

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: June 25, 2019

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **File No. 2192. 1450 Collins Avenue – Senor Frogs - Progress Report**

RECOMMENDATION:

Amend the CUP with the modifications suggested and consider whether or not to cancel the revocation/modification hearing already scheduled for July 23, 2019.

BACKGROUND

August 26, 2014

The applicant, Senor Frogs Miami, LLC, obtained a Conditional Use approval for a Neighborhood Impact Establishment (NIE) with an occupant content exceeding 200 persons, pursuant to Section 118, Article IV and Section 142, Article V.

September 28, 2018

The current Business Tax Receipt (BTR) was issued for the establishment (RL-10007924).

April 9, 2019

A Cure Letter was sent to the applicant due to violations that were issued related to the operation of the business.

April 30, 2019

The progress report was discussed and continued to a date certain of May 21, 2019.

May 21, 2019

The progress report was discussed and continued to a date certain of June 25, 2019. Additionally a revocation/modification hearing was set for July 23, 2019.

PROGRESS REPORT

At the April 30th meeting, the board discussed the recent history of the establishment, including disturbances in and around the property during a high impact, spring break weekend. The board requested that the applicant develop a plan of action which could be implemented during such high impact events, and such plan may include increased staffing and additional security personnel to monitor and control the operations and crowds both inside and outside. The board continued to the progress report to a date certain of May 21, 2019.

At the May 21, 2019 meeting the applicant provided an action plan in an attempt to address compliance issues surrounding high impact events (see attached documentation dated May 20, 2019). Specifically, the following modifications have been proposed by the applicant:

- 5.d Patrons shall be allowed to queue on the sidewalk on Española Way in an orderly manner, only when maximum occupancy levels, as determined by the Fire Marshal, have been reached. Stanchions shall delineate the area. Two (2) security staff shall monitor

the crowds to ensure that they do not interfere with the free-flow of pedestrians on the public sidewalk.

- e. An off-duty police officer (subject to availability), shall be hired to monitor the operations during 'high impact weekends', as defined in the City Code and designated by the City Manager.

The applicant has also submitted a letter from 'Audio Visual & Lighting', confirming that the sound system is operating as designed, and is in compliance with the CUP.

As of the writing of this report, there have not been any new violations issued since 3/29/19.

Representatives from the Police Department and Code Compliance have indicated that they will be in attendance for the June 25th meeting to provide additional testimony for the Board to consider and to answer any questions.

STAFF RECOMMENDATION

Staff recommends that the Planning Board consider the issue of noncompliance and at a minimum amend the CUP with the proffered modified conditions noted above.

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 1450 Collins Avenue

FILE NO. 2192

IN RE: On August 26, 2014, the applicant, Senor Frogs Miami, LLC, was granted Conditional Use approval for a Neighborhood Impact Establishment with an occupant content exceeding 200 persons pursuant to Section 118, Article IV and Section 142, Article V. On June 25, 2019, the planning board amended the conditions of the CUP as part of a scheduled progress report due to code violations.

LEGAL DESCRIPTION: Lots 1 and 2, in Block 2-A, of Espanola Villas, according to the Plat thereof, recorded in Plat Book 7, at Page 145, of the Public Records of Miami-Dade County, Florida, less the Southerly 8.65 feet thereof.

MEETING DATE: August 26, 2014, June 25, 2019

MODIFIED CONDITIONAL USE PERMIT

The applicant, Senor Frogs Miami, LLC, filed an application with the Planning Director requesting Conditional Use approval for a Neighborhood Impact Establishment with an occupant content exceeding 200 persons pursuant to Section 118, Article IV and Section 142, Article V.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the MXE Mixed Use Entertainment Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as may have been modified by the Planning Board, that a Conditional Use Permit as requested and set forth above, be GRANTED subject to the following conditions to which the applicant has agreed:

1. This Conditional Use Permit is issued to Senor Frogs Miami, LLC, as operator of this Neighborhood Impact Establishment, with an occupant content over 200 persons. Any change of operator or 50% (fifty percent) or more stock ownership 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.
2. The patron occupant content shall be determined by the Fire Marshal. The applicant shall obtain a final occupant content from the City before the issuance of a Business Tax Receipt.
3. Prior to the issuance of a building permit for the project, the applicant shall submit an operational plan and narrative for all portions of the project, subject to the review and approval of staff, prior to the issuance of a CO or BTR, whichever occurs first. Such plan and narrative shall consist of a complete, updated business/operation plan that includes more details of the operation, deliveries, sanitation, security and crowd control.
4. The applicant shall return to the Planning Board for a Progress Report within ninety days after the issuance of the BTR.
5. The following shall apply to the operation of the entire facility:
 - a. The sidewalk café area, if the permit is granted by the City, shall be permitted to operate until 10:30 PM, as proposed by the applicant.
 - b. Security staff shall take measures to strictly enforce patron age restrictions in the City Code around the clock.
 - c. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
 - d. Patrons shall be allowed to queue on the sidewalk on Española Way in an orderly manner, only when maximum occupancy levels, as determined by the Fire Marshal, have been reached. Stanchions shall delineate the area. Two (2) security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrians on the public sidewalk.
 - e. An off-duty police officer (subject to availability), shall be hired to monitor the operations during 'high impact weekends', as defined in the City Code and designated by the City Manager.
 - f. The location of deliveries and trash collection shall be indicated on the Building Permit plans, subject to the review and approval of staff.
 - g. Deliveries or trash pick-up shall only be permitted between 7:00 AM and 2:00 PM on weekdays and 9:00 AM and 2:00 PM on weekends.

- h. Trash pick-up shall take place 7 days per week.
 - i. All trash containers shall utilize rubber wheels, as well as a path consisting of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
 - j. All trash dumpsters shall be closed at all times except when in use.
 - k. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the service alley, the sidewalk, and all areas around the perimeter of the property. These areas shall be kept free of trash, debris and odor, and shall be swept and hosed down at the end of each business day.
 - l. Except as may be required for fire or building code/Life Safety Code purposes, no speakers of any kind, shall be affixed to, installed, or otherwise located on the exterior of the premises within the boundaries of the project.
 - m. As per the recommendations of The Audio Bug, Inc. Sound Study, the house sound system shall be installed using a distributed speaker system, and set in such a manner as to contain sound levels inside the restaurant. The restaurant manager shall maintain control of the music volume at all times.
 - n. As per the recommendations of The Audio Bug, Inc. Sound Study, the ventilation panels shall be closed and sealed to prevent sound leakage.
 - o. The equipment and installation plan for the sound system, including the location of all speakers and sound level controls shall be submitted to staff for review and approval prior to obtaining a building permit. Outdoor speakers shall not be permitted. Ninety days after opening, the sound systems in all the venues shall be tested by a qualified acoustic professional, with staff from the Planning Department present, and a report shall be submitted to staff for review.
 - p. Security staff shall monitor patron circulation and occupancy levels during the hours of operation.
 - q. After normal operating hours the establishment shall remain closed and no patrons or other persons, other than those employed by the establishment, shall remain therein between closing and 9:00 AM.
 - r. All doors to the establishment shall remain closed, except when in active use. Propping doors open shall not be permitted at any time the venue is in operation.
- 6. A contract with a valet operator shall be submitted to staff for review and approval prior to a final Certificate of Occupancy or Business Tax Receipt, whichever occurs first.
 - 7. No strobe lights shall be visible outside the venue.
 - 8. Business identification signs shall be limited to sign copy indicating the name of the establishment only, subject to staff review and approval.
 - 9. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. Within ninety (90) days of the issuance of the TCO or CO for the project, or the date of commencement of operation of the establishment, whichever is later, the operator shall make a progress

