

MIAMI BEACH

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.

Application Information			
FILE NUMBER			
DRB20-0505			
<input type="radio"/> Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input checked="" type="radio"/> Design Review Board <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input type="radio"/> Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		<input type="radio"/> Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY			
666 71ST, 6994 CARLYLE AVE, 6980 CARLYLE AVE, 6973 INDIAN CREEK DRIVE MIAMI BEACH FLORIDA, 33141			
FOLIO NUMBER(S)			
02-3211-002-1200, 02-3211-002-1180, 02-3211-002-1220, 02-3211-002-1230			
Property Owner Information			
PROPERTY OWNER NAME			
NOBE CREEK LLC			
ADDRESS		CITY	STATE
814 1ST STREET #1		MIAMI BEACH	FL
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
		(305) 793-7662	JEFFERSON@800HOLDINGS.COM
Applicant Information (if different than owner)			
APPLICANT NAME			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST REQUESTING DESIGN REVIEW BOARD REVIEW AND APPROVAL OF REVISED SET UNDER FILE NUMBER DRB20-0505, 135,801 SQ FT MIXED USE BUILDING OF 13-STORIES, RESIDENTIAL ON LEVELS 5 THROUGH 12, ALONG WITH AN OCCUPANCY USE OF ASSEMBLY ON LEVEL 4 AND LEVEL 13. LEVEL 1 OCCUPANCY INCLUDES RETAIL TENANT SPACES ALONG WITH ASSEMBLY, LOADING, AND BUILDING SUPPORT ROOMS. LEVELS 2 AND 3 INCLUDE AN OPEN-AIR PARKING GARAGE AND BUILDING SUPPORT ROOMS. THE BUILDING CONSISTS OF 110 UNITS OF RENTAL APARTMENTS AND 62 INTERIOR PARKING SPACES.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Provide the total floor area of the new construction.		89,689	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		135,801	SQ. FT.
Party responsible for project design			
NAME		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other	
BUILT-FORM ARCHITECTURE O/O ROBERT BISTRY			
ADDRESS		CITY	STATE ZIPCODE
935 W CHESTNUT ST 620		CHICAGO	IL 60442
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
	(305) 902-8629	BBISTRY@BUILT-FORM.NET	
Authorized Representative(s) Information (If applicable)			
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Other OWNER	
JEFFERSON BRACKIN			
ADDRESS		CITY	STATE ZIPCODE
800 1ST STREET		MIAMI BEACH	FL 33139
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
	(305) 793-7862	JEFFERSON@800HOLDINGS.COM	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Other OWNERS REP	
JERI GOODKIN DAUSEY			
ADDRESS		CITY	STATE ZIPCODE
1111 KANE CONCOURSE SUITE 509		BAY HARBOR ISLANDS	FL 33164
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
	(788) 258-0187	JERI@SBOFL.COM	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

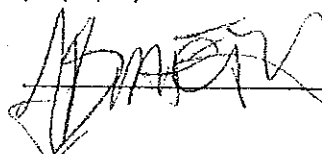
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the 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 (live-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".
- 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 services rendered or to be rendered. The disclosure shall: (i) be in writing, (ii) indicate to whom the consideration has been provided or committed, (iii) 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 foregoing 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 (ii) no application from 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



 JEFFERSON BRACKIN

 PRINT NAME

JANUARY 4, 2021

 DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FLORIDACOUNTY OF Miami Dade

I, JEFFERSON BRACKIN, being first duly sworn, depose and certify as follows: (1) I am the MGR (print title) of NOBECREEK LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 4 day of January, 2021. The foregoing instrument was acknowledged before me by Jefferson Brackin, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

Jeri Dee Dausey
Commission # GG121936
Expires: Sept. 27, 2021
Bonded thru Aaron Notary

PRINT NAME

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami Dade

I, Jefferson Brackin, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize _____ to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

JEFFERSON BRACKIN, OWNER
 PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 4 day of January, 2021. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires Sept. 27, 2021
 Commission # GG121936
 Bonded thru Aaron Notary



Jeri Dee Dausey

Commission # GG121936
 Expires: Sept. 27, 2021
 Bonded thru Aaron Notary

NOTARY PUBLIC

PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contract purchasers are corporations, partnerships, limited liability companies, trusts, 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. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application is 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.

NOIZE CREEK LLC
 NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
<u>SEE ATTACHED AT END OF APPLICATION</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest 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.

TRUST NAME	
NAME AND ADDRESS	% INTEREST

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	ADDRESS	PHONE
ROBERT BISTENY	9300 CAESTNUT STREET	305 902 8629
BOLT-FOAM	SUITE 902	
	CHICAGO, IL 60642	

Additional names can be placed on a separate 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 OF Florida
 COUNTY OF Miami-Dade

I, Jefferson Brackin, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 4 day of January, 2021. The foregoing instrument was acknowledged before me by JEFFERSON BRACKIN who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: Jeri Dee Dausey
 Commission # GG121936
 Expires: Sept. 27, 2021
 Bonded thru Aaron Notary



Jeri Dee Dausey
 SIGNATURE
Jeri Dausey
 NOTARY PUBLIC
 PRINT NAME

NOBE CREEK LLC IS OWNED BY:

GGJW LLC 50%
BRACK-TEL ALTON LLC 27.5%
RONRUSS NOBE CREEK 22.5%

GGJW IS OWNED BY:

ALTON M AND J INVESTMENT LLC 100%
ALTON M AND J INVESTMENT LLC IS OWNED BY:
MARISA GALBUT 37.5%
JENNA GALBUT 37.5%
R & R FAMILY GRANDCHILDREN'S INVESTMENT TRUST #1 25%

MARISA GALBUT LLLP
MARISA GALBUT 99%
RUSSELL GALBUT 1%

JENNA GALBUT LLLP
JENNA GALBUT 99%
RUSSELL GALBUT 1%

R & R FAMILY GRANDCHILDREN'S INVESTMENT TRUST #1
BENEFICIARIES:

AIDAN GALBUT NEWMAN 20%
BECCA ROSE GARRETT 20%
EMMA MIRIAM GARRET 20%
LUCILLE BETH MENIN 20%
ELLANOR ROSE MENIN 20%

BRACK-TEL ALTON LLC IS OWNED BY:

JEFFERSON BRACKIN 36.35%
WAYNE BRACKIN 18.175%
SHAIDA BRACKIN 18.175%
NKW-EBG PROP 1 27.3%
NKW-EBG PROP 1, LLC IS OWNED BY:
NKW PROPERTIES LTD 100%
NKW PROPERTIES LTD IS OWNED BY:
ABRAHAM A. GALBUT AND NANCY GALBUT, HIS WIFE 33.3%
ERIC AND SARIT GALBUT, HIS WIFE 33.3%
DANIEL AND JILLIAN GALBUT HIS WIFE 33.3%

RONRUSS NOBE CREEK LLC IS OWNED BY:

RONRUSS PARTNERS LTD 100%
RONRUSS PARTNERS LTD IS OWNED BY:
RUSSELL W. GALBUT 44.1%
RONALEE GALBUT 44.1%
MARISA GALBUT 5.52%
JENNA GALBUT 5.28%