



RECEIVED
By Stephanie Puglia at 8:52 am, Apr 04, 2024

REVISED
8:52 am, Apr 04, 2024

Benjamin O. Hedrick

Akerman LLP
Three Brickell City Centre
98 Southeast Seventh Street
Suite 1100
Miami, FL 33131

T: 305 374 5600
F: 305 374 5095
benjamin.hedrick@akerman.com

April 3, 2024

VIA ELECTRONIC DELIVERY

Mr. Julian Perez, AICP, CFM
Community Development & Planning and Zoning Director
City of Doral
8401 NW 53rd Terrace
Doral, FL 33166

**RE: Fifth Revised Letter of Intent
Doral Marketplace Retail Center Site Plan and Request for Variances
10.03 +/- Acres at the Southwest Corner of NW 41st Street and NW 107th Avenue**

Dear Mr. Perez:

Akerman LLP represents Doral Marketplace, LLC, a Delaware limited liability company (the "Applicant"), in land use and zoning matters regarding its proposed development of a Class A multi-tenant retail center on a portion of an approximately 175-acre property (the "Property") located at the southwest corner of the intersection of NW 41st Street and NW 107th Avenue in the City of Doral ("City"). This shall constitute the Applicant's Letter of Intent for its applications (the "Applications") for site plan approval, with a companion request for two variances, for its proposed Doral Marketplace retail center project (the "Project"), to be constructed on approximately 10.03 acres of the overall Property (the "Retail Center Site") fronting on NW 41st Street at the northeast portion of the Property. As explained in detail herein, the Applicant is requesting two parking-related variances in connection with the Project's site plan.¹

¹ The Applicant had initially requested four parking-related variances, which have been reduced to only two variances as presented herein.

The Developer

The Applicant is an affiliate of SJC Ventures, a privately-owned real estate development firm with significant experience developing premier grocery-anchored retail centers in the Southeastern United States, including in Florida (www.sjcventures.com). SJC Ventures has completed over 60 projects in more than nine states, totaling over 4.5 million square feet of gross leasable area. Notable partners and tenants in projects by SJC Ventures include Whole Foods, Trader Joe's, The Fresh Market, Publix, Target, Starbucks and HomeGoods, among other national retailers, as well as notable food and beverage establishments.

As is further documented below and more particularly detailed in the enclosed site plan materials, the Applicant is proposing to develop the Retail Center Site of the overall Property into a modern, state-of-the-art retail center of approximately 88,482 square feet of Class A retail and restaurant space to be known as Doral Marketplace.

The Property

As shown in Figure 1 below, the overall Property consists of approximately 175 acres lying between NW 41st Street on the north and theoretical NW 34th Street on the south, and between NW 107th Avenue on the east and NW 117th Avenue on the west.² The land is currently undeveloped. Approximately 11.6412 acres of the Property fronting on NW 41st Street, including the Retail Center Site, were recently rezoned from General Use (GU) to Corridor Commercial (CC), to bring such area into alignment with the City's overall planning vision for retail uses on the NW 41st Street corridor, as set forth in the adopted Doral Boulevard Street Beautification Master Plan (the "Doral Boulevard Master Plan"). The rezoning was accomplished specifically for the purpose of developing a premier retail center as proposed by the Applicant in the Applications.

² The Property's folio numbers are 35-3030-000-0020 and 35-3030-000-0025.



Figure 1 - The Overall Property

The Proposed Site Plan

The Applications seek approval of the enclosed site plan for the Doral Marketplace retail center, with a companion request for two parking-related variances, to be constructed on the Retail Center Site within the Property. The Project totals approximately 88,482 square feet in floor area among six buildings, with the proposed major grocery store tenant building consisting of approximately 40,000 square feet of floor area. The Project also includes a quick service restaurant with approximately 5,233 square feet of floor area (included in the above-mentioned total square feet). The Project is a natural extension of, and is compatible with, the surrounding community-oriented retail uses along NW 41st Street.

Figure 2 on the following page is an excerpt of the proposed site plan for Doral Marketplace, shown in greater detail in the enclosed application materials. The Project addresses important City planning goals for the Doral Boulevard corridor, including infill development of community-focused retail uses with significant pedestrian-oriented amenities and activation along NW 41st Street (with no residential component), to be developed in the context of City's vision set forth in the adopted Doral Boulevard Master Plan.



