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June 01, 2021

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

**Re: Letter of Intent for Change of Operator - Planning Board File No. PB21-0449
f/k/a PB0616-0036 f/k/a PB2139 – 404 Washington Avenue, Miami Beach,
Florida 33139**

Dear Chair and Members of the Planning Board:

Our Law Firm represents 404 Washington Major Restaurant, LLC (the “Applicant”), the new tenant of the restaurant space located at 404 Washington Avenue (the “Restaurant”). The City of Miami Beach Planning Board (“Board”) previously approved a Conditional Use Permit (“CUP”) for a Neighborhood Impact Establishment at the Restaurant, a copy of which is enclosed with the application materials.

Condition No. 1 of the Modified Conditional Use Permit requires “any change of operator or 50% (fifty percent) or more stock ownership, partnership interest, or the equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.”

Please allow this letter to serve as the Applicant’s request the Board approve the Applicant as the new owner/operator under the CUP. The Applicant will operate a fine dining Israeli restaurant concept by the multi Michelin Starred restaurant group, Major Food Group. Enclosed with the application materials please find a copy of the proposed menu for the Restaurant.

There are no changes proposed to the existing square footage, seating, or occupancy of the Restaurant. Enclosed with the application materials please find a copy of the previously approved operational plans and the previously approved floor plans along with an updated operational plan for the Restaurant.

The Applicant is fully aware of and understands the conditions of the Conditional Use Permit. In light of the foregoing, the Applicant respectfully requests that the Planning Board approve this application for a Change of Operator.

In the case you should require additional information, please contact the undersigned.

Very Respectfully Submitted,

/s/ James E. Rauh.

James E. Rauh
For the Firm

Enclosures as stated