



# City of North Miami Beach, Florida

## Planning and Zoning Application

17050 NE 19<sup>th</sup> Ave. North Miami Beach, FL 33162 Tel: 305. 948.2966 [nmbcomdev@citynmb.com](mailto:nmbcomdev@citynmb.com)

### General information

Project Name: Canal Park West Tower Submission Date May 24th, 2021

Street Address(es) of the Property: 3227 NE 163rd Street North Miami Beach, FL 33160

Proposed Use: Office

Project Planner(s): \_\_\_\_\_ (Leave blank for City Staff)

### 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 of Right of Way, Alleys, or Easements
- 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: 3227 NE 163rd Street North Miami Beach, FL 33160

Property Folio Number(s): 07-2215-001-0880

Property Owner Name(s): Canal Park Office 2, LLC

Property Owner(s) Mailing Address(es): 3323 NE 163rd ST PH 701, North Miami Beach, FL 33160



# City of North Miami Beach, Florida

## Planning and Zoning Application

17050 NE 19<sup>th</sup> Ave. North Miami Beach, FL 33162 Tel: 305. 948.2966 [nmbcomdev@citynmb.com](mailto:nmbcomdev@citynmb.com)

Telephone: Business 786-541-1793 Fax 786-414-1155  
Other \_\_\_\_\_ Email eduardo @ namnum.com

Applicant(s)/Agent(s): Joseph. S Geller / Greenspoon Marder, LLP

Applicant(s)/Agent(s) Mailing Address: 200 E. Broward Blvd. Suit 1800 Fort Lauderdale, 33301

Telephone: Business 954-491-1120 Fax \_\_\_\_\_  
Other 305-409-4431 Email joseph.geller @ gmlaw.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): Business

Current Zoning District designation(s): B2 - Business

Proposed Comprehensive Plan Land Use designation(s) (if applicable): \_\_\_\_\_

Proposed Zoning District designations(s) (if applicable): \_\_\_\_\_

### Supporting information

- 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 Service Demand Analysis (prepared by applicant, separate document).
- Concurrency: Letter of Water & Sewer Availability from City or County.
- Department of Transportation Driveway Connection Permit
- Drainage Plan.
- Elevations.
- Encroachments plan.
- Environmental assessment.
- Landscape plan.
- Land use map (subject property outlined).
- Lighting plan.

x Provided by Architect and Civil Engineer of Landscape





# City of North Miami Beach, Florida

## Planning and Zoning Application

17050 NE 19<sup>th</sup> Ave. North Miami Beach, FL 33162 Tel: 305. 948.2966 [nmbcomdev@citynmb.com](mailto:nmbcomdev@citynmb.com)

- Liquor survey (for only review of location of lounge, bar, or package liquor store).
- Proof of City Lobbyist Registration.
- 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: \_\_\_\_\_

### 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.



# City of North Miami Beach, Florida

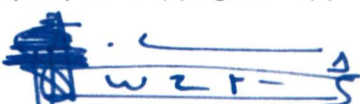
## Planning and Zoning Application

17050 NE 19<sup>th</sup> Ave. North Miami Beach, FL 33162 Tel: 305. 948.2966 [nmbcomdev@citynmb.com](mailto:nmbcomdev@citynmb.com)

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 prior to Final Public Hearing Review, the Application shall be postponed by the City until such time all fees are paid.

*(See next page(s) for signature information)*

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

<p>Property owner(s) signature(s):</p> 	<p>Property owner(s) print name:          Canal Park Office 2, LLC          by its Manager: 163 Office Investments 2, LLC          by its Manager: Namnum Master Manager LLC          by its Manager: Eduardo Namnum</p>
--	--





# City of North Miami Beach, Florida

## Planning and Zoning Application

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

Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address(es): 3323 NE 163rd St PH 701  
North Miami Beach, FL 33160

Telephone: 786-541-1793 Fax: 786-414-1155 Email: eduardo@namnum.com

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF miami-Dade  
The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of march 2021 by

Shannon D. Ovalles  
(Signature of Notary Public - State of Florida)



SHANNON D OVALLES  
Commission # GG 314289  
Expires July 19, 2023  
Bonded Thru Budget Notary Services

(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:



# City of North Miami Beach, Florida

## Planning and Zoning Application

17050 NE 19<sup>th</sup> Ave. North Miami Beach, FL 33162 Tel: 305. 948.2966 [nmbcomdev@citynmb.com](mailto:nmbcomdev@citynmb.com)

