

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 DRB22-0886			
<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 6940 Abbott Ave			
FOLIO NUMBER(S) 02-3211-001-0590			
Property Owner Information			
PROPERTY OWNER NAME BellSouth Telecommunications, LLC, a Georgia limited liability company			
ADDRESS 4375 Richmond Park Drive East		CITY Jacksonville	STATE FL
BUSINESS PHONE		CELL PHONE	ZIP CODE 33146
EMAIL ADDRESS			
Applicant Information (if different than owner)			
APPLICANT NAME 6940 NORTH BEACH, LLC			
ADDRESS 4225 Ponce de Leon Blvd		CITY Coral Gables	STATE FL
BUSINESS PHONE		CELL PHONE	ZIP CODE 33146
EMAIL ADDRESS JBOSCHETTI@BFGROUPLLC.COM			
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Approval of a 96 unit multi-family residential development.			

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.		25,000	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		132,900	SQ. FT.
Party responsible for project design			
NAME Raymond Fort		<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 _____	
ADDRESS 2900 Oak Avenue		CITY Miami	STATE FI ZIPCODE 33133
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS rfort@arquitectonica.com	
Authorized Representative(s) Information (if applicable)			
NAME Tracy R. Slavens		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 3800 NE 1st Avenue, Suite 200		CITY Miami	STATE FI ZIPCODE 33137
BUSINESS PHONE 305-673-2585	CELL PHONE	EMAIL ADDRESS tslavens@lsnlaw.com	
NAME Adele Valencia		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 3800 NE 1st Avenue, Suite 200		CITY Miami	STATE FI ZIPCODE 33137
BUSINESS PHONE 305-673-2585	CELL PHONE	EMAIL ADDRESS avalencia@lsnpartners.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 (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".
- 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 1 18-31. – 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, (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 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 (II) 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

Jose R. Boschetti

PRINT NAME

11/30/2022

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: _____

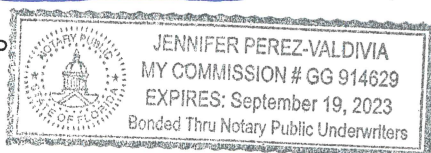
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

I, Jose R. Boschetti, being first duly sworn, depose and certify as follows: (1) I am the Managing Partner (print title) of 6940 NORTH BEACH, 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 30 day of November, 2022. The foregoing instrument was acknowledged before me by Jose R. Boschetti, 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: _____

Jennifer Perez-Valdivia
PRINT NAME

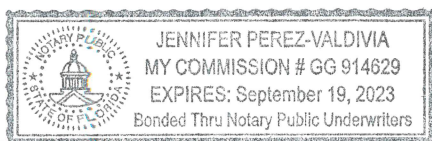
POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

I, Jose R. Boschetti, 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 Tracy R. Slavens to be my representative before the Design Review Board 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.

Jose R. Boschetti**PRINT NAME (and Title, if applicable)****SIGNATURE**

Sworn to and subscribed before me this 30 day of November, 2022. The foregoing instrument was acknowledged before me by Jose R. Boschetti, 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: _____

NOTARY PUBLICJennifer Perez-Valdivia
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 contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(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.

6940 NORTH BEACH, LLC**NAME****DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

Jose R Boschetti50%Eduardo Otaola50%

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.

Bellsouth Telecommunications, LLC, a Georgia limited liability company

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
See description of ownership attached.	

6940 NORTH BEACH, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Jose R Boschetti	50%
Eduardo Otaola	50%

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.

N/A

TRUST NAME	
NAME AND ADDRESS	% INTEREST
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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
Tracy R. Slavens, Esq.	3800 NE 1st Ave #200 Miami FI 33137	305-673-2585
Adele Valencia	3800 NE 1st Ave #200 Miami FI 33137	305-673-2585

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

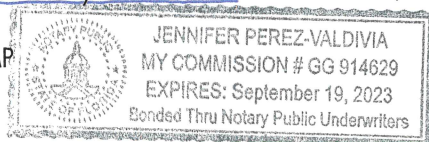
COUNTY OF Miami-Dade

I, Jose R. Boschetti, 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.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 30 day of November, 2022. The foregoing instrument was acknowledged before me by Jose R. Boschetti, 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: _____

[Signature]
NOTARY PUBLIC

Jennifer Perez-Valdivia
PRINT NAME

Description of Ownership

BellSouth Telecommunications, LLC, a Georgia limited liability company, is a wholly-owned subsidiary of BellSouth, LLC. BellSouth, LLC, a Georgia limited liability company, is a wholly-owned subsidiary of AT&T DataComm, LLC. AT&T DataComm, LLC, a Delaware limited liability company, is a wholly-owned subsidiary of AT&T DataComm Holdings, LLC. AT&T DataComm Holdings, LLC, a Delaware limited liability company, is a wholly-owned subsidiary of BellSouth Mobile Data, Inc. BellSouth Mobile Data, Inc., a Georgia corporation, is a wholly-owned subsidiary of AT&T Inc. AT&T Inc., a Delaware corporation, is a publicly traded company on the New York Stock Exchange. There is no one person or group that owns 5% or more of the stock of AT&T Inc.

EXHIBIT A

LOTS 1, 2, 11 AND 12, BLOCK "H" CORRECTED PLAT OF ATLANTIC HEIGHTS" LESS :
DUE EAST 2.0 FEET THEREOF, ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 9 AT PAGE 14 OF THE PUBLIC RECORDS OF DADE COUNTY,
FLORIDA.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/16/2022

Property Information	
Folio:	02-3211-001-0590
Property Address:	6940 ABBOTT AVE Miami Beach, FL 33141-3105
Owner	SOUTHERN BELL TEL & TEL CO TAX ADM OFFICE
Mailing Address	PO BOX 7207 BEDMINSTER, NJ 07921
PA Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	9163 UTILITY : UTILITY
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,733 Sq.Ft
Lot Size	25,000 Sq.Ft
Year Built	1967



Assessment Information			
Year	2022	2021	2020
Land Value	\$4,250,000	\$4,250,000	\$4,250,000
Building Value	\$105,085	\$92,475	\$92,475
XF Value	\$45,901	\$45,901	\$45,908
Market Value	\$4,400,986	\$4,388,376	\$4,388,383
Assessed Value	\$3,142,207	\$2,856,552	\$2,596,866

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$1,258,779	\$1,531,824	\$1,791,517
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
ATLANTIC HGTS PB 9-14 LOTS 1-2-11 & 12 BLK H LOT SIZE 200.000 X 125	

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,142,207	\$2,856,552	\$2,596,866
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,400,986	\$4,388,376	\$4,388,383
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,142,207	\$2,856,552	\$2,596,866
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,142,207	\$2,856,552	\$2,596,866

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version: