

Exhibit 2 – Code Compliance Investigations at Hostels/Hotels

Below are calls for service investigated by Code Compliance during the period of **01/01/2022 – 12/31/2022** at the **Bikini Hostel – 1247/1255 West Ave** (29 Total)

1247 BAYVIEW DEVELOPMENT CORPORATION 1247 West Avenue						
01/01/2022-12/31/2022						
	Code Case Number	Date	Code Case Type	Incident Type	Status	Source
1	SV2022-18424	04/10/2022	Sanitation Violation	Overflowing Dumpster	Complied/Closed	Proactive
2	SV2022-18001	03/06/2022	Sanitation Violation	Illegal Dumping	Complied/Closed	Proactive
3	SV2022-18143	03/17/2022	Sanitation Violation	Illegal Dumping	Complied/Closed	Complaint
4	SV2022-19571	08/07/2022	Sanitation Violation	Overflowing Dumpster	Complied/Closed	Proactive
5	ZV2022-04110	03/17/2022	Zoning Violation	Design Review Criteria	Special Magistrate	Complaint
6	NC2022-24159	07/12/2022	Noise Complaint	Loud Music	Code Not On Duty	Complaint
7	NC2022-23877	05/29/2022	Noise Complaint	Loud Music	No Violation Observed	Complaint
8	NC2022-24159	07/12/2022	Noise Complaint	Loud Music	Code Not On Duty	Complaint
9	NC2022-24685	10/11/2022	Noise Complaint	Loud Music	No Violation Observed	Complaint
10	2022-157834	02/03/2022	Illegal dumping	Calls For Service	No Violation Observed	Proactive
11	2022-166953	04/10/2022	Alleyway/Sanitation	Calls For Service	Notice of Violation Issued	Proactive

Source EnerGov Code Compliance SME

BIKINI HOSTEL, INC. D/B/A BIKINI HOSTEL CAFE & BEER GARDEN - 1255 West Avenue						
01/01/2022-12/31/2022						
	Code Case Number	Code Case Opened Date	Code Case Type	Incident Type	Code Case Status	Source
1	NC2022-22832	02/04/2022	Noise Complaint	Loud Music	No Violation Observed	Complaint
2	NC2022-23046	02/27/2022	Noise Complaint	Loud Music	No Violation Observed	Complaint
3	NC2022-22875	02/06/2022	Noise Complaint	Loud Music	No Violation Observed	Complaint
4	NC2022-24288	08/03/2022	Noise Complaint	Loud Music	No Violation Observed	Complaint
5	CC2022-14069	10/11/2022	City Code Violation	Business Tax Receipt	Fine Owed	Proactive
6	CC2022-14070	10/11/2022	City Code Violation	Resort Tax	Appeal	Proactive
7	CC2022-14197	10/28/2022	City Code Violation	Resort Tax	Appeal	Proactive
8	CC2022-14196	10/28/2022	City Code Violation	Business Tax Receipt	Appeal	Proactive
9	NC2022-24977	11/26/2022	Noise Complaint	Loud Music	No Violation Observed	Complaint
10	ZV2022-04487	11/26/2022	Zoning Violation	Design Review	Notice of Violation	Planning Referral
11	ZV2022-04486	11/26/2022	Zoning Violation	Design Review	Notice of Violation	Planning Referral
12	2022-157834	02/03/2022	Illegal dumping	Calls For Service	No Violation Observed	Complaint
13	2022-166953	04/10/2022	Alleyway/Sanitation	Calls For Service	Notice of Violation Issued	Proactive
14	2022-170304	05/07/2022	Construction Without Permits	Calls For Service	Referred To Building Department	Complaint
15	2022-158802	02/12/2022	Construction Hours	Calls For Service	No Violation Observed	Proactive
16	2022-158701	02/11/2022	Construction Hours	Calls For Service	No Violation Observed	Proactive
17	2022-187563	08/25/2022	Special Event Permit	Calls For Service	No Violation Observed	Complaint
18	2022-161860	03/09/2022	Property Maintenance	Calls For Service	No Violation Observed	Complaint

Source EnerGov Code Compliance SME

Analysis of Hotels located South of Dade Boulevard

There were three identified hotels South of Fifth Street (**not including establishments on Ocean Dr., Collins, and Washington Avenue**).

Below are Calls for Service during the period of **01/01/2022 – 12/31/2022** at the:

The Meridian Hotel – 418 Meridian Avenue. (2 Total)

Urbanica the Euclid – 426 Euclid Avenue. (1 Total)

Casa Sofi – 735 2nd St. (2 Total)

The Meridian Hotel - 418 Meridian Avenue						
01/01/2022 - 12/31/2022						
	Code Case Number	Date	Code Case Type	Incident Type	Code Case Status	Source
1	NC2022-23402	03/30/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
2	2022-190920	09/13/2022	Property Maintenance	Inspection	No Violation Observed	Complaint

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Urbanica the Euclid - 426 Euclid						
01/01/2022 - 12/31/2022						
	Code Case Number	Date	Code Case Type	Incident Type	Code Case Status	Source
1	SV2022-17928	03/01/2022	Sanitation Violation	Overflowing Dumpster	Complied/Closed	Proactive

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Casa Sofi - 735 2nd Street						
01/01/2022 - 12/31/2022						
	Code Case Number	Date	Code Case Type	Incident Type	Disposition	Source
1	CC2022-12551	02/19/2022	City Code Violation	Business Tax Receipt	Notice of Violation	Complaint
2	2022-156183	01/20/2022	Business Tax Receipt	Inspection	No Violation Observed	Complaint

Source EnerGov Code Compliance SME

WAVNA

There were three identified hotels south of Dade Boulevard on West Avenue.

