



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: Raising Cane's Restaurant Submission Date _____, 20__

Street Address(es) of the Property: 14025 Biscayne Boulevard

Proposed Use: Restaurant

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: 14025 Biscayne Boulevard

Property Folio Number(s): 07-2221-031-0020

Property Owner Name(s): RK 14025 BISCAYNE LLC

Property Owner(s) Mailing Address(es): 17100 COLLINS AVE STE 225 SUNNY ISLES, FL 33160



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 305-949-4110 Fax _____
Other _____ Email FLPM @ RKCENTERS.COM

Applicant(s)/Agent(s): Raising Cane's Restaurants, L.L.C.

Applicant(s)/Agent(s) Mailing Address: 6800 BISHOP RD PLANO, TX 75024

Telephone: Business c/o 305-673-2585 Fax _____
Other _____ Email c/o tslavens@lsnlaw.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): Mixed-Use Corridor ("MU-C")

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.



- 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: <i>Daniel Katz</i> on behalf of RK 14025 BISCAYNE LLC
--	---



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:	
Property owner(s) signature(s):		Property owner(s) print name:	
Address(es): 17100 COLLINS AVE STE 225 SUNNY ISLES, FL 33160			
Telephone: 305-949-4110	Fax:	Email: FLPM@RKCENTERS.COM	
NOTARIZATION			
STATE OF FLORIDA/COUNTY OF			
The foregoing instrument was acknowledged before me this <u>8</u> day of <u>October</u> , 20 <u>24</u> by <u>Daniel Katz</u>			
<u>Sandra Dulco</u> (Signature of Notary Public - State of Florida)			
(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 _____			



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):

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

Bryan Brown
on behalf of RAISING CANE'S RESTAURANTS, L.L.C.

Address(es):

6800 BISHOP RD PLANO, TX 75024

Telephone:

c/o 305-673-2585

Fax:

Email:

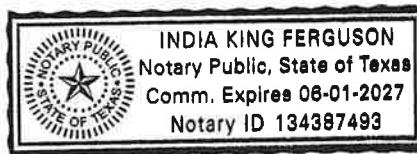
c/o tslavens@lsnlaw.com

NOTARIZATION

STATE OF ^{TEXAS}FLORIDA/COUNTY OF ^{COLLIN}

The foregoing instrument was acknowledged before me this 8 day of October 2024 by

India King Ferguson ^{TEXAS}
(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 _____



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: _____

Applicant/Agent Name: RAISING CANE'S RESTAURANTS, L.L.C.

Applicant/Agent Mailing Address: 6800 BISHOP RD PLANO, TX 75024

Applicant/Agent Email Address: c/o tslavens@lsnlaw.com

Applicant/Agent Telephone Number: c/o 305-673-2585

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 TEXAS

County of COLLIN

Bryan Brown being firstly duly sworn, deposes and says that: He/She is the Owner Partner Officer Agent of Raising Cane's Restaurants, L.L.C. 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 8 day of October, 2024

Affiant Signature: [Signature]

Print Name and Title: Bryan Brown; Chief Development Officer

Notary Public, State of TEXAS Florida: India King Ferguson My Commission Expires: 6/1/2027

