



General information

Property/project name: ABC Fine Wine & Spirits Submittal date _____, 2016

Street address(es) of the property: 14075 Biscayne Blvd., North Miami Beach, 33181

Proposed use: Commercial/Retail

Applicant(s)/agent(s): Tracy R. Slavens, Esq., - Holland & Knight LLC

Application request

The undersigned Applicant(s)/Agent(s)/Property Owner(s) request City of North Miami Beach consideration and review of the following application(s). Please check all that apply.

- Abandonment and Vacations
- Annexation
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use
- Conditional Use – Special Limited
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Planned Unit Development
- Plat/Replat
- Site Plan
- Variance
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: _____

Project information

Street address(es) of the property: 14075 Biscayne Blvd., North Miami Beach, 33181

Legal description: Lot(s) Please see attached Exhibit A

Block(s) _____ Section (s) _____

Property folio numbers (list all numbers) 07-2221-031-0010



City of North Miami Beach, Florida

Community Development Department Public Hearing Application

17050 NE 19th Ave. North Miami Beach, FL 33162 Tel: 305. 948.2966 nmbcomdev@citynmb.com

Property owner name(s): EIP at NMB, LLC c/o Richard Leonardi , Manager

Property owner(s) mailing address(es): 5944 Coral Ridge Drive

Telephone: Business 954-755-5817 Fax Other Email rich @ edgewoodip.com

Applicant(s)/agent(s): Tracy R. Slavens

Applicant(s)/agent(s) mailing address: Holland & Knight LLP - 701 Brickell Avenue, Suite 3300 | Miami, FL 33131

Telephone: Business 305-789-7642 Fax 305-789-7799 Other Email tracy.slavens @ hklaw.com

Proposed site data and land use(s) information

Please complete and/or respond to all requested information. If "Not Applicable," please note NA.

Current Comprehensive Plan Land Use designation(s): Mixed Use Corridor - MU/C

Current Zoning District designation(s): MU/C

Proposed Comprehensive Plan Land Use designation(s) (if applicable): N/A

Proposed Zoning District designations(s) (if applicable): N/A

Proposed non-residential land uses (list of intended uses), gross square footage, required parking and parking provided.

Table with 4 columns: Use, Square footage, Required parking, Parking provided. Includes rows for Retail and multiple blank entries.

Non-residential totals: Square footage: 12,900 Required parking: 26 Min.- 52 Max Parking provided: 40

Residential unit size, number by unit type, gross square footage by type, required parking and parking provided:

Unit size: Studio: One-bedroom: Two-bedroom: Three-bedroom:

Table with 4 columns: Unit size, Square footage, Required parking, Parking provided. Includes rows for Studio, One-bedroom, Two-bedroom, and Three-bedroom.

Residential totals: N/A Square footage: Required parking: Parking provided:



Site data information:

Total lot area (square footage/acreage): ^{45,836 SF/1.05 Acres} _____ Lot width: 199.29 Lot depth: 277.71

Setbacks: Front: 23.21 Rear: 109.49 Side: 32.77 Side (Interior): 23.21

Building height (feet/inches): 22-8" Number of floors: One

Minimum pervious area: _____ Maximum lot coverage: _____

Total required parking: 26-52 Parking provided: 40 Additional parking: _____

Supporting information

A Preapplication Conference is required with the Community Development Staff in advance of application submittal to determine the information necessary to be filed with the application(s). Staff will advise and check the required items at the Preapplication Conference. If necessary, attach additional sheets to application. Staff reserves the right to request additional information as necessary throughout the entire City review process.

- Aerial.
- Affidavit providing for property owner's authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations (color).
- Architectural/building elevations architectural elements (color).
- Building floor plans and roof plan.
- Comprehensive Plan analysis.
- Comprehensive Plan text amendment justification.
- Concurrency review application.
- Department of Transportation Driveway Connection Permit
- Drainage Plan.
- Elevations.
- Encroachments plan.
- Environmental assessment.
- Exterior architectural materials board.
- Landscape plan.
- Land use map (subject property outlined).
- Lighting plan.
- Liquor survey (for only review of location of lounge, bar, or package liquor store).
- Lobbyist form (City form).
- Massing model and/or 3D computer model.

- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs (color) of property, adjacent uses and/or streetscape.
- Plat.
- Property owners list, including a typewritten list and 2 sets of self-adhesive labels of all properties within 500 feet.
- Property survey and legal description.
- Public Realm Improvements Plan for mixed use projects.
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Sign master plan (colored).
- Site plan and supporting information.
- Statement of use and/or cover letter.
- Streetscape master plan.
- Text amendment justification.
- Traffic accumulation assessment.
- Traffic impact statement.
- Traffic impact study.
- Traffic stacking analysis.
- Utilities consent.
- Utilities location plan.
- Vegetation survey.
- Warranty Deed.
- Zoning Code text amendment justification.
- Zoning Map (with subject property outlined)
- Other: _____

