

May 18, 2021

VIA EMAIL DELIVERY

The Chairperson and Members of the
Miami Beach Planning Board
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**Re: Application for Minor Modification to reflect New Ownership for Conditional Use
Permit, PB File No. 2226 (“Application”)
633 Alton Road, Miami Beach FL (the “Property”)**

Dear Chairperson and Members of the Planning Board:

Our firm represents Baranof Holdings South Beach Storage, LLC (the “Applicant”) in connection with land development and zoning matters relating to the Property. Please accept this Application on behalf of the Applicant, for a minor modification to transfer the existing Conditional Use Permit PB File #2226 (“CUP”) for the Property to the Applicant. A copy of the CUP is enclosed for ease of reference. Specifically, the Applicant is requesting a modification to Condition 1 only to reflect the insertion of the Applicant as the new owner of the Property, as discussed more fully below.

I. The Property

The Property is located at 633 Alton Road, Miami Beach Florida within the Flamingo Park Local Historic District. The Property is zoned Commercial Medium Intensity District (CD-2) on the City of Miami Beach Official Zoning Map and designated Commercial Medium Intensity District (CD-2) on the City’s Future Land Use Map.

The Property contains Cube Smart Self Storage, that will continue to operate at Property. The operations are not changing only the ownership of the property.

The Applicant agrees to adhere to all the conditions of the CUP.

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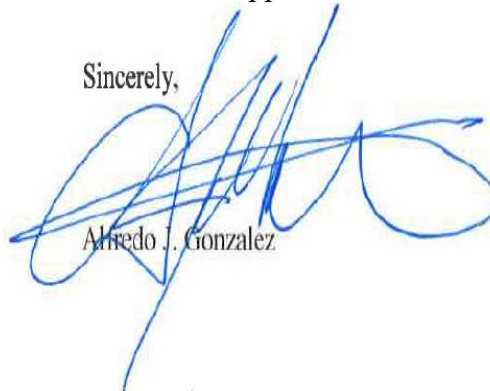
II. Request for Minor CUP Modification

In accordance with Condition 1 of the CUP, “[a]ny change of ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.” The Applicant, as owner and operator of the Property, is required to appear before the Planning Board to affirm their understanding of the conditions and requirements of the CUP and to transfer the CUP name to the Applicant. The Applicant is not requesting any other changes to the CUP. In accordance with the foregoing, we submit the enclosed Application to transfer the CUP to the Applicant and to affirm our client’s understanding of all the terms and conditions of the CUP.

III. Conclusion

The Applicant is requesting a minor modification to transfer name on the CUP to the Applicant. Applicant is not requesting any additional modifications as part of this Application. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,



Alfredo J. Gonzalez