Figure 2 - Proposed Doral Marketplace Site Plan

As shown in Figure 2 above and in Figures 3 and 4 on the following page, the Project site plan proposes building and site improvements that will be aesthetically and functionally compatible with the surrounding area, to be developed in accordance with the City's zoning regulations and, importantly, the Doral Boulevard Master Plan. Among the notable design elements incorporated in the site plan are the following:

1. Landscaping and frontage treatment prepared in the context of the Doral Boulevard Master Plan, with substantial landscaping screening all parking areas from public view along the boulevard.
2. Aesthetic building façades and pedestrian plazas proposed for the public frontages on NW 41st Street and NW 107th Avenue.
3. Overall landscaping design and proposed wide sidewalks, coupled with pedestrian-scale building facades and amenities such as a colonnade, creating an ideal pedestrian-oriented environment for both public frontages on NW 41st Street and NW 107th Avenue.



Figure 3 – Conceptual Rendering of the Corner of NW 41st Street and NW 107th Avenue Including Pedestrian Colonnade



Figure 4 – Proposed Primary Grocery Building with Colonnade North Elevation

Request for Variances

The Applicant is requesting the following two variances for the surface parking facility at the Project:

- A variance from Section 77-185(a)(1) of the City Code for (i) 249 parking spaces of the total 488 parking spaces to be provided at the Project, as shown on the enclosed plans, to be 18 feet in parking stall length, a reduction of one foot from the 19 feet required under the City Code; and (ii) 87 parking spaces of the total 488 parking spaces to be provided at the Project, as shown on the enclosed plans, to be "compact vehicle" parking spaces of 16 feet in parking stall length, a reduction of three feet from the 19 feet required under the City Code, and 8 feet in width, a reduction of one foot from the 9 feet required under the City Code.³ Note that the Project proposes 488 on-site parking spaces, where the Project's civil engineer (Kimley-Horn) has calculated that the City Code requires only 354 parking spaces to be provided, a surplus of 134 parking spaces for reasons described below.
- A variance from Section 77-193(2)(d) and Section 71-213(3) of the City Code for parking row landscape strip reduction at four parallel rows of parking stalls adjacent and perpendicular to the primary grocery tenant building from 7.5 feet to 0 feet (a total

³ Five of the 87 compact spaces are proposed to be electric vehicle (EV) compact parking spaces.

reduction of the landscape strip in each such row of parking stalls), as shown on the enclosed plans, being replaced by tree planter diamonds in three of the affected parking rows and a median walkway with trellis shade coverings in the fourth affected parking row leading into the primary grocery tenant building entrance.⁴

The Applicant is requesting the aforementioned variances as a result of the following hardships: (i) first, the Retail Center Site of the Property, to which the Doral Marketplace site plan is confined, is a shallow site (under 400 feet deep) as compared to its extensive linear frontage along NW 41st Street (over 1,100 feet), generating a significant frontage along NW 41st Street subject to the enhanced 40-foot setback requirements of the Doral Boulevard Master Plan (compared to the 20-foot setback that would normally apply under the standard Corridor Commercial zoning district regulations), thereby resulting in constraints in terms of parking lot and overall site design; (ii) and second, the Project's proposed primary grocery store tenant (a national organic grocer) requires certain elevated parking counts (five spaces per 1,000 square feet of floor area over the entire retail portion, where the City requires only four spaces per 1,000 square feet of floor area) and parking drive aisle dimensions (resulting in a 28-foot wide primary east-west interior drive aisle leading to the main grocery building where the City requires only 24 feet of drive aisle width).