report to the Planning Board. The Board reserves the right to modify the conditions of this approval at the time of a progress report, in a non-substantive manner, including modifications to the hours of operation, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).

10. The Planning Board shall retain the right to call the owner or operator back before them and make modifications to this Conditional Use Permit should there be valid complaints about loud, excessive, unnecessary, or unusual noise, as determined by Code Compliance. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.
11. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interests and assigns. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
12. The applicant shall obtain a Certificate of Occupancy prior to the issuance of a Business Tax Receipt.
13. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.
14. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
15. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
16. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit, certificate of use, certificate of occupancy, certificate of completion, or occupational license shall be issued until this requirement is satisfied.
17. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
18. Nothing in this order authorizes a violation of the City Code or other applicable law, nor

May 20, 2019

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

**Re: Senor Frogs Miami, LLC – Planning Board File No. 2192
May 21, 2019 Progress Report Update**

Dear Chair & Board Members:

Our Law Firm represents Senor Frogs Miami, LLC (“Operator”), the tenant and operator of the restaurant located at 1450 Collins Avenue. This correspondence is to provide you with an update for the May 21, 2019 Progress Report regarding the Operator’s actions to address the items raised in the Planning Department’s letter dated April 9, 2019 (“Letter”) and also “high impact weekends” (as defined by the City Code and designated by the City Manager):

The Previously Open Code Violations Are In Compliance: The two (2) code violations identified as “open” in the Letter are now in compliance. To evidence such compliance, please see the enclosed on-line printout from the City’s records reflecting Code Violation No. CC2019-07113 (issued for obstructing the sidewalk) is now closed. Also enclosed please find a copy of the Amended Business Tax Receipt (“BTR”) which now reflects the “ATM” component has been properly added, evidencing Code Violation No. CC2019-07182 (issued for failure to comply with BTR) is now in compliance. The restaurant is fully and properly licensed, including with the requisite BTR.

The Operator Will Hire Off-Duty City Of Miami Beach Police: The Operator agrees to hire off-duty police during “high impact weekends” (as defined by the City Code and designated by the City Manager) and proffers the following condition:

The applicant shall hire off-duty police from the City of Miami Beach, subject to availability, during “high impact weekends” as defined in the City Code and designated by the City Manager.

The Operator has already requested off-duty police for the upcoming Memorial Day weekend and enclosed is an Off Duty Police Invoice for same.

The Operator Will Provide Additional Crowd Control: The Operator agrees to provide additional security staff to monitor queuing outside and proffers the following modification to Condition No. 5(d) of the existing Conditional Use Permit (“CUP”):

Two (2) security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrians on the public sidewalk.

Senor Frogs feels that with two (2) security staff will ensure there is sufficient crowd control, especially during "high impact periods," where there will also be off-duty police present.

The Operator Has Re-Calibrated The Sound Control: Senor Frogs contracted a sound consultant to re-confirm that the sound system is calibrated and operating in compliance with the initial sound study approved under the CUP. Enclosed please find a letter from Audio Visual & Lighting confirming that the sound system is operating as designed and is compliance with the CUP and with the City of Miami Beach Code of Ordinances relating to noise.

No New Code Violations Have Been Issued Since The Issuance Of The Letter: Since the issuance of the Planning Staff's letter dated April 09, 2019, there have been no new code violations issued to the Operator.


Update To Staff Report & Recommendation: The Operator's plan of action above and proffered CUP conditions have been reviewed by the Planning Staff, and subsequent to the preparation of the Staff Report & Recommendation, we and the Planning Staff have agreed that: since the Operator has proffered the modified CUP conditions above, if the board is in agreement, the Planning Staff can prepare a modified order without the need for a formal modification hearing.

In light of the foregoing, we respectfully request the Planning Board follow Staff's updated recommendation.

Should you have any questions, please contact the undersigned.

Very truly yours,

GREENSPOON MARDER LLP


James E. Rauh, Partner

Enclosures as stated.

MIAMI BEACH

Government Connected Online Services

Home Planning Permits Citizen Req. Code Business Other



Subscribe / Follow On:  

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Search Results

Case Number	Address	Type	Status	District	Opened	Closed	Project
CC2019-07113	1450 COLLINS AVE	City Code Violation	Fine Paid	CCC	03/23/2019	05/13/2019	

1

Displaying items 1 - 1 of 1



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MIAMIBEACH

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Code Case Number: CC2019-07113

Code Case Details

Case Number: CC2019-07113

Assigned To: Chung, Andrew

Opened: 3/23/2019

Type: City Code Violation

Project:

Closed: 5/13/2019

Status: Fine Paid

District: CCC

Description: Section 82-151... 

Primary Address Details

Parcel:

Address: 1450 COLLINS AVE

MIAMI BEACH, FL 33139

Existing Inspections

Type	Status	Request Date	Scheduled Date	Inspector
No records to display.				
<div> <div></div> <div></div> </div>				
Displaying items 0 - 0 of 0				

Remaining Inspections

Type	Status	Date	Reinspection	
Initial Code Inspection	No			^
Code Compliance Inspection	No			v
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Displaying items 1 - 2 of 2				

Code Violation

Code	Code Description	Status	Compliance
Right-of-way-001C	Section 82-151. A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular transportation traffic without	Not in Compliance	3/25/2019 10:54:17 PM
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Displaying items 1 - 1 of 1			

Attachment Details

File Name		
No records to display.		
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Displaying items 0 - 0 of 0		

Code Case Fees

Fee Name	Status	Amount
No records to display.		

