



# 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 Office Submission Date \_\_\_\_\_, 20\_\_

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

Proposed Use: Office Building

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 St., North Miami Beach, FL

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 \_\_\_\_\_  
Other 954-654-3989 Email Eduardo @ namnum.com

Applicant(s)/Agent(s): D.E.T. Strategic Consultants, LLC

Applicant(s)/Agent(s) Mailing Address: 1591 Passion Vine Cir., Weston, FL 33326

Telephone: Business 954-314-7927 Fax \_\_\_\_\_  
Other 248-794-0264 Email Damian @ Det-sc.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): Sales and Services

Current Zoning District designation(s): B-2 Commercial

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.



## 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.



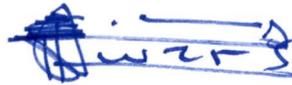
## City of North Miami Beach, Florida Planning and Zoning Application

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).*

Property owner(s) signature(s): 	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
--	---



**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)

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., PH701, North Miami Beach, FL 33160			
Telephone: 786-541-1793	Fax:	Email: eduardo@namnum.com	
<b>NOTARIZATION</b>			
STATE OF FLORIDA/COUNTY OF <u>Miami-Dade</u>			
The foregoing instrument was acknowledged before me this <u>22</u> day of <u>October</u> 20 <u>21</u> by <u>Eduardo Namnum</u>			
(Signature of Notary Public - State of Florida)			
<u>Shannon D. Ovales</u>			
(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 _____			

<del>Contract Purchaser(s) Signature:</del>		<del>Contract Purchaser(s) Print Name:</del>	
<del>Contract Purchaser(s) Signature:</del>		<del>Contract Purchaser(s) Print Name:</del>	
<del>Address(es):</del>			
<del>Telephone:</del>	<del>Fax:</del>	<del>Email:</del>	



# 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: Damian Thomason
---	--

Address(es):  
 1591 Passion Vine Cir., Weston, FL 33326

Telephone: 954-314-7927	Fax:	Email: <a href="mailto:Damian@DetStrategicConsultants.com">Damian@DetStrategicConsultants.com</a>
----------------------------	------	--

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF \_\_\_\_\_  
 The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of October 2021 by \_\_\_\_\_  
 \_\_\_\_\_  
 (Signature of Notary Public - State of Florida)

**Barbara Thomason**  
**NOTARY PUBLIC**  
**STATE OF FLORIDA**  
 Comm# GG254412  
 Expires 8/30/2022

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