



# MIAMI BEACH

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OFFICE OF THE MAYOR AND COMMISSION

CITY MANAGER'S OFFICE

MEMORANDUM

BY \_\_\_\_\_

TO: Jorge Gonzalez, City Manager

FROM: Jerry Libbin, Commissioner

DATE: March 25, 2011

SUBJECT: Consent agenda item for the April 13<sup>th</sup> Commission meeting; a referral to the Land Use Community and Development Committee to consider an adjustment to the permitted uses in a CD2 District

I would like a discussion about the possibility of changing the permitted uses in a CD2 District to allow for self storage.

Please see attached letter of request from David Sacks and Pathman Lewis, LLP with respect to their client.

Please contact my office at ext. 7106 if you have any questions.

Attachment

JL/er

Agenda Item C4G  
Date 4-13-11

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March 21, 2011

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Commissioner Jerry Libbin  
Mayor and Commission  
Miami Beach City Hall  
1700 Convention Center Drive, 4<sup>th</sup> Floor  
Miami Beach, Florida 33139

**RE: Alton 633 Properties, LLC – Land Development  
Property: 633 Alton Road, Miami Beach, Florida**

Dear Commissioner Libbin:

On behalf of our client, Alton 633 Properties, LLC, a Florida limited liability company, owner of the above referenced Property, this letter shall serve as our client's request for a referral to the City of Miami Beach City Commission. Specifically, we are requesting the Commission to consider passing an ordinance that will expand the permitted uses in the CD-2, Commercial Medium Intensity District to include self-storage facilities. At present, the main permitted uses in the CD-2 District are as follows<sup>1</sup>:

***Commercial uses; apartments; apartment/hotels; hotels; and uses that serve alcoholic beverages, bars, dance halls, or entertainment establishments.***

We have met with City staff regarding the subject request<sup>2</sup>, and staff is supportive of the requested use for self-storage in the CD-2 District (which already permits commercial uses generally). Further, we believe the community surrounding the Property will be well served by providing a much needed use in the area while having a design that blends with the fabric of the community. At present, self-storage facilities are not specifically permitted in the CD-2 District.

<sup>1</sup> Pursuant to Section 142-302 of the City of Miami Beach Code.

<sup>2</sup> During our meeting with staff, we were advised that the subject request for referral for self-storage cannot be incorporated into the currently proposed Ordinance for the Alton Road Overlay District.

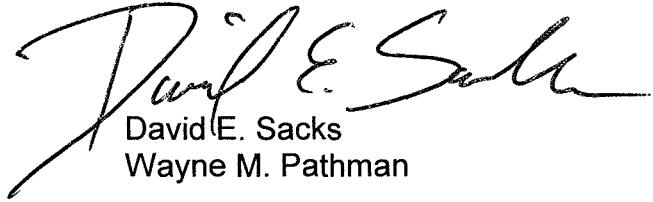
March 21, 2011  
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Based on the foregoing, we respectfully request the subject referral to the Commission and appropriate Committees and Boards for the adoption of an ordinance permitting self-storage intended to benefit the area and City of Miami Beach at large.

Please contact us should you have any questions regarding the foregoing.

Very truly yours,

PATHMAN LEWIS, LLP



David E. Sacks  
Wayne M. Pathman

DES/sls

cc: Alan H. Potamkin

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