

September 29, 2023

VIA ELECTRONIC MAIL

Re: Application for Administrative Review - Site Development Plan
10451 NW 33rd St, Doral, FL 33172 (the "Property")

LETTER OF INTENT

Please consider this our Letter of Intent on behalf of the owner SST II 10451 NW 33rd ST LLC, for application for Site Development Plan approval.

I. The Property

The existing Property consists of approximately 4.2 acres located on the northeast corner of NW 33rd ST NW 104th Avenue. The Property is the subject of prior development approvals; however, the Property remains partially undeveloped. Our client is the owner of the Property, and the proposed application seeks approval for a partial redevelopment to transform the unused land to a fully developed self-storage facility to provide services and tax revenues to the residents of the City of Doral.

II. Site Plan

As evidenced by the site plan attached to the application, our client's plan is to develop the existing functional Property with the same use across an integrated site plan. The proposed plan incorporates internal drives facilitating movement and access throughout the site, thus providing for one ingress to the site and two egress drives, one dedicated for emergency and fire access.

Circulation is further facilitated by large drive aisles.

By creating a uniform plan, our client proposes a common architectural theme across the site, creating both an aesthetically pleasing and functional development. The additional storage facility will be the anchor to help alleviate the existing blight of the undeveloped portion of the site, providing convenience of additional self-storage as well as RV and boat storage for the community.

Both the layout of the site and the proposed mix of storage types, makes the proposed site plan an ideal development on the Property.

The proposed self-storage facility will not only provide functional use on the Property, generating additional tax revenue for the City, but will also aesthetically improve the area from the existing unused area of the site currently provides. The proposed, self-storage facility is being designed to blend in with the other uses, creating an attractive structure

III. Conclusion

The site plan proposes to redevelop an existing area of the site, that when taken as a whole, will activate a cohesive self-storage facility providing services to the community, and tax revenues for the City .We respectfully request your favorable recommendation for Plan Approval for the proposed site development.

Thank for your review of the foregoing, should you have any questions, please do not hesitate to contact me at 786-681-0800.

Sincerely,



BOHLER ENGINEERING

Aaron Kosh, P.E.
Assistant Project Manager



8401 NW 53RD Terrace, Second Floor, Doral, Florida 33166 Tel. (305) 593-6630 Facsimile: (305) 593-6768 Website: cityofdoral.com

PUBLIC HEARING APPLICATION **PLANNING AND ZONING DEPARTMENT**
/ Administrative Review Application

- Please check one:
- CITY COUNCIL
 - ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY
Application No: PLAN-2310-0062
Date Received: **RECEIVED**
By Stephanie Puglia at 10:43 am, Oct 06, 2023

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- Change in Zoning District
- Variance
- Appeal of Decision
- Conditional Use
- Plat
- Entry Feature
- Site Plan
- Other _____

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit)			Bohler Engineering FL, LLC		
Mailing Address	1 SE 3rd ave, STE 1760	City, State, Zip	Miami FL 33131	Telephone	7866820800
				Fax	
				Email:	fl-permits@bohlereng.com
Name of Owner					
SST II 10451 NW 33RD ST LLC					
Mailing Address	10 Terrace Rd	City, State, Zip	CA 92694	Telephone	8474893183
				Fax	
				Email:	agiangrande@smartstop.com

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description – Complete description, including section, township and range).

Folio Number(s) 35-3029-001-0250

Address 10451 NW 33 ST Doral, FL 33172-5912

Lot(s) _____ Block _____ Section _____ Plat Book No. _____ Page No. _____

FINISHED FLOOR ELEVATION (If applicable): Varies FLOOD ZONE: X

B. ADDRESS (If number has been assigned) 10451 NW 33RD ST

C. SIZE OF PROPERTY _____ ft. X _____ ft. = 182,566 sq. ft.; 4.19 acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

29 53 40 4.19 AC

FLA FRUIT LAND CO SUB PB 2-17

E660FT OF TR 25 LESS S40FT

& LESS E30FT & EXT AREA OF CURVE IN SE COR FOR R/W

E. DATE SUBJECT PROPERTY WAS ACQUIRED 06/01/2016

APPLICANT'S REQUEST:

Specify in full the request. (Use a separate sheet of paper if necessary.)

Applicant is requesting approval to upgrade the existing self-storage facility.

Expansion of existing building, new drive up storage units

and outdoor canopies for RV and/or Boat parking.

