

MIAMIBEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

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

Application Information			
FILE NUMBER PB25-0775			
☐ Board of Adjustment ☐ Variance from a provision of the Land Development Regulations ☐ Appeal of an administrative decision		☐ Design Review Board ☐ Design review approval ☐ Variance	
☒ Planning Board ☐ Conditional use permit ☐ Lot split approval ☐ Amendment to the Land Development Regulations or zoning map ☐ Amendment to the Comprehensive Plan or future land use map		☐ Historic Preservation Board ☐ Certificate of Appropriateness for design ☐ Certificate of Appropriateness for demolition ☐ Historic district/site designation ☐ Variance	
☐ Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 801 S Pointe Unit CU-2			
FOLIO NUMBER(S) 02-4203-368-0320			
Property Owner Information			
PROPERTY OWNER NAME RJR Realty LLC			
ADDRESS 1691 Michigan Avenue		CITY Miami	STATE FL
BUSINESS PHONE		CELL PHONE	ZIPCODE 33139
EMAIL ADDRESS			
Applicant Information (if different than owner)			
APPLICANT NAME GAIA USA LLC			
ADDRESS 8301 SW 53 Avenue		CITY Miami Beach	STATE Florida
BUSINESS PHONE		CELL PHONE	ZIPCODE 33143
EMAIL ADDRESS			
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST See attached letter of intent.			

Project Information			
Is there an existing building(s) on the site?		☒ Yes	☐ No
Does the project include interior or exterior demolition?		☐ Yes	☒ No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
Party responsible for project design			
NAME Beilenson Gomez Architects PA		☒ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other _____	
ADDRESS 8101 Biscayne Blvd, Suite 309		CITY Miami	STATE Florida
		ZIPCODE 33138	
BUSINESS PHONE (305) 559-1250	CELL PHONE	EMAIL ADDRESS jgomez@beilinsonarchitectspa.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael W. Larkin		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 300		CITY Miami	STATE Florida
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Nicholas Rodriguez-Caballero		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 300		CITY Miami	STATE Florida
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS nrodriguez@brzoninglaw.com	
NAME Alexey Polyako		☐ Attorney ☐ Contact ☐ Agent ☒ Other <u>Manager</u>	
ADDRESS 8301 SW 53 Avenue		CITY Miami	STATE Florida
		ZIPCODE 33143	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS polyakov@metric-invest.com	

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 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (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

Signed by:
Robert Rivani
36A0360AF7E24A2...

SIGNATURE

Robert Rivani, as Manager of RJR Realty*

PRINT NAME

June 19, 2025

DATE SIGNED

**Authorized Signatory RJR Realty, LLC

Please read the following and acknowledge below:

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The aforementioned is acknowledged by:

☐ Owner of the subject property ☒ Authorized representative


SIGNATURE

Alexey Polyakov

PRINT NAME

DATE SIGNED

*Authorized Signatory Bay GAIA USA LLC

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, N/A, 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 Florida

COUNTY OF Miami-Dade

I, Robert Rivani*, being first duly sworn, depose and certify as follows: (1) I am the Authorized Signatory (print title) of RJR Realty 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 by:

*Authorized Signatory RJR Realty, LLC

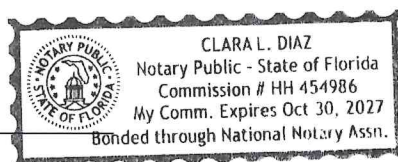
Robert Rivani

36A0306AF7E24A2...

SIGNATURE

Sworn to and subscribed before me this 19 day of June, 2025. The foregoing instrument was acknowledged before me by Robert Rivani, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Clara L. Diaz

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, N/A, 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

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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, Alexey Polyako, being first duly sworn, depose and certify as follows: (1) I am the Authorized Signatory (print title) of GAIA USA 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.

*Authorized Signatory Bay GAIA USA LLC

Sworn to and subscribed before me this 20 day of JUNE, 2025. The foregoing instrument was acknowledged before me by Alexey Polyanko, who has produced PS 5090 as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 03-06-2028

RAUL CHAVARRIA
Commission # HH 480996
Expires March 6, 2028

SIGNATURE**NOTARY PUBLIC****PRINT NAME**

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Robert Rivani*, 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 M. Larkin, N. Rodriguez and J. Gomez to be my representative before the Planning 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.

