

**BOARD OF ADJUSTMENT
CITY OF MIAMI BEACH, FLORIDA****MEETING DATE:** June 4, 2021

PROPERTY/FOLIO: 6948 Abbott Avenue	02-3211-002-1010
6956 Abbott Avenue	02-3211-002-1020
6957 Byron Avenue	02-3211-002-0990
6964 Abbott Avenue	02-3211-002-1030
6965 Byron Avenue	02-3211-002-0970
6972 Abbott Avenue	02-3211-002-1040
6988 Abbott Avenue	02-3211-002-1050

FILE NO. ZBA21-0127

IN RE: An application has been filed requesting variances for locating a pharmacy within a separate establishment, maximum size limitation, and minimum separation from another pharmacy, for the operation of a pharmacy located within a proposed mixed-use development.

LEGAL DESCRIPTION: Lots 3, 4, 5, 7, 8, 9, 10 of Block 13, and lots 11 and 12 as less the west 50 feet thereof, of Normandy Beach South, according to the plat thereof, as Recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.

FINAL ORDER

The applicant, Target Corporation, filled an application with the Planning Department for the following variances:

1. A variance to reduce by 407 feet, the minimum distance separation of 1,200 feet between pharmacy stores, to allow a pharmacy to be located within 793 feet of another pharmacy store.
- **Approved by the Board**
2. A variance to waive the requirement for a medical cannabis dispensary or pharmacy store to be divided by a one-hour fire separation from an adjacent business.
- **Approved by the Board**
3. A variance to exceed the maximum allowed square footage for a pharmacy store of 7,500 square feet by 22,500 square feet, to permit the operation of a pharmacy store located within a 30,000 square foot retail establishment.
- **Approved by the Board**

The City of Miami Beach Board of Adjustment makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the Planning Department Staff Report, the project as



submitted satisfies the requirements of Section 118-353(d) of the Miami Beach Code. Accordingly, the Board of Adjustment has determined the following:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

B. The Board hereby **Approves** the requested variances and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. This variance is issued to Target Corporation, any changes on ownership shall require the new owner to submit an affidavit, approved by the City to the City of Miami Beach Planning Department transferring approval to the new owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new certificate of use.
2. The final building plans shall be consistent with plans submitted to the Board of Adjustment, "Board of Adjustment – Final Submittal", by Cube 3, LLC., dated March 2, 2021.
3. The applicant shall not dispense marijuana or marijuana products from the pharmacy permitted by this variance.
4. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
5. A copy of all pages of the recorded Final Order shall be scanned into the plans



submitted for building permit and shall be located immediately after the front cover page of the permit plans.

6. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
7. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy.
8. The conditions of approval herein are binding on the applicant, the property's owners and all successors in interest and assigns.
9. The final order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
10. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code, except to the extent of the variance(s) granted herein.
11. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including staff recommendations, as modified by the Board of Adjustment, that the application for Variance(s) Approval is GRANTED for the above-referenced project, subject to those certain conditions specified in Paragraph B hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans submitted to the Board of Adjustment with modifications in accordance with the conditions set forth in this Order, as applicable, with staff review and approval.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of this Order does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Variance Approval was granted, the subject Approval will expire and



become null and void, unless the applicant makes application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. If the Full Building Permit should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), and not reinstated by the Building Official or designee, the Variance Approval will expire and become null and void.

Dated this 11th day of August, 2021.

BOARD OF ADJUSTMENT
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
Steven Williams
Chief of Planning Services
For the Chair

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 11th day of August, 2021, by Steven Williams, Chief of Planning Services of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL SEAL]

Notary: [Signature]
Print Name: Letty Ducos
Notary Public, State of Florida
My Commission Expires: 1/22/2022
Commission Number: GG 177962

Approved As To Form:
City Attorney's Office (

DocuSigned by:
[Signature]
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Filed with the Clerk of the Board of Adjustment on [Signature] (8/18/21)

[Signature]