

17050 NE 19th Ave. North Miami Beach, FL 33162 Tel: 305.948.2966 nmbcomdev@citynmb.com

**General information**

Project Name: Former Costco Site Submission Date \_\_\_\_\_, 20\_\_

Street Address(es) of the Property: 14585 Biscayne Boulevard, North Miami Beach, FL 33181

Proposed Use: Retail Shopping Center

Project Planner(s): Oleta Partners Biscayne Parcel LLC (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.

N/A  Abandonment and Vacations of Right of Way, Alleys, or Easements

N/A  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 (Minor Modification)
- Variance
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: \_\_\_\_\_

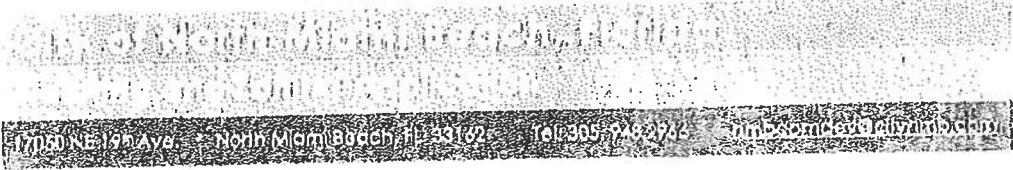
**Project information**

Street Address(es) of the Property: 14585 Biscayne Boulevard, North Miami Beach, FL 33181

Property Folio Number(s): 0722210300010

Property Owner Name(s): Oleta Partners Biscayne Parcel LLC

Property Owner(s) Mailing Address(es): 15055 Biscayne Boulevard, North Miami Beach, FL 33181



Telephone: Business 786 629 3182 Fax NA  
 Other \_\_\_\_\_ Email dsalas@solemia.com

Applicant(s)/Agent(s): Alan S. Rosenthal

Applicant(s)/Agent(s) Mailing Address: 20900 NE 30 Avenue, Suite 600, Aventura, FL 33180

Telephone: Business 305 937 0300 Fax 305 937 1311  
 Other \_\_\_\_\_ Email asr@rrr1aw.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): B-2 General Business

Current Zoning District designation(s): B-2 General Business

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

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

**Supporting information**

- Aerial.
- Affidavit providing for property owner's authorization to process application.
- Annexation supporting materials.
- Application fees. \$500 FILING FEE
- 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.



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- 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: \_\_\_\_\_

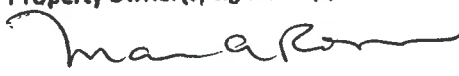
**Applicant/agent/property owner affirmation and consent**

- (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.



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).*

Property owner(s) signature(s): 	Property owner(s) print name: Oleta Partners Biscayne Parcel LLC
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City of North Miami Beach, Florida

Development Code Application

17050 NE 19th Ave, North Miami Beach, FL 33162 Tel: 305.948.2966 nmbcomdev@citynmb.com

Property owner(s) signature(s): <i>Mario Romine</i>	Property owner(s) print name: Mario Romine, Authorized Signatory Oleta Partners Biscayne Parcel LLC
Property owner(s) signature(s):	Property owner(s) print name:

Address(es):  
14585 Biscayne Boulevard  
North Miami, FL 33181

Telephone: 786 629 3132	Fax:	Email: dsalas@solemia.com
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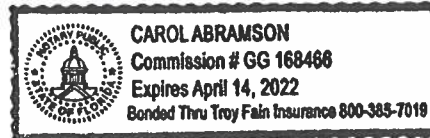
NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing Instrument was acknowledged before me this 4 day of August 2021 by  
Mario Romine, Authorized Signatory

(Signature of Notary Public - State of Florida)

*Carol Abramson*



(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 \_\_\_\_\_ 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:

Alan S. Rosenthal

Address(es):

20900 NE 30 Avenue, Suite 600, Aventura, FL 33180

Telephone:

305 937 0300

Fax:

305 937 1311

Email:

asr@rrrlaw.com

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of AUGUST 2021 by Alan S. Rosenthal

(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 \_\_\_\_\_



RAQUEL WELLS  
Commission # GG 275795  
Expires January 25, 2023  
Bonded Thru Budget Notary Services



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

Public Hearing Steps	Deadline and Submittal Date
<b>Pre-application Conference</b>	Please call the department to schedule a Pre-application meeting. Tel: (305) 948-2966
<b>Submittal for TRAD Meeting</b>  (See TRAD Submission and Meeting Date Scheduled on Planning & Zoning Webpage)  Submission Fees: _____	Must include the following items: <ul style="list-style-type: none"> <li>• Proof of City Lobbyist Registration from the City Clerk.</li> <li>• Fees. Check payable to the City of North Miami Beach.</li> <li>• Fifteen (15) sets of 11x17 Development Plans with Survey and Existing Plat of the property binded together.</li> <li>• Fifteen (15) sets of the letter of Intent for the project.</li> <li>• Fifteen (15) sets of the completed application.</li> <li>• Fifteen (15) sets of the Concurrency Service Demand Analysis Form &amp; Letter of Water &amp; Sewer Availability from City or County.</li> <li>• One (1) DVD/USB of the entire application, plans, studies, etc.</li> <li>• Miami-Dade County Fire Department site plan review comments.</li> <li>• Any other documents, plans, studies identified from the Pre-Application Meeting.</li> </ul>
<b>TRAD Meeting Date</b>	See TRAD submission, resubmission deadlines and TRAD meeting schedule on the P&Z Division webpage.
<b>Continuing Application Meeting</b>	Meeting is <u>encouraged</u> in order to verify with applicant that all comments and issues are addressed <u>before</u> continuing to the TRAD final sign off review.
<b>Final TRAD Sign-Off Review</b>	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> <ul style="list-style-type: none"> <li>• TRAD Comment Response Letter (Must respond to each TRAD Comment)</li> <li>• Revised, Site Development Plan package, (all sheets including survey, plat, etc.) electronic download link on WeTransfer.com AND 1 (24x36) set.</li> <li>• Photometric 3D Renderings (as outlined in checklist)</li> <li>• All other revised documents, plans, studies, etc. based off of the TRAD Review Comments.</li> </ul>
<b>Re-submittal for P&amp;Z Board</b>  (See P&Z Board Submission deadlines and Meeting Schedule on the P&Z Webpage)	<ul style="list-style-type: none"> <li>• Fees. Check for remaining fees identified on the project invoice such as cost recovery, advertising, and any additional application requests.</li> <li>• Fifteen (15) sets of the completed application.</li> <li>• Fifteen (15) sets of 11x17 Development Plans with Survey and Existing Plat of the property binded together.</li> </ul>