LETTER OF INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

See attached

Is this application the result of a Notice of Violation or deviation from approved plans? Yes No

Are there any existing structures on the property? Yes No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) CBS

Any applications that involve an existing building must provide copy of the approved plans, plat, site plan approval or any prior zoning history. Plans that are not filed with this application will not be considered by the City of Doral.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF DORAL.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than one year old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements. All existing trees must be shown.
- B. **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with the City of Doral Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material. Prior ASPR or Site Plan Approval Resolution and plans must be submitted.
- C. **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the history of the property, prior approvals and the extent of the proposed project. Show how code criterion is met. Signature and address must be shown.
- D. **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents
- Other _____

Please check only one of the following options:

FOR CITY COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with City staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

10/9/2023 _____ Aaron Kosh
 Date Applicant's Signature Print Name
 _____ / _____
 Date Applicant's Signature (if more than one) Print Name

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We SST II 10451 NW 33rd ST LLC as Owner (s) of Lot (s) _____


Block _____ Section _____ PB/PG _____

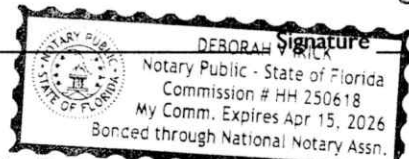
of property which is located at 10451 NW 33RD ST, DORAL, FL 33172
desire to file an application for a public hearing before the City Council Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign. The applicant will be responsible for advertising the application and sending the mail out per section _____.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the South Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Doral or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the City Council or City Staff in connection with the request and will take the necessary steps to make the request effective if approved by the City Council or City Staff.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the City Council or City Staff to consider the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application. Any information submitted less than 45 days prior to a public hearing will result in being postponed to the next available hearing date. Legislative items must have all requested items submitted 30 days prior to hearing.
8. That the applicant is responsible for any additional fees which include but are not limited to mailing notices to surrounding property owners, advertising, outside consultant reviews, legal fees, surveys, and technical reports.

I/We as the owners of the subject property (check one):

- do hereby authorize Bohler Engineering FL, LLC to act on my/our behalf as the applicant.
- will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing administrative review before the City Council or City Staff.

Owner's Name SST II 10451 NW 33RD ST LLC Signature  Date 9.13.23

Owner's Name _____ Signature _____ Date _____
 Notary to Owner:  Deborah V. Quirk 9/13/23

Applicant's Name Bohler Engineering FL, LLC Signature Ch K Date 9/29/2023

Notary to Applicant:

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Alex Giangrande
(Applicant)

Sworn to and subscribed before me this _____ day of _____, _____. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)

My commission expires _____

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

From: Nicholas Look <nlook@smartstop.com>
Sent: Wednesday, April 10, 2024 12:11 PM
To: Aaron Kosh
Cc: Alex Giangrande; Wayne Johnson; Jill Mathews
Subject: RE: [EXTERNAL] Smartstop-Doral--Public Company

EXTERNAL: Use caution with attachments and links.

Aaron – we are a corporation with ownership interests held by approximately 20,000 separate stockholders. We disclose our beneficial ownership of stockholders that have greater than 5% on page 45 of our proxy we filed last year:

<https://www.sec.gov/ix?doc=/Archives/edgar/data/1585389/000119312523099102/d481982ddef14a.htm>

I trust this will satisfy the below but please call me if you need more information.

Thanks,
Nick



Nicholas M. Look
GENERAL COUNSEL & SECRETARY

Main: (949) 429-6600 ext. 569
Direct: (949) 542-4516
Fax: (949) 429-6606

10 TERRACE RD, LADERA RANCH, CA 92694

[LinkedIn](#) • [Instagram](#) • [Facebook](#)

STOCK OWNERSHIP

Beneficial Ownership of the Company's Stock

The following table sets forth, as of March 31, 2023, the amount of our common stock beneficially owned by: (1) each of our directors and executive officers; (2) our directors and executive officers as a group; and (3) any person who is known by us to be the beneficial owner of more than 5% of any class of our common stock. There were a total of approximately 96.8 million shares of common stock issued and outstanding as of March 31, 2023.

<u>Name and Address⁽¹⁾ of Beneficial Owner⁽²⁾</u>	<u>Common Stock Beneficially Owned</u>	<u>Common Stock Issuable Upon Conversion or Exchange of Other Securities</u>	<u>Total</u>	<u>Percent of Ownership⁽³⁾</u>
<u>Directors and Executive Officers</u>				
H. Michael Schwartz, Chairman of the Board of Directors and Chief Executive Officer	571,169 ⁽⁴⁾	9,130,372 ⁽⁵⁾	9,701,541	9.1%
Wayne Johnson, President and Chief Investment Officer	17,589	538,278	555,867	*
Joe Robinson, Chief Operations Officer	8,589	17,032	25,621	*
James Barry, Chief Financial Officer and Treasurer	9,569	138,848	148,417	*
Michael O. Terjung, Chief Accounting Officer	7,035	143,993	151,028	*
Nicholas M. Look, General Counsel and Secretary	3,518	61,161	64,679	*
Gerald Valle, SVP – Self Storage Operations	5,277	14,435	19,712	*
Paula Mathews, Director	28,610	108,672	137,282	*
Timothy S. Morris, Independent Director	30,640	—	30,640	*
David J. Mueller, Independent Director	28,763	—	28,763	*
Harold “Skip” Perry, Independent Director	30,640	—	30,640	*
All directors and executive officers as a group	741,399	10,152,791	10,894,190	10.1%
<u>5% or Greater Stockholders</u>				
Extra Space Storage LP	—	18,761,726 ⁽⁶⁾	18,761,726	16.2%

* Represents less than 1%.