THE BACK OF THIS DOCUMENT CONTAINS A WATERMARK

CITY OF MIAMI BEACH

CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: SENOR FROGS MIAMI LLCC/O ABIGAIL WATTS- FITZGERA LICENSE NUMBER: RL-10007924
DBA: SENOR FROGS MIAMI LLC Beginning: 09/28/2018
IN CARE OF: Expires: 09/30/2019
ADDRESS: 1450 Collins Ave Parcel No: 0232340130010
MIAMI BEACH, FL 33139-4113

TRADE ADDRESS: 1450 Collins Ave

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Additional Information

ATM MACHINE PERMIT # 20190371

Storage Locations

Code	Business Type
95005805	DANCE HALL/ENTERT. W/ALCOHOL
03005825	NIGHT CLUB LOAD FEE
95003602	AUTO TELLER MACHINES
95012065	MERCHANTS SALES
95016400	RESTAURANT / BARS
95000701	ALCOHOL BEV. (NO LATER THAN 5AM)

ATM: #Machines	1
Dance Hall: Alcohol Served	Yes
Dance Hall: #Occupants	208
Merchants: Inventory	\$24000
Restaurants/Bars: #Chairs	206

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

SENOR FROGS MIAMI LLCC/O ABIGAIL WATTS- FITZGERALD

1450 Collins Ave
MIAMI BEACH, FL 33139





MIAMI BEACH POLICE DEPARTMENT
SUPPORT SERVICES DIVISION
OFF DUTY EMPLOYMENT TEAM
1100 WASHINGTON AVE
MIAMI BEACH, FLORIDA 33139

OFFICE (305) 673-7823 FAX (305) 673-7067

OFF DUTY POLICE INVOICE

JOB # 19-230

TODAYS DATE: 5/6/2019

CUSTOMER NAME: SENIOR FROGS
BILLING ADDR: 1450 COLLINS AVE
CITY, STATE ZIP: MIAMI BEACH, FL 33139

CONTACT NAME: ALEJANDRO WONG PHONE #: 863-485-0878

JOB NAME / LOCATION: 1450 COLLINS AVE

DATE(s): FRI 5/24- SUN 5/26 10P-3A

COORDINATOR: OFF DUTY

DESCRIPTION	REG RATE	HOL RATE	REG HRS	HOL HRS	AMOUNT
POLICE OFFICER(S)	\$50.00	\$100.00	12	3	\$900.00
SERGEANT	\$55.00	\$110.00			\$0.00
LIEUTENANT	\$58.00	\$116.00			\$0.00
CAPTAIN	\$61.00	\$122.00			\$0.00
ADMINISTRATIVE	\$12.00		15		\$180.00
VEHICLE	\$3.00				\$0.00
OTHER (K9/ATV/BOAT/MOTORC					\$0.00
HOURS COORDINATING or EVENT HOURS BILLED					
COORDINATION FEE					\$0.00
	FIRST HR	# OF HRS	ADDN HRS	ADDN HRS	
ESCORT	\$100.00		\$50.00		\$0.00
OFF DUTY DEPOSIT					
ON DUTY POLICE					\$0.00
TOTAL DUE:					\$1,080.00

Advance payment in the form of cash, check, money order, cashier's check or credit card made payable to the City of Miami Beach is required. All Payments must be received 48 hours prior to the start of the off duty detail. Payments can be mailed or delivered to the City of Miami Beach Police Department, 1100 Washington Avenue, Miami Beach, FL 33139. Payments will be accepted in person from Monday through Friday (excluding holidays) from 8:30 am – 5:00 pm. Two (2) copies of this form must accompany payment.

**Job cancellations must be made at least 24 hours prior to the scheduled starting time of the detail and must be called in to the Off Duty Employment Office during normal operating hours. The Off Duty Employment Office is open 8:00 a.m. – 4:00 p.m. Monday through Friday, excluding holidays. The four (4) hour minimum shall apply to cancellations not meeting this requirement.*

Pay rates (excluding administrative and equipment fees) will be **doubled** for any off duty employment performed on the following holidays: New Year's Eve, New Year's Day, President's Day, Martin Luther King's Birthday, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Day after Thanksgiving, Christmas Eve, and Christmas Day.

FOR FINANCE DEPARTMENT USE ONLY

OFF DUTY POLICE OFFICERS:	156-8000-342901	\$900.00
COORDINATOR FEES:	156-8000-342903	\$0.00
ADMIN./VEHICLE/BOAT/ATV/K9 FEES	156-8000-342900	\$180.00
OFF DUTY DEPOSIT	601-7000-229024	\$0.00
ON DUTY POLICE	601-7000-229019	\$0.00



AUDIO VISUAL & LIGHTING

f JMD AUDIOVISUALLIGHTING i JMD_AVL v JMD AUDIOVISUALLIGHTING

May 16, 2019

Michael Belush, Chief
Planning and Zoning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**Re: Planning Board File No. 2192
Senor Frogs Miami LLC - Sound System Confirmation
1450 Collins Avenue, Miami Beach, Florida 33139**

Dear Mr. Belush,

This correspondence provides confirmation that the sound system at the above referenced restaurant is operating as designed and in compliance with the Conditional Use Permit ("CUP") dated August 26, 2014. We have reviewed the Sound Study submitted with the initial CUP application and conducted an on-site inspection and field test of the restaurant's sound system. Based on those inspections and tests we believe the sound system is operating as designed and in compliance with the CUP and the City of Miami Beach Code of Ordinances relating to noise.

Should you and/or City Staff have any questions relating to this correspondence, please do not hesitate to contact me.
Phone Number: 786-953-2748
Email: jmd.soundlight@yahoo.com

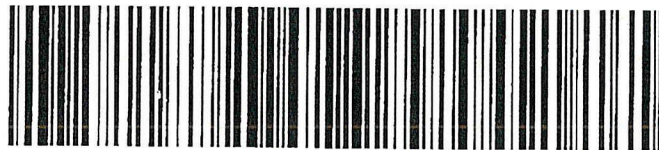
Sincerely,

By:


Eng. Jose Maria Duarte.

City of Miami Beach
Planning Dept
1700 Convention Center Dr
Miami Beach FL 33139

USPS CERTIFIED MAIL



9214 8901 9403 8381 1659 63

SENIOR FROGS MIAMI LLC
1450 COLLINS AVE
MIAMI BEACH FL 33139-4113

fold Here

Return Reference#:
Username: Victor Nunez
Code Violation # :
Court Case #:
Property Address ::
Permit ID #:
Custom 5:

Postage: \$5.6000

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PLANNING DEPARTMENT
Tel: 305-673-7550 Fax: 305-673-7559

April 9, 2019

USPC CERTIFIED MAIL
9214 8901 9403 8381 1659 63
RETURN RECEIPT REQUESTED

Senor Frogs Miami, LLC
1450 Collins Avenue
Miami Beach, FL 33139

Re: PB2192

Dear Sir/Madam:

A Conditional Use Permit to operate was issued to Senor Frogs, LLC on August 26, 2014. It has come to the Planning Department's attention that violations have been issued by the Code Compliance Department regarding the operation of the venue. These include, but are not limited to, disorderly conduct, noise violations, and failing to maintain areas adjacent to the facility free of trash and in a sanitary manner.

