



James E. Rauh, Partner
Brickell World Plaza
600 Brickell Avenue, Suite 3600
Miami, Florida 33131
Phone: 305.789.2770
Fax: 305.537.3900
Direct Phone: 305.789.2732
Direct Fax: 305.537.3928
Email: james.rauh@gmlaw.com

May 31, 2024

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

**Re: Letter of Intent for Modification to Modified Conditional Use Permit
Planning Board File No. PB24-0680 f/k/a Planning Board File. No. 1922
2201 Collins Avenue, Miami Beach, Florida**

Dear Chair and Planning Board Members:

Our firm represents SoBe Hotel Owner LLC ("Proposed Owner/Operator"), the proposed owner/operator of the property located at 2201 Collins Avenue (the "Property"). The Planning Board ("Board") previously approved a Modified Conditional Use Permit ("CUP") for an aggregate of uses that are considered a Neighborhood Impact Establishment at the Property. The CUP was approved under Planning Board File No. 1922 for the current owner, 2201 COLLINS FEE, LLC ("Current Owner").

The purpose of this application is to transfer the existing CUP to the Proposed Owner/Operator. Condition No. 2 of the CUP, which is attached hereto, requires "Subsequent owners...to appear before the Board to affirm their understanding of the conditions listed herein."

SoBe Hotel Owner LLC will be the new owner/operator of the Property, subject to acquiring title to the Property and the closing having occurred. Our client is fully aware of and understands the conditions of the CUP and is prepared to appear before the Board on July 30, 2024.

We respectfully request the Planning Board's favorable review of the change of owner/operator under the CUP for the subject property.

Very Respectfully Submitted,

/s/ James E. Rauh
James E. Rauh, Esq.
For the Firm