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ by \_\_\_\_\_

\_\_\_\_\_  
(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 \_\_\_\_\_

Applicant(s)/Agent(s) Signature(s):

Applicant(s)/Agent(s) Print Name:

Address(es):

Telephone:

Fax:

Email:

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ by \_\_\_\_\_

\_\_\_\_\_  
(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 \_\_\_\_\_





**Developmental Review Process, Submission Requirements & Public Hearing Process Guide**

Public Hearing Steps	Deadline and Submittal Date
<p><b>Pre-application Conference</b></p>	<p>Please call the department to schedule a Pre-application meeting. Tel: (305) 948-2966</p>
<p><b>Submittal for TRAD Meeting</b></p> <p>(See TRAD Submission and Meeting Date Scheduled on Planning &amp; Zoning Webpage)</p> <p>Submission Fees: _____</p>	<p>Must include the following items:</p> <ul style="list-style-type: none"> <li>• Proof of <b>City Lobbyist Registration</b> from the City Clerk.</li> <li>• <b>Fees.</b> Check payable to the City of North Miami Beach.</li> <li>• <b>Fifteen (15) sets of 11x17 Development Plans</b> with <b>Survey</b> and <b>Existing Plat</b> of the property binded together.</li> <li>• <b>Fifteen (15) sets</b> of the <b>letter of intent</b> for the project.</li> <li>• <b>Fifteen (15) sets</b> of the completed <b>application</b>.</li> <li>• <b>Fifteen (15) sets</b> of the <b>Concurrency Service Demand Analysis Form &amp; Letter of Water &amp; Sewer Availability</b> from City or County.</li> <li>• <b>One (1) DVD/USB</b> of the entire application, plans, studies, etc.</li> <li>• <b>Miami-Dade County Fire Department site plan review comments.</b></li> <li>• Any other documents, plans, studies identified from the Pre-Application Meeting.</li> </ul>
<p><b>TRAD Meeting Date</b></p>	<p>See TRAD submission, resubmission deadlines and TRAD meeting schedule on the P&amp;Z Division webpage.</p>
<p><b>Continuing Application Meeting</b></p>	<p>Meeting is <b>encouraged</b> in order to verify with applicant that all comments and issues are addressed <b>before</b> continuing to the TRAD final sign off review.</p>
<p><b>Final TRAD Sign-Off Review</b></p>	<p>Provide updated electronic files with written responses for the TRAD committee to review and provide a final sign off. <i>(applicant should not submit hardcopies until the project planner provides the final sign-off review approval to move forward OR request additional comments that may require further plan revisions).</i></p> <ul style="list-style-type: none"> <li>• <b>TRAD Comment Response Letter</b> (Must respond to each TRAD Comment)</li> <li>• <b>Revised, Site Development Plan package, (all sheets including survey, plat, etc.)</b> electronic download link on <b>WeTransfer.com AND 1 (24x36) set.</b></li> <li>• <b>Photometric 3D Renderings (as outlined in checklist)</b></li> <li>• <b>All other revised documents, plans, studies, etc. based off of the TRAD Review Comments.</b></li> </ul>
<p><b>Re-submittal for P&amp;Z Board</b></p> <p>(See P&amp;Z Board Submission deadlines and Meeting Schedule on the P&amp;Z Webpage)</p>	<ul style="list-style-type: none"> <li>• <b>Fees.</b> Check for remaining fees identified on the project invoice such as cost recovery, advertising, and any additional application requests.</li> <li>• <b>Fifteen (15) sets</b> of the completed <b>application</b>.</li> <li>• <b>Fifteen (15) sets of 11x17 Development Plans</b> with <b>Survey</b> and <b>Existing Plat</b> of the property binded together.</li> </ul>



Outstanding Fees: _____	<ul style="list-style-type: none"> <li>• Fifteen (15) sets of <b>floor plans</b> and <b>elevations</b> with façade renderings</li> <li>• <b>Fifteen (15)</b> sets of the <b>letter of intent (LOI)</b> for the project.</li> <li>• <b>Fifteen (15)</b> sets of the architectural design statement for the project.</li> <li>• <b>Three (3)</b> sets of <b>gummed mailing labels</b>.</li> <li>• <b>One (1) CD/DVD/USB</b> of the entire application, plans, studies, etc.</li> </ul>
<b>P&amp;Z Board Meeting Date</b>	(see P&Z Schedule on P&Z Division webpage) A check for the remaining fees identified on the project invoice such as cost recovery, advertising, and any additional application requests are due.
<b>City Commission Meeting</b>	(See City Commission Schedule on P&Z Division webpage) A check for the remaining fees identified on the project invoice such as cost recovery, advertising, and any additional application requests are due.
<b>After City Commission</b>	Prior to the issuance of the approved site development plans and Resolution/Ordinance, a check for the remaining fees identified on the project invoice such as cost recovery, advertising, and any additional application requests are due.