Therefore, in light of the inconsistencies with the following conditions of approval contained in the Conditional Use Permit and the pending code violations **you are requested to appear at the April 30th, Planning Board hearing** for a verbal progress report:

- 9 The Planning Board shall maintain jurisdiction of this Conditional Use Permit. Within ninety (90) days of the issuance of the TCO or CO for the project, or the date of commencement of operation of the establishment, whichever is later, the operator shall make a progress report to the Planning Board. The Board reserves the right to modify the conditions of this approval at the time of a progress report, in a non-substantive manner, including modifications to the hours of operation, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
- 10 The Planning Board shall retain the right to call the owner or operator back before them and make modifications to this Conditional Use Permit should there be valid complaints about loud, excessive, unnecessary, or unusual noise, as determined by Code Compliance. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns
- 5 The following shall apply to the operation of the entire facility:

- d. Patrons shall be allowed to queue on the sidewalk on Española Way in an orderly manner, only when maximum occupancy levels, as determined by the Fire Marshal, have been reached. Stanchions shall delineate the area. Security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrians on the public sidewalk.

14 A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.

17 The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.

The attached summary of violations and calls for services include the following warnings, violations and open offenses that are still showing in the City's records as of this writing:

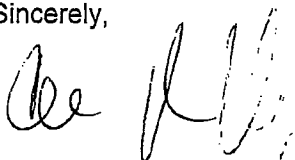
1. **CC2019-07113 03/23/19** Obstructing the sidewalk
2. **CC2019-07182 03/29/19** Failing to comply with BTR

Please be advised that at the time of the progress report, in accordance with the provisions of the City Code, Section 118-194(3), the Planning Board may consider setting a public hearing for the purpose of examining the noncompliance issues and initiate modification/revocation proceedings. Should the Planning Board consider setting a public hearing for the purpose of examining the noncompliance issues and initiate modification/revocation proceedings, this issue may be placed on the next available meeting of the Board.

If a future public hearing is set, the board may consider the issue of noncompliance and the possible modification or revocation of the approval. Based on substantial competent evidence, the board may consider revoking the approval, modifying the conditions thereof, or imposing additional or supplemental conditions.

If you have any questions, please do not hesitate to contact Mr. Alejandro Garavito at (305) 673-7000 ext. 6164.

Sincerely,



Thomas R. Mooney, AICP
Planning Director

TRM\AG



CFN 2014R0635523
OR Bk 29306 Pgs 4961 - 4965 (5pgs)
RECORDED 09/12/2014 12:10:48
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 1450 Collins Avenue

FILE NO. 2192

IN RE: The application by Senor Frogs Miami, LLC, requesting Conditional Use approval for a Neighborhood Impact Establishment with an occupant content exceeding 200 persons pursuant to Section 118, Article IV and Section 142, Article V.

LEGAL DESCRIPTION: Lots 1 and 2, in Block 2-A, of Espanola Villas, according to the Plat thereof, recorded in Plat Book 7, at Page 145, of the Public Records of Miami-Dade County, Florida, less the Southerly 8.65 feet thereof.

MEETING DATE: August 26, 2014

CONDITIONAL USE PERMIT

The applicant, Senor Frogs Miami, LLC, filed an application with the Planning Director requesting Conditional Use approval for a Neighborhood Impact Establishment with an occupant content exceeding 200 persons pursuant to Section 118, Article IV and Section 142, Article V.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the MXE Mixed Use Entertainment Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff

recommendations, as may have been modified by the Planning Board, that a Conditional Use Permit as requested and set forth above, be GRANTED subject to the following conditions to which the applicant has agreed:

1. This Conditional Use Permit is issued to Senor Frogs Miami, LLC, as operator of this Neighborhood Impact Establishment, with an occupant content over 200 persons. Any change of operator or 50% (fifty percent) or more stock ownership 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.
2. The patron occupant content shall be determined by the Fire Marshal. The applicant shall obtain a final occupant content from the City before the issuance of a Business Tax Receipt.
3. Prior to the issuance of a building permit for the project, the applicant shall submit an operational plan and narrative for all portions of the project, subject to the review and approval of staff, prior to the issuance of a CO or BTR, whichever occurs first. Such plan and narrative shall consist of a complete, updated business/operation plan that includes more details of the operation, deliveries, sanitation, security and crowd control.
4. The applicant shall return to the Planning Board for a Progress Report within ninety days after the issuance of the BTR.
5. The following shall apply to the operation of the entire facility:
 - a. The sidewalk café area, if the permit is granted by the City, shall be permitted to operate until 10:30 PM, as proposed by the applicant.
 - b. Security staff shall take measures to strictly enforce patron age restrictions in the City Code around the clock.
 - c. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
 - d. Patrons shall be allowed to queue on the sidewalk on Española Way in an orderly manner, only when maximum occupancy levels, as determined by the Fire Marshal, have been reached. Stanchions shall delineate the area. Security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrians on the public sidewalk.
 - e. The location of deliveries and trash collection shall be indicated on the Building Permit plans, subject to the review and approval of staff.
 - f. Deliveries or trash pick-up shall only be permitted between 7:00 AM and 2:00 PM on weekdays and 9:00 AM and 2:00 PM on weekends.
 - g. Trash pick-up shall take place 7 days per week.
 - h. All trash containers shall utilize rubber wheels, as well as a path consisting of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
 - i. All trash dumpsters shall be closed at all times except when in use.

- j. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the service alley, the sidewalk, and all areas around the perimeter of the property. These areas shall be kept free of trash, debris and odor, and shall be swept and hosed down at the end of each business day.
 - k. Except as may be required for fire or building code/Life Safety Code purposes, no speakers of any kind, shall be affixed to, installed, or otherwise located on the exterior of the premises within the boundaries of the project.
 - l. As per the recommendations of The Audio Bug, Inc. Sound Study, the house sound system shall be installed using a distributed speaker system, and set in such a manner as to contain sound levels inside the restaurant. The restaurant manager shall maintain control of the music volume at all times.
 - m. As per the recommendations of The Audio Bug, Inc. Sound Study, the ventilation panels shall be closed and sealed to prevent sound leakage.
 - n. The equipment and installation plan for the sound system, including the location of all speakers and sound level controls shall be submitted to staff for review and approval prior to obtaining a building permit. Outdoor speakers shall not be permitted. Ninety days after opening, the sound systems in all the venues shall be tested by a qualified acoustic professional, with staff from the Planning Department present, and a report shall be submitted to staff for review.
 - o. Security staff shall monitor patron circulation and occupancy levels during the hours of operation.
 - p. After normal operating hours the establishment shall remain closed and no patrons or other persons, other than those employed by the establishment, shall remain therein between closing and 9:00 AM.
 - q. All doors to the establishment shall remain closed, except when in active use. Propping doors open shall not be permitted at any time the venue is in operation.
- 6. A contract with a valet operator shall be submitted to staff for review and approval prior to a final Certificate of Occupancy or Business Tax Receipt, whichever occurs first.
 - 7. No strobe lights shall be visible outside the venue.
 - 8. Business identification signs shall be limited to sign copy indicating the name of the establishment only, subject to staff review and approval.
 - 9. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. Within ninety (90) days of the issuance of the TCO or CO for the project, or the date of commencement of operation of the establishment, whichever is later, the operator shall make a progress report to the Planning Board. The Board reserves the right to modify the conditions of this approval at the time of a progress report, in a non-substantive manner, including modifications to the hours of operation, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
 - 10. The Planning Board shall retain the right to call the owner or operator back before them and make modifications to this Conditional Use Permit should there be valid complaints about



