



General information

Property/project name: Maule Lake - Rezoning Submittal date May 22, 2015
Street address(es) of the property: N/A (see legal desc.)
Proposed use: Amend zoning map to zone subject property to Conservation District
Applicant(s)/agent(s): City of North Miami Beach

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
- 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: N/A
Legal description: Lot(s) See attached LEGAL DESCRIPTION OF SUBJECT PARCELS
Block(s) _____ Section (s) _____
Property folio numbers (list all numbers) 07-2215-010-0190, 07-2209-009-0020 and 07-2215-000-0011



Property owner name(s): Evert Williams Trust (property owner is not the applicant).

Property owner(s) mailing address(es): 485 RIO GRANDE EDGEWATER, FL 32141

Telephone: Business Fax
Other Email @

Applicant(s)/agent(s): City of North Miami Beach

Applicant(s)/agent(s) mailing address: 17051 NE 19 Avenue, North Miami Beach, FL 33162

Telephone: Business 305-948-2900 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): Open Water and Transportation Corridor

Current Zoning District designation(s): N/A

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

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

Proposed non-residential land uses (list of intended uses), gross square footage, required parking and parking provided.

Table with 4 columns: Use, Square footage, Required parking, Parking provided. Contains 6 rows of blank entries.

Non-residential totals: Square footage: Required parking: Parking provided:

Residential unit size, number by unit type, gross square footage by type, required parking and parking provided:

Unit size: Studio: One-bedroom: Two-bedroom: Three-bedroom:

Table with 4 columns: Unit type, Square footage, Required parking, Parking provided. Contains 4 rows for Studio, One-bedroom, Two-bedroom, and Three-bedroom.

Residential totals: Square footage: Required parking: Parking provided:



Site data information: 5,127,012 s.f.*
117.7 Acres*
Total lot area (square footage/acreage): *submerged Lot width: N/A Lot depth: N/A
Setbacks: Front: N/A Rear: N/A Side: N/A Side (Interior): N/A
Building height (feet/inches): N/A Number of floors: N/A
Minimum pervious area: N/A Maximum lot coverage: N/A
Total required parking: N/A Parking provided: N/A Additional parking: N/A

Supporting information

A Preapplication Conference is required with the Community Development Staff in advance of application submittal to determine the information necessary to be filed with the application(s). Staff will advise and check the required items at the Preapplication Conference. If necessary, attach additional sheets to application. Staff reserves the right to request additional information as necessary throughout the entire City review process.

- 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 review application.
Department of Transportation Driveway Connection Permit
Drainage Plan.
Elevations.
Encroachments plan.
Environmental assessment.
Exterior architectural materials board.
Landscape plan.
Land use map (subject property outlined).
Lighting plan.
Liquor survey (for only review of location of lounge, bar, or package liquor store).
Lobbyist form (City form).
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: _____

Application submittal requirements – Number of copies

1. Table of Contents. Please provide a Table of Contents identifying all documents provided on all paper and electronic copies. Please clearly indicate date on all pages of plans and drawings.
2. Hard copies.
 - a. Fifteen (15) paper copies (11 inch by 17 inch format with binding) of this application and entire application shall be submitted including all the items identified in the Pre-application Conference.
 - b. One (1) paper full-size (24 inch by 36 inch format, signed and sealed, stapled and folded) plans of all drawings, illustrations, etc.
 - c. One (1) copy of exterior architectural materials board (if applicable).
 - d. Fifteen (15) sets of the application.
 - e. Fifteen (15) sets of the letter of intent for the project.
 - f. Fifteen (15) sets of the most recent survey of the property.
3. Digital media copies. One (1) compact discs (CD ROMs) of the entire application including all items identified in the Pre-application Conference. Each document shall be separated into separate PDF files (i.e., application; site plan,

landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

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 Pubic Hearing Review, the Application shall be postponed by the City until such time all fees are paid.

(See next page for signature information)



(Please complete all below sections and indicate "Not Applicable (N/A)" as appropriate).

Property owner(s) signature(s): <p style="text-align: center;">N/A</p>		Property owner(s) print name:	
Property owner(s) signature(s):		Property owner(s) print name:	
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 _____ day of _____ by _____			
(Signature of Notary Public - State of Florida)			
(Print, Type or Stamp Commissioned Name of Notary Public)			
<input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			

Contract Purchaser(s) Signature: <p style="text-align: center;">N/A</p>		Contract Purchaser(s) Print Name:	
Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:	
Address(es):			
Telephone:	Fax:	Email:	
NOTARIZATION			
STATE OF FLORIDA/COUNTY OF _____			
The foregoing instrument was acknowledged before me this _____ day of _____ by _____			
(Signature of Notary Public - State of Florida)			
(Print, Type or Stamp Commissioned Name of Notary Public)			
<input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			



City of North Miami Beach, Florida
Community Development Department Public Hearing Application
17050 NE 19th Ave., North Miami Beach, FL 33162 • Tel: 305.948.2966 • nmbcomdev@citynmb.com

Applicant(s)/Agent(s) Signature(s): Richard Lorber <small>Digitally signed by Richard Lorber DN: cn=Richard Lorber, o=CITY OF NORTH MIAMI BEACH, c=US Manager's Office, email=richard.lorber@citynmb.com Location: City of North Miami Beach, Florida Date: 2015.05.03 12:57:15 -0400</small>		Applicant(s)/Agent(s) Print Name: Richard Lorber for Ana M. Garcia	
Address(es): 17051 NE 19 Avenue, North Miami Beach, FL 33162			
Telephone: 305-948-2900	Fax:	Email:	
NOTARIZATION			
STATE OF FLORIDA/COUNTY OF _____			
The foregoing instrument was acknowledged before me this _____ day of _____ by _____			
(Signature of Notary Public - State of Florida)			
(Print, Type or Stamp Commissioned Name of Notary Public)			
<input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			

Office Use Only

Preapplication conference was completed on _____, 2015 Month Day
Application submittal date _____, 2015 Month Day
Fee(s) received <input type="checkbox"/> Yes <input type="checkbox"/> No Amount: \$ _____
NOT APPLICABLE
Fee(s) received for : _____
Check No. _____ City Account No: 010-341201
Upon completion - Scan and insert application into Department "Project" computer file directory. Revision date 06.02.2015

H:\Form, form letters and applications\01 02 2014 NMB community development department public hearing application.docx

EXHIBIT "A"

LEGAL DESCRIPTION OF SUBJECT PARCELS

ALL OF THE SW 1/4 OF SECTION 10, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY FLORIDA, LYING SOUTH & EAST OF A DIAGONAL LINE BEGINNING 200 FEET WEST OF THE NE CORNER OF THE SW QUARTER TO A POINT ON THE WEST LINE, 400 FEET NORTH OF THE SW CORNER OF THE SW 1/4, LESS ANY PORT THEREOF PLATTED AS PER PLAT BOOK 65, PAGE 28 AND PLAT BOOK 65, PAGE 39;

ALL THAT PORTION OF SECTION 15, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY FLORIDA, LYING NORTH OF SUNNY ISLES BOULEVARD, LESS ANY PORTION THEREOF PLATTED AS PER PLAT BOOK 65, PAGE 28 AND PLAT BOOK 65, PAGE 43;

TRACT B OF MAULE FEDERAL HIGHWAY INDUSTRIAL SITES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 55 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.