



BH 164 - Zoning Application 09-21-22.pdf

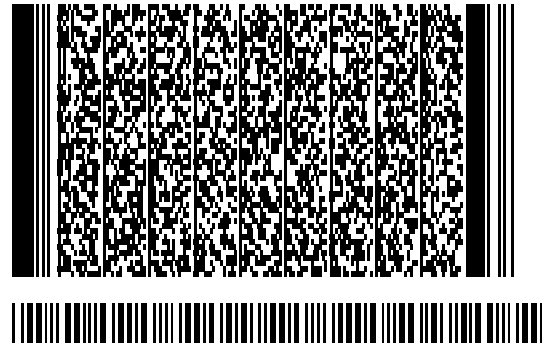
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E-Signature Summary

E-Signature Notary: Diana Ramos (dra)
September 22, 2022 06:17:57 -8:00 [0DE791E7EF16] [162.244.152.118]
dramos@brzoninglaw.com





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

General information

Project Name: BH 164 Submission Date September, 2022

Street Address(es) of the Property: 2261 NE 164 Street, North Miami Beach, Florida 33160

Proposed Use: Mixed-Use development with residential and retail uses

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: 2261 NE 164 Street, North Miami Beach, Florida 33160

Property Folio Number(s): 07-2216-026-0010

Property Owner Name(s): BH – SG LLC c/o Jeffrey Bercow, Esq. and Matthew Amster, Esq.

Property Owner(s) Mailing Address(es): 200 S. Biscayne Blvd., Suite 300, Miami, FL 33131



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

Telephone: Business 305-374-5300 Fax _____

Other _____ Email _____@_____

Applicant(s)/Agent(s): BH – SG LLC c/o Jeffrey Bercow, Esq. and Matthew Amster, Esq.

Applicant(s)/Agent(s) Mailing Address: 200 S. Biscayne Blvd., Suite 300, Miami, FL 33131

Telephone: Business 305-374-5300 Fax _____

Other DButter@brzoninglaw.com Email JBercow Mamster @ brzoninglaw.com
@ brzoninglaw.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): Fulford MU/TC

Current Zoning District designation(s): Fulford MU/TC

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.
- 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 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(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: Pierina Ferrucci, Authorized Signatory of BH – SG LLC
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Planning and Zoning Application

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

Address(es):
 2999 NE 191 Street, PH2
 Aventura, FL 33180

Telephone: 305-615-5577	Fax:	Email: Pierina@bhinvestments.us
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF


Signed on 2022/09/22 06:17:57 -8:00

Document was acknowledged before me this _____ day of September 2022 by

(Signature Notary Public - State of Florida)

Diana Ramos
Commission # GG 308355
 Notary Public - State of Florida
 My Commission Expires Apr 10, 2023

(Print, Type or Commissioned Name of Notary Public)

Personal Produced Identification; Type of Identification Produced _____

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

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 FLDA/COUNTY OF

The foregoinstrument was acknowledged before me this _____ day of September 2022 by

(SignatureNotary Public - State of Florida)

(Print, Type of Commissioned Name of Notary Public)

Perso Produced Identification; Type of Identification Produced _____

ApplicantAgent(s) Signature(s) :

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

Jeffrey Bercow, Esq.

Address(es): 200 S. Biscayne Blvd., Suite 300, Miami, FL 33131

Telephone: 305-374-5300

Fax:

Email: JBercow@brzoninglaw.com

NOTARIZATION

STATE OF FLDA/COUNTY OF

ment was acknowledged before me this 22 day of September 2022 by

(SignatureNotary Public - State of Florida)

(Print, Type of Commissioned Name of Notary Public)

Perso Produced Identification; Type of Identification Produced _____

Diana Ramos
Commission # GG 308355
Notary Public - State of Florida
My Commission Expires Apr 10, 2023

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