**Minimum Site Plan Requirements Checklist**

**DESIGN NARRATIVE**

1. Provide a narrative of design that discusses the architectural and urban design concept and their relationship to the surrounding neighborhood and context within the City of North Miami Beach.

**PLAT**

2. Provide copy of existing or proposed plat for the subject property.

**SURVEY**

1. Signed, sealed and dated within the last year.
2. Abstracted for right of way and easements.
3. Full Legal Description.

**SITE PLAN**

1. Title Block including project name and design professional's address and phone number
2. Scale (must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials

5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
  - Current use of property and intensity
  - Land Use designation
  - Zoning designation
  - Water/wastewater service provider
  - Site area (sq. ft., net and gross acres)
  - Building footprint coverage
  - Residential development: number of dwelling units, type, floor area(s), bedroom mix, site density (gross and net)
  - Non-residential development: uses, gross floor area
  - Parking data: parking required (#), parking provided (#), loading zones, ADA spaces
  - Building height (expressed in feet above grade)
  - Structure length
  - Number of stories
  - Setback table (required vs. provided)
  - Vehicular use area (in sq.ft. & % of site)
  - Open space (in sq. ft. & % of site)
  - Landscape area (in sq. ft. & % of site)
8. Site Plan Features (graphically indicated)





# City of North Miami Beach, Florida

## Planning and Zoning Application

17050 NE 19<sup>th</sup> Ave. North Miami Beach, FL 33162 Tel: 305. 948.2966 [nmbcomdev@citynmb.com](mailto:nmbcomdev@citynmb.com)

- Municipal boundaries (as applicable)
- Zoning designation of adjacent properties with current use listed
- Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
- Waterway width, if applicable
- Outline of adjacent buildings (indicate height in stories and approximate feet)
- Property lines (dimensioned)
- Building outlines of all proposed structures (dimensioned)
- Ground floor plan
  - Dimension of grade at crown of road, at curb, sidewalk, building entrance, and finished floor elevation
  - Dimension for all site plan features (ie., sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
  - Mechanical equipment dimensioned from property lines
  - Setbacks and building separations (dimensioned)
  - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
  - On-site light fixtures
  - Proposed ROW improvements (i.e. bus stops, curbs, tree plantings, etc.)
  - Pedestrian walkways (including public sidewalks and on-site pedestrian paths)
  - Project signage, location, shape and size
  - Traffic control signage
  - Catch basins or other drainage control devices
  - Fire hydrants (including on-site and adjacent hydrants, show distances to structures)
  - Fire Rescue Vehicle turning radii
  - Easements (as applicable)
  - Indication of any site or building design methods used to conserve energy and/or water.
  - Indication of any site or building design methods used to incorporate the principles of Crime Prevention Through Environmental Design (CPTED)
  - Location and method of screening of refuse stations, storage areas and off-street loading areas. (See city staff for dumpster diagram)
  - Method maintaining any common or joint use area

### SITE DETAILS

1. Provide details of the following:
  - Ground floor elevation
  - Storefronts, awnings, entryway features, doors, windows
  - Fence/wall (measured from the finished grade of the abutting property or crown of adjacent street)
  - Dumpster
  - Light fixtures
  - Balconies, railings
  - Trash receptacles, benches, other street furniture
  - Pavers, concrete, hardscape ground cover material

### REGULATING PLANS

1. Provide site overlay on each of the regulating plans as required within the district.

### FLOOR PLANS

1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan

### 3D MASSING AND SUN SHADOW STUDY

1. Provide graphics illustrating in 3D sun shadows at various times throughout the year.

### BUILDING ELEVATIONS

1. All building facades with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage (will require separate building permit)

### LANDSCAPE PLAN

(see Mixed-Use ordinances for additional landscaping requirements)

