



City of North Miami Beach, Florida

Community Development Department / Planning and Zoning Division

COST RECOVERY AFFIDAVIT

Received _____

Project # _____

I hereby acknowledge and agree to pay all applicable fees incurred as part of the application process for Project # _____. These fees include, but are not limited to: application fees, postage, advertising, city attorney fees, planning consultant fees, and any other costs incurred by the City of North Miami Beach for the review of this Community Development application. Payment shall be made regardless of the outcome of the application and public hearing process, pursuant to Section 24-170 of the Zoning and Land Development Code (ZLDC). Further I understand and acknowledge that failure to remit payment for incurred costs constitutes a violation of the zoning and land development code and fines may be levied to secure compliance.

Date: 03/22/2024

Applicant/Agent Name: Eyal Mehaber

Applicant/Agent Mailing Address: 1720 Harrison ST suite 17A
Hollywood, FL 33020

Applicant/Agent Email Address: Eyal.m@thecoastlinegroup.com

Applicant/Agent Telephone Number: 954-927-9720

Affidavit: To be executed by the Owner or authorized representative

If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is an LLC (or similar), Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included.

State of Florida

County of Broward

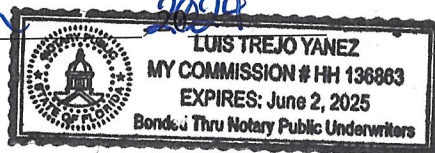
Eyal Mehaber being firstly duly sworn, deposes and says that: He/She is the ☒ Owner ☐ Partner ☐ Officer ☐ Agent of _____ and that in the capacity indicated above, he/she is authorized to approve cost recovery for the purpose of this application with the City of North Miami Beach.

Sworn and subscribed before me this 22 day of March 2024

Affiant Signature: _____

Print Name and Title: Manager

Notary Public, State of Florida: _____



My Commission Expires: June 2, 2025



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: 12 UNITS NEW RESIDENTIAL DEVELOPMENT Submission Date MAR 20, 2024

Street Address(es) of the Property: 317 NE 168 ST, NORTH MIAMI BEACH, FL

Proposed Use: NEW RESIDENTIAL DEVELOPMENT

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: 317 NE 168 ST, NORTH MIAMI BEACH, FL

Property Folio Number(s): 07-2207-005-0170

Property Owner Name(s): 13 MILLION 84 LLC . YANIV NAKASH. MANAGER

Property Owner(s) Mailing Address(es): 1002 NE 176 TER NORTH MIAMI BEACH, FL 33162



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

Telephone: Business _____ Fax _____

Other _____ Email _____@_____

Applicant(s)/Agent(s): _____

Applicant(s)/Agent(s) Mailing Address: _____

Telephone: Business _____ Fax _____

Other _____ Email _____@_____

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): MU/IB - (MIXED USE INTERNATIONAL BOULEVARD) - EDGE SUB-DISTRICT

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

Proposed Zoning District designations(s) (if applicable): NA

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 19th Ave.

North Miami Beach, FL 33162

Tel: 305. 948.2966

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 19th Ave.

North Miami Beach, FL 33162

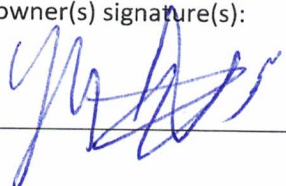
Tel: 305. 948.2966

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 the prior to Final Pubic 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).

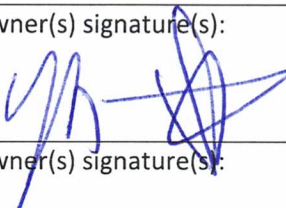
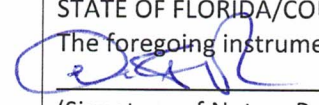
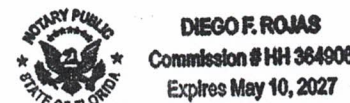
Property owner(s) signature(s): X 	Property owner(s) print name: X YANIV NAKASH
--	---



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

Property owner(s) signature(s): 	Property owner(s) print name: X YANIV NAKASH	
Property owner(s) signature(s):	Property owner(s) print name:	
Address(es):		
Telephone:	Fax:	Email:
NOTARIZATION STATE OF FLORIDA/COUNTY OF The foregoing instrument was acknowledged before me this <u>22</u> day of <u>MARCH</u> 20 <u>24</u> by <u>YANIV NAKASH</u>  (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 <u>N 220-960-74-401-0</u>		

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

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

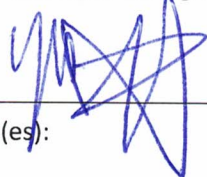
The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by

(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):

X 

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

X YANIV NAKASHT

Address(es):

1131 NE 184th MIAMI FL 33179

Telephone:

305 494 5984

Fax:

Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 22 day of March 2024 by YANIV NAKASHT

(Signature of Notary Public - State of Florida)



DIEGO F. ROJAS
Commission # HH 364906
Expires May 10, 2027

(Print, Type or Stamp Commissioned Name of Notary Public)

☐ Personally Known OR ☒ Produced Identification; Type of Identification Produced N 220-960-74-401-0