Below are Calls for Service during the period of **01/01/2022 – 12/31/2022** at the:

ABAE Hotel – 1215 West Avenue. (0 Total)

- **1215 ON WEST AVENUE CONDOMINIUM ASSOCIATION, INC.** - 1215 West Avenue. (2 Total)

Mondrian South Beach – 1100 West Ave. (49 Total)

Sobe Lux – 1311 West Ave. (3 Total)

1215 ON WEST AVENUE CONDOMINIUM ASSOCIATION, INC - 1215 West Avenue						
01/01/2022 - 12/31/2022						
	Code Case Number	Date	Code Case Type	Incident Type	Code Case Status	Source
1	PM2022-05349	06/27/2022	Property Maintenance Violation	Overgrowth	Complied/Closed	Complaint
2	2022-187662	08/26/2022	Graffiti	Inspection	Immediate Compliance	Complaint

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Mondrian South Beach – 1100 West Ave						
01/01/2022 - 12/31/2022						
	Code Case Number	Date	Code Case Type	Incident Type	Code Case Status	Source
1	CC2022-13543	07/23/2022	City Code Violation	Resort Tax	Complied/Closed	Finance Referral
2	CUP2022-00048	02/12/2022	Zoning Violation	Conditional Use Permit	Special Magistrate	Proactive
3	NC2022-22922	02/12/2022	Noise Complaint	Loud Music Complaint	Written Warning Notice	Complaint
4	NC2022-22975	02/19/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
5	NC2022-22971	02/18/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
6	NC2022-22822	02/03/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
7	NC2022-23232	03/17/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
8	NC2022-23443	04/03/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
9	NC2022-23450	04/03/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
10	NC2022-23375	03/27/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
11	NC2022-23376	03/27/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
12	NC2022-23476	04/07/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
13	NC2022-23646	04/23/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
14	NC2022-22424	01/01/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
15	NC2022-24385	08/21/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
16	NC2022-24392	08/22/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
17	NC2022-24133	07/08/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
18	NC2022-22496	01/08/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
19	NC2022-24182	07/16/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
20	NC2022-24079	06/28/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
21	NC2022-24076	06/28/2022	Noise Complaint	Loud Music Complaint	Closed	Complaint
22	NC2022-24112	07/03/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
23	NC2022-24419	08/28/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
24	NC2022-24421	08/28/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
25	NC2022-24422	08/28/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
25	NC2022-24489	09/10/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
26	NC2022-24013	06/17/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
27	NC2022-24184	07/16/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
28	2022-178874	07/06/2022	Short Term Rental	Inspection	No Violation Observed	Finance Referral

29	2022-171708	05/18/2022	Short Term Rental	Inspection	No Violation Observed	Finance Referral
30	2022-169852	05/04/2022	Short Term Rental	Inspection	No Violation Observed	Finance Referral
31	NC2022-25054	12/03/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
32	NC2022-24920	11/17/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
33	NC2022-25207	12/20/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
34	NC2022-24797	10/29/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
35	NC2022-25117	12/09/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
36	CUP2022-00057	12/09/2022	Noise Complaint	Conditional Use Permit	Notice of Violation	Proactive
37	NC2022-25281	12/31/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
38	NC2022-25278	12/31/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Complaint
39	NC2022-25115	12/09/2022	Noise Complaint	Loud Music Complaint	Notice of Violation	Complaint
40	2022-181964	07/27/2022	Short Term Rental	Inspection	No Violation Observed	Finance Referral
41	2022-186276	08/18/2022	Short Term Rental	Inspection	No Violation Observed	Finance Referral
42	2022-160084	02/23/2022	Short Term Rental	Inspection	No Violation Observed	Finance Referral
43	2022-176742	06/23/2022	City Code Other	Inspection	No Violation Observed	Finance Referral
44	2022-181965	07/27/2022	Short Term Rental	Inspection	No Violation Observed	Finance Referral
45	2022-183854	08/06/2022	Short Term Rental	Inspection	No Violation Observed	Finance Referral
46	2022-181963	07/27/2022	Short Term Rental	Inspection	No Violation Observed	Finance Referral
47	2022-181962	07/27/2022	Short Term Rental	Inspection	No Violation Observed	Finance Referral
48	2022-181961	07/27/2022	Short Term Rental	Inspection	No Violation Observed	Finance Referral
49	2022-190172	09/07/2022	Short Term Rental	Inspection	No Violation Observed	Finance Referral

Source EnerGov Code Compliance SME

Sobe Lux - 1311 West Avenue						
01/01/2022 - 12/31/2022						
	Code Case Number	Date	Code Case Type	Incident Type	Code Case Status	Source
1	NC2022-22937	02/14/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Proactive
2	NC2022-23438	04/03/2022	Noise Complaint	Loud Music Complaint	No Violation Observed	Proactive
3	2022-156959	01/26/2022	Short Term Rental	Inspection	No Violation Observed	Proactive

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