1. Site Plan information (in tabular form on plans)



2. Title block including project name and design professional's address and phone number **(Must be signed and sealed by a registered Landscape Architect)**
3. Scale (must be engineer's scale)
4. North indicator
5. Drawing and revision dates, as applicable
6. Landscape Plan Features (graphically indicated)
  - Property lines
  - Easements (as applicable)
  - Landscape areas with dimensions
  - All Existing trees and palms, must be adequate to calculate their species names and sizes, number, and canopy (indicate whether they are to remain, be relocated, or removed)
  - Names and locations for all proposed trees, shrubs and groundcover, with quantities noted at each location
  - Plant list (note species, sizes, quantities and any appropriate specifications)
  - Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground, sight vision triangles)
  - Grading (swales, retention areas, berms, etc.)
  - Show any required berms along right of way
  - Dimensions of area of ground floor storefronts (overall and transparent glazing) to determine compliance for minimum percentages.
  - Dimensions of area of ground floor window fenestration to determine compliance for minimum percentages.

#### PHOTOMETRIC 3D RENDERINGS

1. Provide minimum of (3) 3D renderings of the property indicating the following:
2. Ground level view from the primary frontage
3. Aerial view that best illustrates the general massing and character
4. Open space /outdoor amenity view that best illustrates the character of the open spaces/amenities provided for the project.

#### PHOTOMETRIC PLAN

1. Foot-candle readings must extend to all property lines.

2. Note on plan stating that proposed lighting will be designed and installed so as to reflect the light away and prevent any glare or excessive light on any adjacent property.

#### SCHEMATIC ENGINEERING PLAN

1. Signed and Sealed by a Registered Engineer.
2. Proposed or existing utility easements and fire hydrants and distance to structures.
3. Location and method of stormwater retention or detention.
4. Schematic Engineering Plan Details:
  - Outline of plan to provide water, sewer, roads, and drainage for the project.
  - Utility Pipe Sizes (lengths, material and preliminary locations)
  - Roadway cross-section (width, depth of base and subgrade)
  - Typical sections across property lines
  - Offsite utility and roadway public infrastructure necessary to serve the site
  - Illustrate how first one (1) inch of rainfall will be retained onsite



May 24, 2021

City of North Miami Beach

**Re: CANAL PARK 2 — ARCHITECTURAL NARRATIVE**

Dear Sir/Madam:

The undersigned is counsel to Canal Park Office 2, LLC, the owner of a proposed new office complex to be built at 3227 NE 163rd Street (Folio 07-2215-001-0880), in the Eastern Shores division of North Miami Beach; the area of the lot is 90,000 SF (300'-0" X 300'-0"). The new project is to be called Canal Park West Tower. The site is zoned as B2-General Business District and is currently vacant.

The plan is for the project to be built strictly in accordance with your code, and to seek no variances.

The architectural design proposes a 10-story structure of 150'-0" in height. The total building gross floor area is 453,011 SF. The total office use gross area is 237,483 SF, with the office net floor area at 158, 509 SF. This design also includes a total of 720 off street parking spaces, which is equivalent to 3 parking spaces per 1,000 SF of gross floor area of office space. The design includes 12 ADA parking spaces and 3 loading berth of 12'0" X 30'-0" X 14'-6" of height clearance.

The proposed structure will be made of post tensioned concrete slabs & concrete column averaging 30'-0" in span. The proposed HVAC system to be of a VRF type, with condensers on the roof, and refrigerant lines circulating through the building.

The bold architectural design is wrapped around with a high-quality curtain wall, designed to sustain hurricane winds as stipulated in the Florida building code. The contemporary architectural composition and the finesse of its detailing will make this building the new standard of architectural design in South Florida and will stand as a new benchmark of excellence in design for this decade.

Vehicular access to the building from 163<sup>rd</sup> street will lead to an imposing porte-cochere, where users will be greeted by a valet for parking. Going through a lobby open on two

floors, the vast open space full of natural light will lead the users to their respective office floor through a state-of-the-art destination dispatch elevator system.

In addition to interior amenities on the fifth floor such as a gym, a spa and a recreational room, the users of the building will have access to other amenities, including a delightful roof garden, located on top of the parking garage structure on the north side of the property.

The office tower is to be placed on the southern side of the property, to maximize the distance from the residential area across the canal to the north

We are submitting all necessary documentation with our application, and hope to proceed quickly through TRAD and P&Z.

We trust that the City will look favorably on this beautiful and exciting new project. Please do not hesitate to contact the undersigned if you have any questions or comments.

Very truly yours,

GREENSPOON MARDER LLP

A handwritten signature in cursive script that reads "Joseph S. Geller".