Any potential effects of these variances are mitigated in the site design for the Project. The Project's civil engineer, Kimley-Horn, states that 19 feet and 18 feet parking stall lengths are both generally accepted standard dimensions (in fact, the City Code allows standard parking stalls in two zoning districts – the Doral Décor Overlay District and the Downtown Doral Art District – to be 18 feet in length). In addition, to meet the primary grocery tenant's increased parking requirements, the Project is proposing 488 parking spaces, where, as noted, the Project engineer has calculated in the site plan that only 354 parking spaces would be required under the City Code. Thus, the proposed 87 compact vehicle spaces represent parking spaces that are surplus beyond the 354 parking spaces that would be the minimum required under the City Code. As shown on the enclosed plans, the proposed compact vehicle spaces will be clearly labeled on

⁴ The Applicant's prior version of the site plan included a request for two additional variances, for four variances in total, which, after extensive internal review and study, have been eliminated from the Applications and are no longer being requested. Those additional two variances no longer being requested were (i) a variance for 27 parking spaces to encroach 16 feet into the required 40-foot setback on NW 41st Street under the Doral Boulevard Master Plan; and (ii) a variance from Section 77-193(1) of the City Code for a reduction to parking area perimeter landscape buffer widths on the south interior side of the site. The revised site plan materials submitted herewith include a request for only two variances as noted herein.

each space with the word "compact" or similar, such that each space is clearly reserved for compact vehicle parking only. As noted, five of the proposed 87 compact parking spaces are shown on the enclosed site plan as electric vehicle (EV) compact parking spaces.

To mitigate the reduction of four landscape strips in the parking field adjacent to the primary grocery building, the Applicant is proposing to incorporate tree planter diamonds with planted shade trees in three parking rows and a pedestrian walkway with trellis shade coverings in the fourth parking row, as shown in the enclosed plans. The parking spaces adjacent to the tree planter diamonds will be of a pervious paver material, as opposed to concrete or asphalt, and there will be a specialized soil mixture in the tree planter diamonds consisting of 50% coarse sand and 50% Florida peat moss, as noted in the enclosed plans, to promote deep root growth so the trees may flourish and provide optimal stormwater drainage effect. These design elements will mitigate heat island effects in the parking lot and provide for optimal stormwater drainage conditions even in the absence of the standard landscape strips in the area adjacent to the primary grocery tenant building. The remainder (and majority) of the parking lot is landscaped to City Code requirements.

Please note the Applicant's responses to the specific variance criteria at Section 53-468(b) of the City Code as follows:

(1) 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.

Applicant response: As noted above, the disproportionately long primary frontage of the Retail Center Site property on NW 41st Street and the primary grocery tenant's firm requirements for specific parking counts and drive aisle width create special conditions and circumstances which are peculiar to this site.

(2) The special conditions and circumstances are not the result of actions of the applicant.

Applicant response: The extensive primary frontage as compared to site depth of the Retail Center Site property and the tenant's parking lot requirements are not the result of actions of the Applicant.

(3) Literal interpretation and enforcement of the development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the development code, and would work unnecessary and undue hardship on the applicant.

Applicant response: The literal interpretation and enforcement of the aforementioned development code regulations as applicable to the proposed variances for this site plan would deprive the Applicant of its ability to develop its proposed Doral Marketplace retail center, a permitted (and encouraged) use in the Corridor Commercial zoning district and under the Doral Boulevard Master Plan at this location.

- (4) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure.*

Applicant response: Through the City's site plan review process for this Project, the Applicant has revised and submitted several iterations of the site plan, with input from planning and zoning staff, to minimize the proposed variances to the fullest extent possible. The Project proposes a substantial landscape buffer along NW 41st Street to provide ample screening for the parking lot from public view outside of the site. The Applicant has added supplemental landscaping and pervious hardscaping, notably tree planter diamonds with a special soil mixture to promote deep root growth and pervious parking space pavers adjacent to such tree diamonds, in the parking lot at locations where the 7.5-foot landscaping strip is proposed to be eliminated, to offset any potential heat island and stormwater drainage effects or impacts to site aesthetics. The Applicant is providing substantial pedestrian amenities such as plazas along the NW 41st Street and NW 107th Avenue frontages, and a pedestrian colonnade along the NW 41st Street frontage. In addition, the larger Bridge Point project occupying the remainder of the overall Property includes a substantial approximately 10-acre open space area fronting on NW 41st Street abutting the Project directly to the west. This area, which is designed for stormwater retention, will be landscaped and feature a sidewalk circuit path open to the public as a recreational open space amenity, and it will be accessible directly from the retail center Project.