⁽¹⁾ The address of each director and executive officer is 10 Terrace Road, Ladera Ranch, California 92694. The address of Extra Space Storage LP is 2795 East Cottonwood Parkway, Suite 300, Salt Lake City, Utah 84121.

⁽²⁾ Beneficial ownership is determined in accordance with SEC rules and generally includes voting or investment power with respect to securities and shares issuable pursuant to options, warrants and similar rights held by the respective person or group that may be exercised within 60 days following March 31, 2023. Except as otherwise indicated by footnote, and subject to community property laws where applicable, the persons named in the table above have sole voting and investment power with respect to all shares of common stock shown as beneficially owned by them.

⁽³⁾ For each person included in the table, percent of ownership is calculated by dividing the number of shares of our common stock beneficially owned by that person by the sum of (a) the number of shares of our common stock outstanding as of March 31, 2023 plus (b) the number of shares of common stock beneficially owned by such person, including those shares that are attributable to OP Units that can be exchanged, restricted stock or LTIP Units that will vest, or Series A Convertible Preferred Stock that can convert, within 60 days following March 31, 2023. OP Units may be redeemed for cash, or at the Company's option, an equal number of shares of common stock, subject to certain restrictions. Once vested, LTIP units are exchangeable into OP Units.

⁽⁴⁾ Includes 483,224 Class A shares owned by SmartStop OP Holdings, LLC, which is indirectly owned and controlled by Mr. Schwartz. This also includes 87,945 shares of Class A Common Stock held by a family trust, as to which Mr. Schwartz has shared voting and dispositive power.

⁽⁵⁾ Includes 8,882,448 Operating Partnership units owned by SmartStop OP Holdings, LLC, and 73 units owned by SS Toronto REIT Advisors, Inc., which are indirectly owned and controlled by Mr. Schwartz. This table does not include 1,094,434 operating partnership units held by SmartStop OP Holdings, LLC which are precluded from being exchanged into shares until August 9, 2023.

⁽⁶⁾ This information is based solely on Extra Space Storage LP's ownership of our Series A Convertible Preferred Stock. The holders of the Series A Convertible Preferred Stock have the right to convert any or all of the Series A Convertible Preferred Stock into shares of our common stock. As of March 31, 2023, we had \$200 million of Series A Convertible Preferred Stock outstanding which are convertible using a conversion price of \$10.66; such conversion price may be adjusted in connection with stock splits, stock dividends and other similar transactions.



Nicholas M. Look, General Counsel and Secretary

April 10, 2024

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

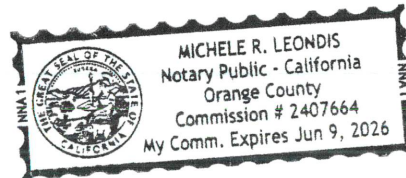
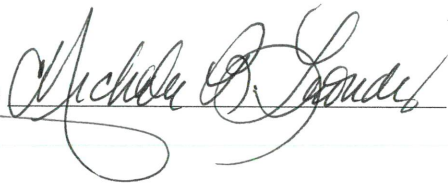
State of California
County of Orange

On April 10, 2024, before me, Michele R. Leondis, Notary Public personally appeared Nicholas M. Look, who proved to me on the **basis of satisfactory evidence** to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

Legal Description

THE EAST 660 FEET OF TRACT 25, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NUMBER ONE, SECTION 29, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 30.00 FEET, AND LESS THE SOUTH 40 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, AND LESS THE EXTERNAL AREA FORMED BY A 25.0 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST AND TANGENT TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID TRACT 25, AND TANGENT TO THE NORTH LINE OF THE SOUTH 40.00 FEET OF SAID NORTHWEST 1/4 OF SAID SECTION 29.

ALSO DESCRIBED AS FOLLOWS:

COMMENCE AT TOE SOUTHEAST CORNER OF TRACT 25, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NUMBER ONE, SECTION 29, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 89° 44'58" WEST, ALONG THE SOUTH LINE OF SAID TRACT 25, A DISTANCE OF 56.71 FEET; THENCE NORTH 00° 15' 02" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON TOE NORTH RIGHT-OF-WAY LINE OF NW 33RD STREET; THENCE SOUTH 89° 44'58" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 603.07 FEET; THENCE NORTH 01° 44'58" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 290.23 FEET; THENCE NORTH 89° 44' 33" EAST , A DISTANCE OF 628.72 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NW 104TH AVENUE, ALSO BEING 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF AFORESAID TRACT 25; THENCE SOUTH 01° 45' 07" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE 264.64 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 30' 05" AND A CHORD DISTANCE OF 35.82 FEET WHICH BEARS SOUTH 43° 59'56" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.93 FEET TO THE POINT OF BEGINNING.