

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 PB25-0811		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Petition for Rehearing	
Planning Board <input checked="" 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		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"/> Petition for Rehearing	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 1685 Collins Avenue			
FOLIO NUMBER(S) 02-3234-019-0550			
Property Owner Information			
PROPERTY OWNER NAME Beach Hotel Associates LLC			
ADDRESS 65 East 55 Street, Floor 29		CITY New York	STATE NY
ZIPCODE 10022			
BUSINESS PHONE (212) 607-0591	CELL PHONE	EMAIL ADDRESS legal@cainint.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same as Owner			
ADDRESS		CITY	STATE
ZIPCODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST CUP for entertainment; see enclosed LOI for additional details.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 7.2.2.4?		<input type="checkbox"/> Yes	<input checked="" 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. No change to historic FAR - See enclosed zoning data sheet			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area). (same as above)			SQ. FT.
Party responsible for project design			
NAME Jennifer McConney-Gayoso		<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 230 NE 97th Street		CITY Miami	STATE Florida
		ZIPCODE 33138	
BUSINESS PHONE (305) 573-2728	CELL PHONE	EMAIL ADDRESS jennifer@studio-mcg.com	
Authorized Representative(s) Information (if applicable)			
NAME Neisen Kasdin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 98 SE 7 Street, Suite 1100		CITY Miami	STATE Florida
		ZIPCODE 33131	
BUSINESS PHONE (305) 982-5629	CELL PHONE	EMAIL ADDRESS neisen.kasdin@akerman.com	
NAME Marissa Amuial		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 98 SE 7 Street, Suite 1100		CITY Miami	STATE Florida
		ZIPCODE 33131	
BUSINESS PHONE (305) 982-5614	CELL PHONE	EMAIL ADDRESS marissa.amuial@akerman.com	
NAME Ian Bacheikov		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 98 SE 7 Street, Suite 1100		CITY Miami	STATE Florida
		ZIPCODE 33131	
BUSINESS PHONE (305) 982-5669	CELL PHONE	EMAIL ADDRESS ian.bacheikov@akerman.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". Online payments are also accepted. Please select the Citizen Self Service icon in the city's webpage at www.miamibeachfl.gov .
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- 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 2.1.1.1 – 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: a.be in writing, b. indicate to whom the consideration has been provided or committed, c. generally describe the nature of the consideration, and d.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 the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and 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:

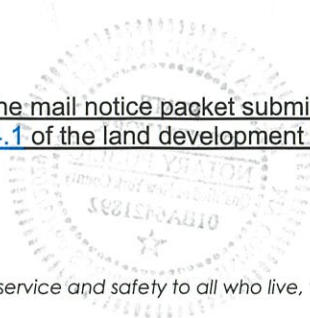
Owner of the subject property Authorized representative

EPe
SIGNATURE

Eric Poretsky
PRINT NAME

01-12-2026
DATE SIGNED

The undersigned applicant confirms that the mail notice packet submitted with this application is compliant with section 2.2.4.1 of the land development regulations.



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

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization. Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of _____, _____ (year) by _____.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF New York

COUNTY OF New York

I, Eric poretsky, being first duly sworn, depose and certify as follows: (1) I am the principal (print title) of Beach Hotel Associates 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.

Eric Poretsky

SIGNATURE

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization. Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 12th day of January, 2026 (year) by Eric poretsky

NOTARY SEAL OR STAMP

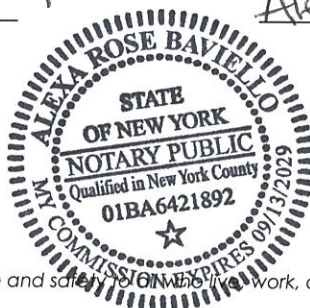
Alexa Rose Baviello

NOTARY PUBLIC

My Commission Expires: 09/13/2029

Alexa Rose Baviello

PRINT NAME



POWER OF ATTORNEY AFFIDAVIT

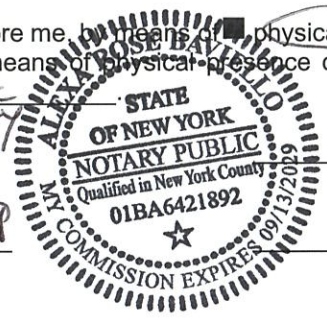
STATE OF New York
COUNTY OF New York

I, Eric Poretsky, 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 Neisen Kasdin/Marissa Amual/Ian Bacheikov 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.

Eric Poretsky, Authorized Representative [Signature]
PRINT NAME (and Title, if applicable) SIGNATURE

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 12th day of January, 2026 (year) by Eric Poretsky

NOTARY SEAL OR STAMP



My Commission Expires: 09/13/2029

Alexa Rose Davello
NOTARY PUBLIC
Alexa Rose Davello
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.

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.

**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.

Beach Hotel Associates LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Todd Boehly

approximately 46%

Hansjorg Wyss

approximately 10%

*remaining persons hold less than 5% ownership interest

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
Neisen Kasdin	98 SE 7 Street Suite 1100, Miami, Flori	305-982-5629
Marissa Amuial	98 SE 7 Street Suite 1100, Miami, Flori	305-982-5614
Ian Bacheikov	98 SE 7 Street Suite 1100, Miami, Flori	305-982-5669

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 New York

COUNTY OF New York

I, Eric Poretsky, 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.

Eric Poretsky

SIGNATURE

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization. Sworn to (or affirmed) and subscribed, before me by means of physical presence or online notarization, this 12th day of January 2026 (year) by Eric Poretsky

NOTARY SEAL OR STAMP

Alexa Rose Bariello

NOTARY PUBLIC

My Commission Expires: 09/13/2029

Alexa Rose Bariello

PRINT NAME



Exhibit A

Legal Description

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOTS 9, 10, 11 AND 12, IN BLOCK 29, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, A SUBDIVISION OF DADE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF DULY RECORDED UPON THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA IN PLAT BOOK 2, PAGE 77 THEREOF;

ALSO THAT TRACT OF LAND SHOWN ON PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 29 AS SHOWN ON PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 77, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID BLOCK 29 OF THE AFORESAID PLAT AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 136.896 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF THE CENTER LINE OF 17TH STREET; THENCE RUN EASTERLY ALONG THE CENTER LINE OF 17TH STREET, EXTENDED, A DISTANCE OF 204.17 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF SAID CENTER LINE OF 17TH STREET EXTENDED EASTERLY OF THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN, SAID LINE RECORDED IN PLAT BOOK 105, PAGE 62, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE RUN SOUTHERLY ALONG THE SAID EROSION CONTROL LINE, A DISTANCE OF 137.465 FEET TO THE INTERSECTION OF THE EXTENSION EASTERLY OF THE SOUTHERLY LINE OF REFERENCED LOT 9, THENCE RUN WESTERLY ALONG THE EASTERLY EXTENSION OF LOT 9, A DISTANCE OF 200.96 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT, HOWEVER, THAT CERTAIN PORTION OF SUCH LAND AS WAS APPROPRIATED AND TAKEN BY THE CITY OF MIAMI BEACH, FLORIDA, IN THAT CERTAIN EMINENT DOMAIN OR CONDEMNATION PROCEEDING A FINAL JUDGMENT FOR WHICH WAS RECORDED IN DEED BOOK 3106, PAGE 95, WHICH COVERS THAT PORTION OF THE PREMISES LYING NORTHERLY OF THE NORTHERLY LINE OF SAID BLOCK 29 EXTENDED EASTERLY TO THE EROSION CONTROL LINE RECORDED IN PLAT BOOK 105, PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.