In addition, the requested reduction in parking stall length for 249 spaces from 19 to 18 feet is in line with general parking stall design parameters in other jurisdictions, according to the Project's civil engineer; also, Doral already permits 18-foot parking stalls in the Doral Décor Overlay District, the Downtown Doral Art District and within structured parking facilities. The proposed 87 compact parking spaces will be clearly striped as being for compact vehicle parking only, as shown on the enclosed plans, and represent surplus parking spaces over and above the City Code required number of on-site spaces needed to meet the increased parking requirements of the proposed primary grocery tenant.

- (5) Granting of the variance request will not confer on the applicant any special privilege that is denied by the development code to other lands, buildings or structures in the same zoning district.*

Applicant response: The foregoing variances requested for the Project's site plan are limited to two parking-related features, and are unique to this Project in the context of the configuration of the Retail Center Site property and the proposed major tenant and uses for the Project. The proposed variances are not related to, and will not afford, any special privilege that is denied to any other person.

(6) The granting of the variance will be in harmony with the general intent and purpose of this Land Development Code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

Applicant response: The two variances requested are limited to parking lot design and will not result in any impacts to traffic or community aesthetics, and thus will not result in injury to surrounding properties or be detrimental to the public welfare. The variances, if granted, will be in harmony with the intent and purpose of the City's Land Development Code because (i) the variances as described are the minimum necessary for the Project, and (ii) the Applicant has taken measures to provide appropriate screening in and around the parking areas in furtherance of the intent and purpose of the Land Development Code and the Doral Boulevard Master Plan, in addition to heat island and stormwater drainage mitigation and substantial pedestrian-oriented amenities, to offset any potential effects of the foregoing variances.

Covenant in Lieu of Unity of Title

In connection with the enclosed site plan and variances for the Project, the Applicant is also requesting approval of a companion Covenant in Lieu of Unity of Title for the Doral Marketplace site plan area (i.e., the 10.03-acre Retail Center Site of the overall Property), submitted under a separate application. The Retail Center Site is in the process of being platted, and the Covenant in Lieu of Unity of Title (to be limited to just the Retail Center Site) is proposed for the purpose of unifying the Doral Marketplace site as a single development site under the Covenant in Lieu of Unity of Title in order to allow the Applicant in the future to create individual tax folios or lease portions of the Doral Marketplace site area (e.g., the quick service restaurant portion) within a single platted lot for the 10.03-acre Retail Center Site without resulting in any platting/subdivision issues. The Covenant in Lieu of Unity of Title specifically provides that it will run with the land, and that the Retail Center Site and the Doral Marketplace site plan for the Project remain as a single unified site plan for purposes of compliance with the City's land development regulations and must be entirely developed and kept in compliance with the approval of the Doral Marketplace site plan being requested herein. The Applicant has discussed the proposed Covenant in Lieu of Unity of Title with Raul Pino, Platting Chief for Miami-Dade County, and has incorporated his input into the draft submitted to the City.

Conclusion

The Applications seek site plan approval for the proposed Doral Marketplace retail center project, as shown in the enclosed site plan materials, with a request for two variances as noted

herein. We believe the Applications are consistent with the City's land development regulations, and the City's overall vision for this site and the surrounding area. We look forward to working with you and your staff on this site plan and request for variances. Please do not hesitate to contact us with any questions regarding the Applications.

Regards,

A handwritten signature in black ink, appearing to read 'Ben Hedrick', written in a cursive style.

Benjamin Hedrick



8401 NW 53RD Terrace, Second Floor, Doral, Florida 33166 Tel. (305) 593-6630 Facsimile: (305) 593-6768 Website: cityofdoral.com

PUBLIC HEARING APPLICATION PLANNING AND ZONING DEPARTMENT
/ Administrative Review Application

Please check one:

- CITY COUNCIL
- ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY	
Application No.:	LAND-2309-0009
Date Received:	RECEIVED <i>By Stephanie Puglia at 3:26 pm, Sep 27, 2023</i>

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- | | |
|--|--|
| <input type="checkbox"/> Change in Zoning District | <input type="checkbox"/> Plat |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Other _____ |

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit)		
Doral Marketplace, LLC		
Mailing Address	City, State, Zip	Telephone
c/o SJC Ventures 1115 Howell Mill Road Suite 777 Atlanta, GA 30318		904-302-0208
		Fax
		Email: paul@sjcventures.com
Name of Owner		
Doral Farms, LLC		
Mailing Address	City, State, Zip	Telephone
c/o Bridge Development Partners, LLC 9525 W. Bryn Mawr Ave. Suite 700 Rosemont, IL 60018		786-504-7609
		Fax
		Email: kcarroll@bridgeindustrial.com

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description – Complete description, including section, township and range).

