



General information

Property/project name: The Canopies Submittal date 4/22, 2016

Street address(es) of the property: 1640 Northeast 164th St. North Miami Beach

Proposed use: mixed Use Development

Applicant(s)/agent(s): Moham Labkowski

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: 1640 Northeast 164th St. North Miami Beach

Legal description: Lot(s) 5, 6 + 7

Block(s) 81 Section (s) Turford by the Sea Section 6

Property folio numbers (list all numbers) 07-2217-003-0720



Property owner name(s): Seven far 002, LLC Nohum Labkowski
 Property owner(s) mailing address(es): 2901 Stirling Rd Suite # 202
 Telephone: Business _____ Fax _____
 Other 954-439-6002 Email nablabs55@gmail.com

Applicant(s)/agent(s): Joseph B. Kauer Architect
 Applicant(s)/agent(s) mailing address: 2417 Hollywood Blvd, Hollywood, FL 33020
 Telephone: Business 954-920-5746 Fax 954-920-2841
 Other _____ Email Joseph Kauer Architects.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
 Current Zoning District designation(s): Mixed Use Town Center (mutc) Transition
 Proposed Comprehensive Plan Land Use designation(s) (if applicable): Mixed Use
 Proposed Zoning District designations(s) (if applicable): Mixed Use Town Center (mutc)

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

Use: <u>Retail/Rest</u>	Square footage: <u>2020</u>	Required parking: <u>4min/8max</u>	Parking provided: <u>8</u>
Use: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Use: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Use: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Use: _____	Square footage: _____	Required parking: _____	Parking provided: _____
Use: _____	Square footage: _____	Required parking: _____	Parking provided: _____

Non-residential totals: Square footage: 2020 Required parking: 4min/8max Parking provided: 8

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

Unit size: Studio: 0 One-bedroom: 28 Two-bedroom: 12 Three-bedroom: 12

Studio:	Square footage: _____	Required parking: _____	Parking provided: _____
One-bedroom: <u>28</u>	Square footage: <u>507-917</u>	Required parking: <u>28</u>	Parking provided: _____
Two-bedroom: <u>12</u>	Square footage: <u>773-1058</u>	Required parking: <u>12</u>	Parking provided: _____
Three-bedroom: <u>12</u>	Square footage: <u>1147</u>	Required parking: <u>12</u>	Parking provided: _____
Guests <u>1 space</u> <u>60 units</u>		<u>3</u>	
Residential totals: <u>52</u>	Square footage: _____	Required parking: <u>55</u>	Parking provided: <u>68</u>



Site data information:

Total lot area (square footage/acreage): 21,000 sqft Lot width: 150 Lot depth: 140
Setbacks: Front: 11'-0" Rear: 12'-0" Side: 0'-0" West Side (Interior): 0'-0" East
Building height (feet/inches): 90'-0" Number of floors: 8
Minimum pervious area: — Maximum lot coverage: 16,990 sqft (80.9%)
Total required parking: 61 Parking provided: 77 Additional parking: 0

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.

- Checked: Aerial, Application fees, Application representation and contact information, Architectural/building elevations (color), Architectural/building elevations architectural elements (color), Building floor plans and roof plan, Drainage Plan, Elevations, Landscape plan.
Unchecked: Affidavit providing for property owner's authorization to process application, Annexation supporting materials, Appraisal, Comprehensive Plan analysis, Comprehensive Plan text amendment justification, Concurrency review application, Department of Transportation Driveway Connection Permit, Encroachments plan, Environmental assessment, Exterior architectural materials board, 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: Letter of Intent

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 Public 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: <u>NOHUM LABKOWSKI</u>
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address(es):
2901 Stirling Road Fort Lauderdale FL 33312

Telephone: <u>954-439-6065</u>	Fax:	Email: <u>nahlab552@gmail.com</u>
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____
 The foregoing instrument was acknowledged before me this 18th day of April by Nohum Labkowski

(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR 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:
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____
 The foregoing instrument was acknowledged before me this _____ day of _____ by _____

(Signature of Notary Public - State of Florida)



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

(Print, Type or Stamp Commissioned Name of Notary Public)
[] Personally Known OR [] Produced Identification; Type of Identification Produced

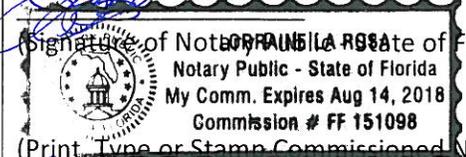
Applicant(s)/Agent(s) Signature(s): [Handwritten Signature] Applicant(s)/Agent(s) Print Name: Joseph B. Kauer.

Address(es): 2417 Hollywood Blvd. Hollywood FL 33020

Telephone: 954-920-5746 Fax: 954-920-2841 Email: joseph@kauerarchitects.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 21 day of April by Joseph B. Kauer



(Print, Type or Stamp Commissioned Name of Notary Public)
[X] Personally Known OR [] Produced Identification; Type of Identification Produced

Office Use Only

Preapplication conference was completed on _____, 2014
Application submittal date _____, 2014
Fee(s) received [] Yes [] No Amount: \$ _____
Fee(s) received for : _____
Check No. _____ City Account No: 010-341201



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

Upon completion - Scan and insert application into Department "Project" computer file directory. Revision date
01.02.2014

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