loud, excessive, unnecessary, or unusual noise, as determined by Code Compliance. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.

11. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interests and assigns. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
12. The applicant shall obtain a Certificate of Occupancy prior to the issuance of a Business Tax Receipt.
13. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.
14. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
15. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
16. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit, certificate of use, certificate of occupancy, certificate of completion, or occupational license shall be issued until this requirement is satisfied.
17. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
18. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.



Dated this 7th day of SEPTEMBER, 2014

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
Thomas R. Mooney, AICP,
Planning Director
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 7th day of September, 2014, by Thomas R. Mooney, Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL]



TERESA MARIA
MY COMMISSION # FF 042188
EXPIRES: December 2, 2017
Bonded Three Budget Notary Services

Notary: [Signature]
Print Name: TERESA MARIA
Notary Public, State of Florida
My Commission Expires: 12.2-17
Commission Number: FF042188

Approved As To Form: [Signature] (9-5-14)
Legal Department

Filed with the Clerk of the Planning Board on 09/09/14 [Signature]

F:\PLAN\PLB\2014\08-26-14\2192 - 1450 Collins Ave - Sr Frog's\2192 CUP.docx

[Signature]

TERMINELLO & TERMINELLO, P.A.

ATTORNEYS AT LAW

2700 S.W. 37 AVENUE
MIAMI, FLORIDA 33133-2728

LOUIS J. TERMINELLO*†
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E-MAIL: nancy@terminello.com

JAMES E. RAUH*
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E-MAIL: ian@terminello.com

JOSHUA J. REMEDIOS*
E-MAIL: joshua@terminello.com

WALTER DROBENKO†
OF COUNSEL

ADMITTED IN:

*FLORIDA

†NEW YORK

*WASHINGTON, D.C.

(305) 444-5002

FAX: (305) 448-5566

Website: www.terminello.com

PLEASE REPLY TO:
MIAMI

September 25, 2014

BROWARD OFFICE

2455 HOLLYWOOD BLVD.
SUITE 118
HOLLYWOOD, FL 33020
(954) 929-9600

MIAMI BEACH OFFICE

1111 LINCOLN ROAD
SUITE 400
MIAMI BEACH, FL 33139
(786) 276-2343

NEW YORK OFFICE

25-84 STEINWAY STREET
ASTORIA, NY 11103

MICHAEL H. TARKOFF
LITIGATION SUPPORT
E-MAIL: mtarkoff@terminello.com

Katia Hirsh, Senior Planner
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

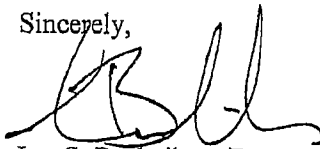
Re: Senor Frogs Miami, LLC
Planning Board File No. 2192

Dear Katia:

Enclosed herein please find the original Conditional Use Permit, recorded with the Clerk of Courts, Miami-Dade County, Florida, on September 12, 2014, submitted to the City of Miami Beach Planning Department for return to your file.

In the event you require any additional information or documents in connection with this matter, please contact the undersigned.

Sincerely,



Ian G. Bacheikov, Esq.
For the Firm

Enclosure

RECEIVED
2014 SEP 25 PM 2:51
CMB PLANNING DEPT

MIAMI BEACH

CODE COMPLIANCE DEPARTMENT

MEMORANDUM

TO: Hernan D. Cardeno, Esq., Director

VIA: Thomas Curitore, Assistant Code Compliance Director

FROM: Silvia M. Escobar, Code Compliance Administrator

DATE: March 28, 2019

SUBJECT: Señor Frogs LLC, 1450 Collins Avenue, Conditional Use Permit Violations

During the period January 01, 2018 to March 27, 2019, Señor Frogs Miami LLC, Business Tax Receipt number RL-10007924 located at 1450 Collins Avenue is in violation of the Conditional Use Permit File number 2192. This Conditional Use permit was recorded on 09/12/2014, CFN 2014R0635523 with Harvey Ruvin, Clerk of Court Miami -Dade County, Florida. The permittee has violated Section 5(d),5(l),5(o),5(j),10,14, and 17 of their Conditional Use Permit.(See attached CUP)

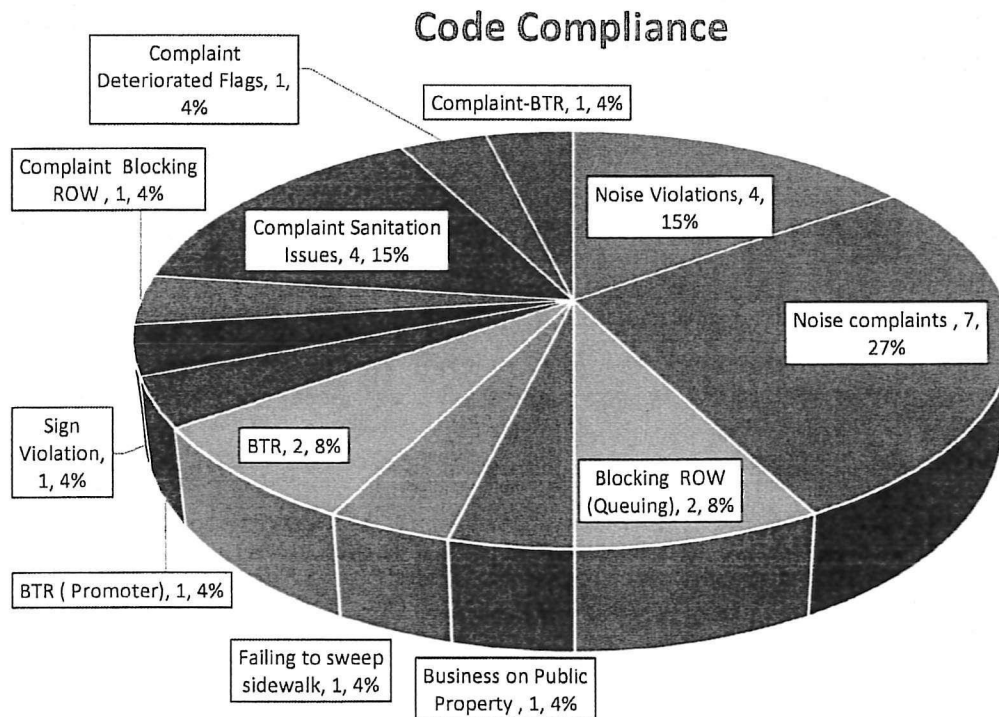
As Evidenced below (See highlighted portion)