Folio Number(s) 35-3030-000-0020

Address SW Corner of NW 107th Avenue and NW 41st Street

Lot(s) N/A Block N/A Section 30, Twp 53 S, Rge 40 E Plat Book No. N/A Page No. N/A

FINISHED FLOOR ELEVATION (If applicable): N/A FLOOD ZONE: AH

B. ADDRESS (If number has been assigned) N/A

C. SIZE OF PROPERTY 1023.3 ft. X 142.5 ft. = 437,973 sq. ft.; 10.05 acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

A portion of Section 30, Township 53 South, Range 40 East, as more particularly described on the enclosed sketch and legal description.

E. DATE SUBJECT PROPERTY WAS ACQUIRED December 15, 2021

APPLICANT'S REQUEST:

Specify in full the request. (Use a separate sheet of paper if necessary.)

The Applicant is requesting the following variances for the surface parking area in the proposed Doral Marketplace retail site plan (as described in greater detail in the enclosed Letter of Intent): (1) locate 27 surface parking spaces approx. 16 feet into the 40 ft. building setback area on NW 41st Street under the Doral Boulevard Master Plan; (2) reduce the length of certain parking spaces in the surface lot by 1 foot to 18 feet; (3) reduce the required 7.5-foot landscape strip in parking rows at certain locations in the surface lot; and (4) reduce the required 7-foot perimeter landscape buffer at the south side of the site. The enclosed Letter of Intent has a full description of the requested variances.

LETTER OF INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

Please see the enclosed Letter of Intent for a full description of the requested variances.

Is this application the result of a Notice of Violation or deviation from approved plans? Yes No

Are there any existing structures on the property? Yes No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) N/A

Any applications that involve an existing building must provide copy of the approved plans, plat, site plan approval or any prior zoning history. Plans that are not filed with this application will not be considered by the City of Doral.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF DORAL.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. SURVEY OF PROPERTY: For vacant or improved property. Must be no more than one year old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements. All existing trees must be shown.
- B. SITE DEVELOPMENT PLAN: Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with the City of Doral Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material. Prior ASPR or Site Plan Approval Resolution and plans must be submitted.
- C. LETTER OF INTENT: A letter of intent must be filed explaining in detail the history of the property, prior approvals and the extent of the proposed project. Show how code criterion is met. Signature and address must be shown.
- D. OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS: All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. OWNER'S AFFIDAVIT: Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. TRAFFIC STUDY: A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 6 COPIES (AND A PDF) OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

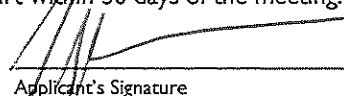
- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents
- Other _____

Please check only one of the following options:

FOR CITY COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with City staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

09/05/2013
Date

By: 
Applicant's Signature

Doral Marketplace, LLC, a Delaware limited liability company
By: Doral Marketplace Manager, LLC, a Georgia limited liability company,
/its Manager
Print Name Jeffrey DeHart, Manager of Doral Marketplace
Manager, LLC

Date Applicant's Signature (if more than one) Print Name

Doral Marketplace, LLC / Doral Marketplace Retail Center - Variance Application

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We Doral Farms, LLC as Owner (s) of Lot (s) N/A

Block N/A Section 30, Township 53 S, Range 40 E PB/PG N/A

of property which is located at SW Corner of NW 107th Avenue and NW 41st Street

desire to file an application for a public hearing before the City Council Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign. The applicant will be responsible for advertising the application and sending the mail out per section ____.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the South Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Doral or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the City Council or City Staff in connection with the request and will take the necessary steps to make the request effective if approved by the City Council or City Staff.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the City Council or City Staff to consider the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application. Any information submitted less than 45 days prior to a public hearing will result in being postponed to the next available hearing date. Legislative items must have all requested items submitted 30 days prior to hearing.
8. That the applicant is responsible for any additional fees which include but are not limited to mailing notices to surrounding property owners, advertising, outside consultant reviews, legal fees, surveys, and technical reports.