Joseph S. Geller, Partner

JAS/al

cc: Jean Francois Gervais for IDEA Architect LLC





# City of North Miami Beach, Florida

## Planning and Zoning Division

### CONCURRENCY REVIEW APPLICATION SERVICE DEMAND ANALYSIS FORM

Project Name: CANAL PARK OFFICE 2

Application No.: \_\_\_\_\_

In order to ensure compliance (consistency and concurrency) with the requirements of the Comprehensive Plan, a development permit shall not be approved unless there is sufficient available design capacity to sustain the required levels of service as established in the City of North Miami Beach Comprehensive Plan. In addition to all other requirements, all requests or applications for development permits, unless exempt, must be reviewed for impact on the following public services. REFER TO ATTACHED TABLES.

**SERVICE DEMANDS BY TYPE**

**CURRENT USE**

**PROPOSED USE**

1. Potable Water - Consumption	No Data _____ gpd Site Vacant	<u>23,748</u> gpd
2. Potable Water - Fire Flow (Contact MD Fire or Utilities)	No Data _____ gpm Site Vacant	<u>TBD</u> gpm
3. Sanitary Sewer	No Data _____ gpd Site Vacant	<u>23,748</u> gpd
4. Solid Waste	No Data _____ lbs Site Vacant	<u>2,375</u> lbs
5. Traffic – ITE Manual (latest version) or Traffic Study (applicant attach)	_____ TRIPS No Data Site Vacant _____ TRIPS	_____ TRIPS <u>See Attached</u> _____ TRIPS
6. Drainage - Adequately accommodate stormwater runoff from 24 hour, 10 year frequency storm.	Proposed <u>5</u> Drainage Wells w/ 900 gpm per well & 249 L.F. of 5' Wide Exfiltration Trench with 18" Perf. _____ Pipe (24 hour, 10 Year Storm Event = 8")	
7. Recreation at 2 acres per 1,000 population (Residential development only)	_____ acres	_____ acres
8. School Sites and Facilities	Residential development only. Miami-Dade County Public Schools (MDCPS) shall determine public school concurrency requirements per the terms of the Interlocal Agreement (ILA) as amended. The City will initiate the concurrency review procedure online, issue a MDCPS Application Number to the applicant during TRAD review, and then the applicant shall complete the concurrency process with MDCPS.	

ADDITIONAL INFORMATION:

237,483 sq.-ft. office building

**A building permit application must be submitted within six (6) months of site plan approval to preserve the concurrency reservation. An extension of one (1) year may be issued by the City Commission.**



CFN 2016R0488235  
 DR BK 30327 Pgs 881-884 (4Pgs)  
 RECORDED 12/01/2016 12:29:25  
 DEED DOC TAX \$69,000.00  
 SURTAX \$5,750.00  
 HARVEY ROVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

This Instrument prepared by:  
 Daniel J. Serber, Esq.  
 2875 NE 191<sup>st</sup> Street, Suite 801  
 Aventura, FL 33180

Return to:  
 Roland A. Gallor, Esq.  
 Shutts & Bowen, LLP  
 201 South Biscayne Blvd., Ste. 1500  
 Miami, Florida 33131

Folio No: 07-2215-001-0880

**SPECIAL WARRANTY DEED**

**THIS INDENTURE** made this 28 day of November, 2016, between GOLD CAPITAL LLC, a Florida limited liability company ("Grantor"), whose address is 18205 Biscayne Blvd., Suite 2202 , AVENTURA, FL 33160, and CANAL PARK OFFICE 2, LLC, a Florida limited liability company ("Grantee"), whose mailing address is 3363 NE 163 St., Suite 805, North Miami Beach, FL 33160.

WITNESSETH:

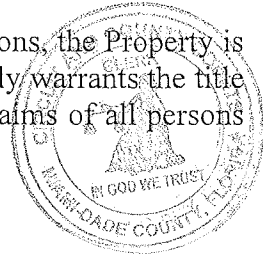
Grantor, for and in consideration of the sum of Ten and No/100ths dollars (\$10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto Grantee, and Grantee's successors and assigns forever, that certain real property in the County of Miami-Dade and State of Florida (the "Property"), more particularly described on Exhibit "A", attached hereto and made a part hereof.

Together with all easements, tenements, hereditaments and appurtenances belonging or in anyways appertaining to the Property, and the reversion and reversions, remainder and remainders, rents, issues and profits of the Property, and all estate, right, title, interest, claims and demands whatsoever of the Grantor, either in law or in equity, of, in, and to the Property.

Together with all buildings and improvements located on the Property.