Calls of Service and Violations/Complaints	Code Compliance	Police Department	Totals
Noise Violations	4		4
Noise complaints	7	3	10
Blocking ROW (Queuing)	2		2
Business on Public Property	1		1
Failing to sweep sidewalk	1		1
BTR	2		2
BTR (Promoter)	1		1
Sign Violation	1		1
Complaint Blocking ROW	1		1
Complaint Sanitation Issues	4		4
Complaint Deteriorated Flags	1		1
Complaint-BTR	1		1
Assault/Battery		8	8
Assault/Battery Domestic		1	1
Assault/Battery-Injury		2	2
Disturbance		18	18
Larceny		19	19
Battery/Aggravated /Law Enforcement Officer		1	1
Battery/Police Officer/Corrections /Firefighter		1	1
Battery		1	1
Cannabis /Possession/20 G rams or less		1	1

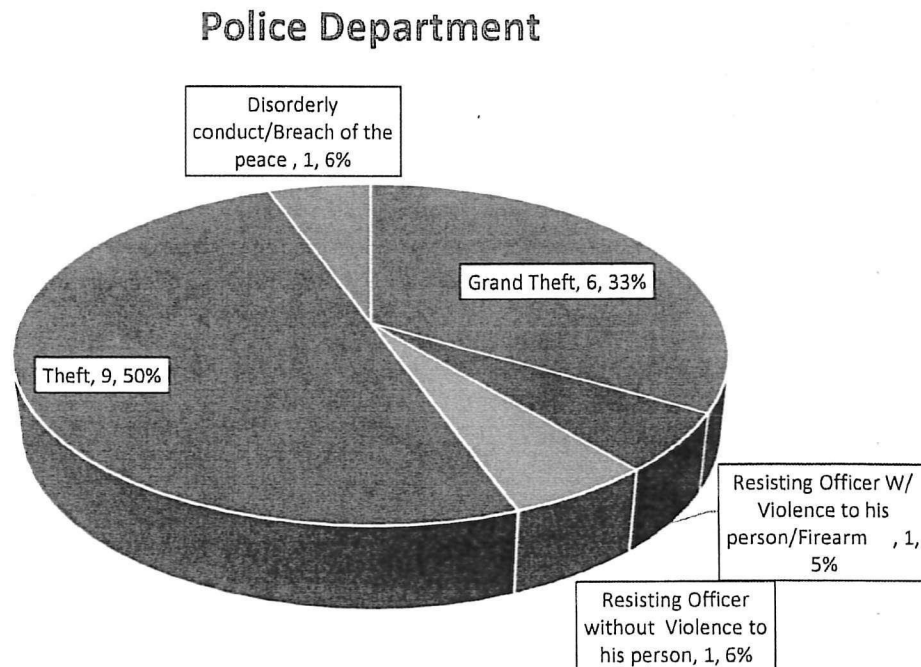
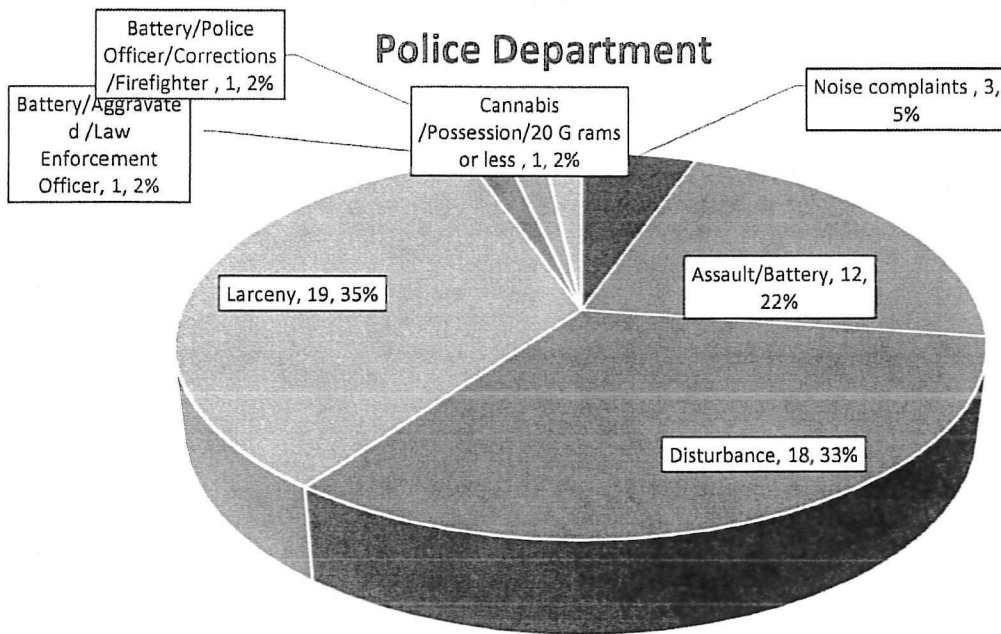
Source New World RMS and EnerGov

Calls of Service and Violations/Complaints	Code Compliance	Police Department	Totals
Grand Theft 3RD		3	3
Grand Theft 3RD Degree/5K><20K/Conspiracy		2	2
Grand Theft 3RD Degree/Armed/Conspiracy		1	1
Resisting Officer W/ Violence to his person/Firearm		1	1
Resisting Officer without Violence to his person		1	1
Petit Theft		5	5
Theft		4	4
Disorderly conduct/Breach of the peace		1	1

Source New World RMS and EnerGov



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MIAMI BEACH

POLICE



**SPECIAL INCIDENT NOTIFICATION
OPERATIONS DIVISION**

INCIDENT:	Aggravated Battery (Stabbing)
DATE:	03/23/2019
TIME:	00:24
CASE:	2019-00027883
LOCATION:	1500 Blk of Collins Ave
COMMANDER:	Lt. Garcia & Lt. Matias
SUPERVISOR:	Sergeant Dan Han
LEAD OFFICER:	Officer Melissa Rosa
LEAD DETECTIVE:	Det Phil Archer

WHO WAS NOTIFIED: Chief Oates and Captains Robinson, Doce and Polanski were on scene. The other Police Command Staff members and PIO were notified via this document.