I/We as the owners of the subject property (check one):

- do hereby authorize Doral Marketplace, LLC to act on my/our behalf as the applicant.
- will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing administrative review before the City Council or City Staff.

Owner's Name Doral Farms, LLC Signature [Signature] Date 09/13/2023
By: Nick Siegel, Vice President

Owner's Name _____ Signature _____ Date _____
Notary to Owner: [Official Seal] [Signature] Date: 09/13/2023

Applicant's Name Doral Marketplace, LLC Signature _____ Date _____

Notary to Applicant: [Signature]
By: Jeffrey DeHart
Manager of Doral Marketplace Manager, LLC, a GA limited liability company,
Manager of Doral Marketplace, LLC, a DE limited liability company

Doral Marketplace, LLC / Doral Marketplace Retail Center - Variance Application

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We Doral Farms, LLC as Owner (s) of Lot (s) N/A

Block N/A Section 30, Township 53 S, Range 40 E PB/PG N/A

of property which is located at SW Corner of NW 107th Avenue and NW 41st Street

desire to file an application for a public hearing before the City Council Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign. The applicant will be responsible for advertising the application and sending the mail out per section _____.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the South Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Doral or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the City Council or City Staff in connection with the request and will take the necessary steps to make the request effective if approved by the City Council or City Staff.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the City Council or City Staff to consider the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application. Any information submitted less than 45 days prior to a public hearing will result in being postponed to the next available hearing date. Legislative items must have all requested items submitted 30 days prior to hearing.
8. That the applicant is responsible for any additional fees which include but are not limited to mailing notices to surrounding property owners, advertising, outside consultant reviews, legal fees, surveys, and technical reports.

I/We as the owners of the subject property (check one):

- do hereby authorize Doral Marketplace, LLC to act on my/our behalf as the applicant.
- will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing administrative review before the City Council or City Staff.

Owner's Name Doral Farms, LLC Signature _____ Date _____
By: Anthony Pricco, President

Owner's Name _____ Signature _____ Date _____

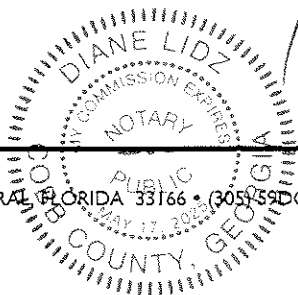
Notary to Owner:

By: Doral Marketplace Manager, LLC, a Georgia limited liability company, its Manager

Applicant's Name Doral Marketplace, LLC Signature _____ Date 09/05/2023
By: Jeffrey Dehart, Manager

Notary to Applicant:

Diane Lidz



DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: DORAL FARMS, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>See attached ownership disclosure list.</u>	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Doral Marketplace, LLC (contract purchaser of the subject property)

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>See attached ownership disclosure list.</u>	
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

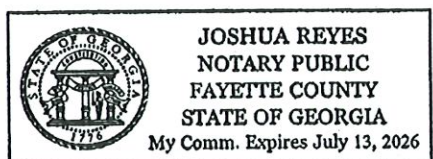
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Signature] as Manager of Doral Marketplace Manager, LLC, a GA limited liability company, the Manager of Doral Marketplace, LLC, a DE limited liability company
(Applicant)

Sworn to and subscribed before me this 20th day of April, 2023. Affiant is personally known to me or has produced drivers license as identification.

