MIAMIBEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

selected below. A separate application must be a Application Information	·		· · ·	
	la tha man			
ZBA21-0127 applicant/		erty the primary reside	o Yes – No	
		rovide office of the pr		
Daniel of Adinaturant	(ii res, p			
Board of Adjustment		Design Review Board o Design review approval		
■ Variance from a provision of the Land Development Regulations		o Variance	provai	
o Appeal of an administrative decision				
o Modification of existing Board Order		o Modification of existing Board Order Historic Preservation Board		
Planning Board o Conditional Use Permit				
o Lot Split		O Certificate of Appropriateness for design Certificate of Appropriateness for demolition		
•	ons or Zoning Man	• • • • • • • • • • • • • • • • • • • •	•	
o Amendment to the Land Development Regulation		o Historic District/S o Variance	ne Designation	11
o Amendment to the Comprehensive Plan or Futu	ire Lana Ose Map		vistina Board (Ordor
o Modification of existing Board Order o Other:		o Modification of e	xisting board (Order
Property Information – Please attach Leg	al Daggintian as	//Eb: L:+ A//		
ADDRESS OF PROPERTY	ai Description as	EXHIDII A		
6948 Abbott Ave; 6956 Abbott Ave; 6964 Abbott	Ave; 6972 Abbott A	ve; 6988 Abbott Ave;	6965 Byron <i>P</i>	Ave; 6957 Byron Ave
FOLIO NUMBER(S)				
02-3211-002-1010; 02-3211-002-1020; 02-3211-002-1	1030; 02-3211-002-10	40; 02-3211-002-1050;	02-3211-002-09	970; 02-3211-002-0990
Property Owner Information				
PROPERTY OWNER NAME				
NORTH BEACH TOWN	I CENTER	R DEVELO	PMEN [®]	T, LLC
ADDRESS	CITY	_	STATE	ZIPCODE
20533 Biscayne Boulev	vard⊦Miam	ηİ	FL	33180
BUSINESS PHONE CELL PHONE	EMAIL AD		1- —	
	Orio (nacificata	rcanita	al com
305 704 7592 aria@pacificstarcapital.com		ai.com		
Applicant Information (if different than owner)				
TARGET CORPORAT	ION			
			T	
ADDRESS	CITY	1.	STATE	ZIPCODE
1000 NICOLLET MALL	∣Minn	eapolis	MN	55403
BUSINESS PHONE CELL PHONE	EMAIL AD		1	l
Summany of Dogwood				
Summary of Request				
PROVIDE A BRIEF SCOPE OF REQUEST Variance from spacing requirements, mapharmacy stores	aximum area, an	d separation stand	dards applic	able to

Project Information					
Is there an existing building(s) on the site?			Yes	■ No	
	is the building architecturally	significant per se	c. 142-108?	Yes	■ No
Does the project include inte	erior or exterior demolition?			Yes	■ No
Provide the total floor area					SQ. FT.
Provide the gross floor area	of the new construction (include	ding required par	rking and all usa	ble area).	SQ. FT.
Party responsible for p	roject design				
NAME Outle 2 110		■ Architect	Contractor	Landscape Ar	rchitect
Cube 3, LLC		Engineer	Tenant	Other	
ADDRESS 111 SW 3 Sti	reet, 4th Floor	Miami		STATE FL	33130
BUSINESS PHONE 305 968 8527	CELL PHONE	EMAIL ADDRES	S		
	tive(s) Information (if app	olicable)		e Acarana Erro Bazara	
NAME NA:	- ul-i	■ Attorney	Contact		
Michael W. L	.arkin	Agent	Other		_
	uite 300, Miami, FL 33131	Miami		STATE FL	33130
BUSINESS PHONE 305 374 5300	CELL PHONE	Mlarkin	©brzor	ninglaw	.com
NAME		■ Attorney	Contact		
Nicholas Roo	driguez	Agent	Other		_
ADDRESS 200 S. Biscayne Blvd., S	uite 300, Miami, FL 33131	Miami		STATE F L	ZIPCODE 33130
BUSINESS PHONE 305 374 5300	CELL PHONE	email address nrodrig	uez@b	rzoning	law.com
NAME		Attorney Agent	Contact Other_		_
ADDRESS		CITY		STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRES	S		

Please note the following information:

A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.