Application submittal requirements – Number of copies

1. Table of Contents. Please provide a Table of Contents identifying all documents provided on all paper and electronic copies. Please clearly indicate date on all pages of plans and drawings.
2. Hard copies.
 - a. Fifteen (15) paper copies (11 inch by 17 inch format with binding) of this application and entire application shall be submitted including all the items identified in the Pre-application Conference.
 - b. One (1) paper full-size (24 inch by 36 inch format, signed and sealed, stapled and folded) plans of all drawings, illustrations, etc.
 - c. One (1) copy of exterior architectural materials board (if applicable).
 - d. Fifteen (15) sets of the application.
 - e. Fifteen (15) sets of the letter of intent for the project.
 - f. Fifteen (15) sets of the most recent survey of the property.
3. Digital media copies. One (1) compact discs (CD ROMs) of the entire application including all items identified in the Pre-application Conference. Each document shall be separated into separate PDF files (i.e., application; site plan,

landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

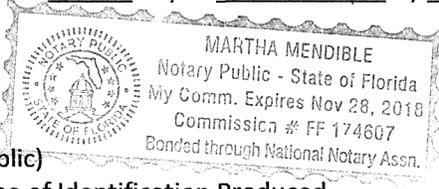
Applicant/agent/property owner affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of North Miami Beach entitlements in effect during the entire review process.
2. This application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of North Miami Beach unless identified and approved as a part of this application request and/or other previously approved applications.
3. That all the answers to the questions in this application, and all data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief.
4. Understand this application must be complete and accurate before a hearing can be advertised. In the event that I or anyone appearing on my behalf is found to have made a material misrepresentation, either oral or written, regarding this application (I)(We) understand that any City review shall be voidable at the option of the City of North Miami Beach.
5. Understand the failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. Understand that the application, all attachments, correspondence and fees become a part of the official records of the City of North Miami Beach and are not returnable.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. All representatives of the application have registered with and completed the required lobbyist forms from the City of North Miami Beach City Clerk's Office.
9. The application before the Board or City Council shall be represented by the legal owner, the prospective owner having a bona fide purchase contract or a duly qualified attorney retained by said owner or prospective owner.
10. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: concurrency review; property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review. Understand that if payment is not received the prior to Final Pubic Hearing Review, the Application shall be postponed by the City until such time all fees are paid.

(See next page for signature information)

(Please complete all below sections and indicate "Not Applicable (N/A)" as appropriate).

Property owner(s) signature(s): 	Property owner(s) print name: Richard Leonardi, as Manager for EIP at NMB, LLC	
Property owner(s) signature(s):	Property owner(s) print name:	
Property owner(s) signature(s):	Property owner(s) print name:	
Address(es): 5944 Coral Ridge Drive, Suite 312, Coral Springs, Florida, 33075		
Telephone: 954-755-5817	Fax:	Email: rich@edgewooddip.com
NOTARIZATION		
STATE OF FLORIDA/COUNTY OF		
The foregoing instrument was acknowledged before me this <u>28</u> day of <u>March</u> <u>2016</u> by <u>Rich Leonardi</u>		
(Signature of Notary Public - State of Florida)		
		
(Print, Type or Stamp Commissioned Name of Notary Public)		
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____		

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:	
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:	
Address(es):		
Telephone:	Fax:	Email:
NOTARIZATION		
STATE OF FLORIDA/COUNTY OF		
The foregoing instrument was acknowledged before me this _____ day of _____ by _____		
(Signature of Notary Public - State of Florida)		
(Print, Type or Stamp Commissioned Name of Notary Public)		
<input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____		

Applicant(s)/Agent(s) Signature(s): <i>Tracy Slavens</i>		Applicant(s)/Agent(s) Print Name: Tracy R. Slavens	
Address(es): <i>Holland & Knight, LLP</i> , 701 Brickell Avenue, Suite 3300, Miami, Florida 33131			
Telephone: <i>305-789-7642</i>	Fax:	Email: <i>Tracy.Slavens@hklaw.com</i>	
NOTARIZATION			
STATE OF FLORIDA/COUNTY OF			
The foregoing instrument was acknowledged before me this <i>30th</i> day of <i>March</i> , by <i>Tracy Slavens</i>			
(Signature of Notary Public - State of Florida) <i>Tia Williams</i>			
(Print, Type or Stamp Commissioned Name of Notary Public) <i>Tia Williams</i>			
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			

Office Use Only

Preapplication conference was completed on _____, 2015 <small style="margin-left: 100px;">Month</small> <small style="margin-left: 100px;">Day</small>
Application submittal date _____, 2015 <small style="margin-left: 100px;">Month</small> <small style="margin-left: 100px;">Day</small>
Fee(s) received <input type="checkbox"/> Yes <input type="checkbox"/> No Amount: \$ _____
Fee(s) received for : _____
Check No. _____ City Account No: 010-341201
Upon completion - Scan and insert application into Department "Project" computer file directory. Revision date 06.02.2015

EXHIBIT A

LEGAL DESCRIPTION: TARGET OUTPARCEL

A PORTION OF TRACT "A", "ANNA LOUISA KAY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 149, PAGE 53, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT "A", A POINT ON THE EASTERLY RIGHT-OF-WAY LIMIT OF BISCAYNE BOULEVARD (U.S. HIGHWAY NO. 1) (STATE ROAD NO. 5), A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 75°48'03" WEST; THENCE NORTHERLY ON SAID EASTERLY RIGHT-OF-WAY LIMIT AND ON THE ARC OF SAID CURVE, WITH A RADIUS OF 5,548.40 FEET, A CENTRAL ANGLE OF 02°03'29", FOR AN ARC DISTANCE OF 199.29 FEET; THENCE SOUTH 79°26'20" EAST 37.84 FEET; THENCE NORTH 88°12'56" EAST 186.42 FEET; THENCE SOUTH 02°41'57" EAST 180.03 FEET TO THE INTERSECTION WITH A SOUTH LINE OF SAID TRACT "A"; THENCE SOUTH 87°18'03" WEST ON SAID SOUTH LINE 277.71 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 45836 SQUARE FEET, 1.0523 ACRES.