DESCRIPTION OF INCIDENT: Victim was involved in a physical altercation with two other mutual subject(s)/combatants. Victim was stabbed multiple times by one of the other subjects. The subject(s) fled the scene. The victim was immediately transported by Miami Beach Fire Rescue to Jackson Memorial Ryder Trauma.

While overseeing the crime scene, Club Senor Frogs was shut down due to the following incidents that occurred in our presence:

1. The music was unreasonably loud.
2. The club had numerous physical fights break out in the front entrance causing pedestrians and club patrons to spill out on to the street causing a public safety issue.
3. The club security ejected numerous unruly club patrons that became combative with security causing officers to intervene and, as result, there were several officers that were battered.

MIAMIBEACH

POLICE



**SPECIAL INCIDENT NOTIFICATION
OPERATIONS DIVISION**

Additionally the incident that occurred compromised the officers and interfered with the crime scene because the officers had to divert their attention to deal with the unruly incidents.

Note: The Manager of Senior Frogs, Mr. Alejandro Wong decided after our initial consultation with him and based on the totality of everything that had occurred; he decided in the interest of public safety to close the club.

SUBJECT(S): Possibly two (2) subjects (1 male & 1 Female)

CHARGE(S):

MEDIA INQUIRIES: None

Case: CC2019-07113
Case Status: Fine Owed
Open Date: 03/23/2019
Close Date:

City Of Miami Beach Case Notes Summary
Printed on: 5/13/2019
Page 1 of 1

Case Description: Section 82-151. A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.
Ref: Patrons of Senor Frog's Obstructing side walk
Violation issued

Note Text	Created By	Date
Sent invoice via email to the customer as requested	codebaqa	05/10/2019
Prepared folder and file placed in the open drawer	CodeRatR	03/28/2019
I received the case paperwork from issuing Officer to have the case processed. I will turn the case over to clerical today for processing. J.Caicedo 713	CODECAIJ	03/27/2019
Case submitted to CCA Caicedo for review and processing	codechua	03/24/2019
CCO Alfonso and I came to the location at the request of CCA Contreras and CCA Caicedo for a PD complaint of patrons of "Senor Frog's" blocking the ROW. Upon our arrival we noticed a large crowd forming in front of the location, the crowd grew so large that there was no space to walk on the sidewalk and people were spilling out into the streets. The crowd was filled with Patrons of "Senor Frog's" waiting to enter the location, we made contact the manger named Alegandro, it was explained to him that a violation would be issued for Blocking the ROW. We educated Alegandro on the violation and how to prevent another violation from being issued for the same offence, Alegandro explained that he understood and signed the Notice of Violation. Violation issued (signed by manager) BWC used A.Chung 723 W.Alfonso 756	codechua	03/24/2019

Case: NC2019-10523
Case Status: Fine Paid
Open Date: 03/10/2019
Close Date: 03/23/2019

City Of Miami Beach Case Notes Summary
Printed on: 5/13/2019
Page 1 of 1

Case Description: LOUD MUSIC
Inspection revealed violation valid-
Third Offense-2000.00
J.Hernandez-739

Note Text

Created By

Date

Paperwork checked. Placed in city bill box- Fine paid. KV

CODEVarK

03/26/2019

Turn to K.V for process-
J.Hernandez-739

CODEHERJ

03/22/2019

Created invoice and sent email as requested

codebaqa

03/20/2019

Additional information from 739

CODEHERJ

03/11/2019

Complainant Miami Beach Police

Arrival time@ 12:15 A.M

I conducted my inspection by parking at 1434 Collins Ave. As I walked out of the car I could hear music blasting from the open door establishment of Senor Frogs 1450 Collins Ave. The music was plainly audible from 100 feet. I continued the inspection and walked the surrounding area and the only music that was loud and excessive was from Senor Frogs. I then approached the establishment and spoke to the Asst General Manager Guillermo Garcia about the complaint and where the music was heard from. We both walked across the street in front of 1435 Collins Ave and could hear the loud and excessive music. AGM Guillermo Garcia agreed that the music was excessively loud. I suggested to AGM Guillermo Garcia to close door and lower the music inside the establishment to avoid future complaints.

AGM Guillermo Garcia signed the violation and assured me that he will close the doors and lower the music for compliance.

Third Offense Violation was issued-2000.00

Body Camera in use.

J.Hernandez-739

Departed @ 12:45 A.M

Case: NC2018-07529
Case Status: Fine Paid
Open Date: 05/26/2018
Close Date: 10/09/2018

City Of Miami Beach Case Notes Summary
Printed on: 5/13/2019
Page 1 of 5

Case Description: LOUD MUSIC - music unreasonably and excessively loud - PD Complainant - 1st offense issued
bwc used
j.dunlap - 753

Note Text

SENT INVOICE VIA EMAIL AS REQUESTED

Created By

codebaqa

Date

10/09/2018

Case: NC2018-07529
Case Status: Fine Paid
Open Date: 05/26/2018
Close Date: 10/09/2018

City Of Miami Beach Case Notes Summary
Printed on: 5/13/2019
Page 2 of 5

Case Description: LOUD MUSIC - music unreasonably and excessively loud - PD Complainant - 1st offense issued
bwc used
j.dunlap - 753

Note Text

From: Thomas, Rianne
Sent: Wednesday, October 03, 2018 10:06 AM
To: 'anette@frogsiami.com'
Cc: Curitore, Thomas; Rodriguez, Otniel
Subject: RE: Sidewalk Cafe Permit Renewal FY18/19 SENOR FROGS-1450 Collins Avenue

Created By
codethor

Date
10/03/2018

Ms. Walker, the invoices/payments you have attached are not for case NC2018-07529 with \$250 fine.

I am coping Ms. Baquero with our office so she can email you a copy of the invoice for NC2018-07529.

Once paid let her know and she will note the case.