All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.

To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".

All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):

(c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.

Public records notice - All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.

In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.

In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (III) indicate to whom the consideration has been provided or committed, (IIII) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (III) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

Owner of the subject property

Authorized representative

SIGNATURE

Manager of
North Beach Town Center Development, LLC
(Landlord)

Aria Mehrabi, Manager*
Landlord

PRINT NAME

DATE SIGNED

	OWNER AFFIDAVIT FOR INDIVID	DUAL OWNER
STATE OF		
COUNTY OF	, 	
application, including sketches, and belief. (3) I acknowledge adevelopment board, the application I also hereby authorize the City	of this application. (2) This application lata, and other supplementary materials, and agree that, before this application on must be complete and all information of Miami Beach to enter my property.	spose and certify as follows: (1) I am the owner of and all information submitted in support of this, are true and correct to the best of my knowledge may be publicly noticed and heard by a land a submitted in support thereof must be accurate. (4) for the sole purpose of posting a Notice of Public ove this notice after the date of the hearing.
Sworn to and subscribed before acknowledged before me by _ identification and/or is personally NOTARY SEAL OR STAMP	me this day of	SIGNATURE , 20 The foregoing instrument was as an oath.
NOTART SEAL OR STAMP		NOTARY PUBLIC
My Commission Expires:		
		PRINT NAME
STATE OF Florida COUNTY OF Miami-Dade	AVIT FOR CORPORATION, PARTN	ERSHIP OR LIMITED LIABILITY COMPANY
authorized to file this application of application, including sketches, do and belief. (4) The corporate entiacknowledge and agree that, before application must be complete and the City of Miami Beach to enter required by law. (7) I am responsi	on behalf of such entity. (3) This applicate ata, and other supplementary materials, ty named herein is the owner of the proper this application may be publicly noticall information submitted in support the my property for the sole purpose of postible for remove this notice after the date of	
Sworn to and subscribed before racknowledged before me by dentification and/or is personally	me this 1th day of March Aria Mehrabi known to me and who did/did not take	, 202\. The foregoing instrument was , who has produced Zersonally Known as an oath.
NOTARY SEAL OR STAMP		NOTARY PUBLIC
My Commission Expires:	ber 05,2023	CIENY M. Merlos
We are committed to providing	excellent public service and transfer My Commission My Commission	SOL MERLOS -State of Florida -#.66918969bront, tropical, historic community.

POWER	OF	ATTO	RNFY	AFFID	AVIT

STATE OF Florida	Manager of
Florida COUNTY OF Miami-Dade	North Beach Town Center Development, LLC (Landlord)
Aria Mehrabi, Manager*, being first duly	
representative of the owner of the real property that is Michael W. Larkin & Nicholas Rodriguez to be my representative befor authorize the City of Miami Beach to enter my property for the property, as required by law. (4) I am responsible for remove the	e the Board of Adjustment Board. (3) I also hereby sole purpose of posting a Notice of Public Hearing on my
PRINT NAME (and Title, if applicable)	SIGNATURE
Sworn to and subscribed before me this day of Macknowledged before me by Aria Mehrabi identification and/or is personally known to me and who did/or	, who has produced as id not take an oath.
NOTARY SEAL OR STAMP	
My Commission Expires Octobar 05, 2023	CLELY MARISOL MERLOS Notary Public-State of Florida Commission # GG 918066 My Commission Expires October 05, 2023 NOTARY PUBLIC LEN M. Mellos PRINT NAME
CONTRACT FO	R PURCHASE
If the applicant is not the owner of the property, but the application or not such contrast is contingent on this application, the application and all principal officers, stockholders, beneficeroporations, partnerships, limited liability companies, trusts, of the identity of the individuals (and individuals, corporate corporate entities, list all individuals and or corporate entities.	ant is a party to a contract to purchase the property, whether licant shall list the names of the contract purchasers below, iciaries or partners. If any of the contact purchasers are rother corporate entities, the applicant shall further disclose ultimate ownership interest in the entity. If any contingency
If the applicant is not the owner of the property, but the application or not such contract is contingent on this application, the application and all principal officers, stockholders, beneficerporations, partnerships, limited liability companies, trusts, of the identity of the individuals (s) (natural persons) having the clause or contract terms involve additional individuals, corporations.	ant is a party to a contract to purchase the property, whether licant shall list the names of the contract purchasers below, iciaries or partners. If any of the contact purchasers are rother corporate entities, the applicant shall further disclose ultimate ownership interest in the entity. If any contingency
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We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