Subject only to those items contained in Exhibit "B", attached hereto and made a part hereof (the "Permitted Exceptions").

Grantor covenants with Grantee that, except for the Permitted Exceptions, the Property is free from all encumbrances made by Grantor, and that Grantor hereby specially warrants the title to the Property and will defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.





IN WITNESS WHEREOF, Grantor has executed this deed on the day and year above set forth.

WITNESSES:

Tania Fuica  
Print Name: Tania Fuica

Dania J. Senber  
Print Name: DANIA J. SENBER

GRANTOR:

GOLD CAPITAL LLC,  
a Florida limited liability company

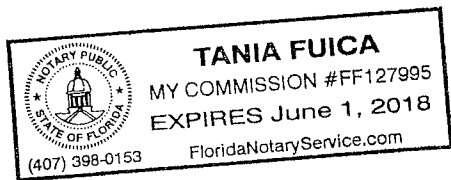
Jorge Linkewer  
By: \_\_\_\_\_  
Name: Jorge Linkewer  
Title: MANAGER

STATE OF FLORIDA )

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28 day of November, 2016, by Jorge Linkewer, as Manager of GOLD CAPITAL LLC, a Florida limited liability company, as Grantor, on behalf of said company, who is personally known to me, or who produced \_\_\_\_\_ as identification.

Tania Fuica  
Notary Public, State of Florida  
Print Name: Tania Fuica  
My Commission Expires: June 1, 2018



**EXHIBIT "A"**

**Legal Description of Land**

Lots 21, 22 and 23, Block 4, of EASTERN SHORES, according to the Plat thereof, as recorded in Plat Book 65, Page 28, of the Public Records of Miami-Dade County, Florida.

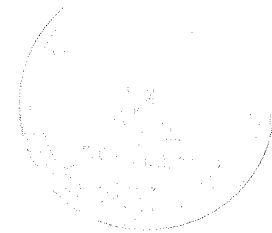


EXHIBIT "B"

- a) Taxes and assessments for 2017 and subsequent years, which are not yet due and payable;
- b) Zoning and other regulatory laws and ordinances affecting the Property; and
- c) Easements, plats, rights of way, limitations, reservations, conditions, covenants, restrictions and other matters of record.

STATE OF FLORIDA, COUNTY OF DADE  
I HEREBY CERTIFY that this is a true copy of the  
original filed in this office on December 15 day of  
2016, A.D.  
WITNESS my hand and Official Seal  
HARVEY BLVIN, CLERK, of Circuit and County Courts  
By [Signature] DC



ERIC STRINGER #172204





March 29, 2021

Gabriela Requena, Civil Engineer  
Fortin Leavy and Skiles, Inc  
180 NE 168 Street  
North Miami Beach, FL 33162

Re: Letter of Water Availability  
Project name: Canal Park II  
Location: 3227 NE 163 Street, North Miami Beach, FL 33160  
Folio #07-2215-000-0011

Dear Ms. Requena:

As per your request, this letter shall serve as confirmation that NMB Water is able and willing to serve the above referenced project with water service only and with adequate water treatment capacity as of this writing. The project will consist of 160,909 square feet of office space in a 10-story 453,420 square foot building. The estimated gallonage for this project is 8,045 gpd.

The available point of connection to NMB Water's system is an existing 16-inch water main located within a utility easement along the frontage of the site. Water Inplant and Fireflow fees will be assessed at the time of permitting for issuance of our letter of Water Commitment.

Sewer connection may be provided by Miami-Dade Water and Sewer. Please contact them for their letter of sewer verification.

Feel free to contact me should you have any questions on this matter.

Very truly yours,

Karim Rossy  
Infrastructure Development Manager  
NMBWater



**Water and Sewer**  
PO Box 330316 • 3575 S. Lejeune Road  
Miami, Florida 33233-0316  
T 786-268-5360 F 786-268-5150

04.01.2021 01:06PM

The Letter of Availability for Project Canal Park II, Number 021 - 718 has been received.

Miami-Dade Water & Sewer Department (MDWASD) will proceed to evaluate the proposed project to ensure the availability of water and/or sewer services. Our evaluation goal is 10 days, but this depends on the complexity of each project. To search for the status of your application by using the project name and project number, please visit our website at [Letter of Availability Search](#).

To request an invoice please send an email to [WASD-ASDPR@miamidade.gov](mailto:WASD-ASDPR@miamidade.gov). A notification will be sent to the e-mail address provided. To avoid any delays payment must be received within 72 hours.