[Signature]
(Notary Public)



My commission expires July 13, 2026

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

OWNERSHIP DISCLOSURE FOR DORAL MARKETPLACE, LLC

Owner	Percentage
Robert Fain Hicks 1115 Howell Mill Road, Suite 777 Atlanta, GA 30318	1.46%
Jeffrey H. Garrison 1115 Howell Mill Road, Suite 777 Atlanta, GA 30318	2.08%
Jeffrey A. DeHart 1115 Howell Mill Road, Suite 777 Atlanta, GA 30318	1.46%
M2M Trust, a MO Trust and 100% member in M10M Investments, LLC Beneficiaries are Mila and Maverick Snider PO Box 639 Dexter, MO 63841	2.85%
Willow Leaf Trust, a NV Trust and 100% Member in Willow Leaf Investments, LLC Beneficiaries are Marissa, Barrett and Lanie Gray Mills; Trustee is King Eider Advisors, LLC PO Box 639 Dexter, MO 63841	32.30%
Armada Trust Trustee is Armada Advisors, LLC and the Members of the Trustee are Sara Brownlee Shipps and Reed Rawlings. Beneficiaries are Sara, Ford, Evelyn, Steven and Bowen Shipps 315 Chesterton Circle John's Creek, GA 30097	59.85%

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

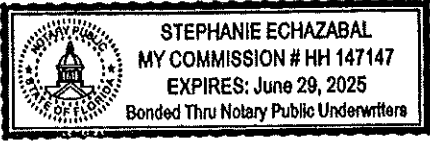
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: K Carroll
(Applicant)

Sworn to and subscribed before me this 8th day of June, 2022. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)



My commission expires _____

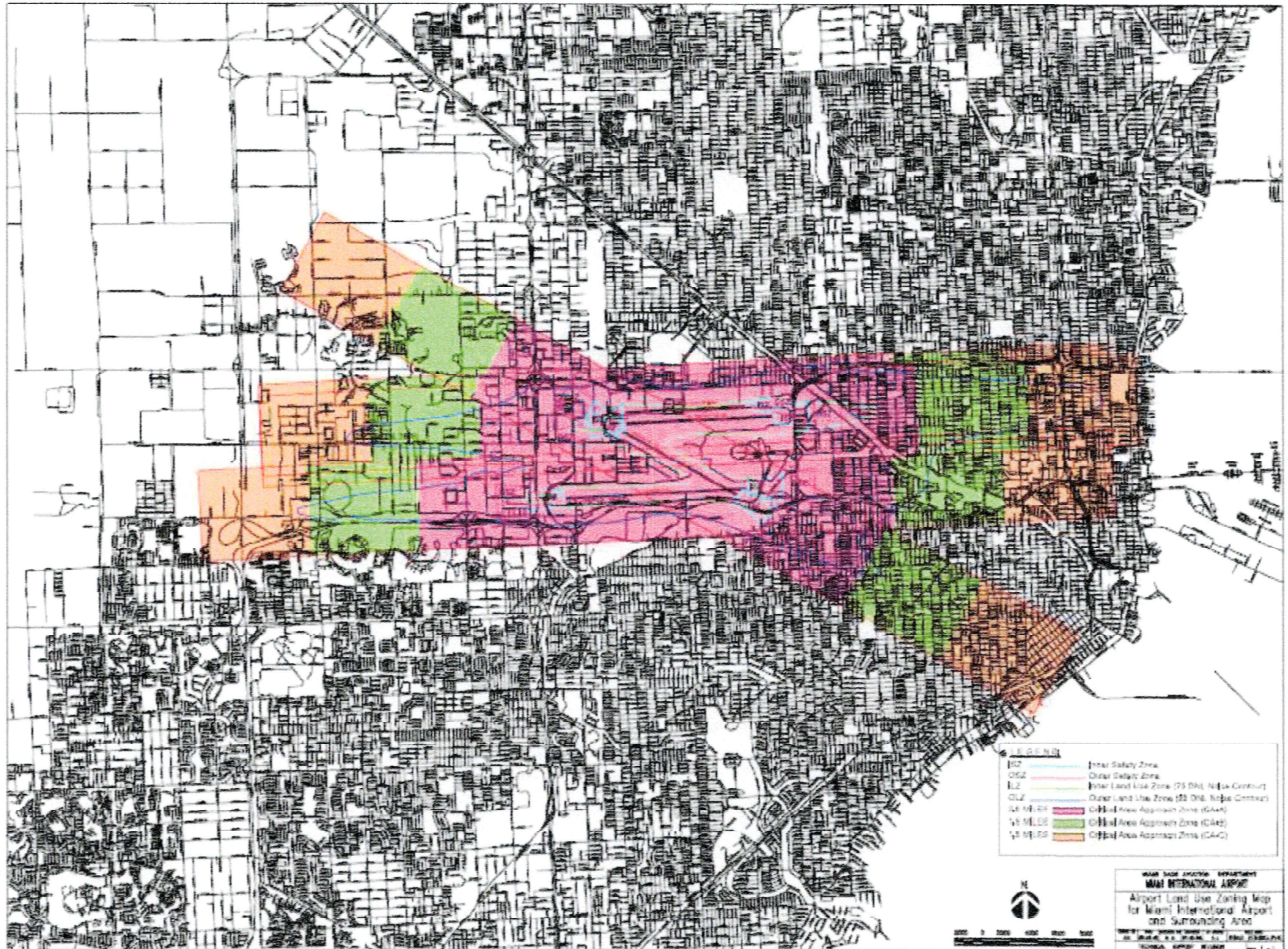
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