<u>DISCLOSURE OF INTEREST</u> CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

North Beach Town Center Development, LLC (landlord)	
NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
Aria Mehrabi, 20533 Biscayne Boulevard, # 372 Miami, FL 33180	99.45
Troy Shadian, 20533 Biscayne Boulevard, # 372 Miami, FL 33180	0.55
	-
NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

Please read the following and acknowledge below:

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The aforementioned is acknowledged by:

Owner of the subject property

Authorized representative

SIGNATURE

Michael Seaman, Senior Director of Real Estate*

*Target Corporation (Tenant) PRINT NAME

March 10, 2021

DATE SIGNED

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OFMinnesota	*Target Corporation (Tenant)
COUNTY OF Hennepin	ranger corporation (remain)
Michael Seaman, Sr. Director of Pool Estate*	ose and certify as follows: (1) Lam the owner or
representative of the owner of the real property that is the subject Michael W. Larkin & Nicholas Rodriguez to be my representative before the Boa authorize the City of Miami Beach to enter my property for the sole purpose.	ct of this application. (2) I hereby authorize rd of Adjustment Board. (3) I also hereby
authorize the City of Miami Beach to enter my property for the sole purpoproperty, as required by law. (4) I am responsible for remove this notice after	
Michael J Seaman, Sr. Director of Real Estate*	
PRINT NAME (and Title, if applicable)	SIGNATURE
Sworn to and subscribed before me this day of March acknowledged before me by Michael Seaman identification and/or is personally known to me and who did/did not take a NOTARY SEAL OR STAMP LISA C. WELLS Notary Public-Minnesota	MALL.
My Commission Expires: January 31, 2023 My Commission Expires Jan 31, 2023	NOTARY PUBLIC Lisa Wells
	PRINT NAME
CONTRACT FOR PURCHA	<u>SE</u>
If the applicant is not the owner of the property, but the applicant is a party or not such contract is contingent on this application, the applicant shall I including any and all principal officers, stockholders, beneficiaries or properations, partnerships, limited liability companies, trusts, or other corporate identity of the individuals(s) (natural persons) having the ultimate own clause or contract terms involve additional individuals, corporations, partner corporate entities, list all individuals and/or corporate entities.	ist the names of the contract purchasers below, partners. If any of the contact purchasers are prate entities, the applicant shall further disclose ership interest in the entity. If any contingency
NAME	DATE OF CONTRACT
NAME NAME, ADDRESS AND OFFICE	DATE OF CONTRACT % OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

DISCLOSURE OF INTEREST CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

Target Corporation (publicly traded)

NAME OF CORPORATE ENTITY 1000 NICOLLET MALL Minneapolis, Minnesota 55403 NAME OF CORPORATE ENTITY NAME AND ADDRESS % OF OWNERSHIP % OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME Michael W . Larkin, Esq.	ADDRESS 200 S. Biscayne Blvd., Suite 300, Miami, FL 33131	PHONE 305 374 5300
Nicholas Rodriguez	200 S. Biscayne Blvd., Suite 300, Miami, FL 33131	305 374 5300
Additional names can be placed on a separ	ate page attached to this application.	

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OFMinnesota	*Target Corporation (Tenant)
COUNTY OFHennepin	suger esipolation (Tenant)
Michael Seaman, Sr. Director of Real Estate* I,, being first duly sworn or representative of the applicant. (2) This application and all inform sketches, data, and other supplementary materials, are true and corre	, depose and certify as follows: (1) I am the applicant ation submitted in support of this application, including ct to the best of my knowledge and belief.
	SIGNATURE
Sworn to and subscribed before me this acknowledged before me by Michael Seaman day of March Michael Seaman day of Michael Seaman day of Michael Seaman day of Michael Seaman day of March Michael Sea	take an oath
My Commission Expires:	Michael Seaman, Senior Director of Real Estate*
	(Tenant) PRINT NAME