Thank you,

MIAMIBEACH

Rianne Thomas, Code Compliance Administrator
CODE COMPLIANCE DEPARTMENT
505 17th Street, Miami Beach, FL 33139
Tel: 305-673-7000 x 6055 / Personal Fax: 786-394-4180 Office Fax
305-673-7012 / riannethomas@miamibeachfl.gov

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We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

From: Curitore, Thomas
Sent: Wednesday, October 03, 2018 9:37 AM
To: Thomas, Rianne
Subject: Fwd: Sidewalk Cafe Permit Renewal FY18/19 SENOR FROGS-1450 Collins Avenue

Can we look into this. Thanks
Tom Curitore
Assistant Director
CODE COMPLIANCE DEPARTMENT
555 17th Street, Miami Beach, FL 33139
Office: 305.673.7000 Ext. 6684
Fax: 786 394-4647
E-Mail: TCuritore@miamibeachfl.gov

We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

Case: NC2018-07529
Case Status: Fine Paid
Open Date: 05/26/2018
Close Date: 10/09/2018

City Of Miami Beach Case Notes Summary
Printed on: 5/13/2019
Page 3 of 5

Case Description: LOUD MUSIC - music unreasonably and excessively loud - PD Complainant - 1st offense issued
bwc used
j.dunlap - 753

Note Text

Created By

Date

Begin forwarded message:
From: "Annette Walker" <anette@frogsiami.com>
To: "Curitore, Thomas" <ThomasCuritore@miamibeachfl.gov>, "Varela, Kenneth" <KennethVarela@miamibeachfl.gov>, "Alejandro Wong" <alejandro.wong@frogsiami.com>, "Mafer Perez" <mafer@frogsiami.com>
Subject: Fwd: Sidewalk Cafe Permit Renewal FY18/19 SENOR FROGS-1450 Collins Avenue
Good morning Mr. Thomas/ Mr. Varela

Mr. Othniel Rodriguez gave me you contact information regarding Violation # NC2018-07529. I am attaching the violation we received in May and the proof of payment. There is nothing else that we are aware of. Can you please see the attachment and advise as soon as you are able.

Await your comments

Thank you

Annette E. Walker
Senor Frog's Miami, LLC
1450 Collins Avenue
Miami Beach FL 33139
Office (305) 397-8628
Cellphone(954) 274-0844

----- Forwarded message -----
From: Rodriguez, Otniel <OtnielRodriguez@miamibeachfl.gov>
Date: mar., 2 oct. 2018 a las 16:16
Subject: RE: Sidewalk Cafe Permit Renewal FY18/19 SENOR FROGS-1450 Collins Avenue
To: Annette Walker <anette@frogsiami.com>, Alejandro Wong <alejandro.wong@frogsiami.com>, Mafer Perez <mafer@frogsiami.com>
Cc: Cortinas, Manuel <ManuelCortinas@miamibeachfl.gov>, Barrios, Karen <KarenBarrios@miamibeachfl.gov>, Varela, Kenneth <KennethVarela@miamibeachfl.gov>, Curitore, Thomas <ThomasCuritore@miamibeachfl.gov>

Annette,

For the violations you will have to reach out to Code Enforcement, I have copied Thomas Curitore and Kenneth Varela that will be able to assist you.

If you have any other questions please let me know.

Sincerely,

Otniel Rodriguez E.I., Civil Engineer I

Case: NC2018-07529
Case Status: Fine Paid
Open Date: 05/26/2018
Close Date: 10/09/2018

City Of Miami Beach Case Notes Summary
Printed on: 5/13/2019
Page 4 of 5

Case Description: LOUD MUSIC - music unreasonably and excessively loud - PD Complainant - 1st offense issued
bwc used
j.dunlap - 753

Note Text

Created By

Date

PUBLIC WORKS DEPARTMENT
1700 Convention Center Drive, Miami Beach, FL 33139
Tel: 305-673-7080 / Fax: 305-673-7028 www.miamibeachfl.gov
We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.
☐ Please do not print this e-mail unnecessarily

From: Annette Walker <anette@frogs-miami.com>
Sent: Friday, September 28, 2018 9:19 AM
To: Rodriguez, Otniel <OtnielRodriguez@miamibeachfl.gov>; Alejandro Wong <alejandrowong@frogs-miami.com>; Mafer Perez <mafer@frogs-miami.com>
Cc: Cortinas, Manuel <ManuelCortinas@miamibeachfl.gov>; Barrios, Karen <KarenBarrios@miamibeachfl.gov>
Subject: Re: Sidewalk Cafe Permit Renewal FY18/19 SENOR FROGS-1450 Collins Avenue

Good morning Mr. Rodriguez

Please see the attached, that I downloaded from your website concerning the Side walk Cafe. There is no violation that we know of that is not paid and also I have no unpaid invoices. Is there a possibility of you sending tc us copies of the violation that says unpaid. RL -10007924 has been paid on line

Thanks in advance

Regards

Annette E. Walker
Senor Frog's Miami, LLC
1450 Collins Avenue
Miami Beach FL 33139
Office (305) 397-8628
Cellphone(954) 274-0844

El jue., 13 sept. 2018 a las 14:38, Rodriguez, Otniel (<OtnielRodriguez@miamibeachfl.gov>) escribió:
Annette,

Please be advised that your sidewalk café permit for FY17/18 will expire on 09/30/2018. Please pay the attached sidewalk café application invoice so we can start the renewal process for FY18/19.

Also, please submit the following documents electronically by email:

- Certificate of Insurance (Workers Comp and General Liability)
- Sample Menu (Food and Drink menu item(s) and Food and Drink Menu Special(s))
- Fire Retardant Certificate
- Fats, Oils and Grease Discharge Control Annual Operating Permit (GDO), issued by Miami-Dade County

Case: NC2018-07529
Case Status: Fine Paid
Open Date: 05/26/2018
Close Date: 10/09/2018

City Of Miami Beach Case Notes Summary
Printed on: 5/13/2019
Page 5 of 5

Case Description: LOUD MUSIC - music unreasonably and excessively loud - PD Complainant - 1st offense issued
bwc used
j.dunlap - 753

Note Text	Created By	Date
If you have any questions please let me know.		
See attached correspondence from the Environmental and Sustainability Department advising of the new plastic ordinance.		
Sincerely,		
Otniel Rodriguez E.I., Civil Engineer I PUBLIC WORKS DEPARTMENT 1700 Convention Center Drive, Miami Beach, FL 33139 Tel: 305-673-7080 / Fax: 305-673-7028 www.miamibeachfl.gov We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community. <input type="checkbox"/> Please do not print this e-mail unnecessarily		
PREPARED INVOICE FOR MAILOUT	codesmit	09/03/2018
Dropped into city bill box	coderrmm	06/29/2018
appeal time up - case given to ACCA Romero for City Bill	CODEDUNJ	06/29/2018
Arrival Time: 10:53pm Departure Time: 11:40pm We received a noise complaint from PD at 1450 Collins ave. When I arrived at the location the music had been lowered to ambient. After speaking with ACCA Maharaj, she explained she received a call from Captain Robinson from the Police Department advising the music coming from the Senior Frogs was unreasonably and excessively loud. I made contact with the manager on duty to explained that PD had witnessed loud music coming from the location, and they would be receiving a first offense for violating the noise ordinance. The violation was heard at 10:35pm. bwc used 1st offense - \$250 Fine. j.dunlap - 753	CODEDUNJ	05/26/2018