OWNERSHIP DISCLOSURE FOR DORAL FARMS, LLC

<u>Owner</u>	<u>Percentage</u>
Canadian Public Pension Investment Board One Queen Street East, Suite 2500 Toronto, ON, M5C 2W5 Canada (Public Pension Fund)	95%
Teacher Retirement System of Texas 1000 Red River Street Austin, TX 78701 (Public Pension Fund)	2.5%
Steven F. Poulos c/o Bridge Development Partners, LLC 9525 W. Bryn Mawr Avenue Suite 700 Rosemont, IL 60018	Approx. 1%
Anthony Pricco c/o Bridge Development Partners, LLC 9525 W. Bryn Mawr Avenue Suite 700 Rosemont, IL 60018	Approx. 0.875%
Steve Groetsema c/o Bridge Development Partners, LLC 9525 W. Bryn Mawr Avenue Suite 700 Rosemont, IL 60018	Approx. 0.3125%
Kevin Carroll c/o Bridge Development Partners, LLC 9525 W. Bryn Mawr Avenue Suite 700 Rosemont, IL 60018	Approx. 0.1875%
Sean Zasche c/o Bridge Development Partners, LLC 9525 W. Bryn Mawr Avenue Suite 700 Rosemont, IL 60018	Approx. 0.125%

Miami-Dade Aviation Department

If the project is located within the Inner Safety Zone (ISZ), Outer Safety Zone (OSZ) OR Critical Area Approach Zone (CA-A) the applicant is required to obtain an approval letter from Miami-Dade County Aviation Department (MDAD).



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE SOUTH 01°44'50" EAST, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 30, FOR 174.40 FEET; THENCE NORTH 88°15'10" EAST 51.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08°39'38" WEST 42.41 FEET; THENCE SOUTH 03°44'49" EAST 166.36 FEET TO A POINT ON A CIRCULAR CURVE TO THE RIGHT FROM WHICH A RADIAL LINE BEARS NORTH 50°02'26" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 38°41'10", FOR AN ARC DISTANCE OF 47.26 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 11°41'37", FOR AN ARC DISTANCE OF 122.46 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°39'39" WEST 1023.30 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 75°29'15", FOR AN ARC DISTANCE OF 79.05 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 13°45'04", FOR AN ARC DISTANCE OF 120.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°25'20" WEST 142.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 44°25'29", FOR AN ARC DISTANCE OF 46.52 FEET TO A POINT ON A LINE 55 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 30; THENCE NORTH 89°34'32" EAST ALONG SAID PARALLEL LINE 721.90 FEET; THENCE SOUTH 77°57'21" EAST 32.42 FEET; THENCE NORTH 89°34'32" EAST ALONG A LINE 62 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 30 FOR 396.56 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 07°47'18", FOR AN ARC DISTANCE OF 25.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 56.00 FEET AND A CENTRAL ANGLE OF 67°13'19", FOR AN ARC DISTANCE OF 65.70 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 586.00 FEET AND A CENTRAL ANGLE OF 07°04'03", FOR AN ARC DISTANCE OF 72.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 437,973 SQUARE FEET (10.0545 ACRES), MORE OR LESS.



DORAL MARKETPLACE