Robert Rivani*

PRINT NAME (and Title, if applicable)

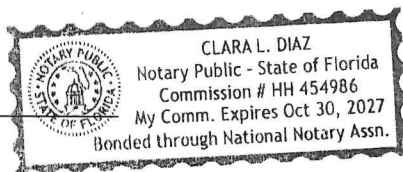
Signed by:
Robert Rivani
3048388AF7E242AE

SIGNATURE

Sworn to and subscribed before me this 19th day of June, 2025. The foregoing instrument was acknowledged before me by Robert Rivani, 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: _____



Clara L. Diaz
NOTARY PUBLIC

PRINT NAME

*Authorized Signatory RJR Realty, LLC

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.

N/A

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 if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

I, Alexey Polyakov, 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 M. Larkin, N. Rodriguez and J. Gomez to be my representative before the Planning 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.

Alexey Polyakov
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 20 day of JUNE, 2025. The foregoing instrument was acknowledged before me by Alexey Polyakov, who has produced Passport as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 03-06-2028

RAUL CHAVARRIA
 Commission # HH 480996
 Expires March 6, 2028

[Signature]
NOTARY PUBLIC
Raul Chavarria
PRINT NAME

*Authorized Signatory Bay GAIA USA LLC

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.

N/A**NAME****DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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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.

RJR Realty LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Robert Rivani	99%
201 S Biscayne Blvd, Suite 1440	
Miami, FL 33131	
Other interests, none exceeding 5%	

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
N/A	

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
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.

GAIA USA LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
See Exhibit "B"	

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
N/A	

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

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
<u>Michel W. Larkin</u>	<u>200 S. Biscayne Boulevard, Suite 300</u>	<u>(305) 374-5300</u>
<u>Nicholas Rodriguez-Caballero</u>	<u>200 S. Biscayne Boulevard, Suite 300</u>	<u>(305) 374-5300</u>
<u>Jose Gomez</u>	<u>8101 Biscayne Boulevard, Suite 309</u>	<u>(305) 559-1250</u>

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, Robert Rivani*, 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.

Signed by:
Robert Rivani

SIGNATURE

Sworn to and subscribed before me this 19th day of June, 2025. The foregoing instrument was acknowledged before me by Robert Rivani, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

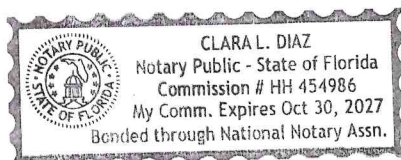
NOTARY SEAL OR STAMP

Clara L. Diaz
NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

*Authorized Signatory RJR Realty, LLC



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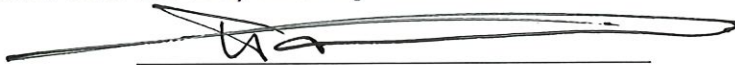
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APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

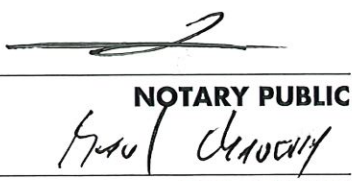
I, Alexey Polyakov, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to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


SIGNATURE

Sworn to and subscribed before me this 20 day of June, 2025. The foregoing instrument was acknowledged before me by Alexey Polyakov, who has produced Passport as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 03-06-2028


NOTARY PUBLIC
PRINT NAME

*Authorized Signatory Bay GAIA USA LLC



RAUL CHAVARRIA
Commission # HH 480996
Expires March 6, 2028

Exhibit A "Legal Description"

**801 S Pointe, Unit CU-2
Folio Number: 02-4203-368-0320**

Condominium Parcel No CU-2 of MAREA, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 29810, page 2526, of the Public Records of Miami-Dade County, Florida and all amendments thereto, together with its undivided share in the common elements.

Exhibit B - Disclosure of Interest:

