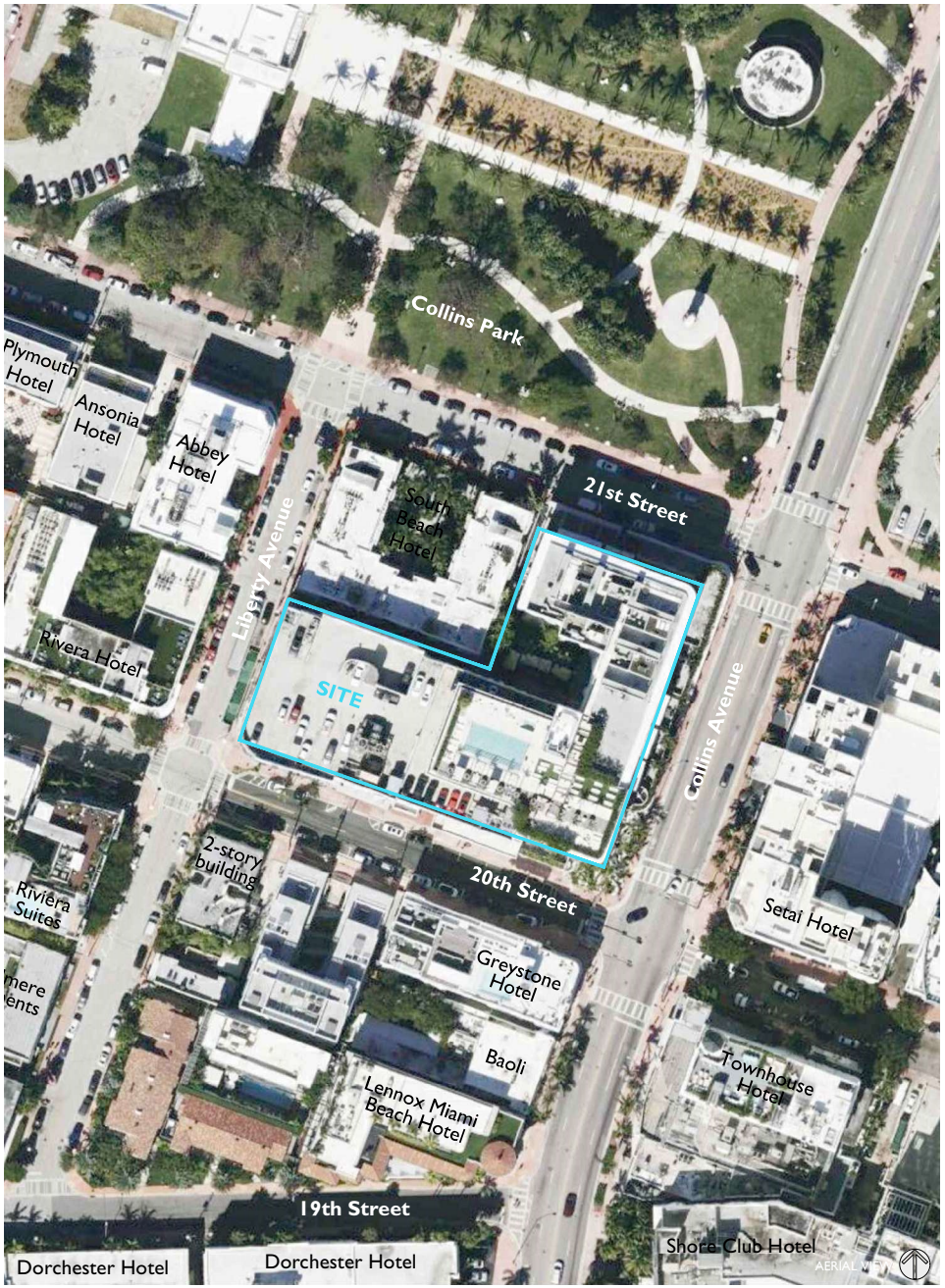




SATELLITE IMAGE



STUDIO McG ARCHITECTURE
7500 NE 4th Court
Studio 102
Miami, FL 33138

2222
PROJECT NUMBER

PROJECT:

BOULAN HOTEL ADDITION
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

THINK HOTEL GROUP

DRAWING:

AERIALS

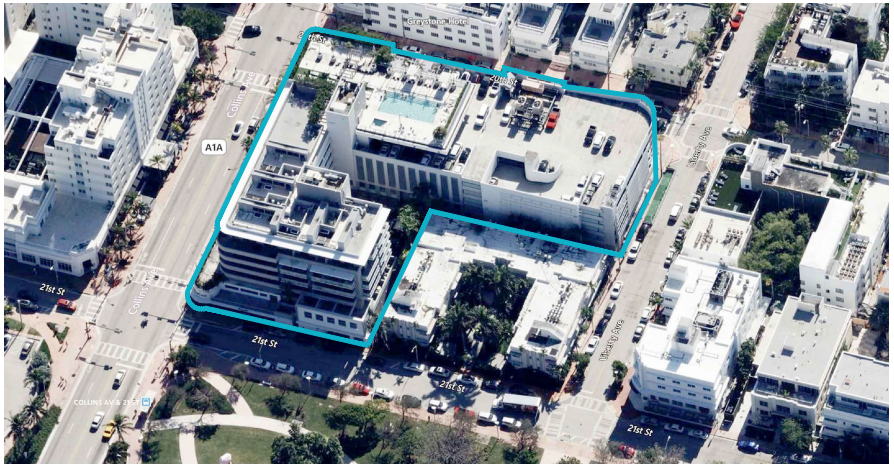
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SCALE:	Not to Scale
CHECK:	JMcG
DATE:	09/06/2022

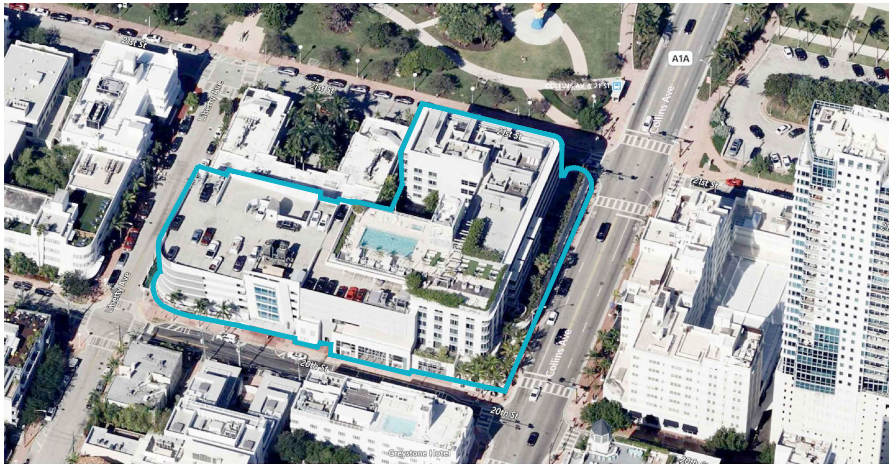
SHEET NUMBER

A0.02

REFERENCE ONLY
PB17-0091 fka File No 1609



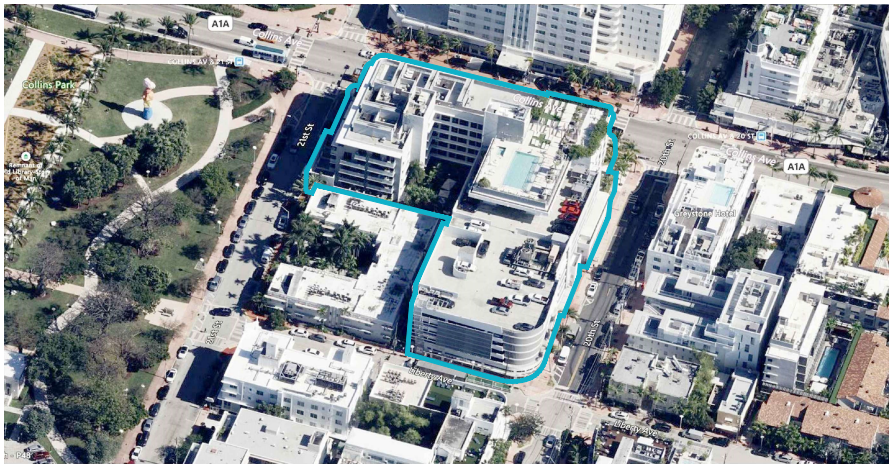
SITE AERIAL - NORTH



SITE AERIAL - SOUTH



SITE AERIAL - EAST



SITE AERIAL - WEST

STUDIO McG ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2222
PROJECT NUMBER

PROJECT:

BOULAN HOTEL ADDITION
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

THINK HOTEL GROUP

DRAWING:

AXONOMETRIC VIEWS

JENNIFER McCONNEY FLORIDA LIC# AR93044

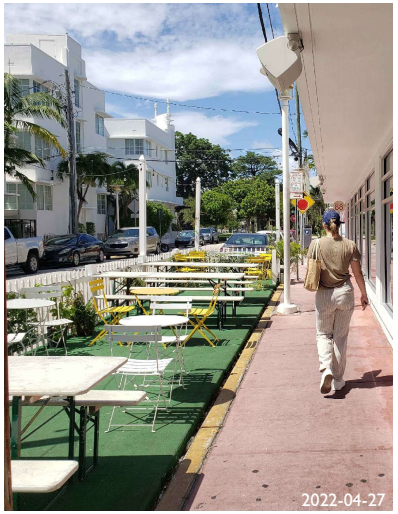
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DATE:	09/06/2022

SHEET NUMBER

A0.03

REFERENCE ONLY
PB17-0091 fka File No 1609



11. PARKLET @ SWEET LIBERTY



10. SWEET LIBERTY LIBERTY & 20TH STREET



13. LIBERTY AVE. & 21ST STREET INTERSECTION



12. LIBERTY LOOKING EAST

STUDIO McG ARCHITECTURE
7500 NE 4th Court
Studio 102
Miami, FL 33138

2222
PROJECT NUMBER

PROJECT:

BOULAN HOTEL ADDITION
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

THINK HOTEL GROUP

DRAWING:

SITE PHOTOS
GROUND FL.
FACING
LIBERTY AVE.

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SCALE:
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DATE: 09/06/2022

SHEET NUMBER
A0.07

REFERENCE ONLY
PB17-0091 fka File No 1609



15. 20TH STREET FACING EAST



14. 20TH STREET & COLLINS - CVS



17. 20TH STREET FACING EAST



16. PARKLET NEAR GALLERY 88

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Studio 102
Miami, FL 33138

2222
PROJECT NUMBER

PROJECT:

BOULAN HOTEL ADDITION
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

THINK HOTEL GROUP

DRAWING:

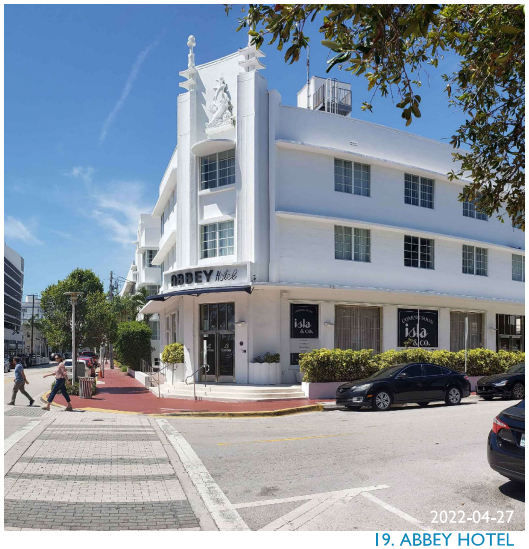
SITE PHOTOS
20TH STREET

JENNIFER McCONNEY, FLORIDA LIC# AR93044
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SCALE:
CHECK: JMcG
DATE: 09/06/2022

SHEET NUMBER
A0.08

REFERENCE ONLY
PB17-0091 fka File No 1609



19. ABBEY HOTEL



18. COLLINS PARK



20. SOUTH BEACH HOTEL

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Studio 102
Miami, FL 33138

2222
PROJECT NUMBER

PROJECT:

BOULAN HOTEL ADDITION
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

THINK HOTEL GROUP

DRAWING:

SITE PHOTOS
NEIGHBORING STRUCTURES

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SCALE:
CHECK: JMcG
DATE: 09/06/2022

SHEET NUMBER
A0.09

REFERENCE ONLY
PB17-0091 fka File No 1609



22. SETAI HOTEL



21.GREYSTONE HOTEL



24. 230 20TH STREET HOTEL



23. TOWNHOUSE HOTEL

STUDIO MCG ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2222
PROJECT NUMBER

PROJECT:

BOULAN HOTEL ADDITION
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

THINK HOTEL GROUP

DRAWING:

SITE PHOTOS
NEIGHBORING STRUCTURES

JENNIFER McCONNEY, FLORIDA LIC# AR93044

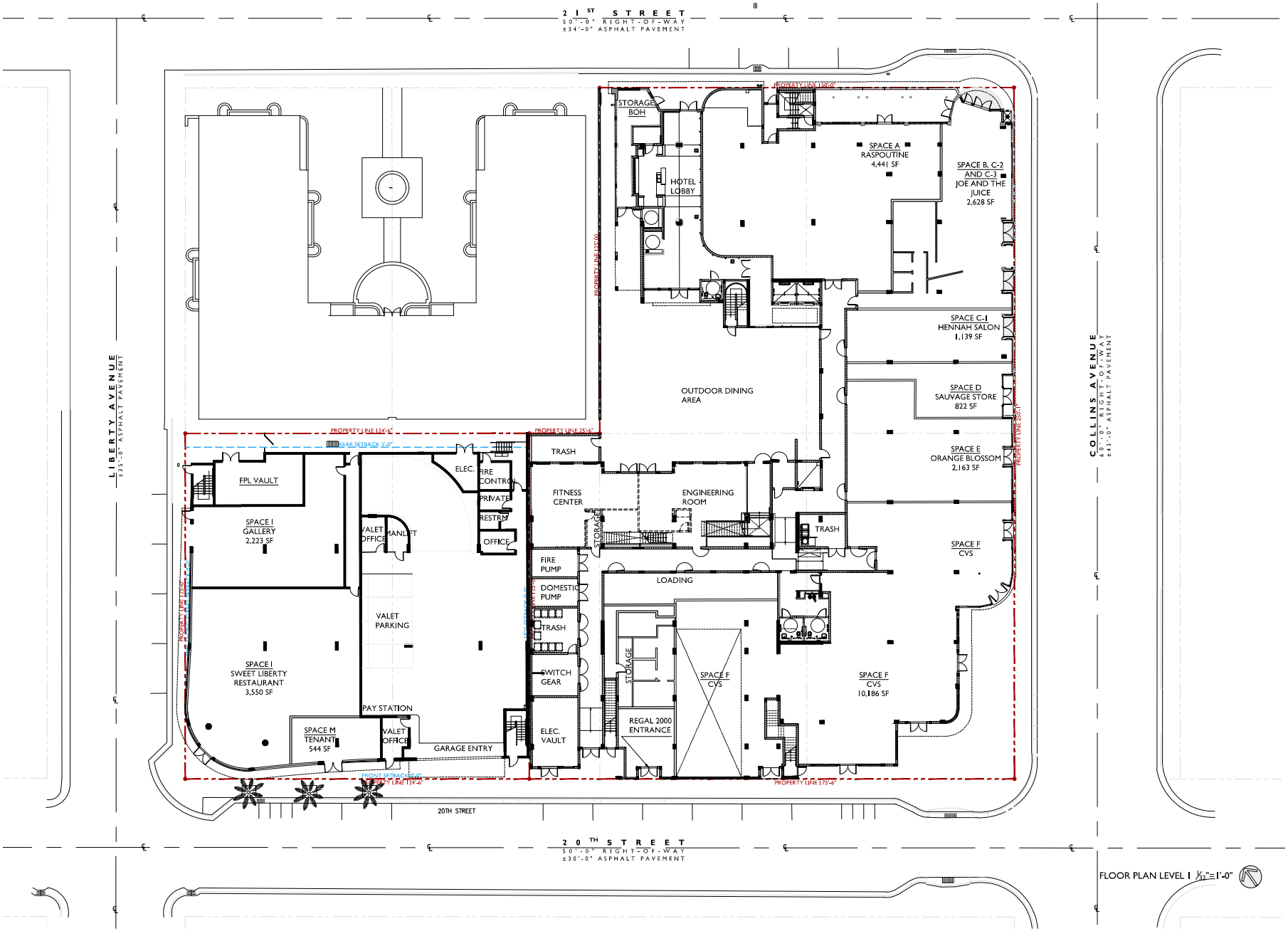
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SCALE:
CHECK: JMcG
DATE: 09/06/2022

SHEET NUMBER

A0.10

REFERENCE ONLY
PB17-0091 fka File No 1609



FLOOR PLAN LEVEL 1 1/32"=1'-0"

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Studio 102
Miami, FL 33138

2222
PROJECT NUMBER

PROJECT:

BOULAN HOTEL ADDITION
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

THINK HOTEL GROUP

DRAWING:

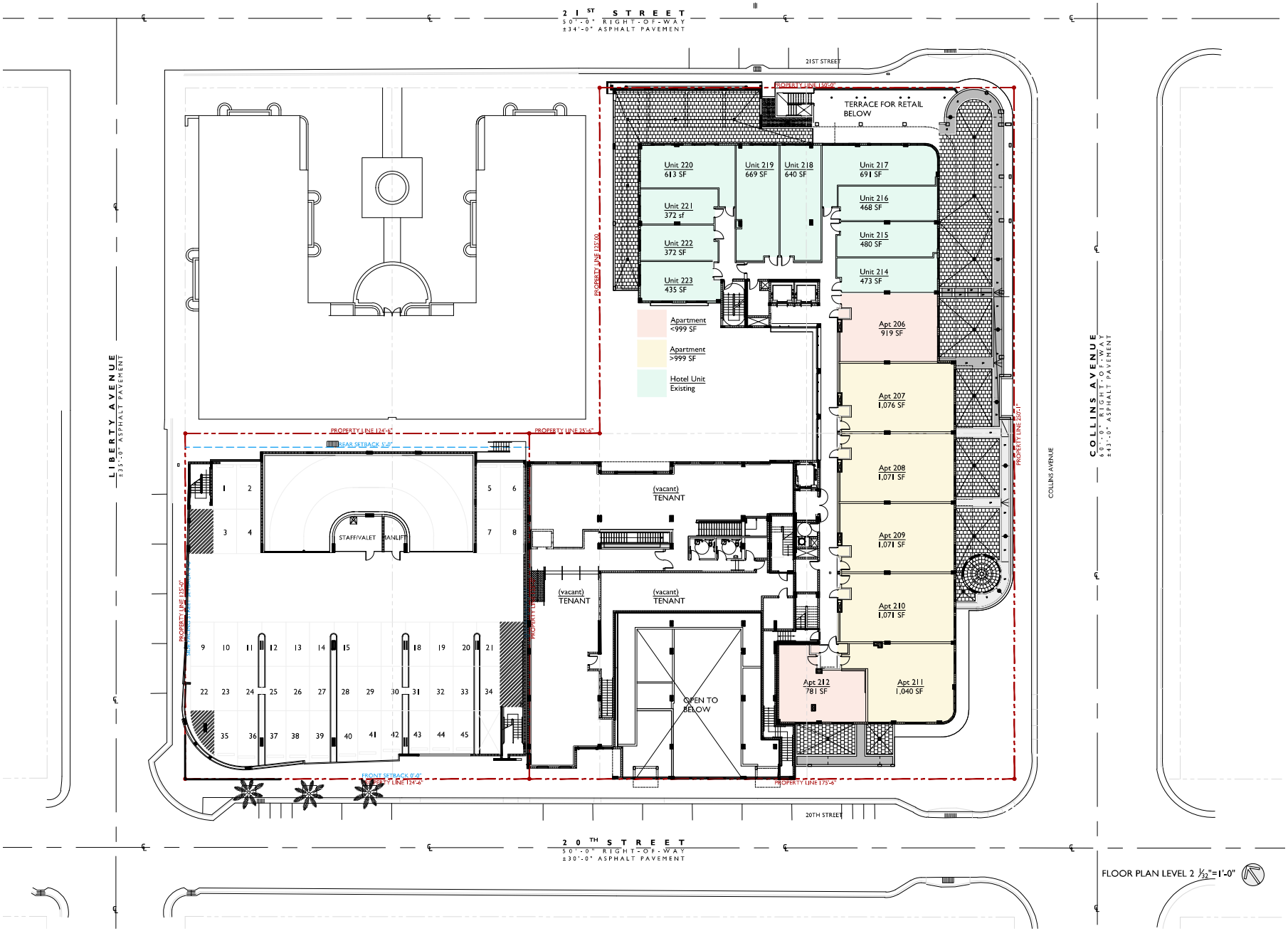
EXISTING FLOOR PLAN LEVEL 1

JENNIFER McCONNEY FLORIDA LIC# AR93044
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SCALE:
CHECK: JMcG
DATE: 09/06/2022
SHEET NUMBER

A1.01

REFERENCE ONLY
PB17-0091 fka File No 1609



FLOOR PLAN LEVEL 2 1/32"=1'-0"

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Studio 102
Miami, FL 33138

2222
PROJECT NUMBER

PROJECT:

BOULAN HOTEL ADDITION
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

THINK HOTEL GROUP

DRAWING:

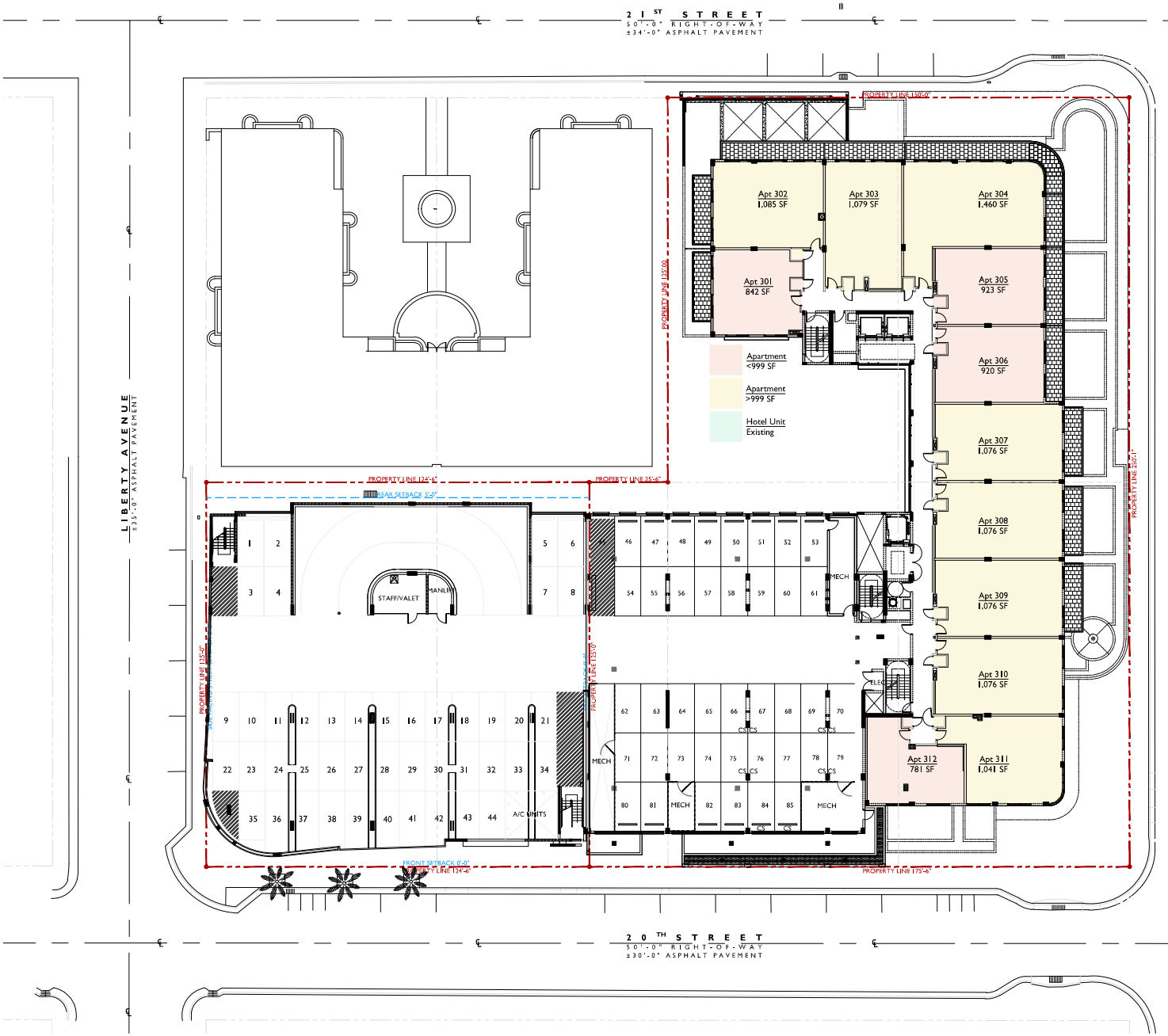
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SCALE:
CHECK: JMcG
DATE: 09/06/2022

SHEET NUMBER
A1.02

REFERENCE ONLY
PB17-0091 fka File No 1609



FLOOR PLAN LEVEL 3 1/32"=1'-0"

STUDIO MCG ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2222
PROJECT NUMBER

PROJECT:

BOULAN HOTEL ADDITION
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

THINK HOTEL GROUP

DRAWING:

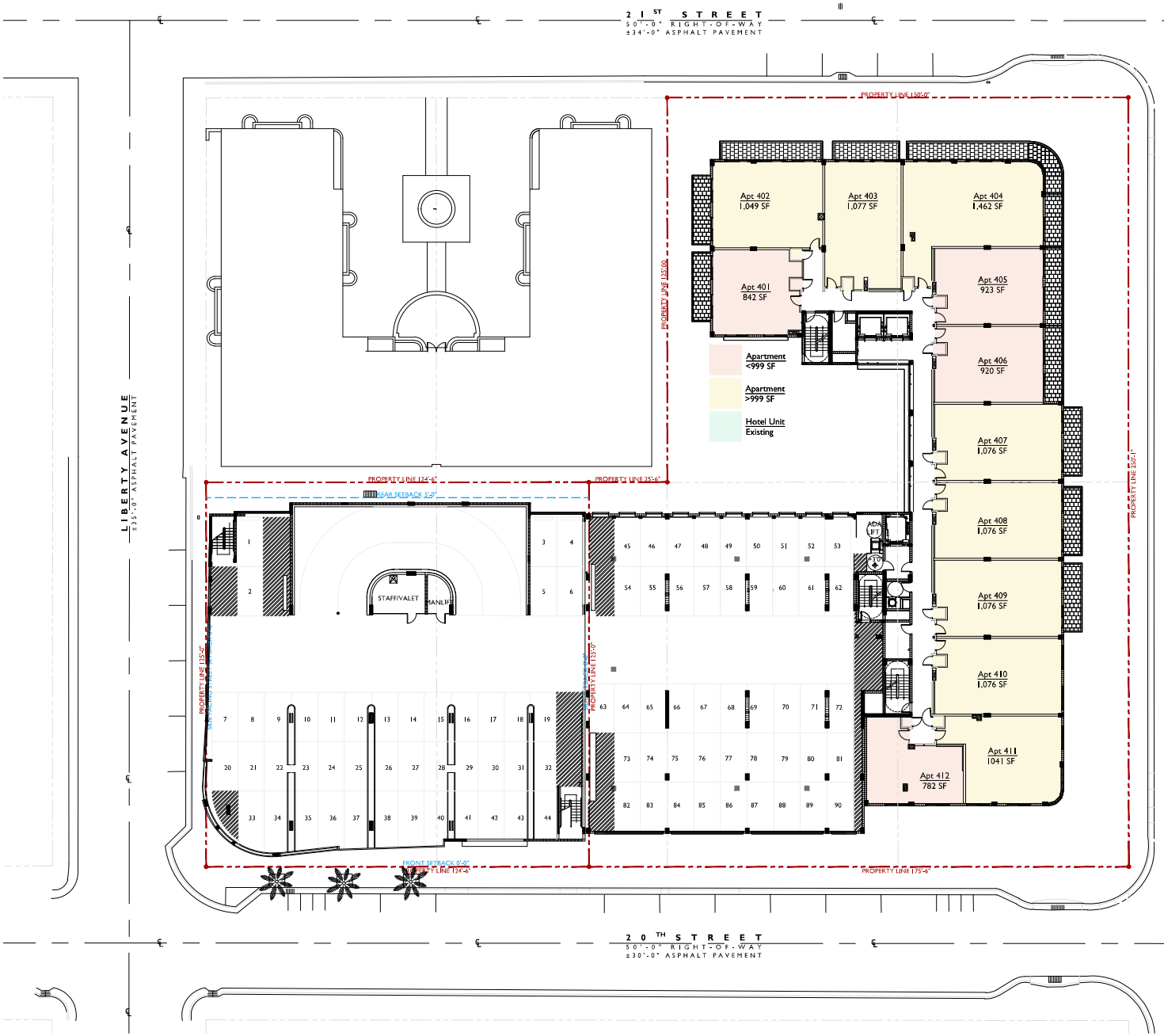
EXISTING
FLOOR PLAN
LEVEL 3

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SCALE:
CHECK: JMcG
DATE: 09/06/2022

SHEET NUMBER
A1.03

REFERENCE ONLY
PB17-0091 fka File No 1609



FLOOR PLAN LEVEL 4 1/32"=1'-0"

STUDIO MCG ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2222
PROJECT NUMBER

PROJECT:

BOULAN HOTEL ADDITION
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

THINK HOTEL GROUP

DRAWING:

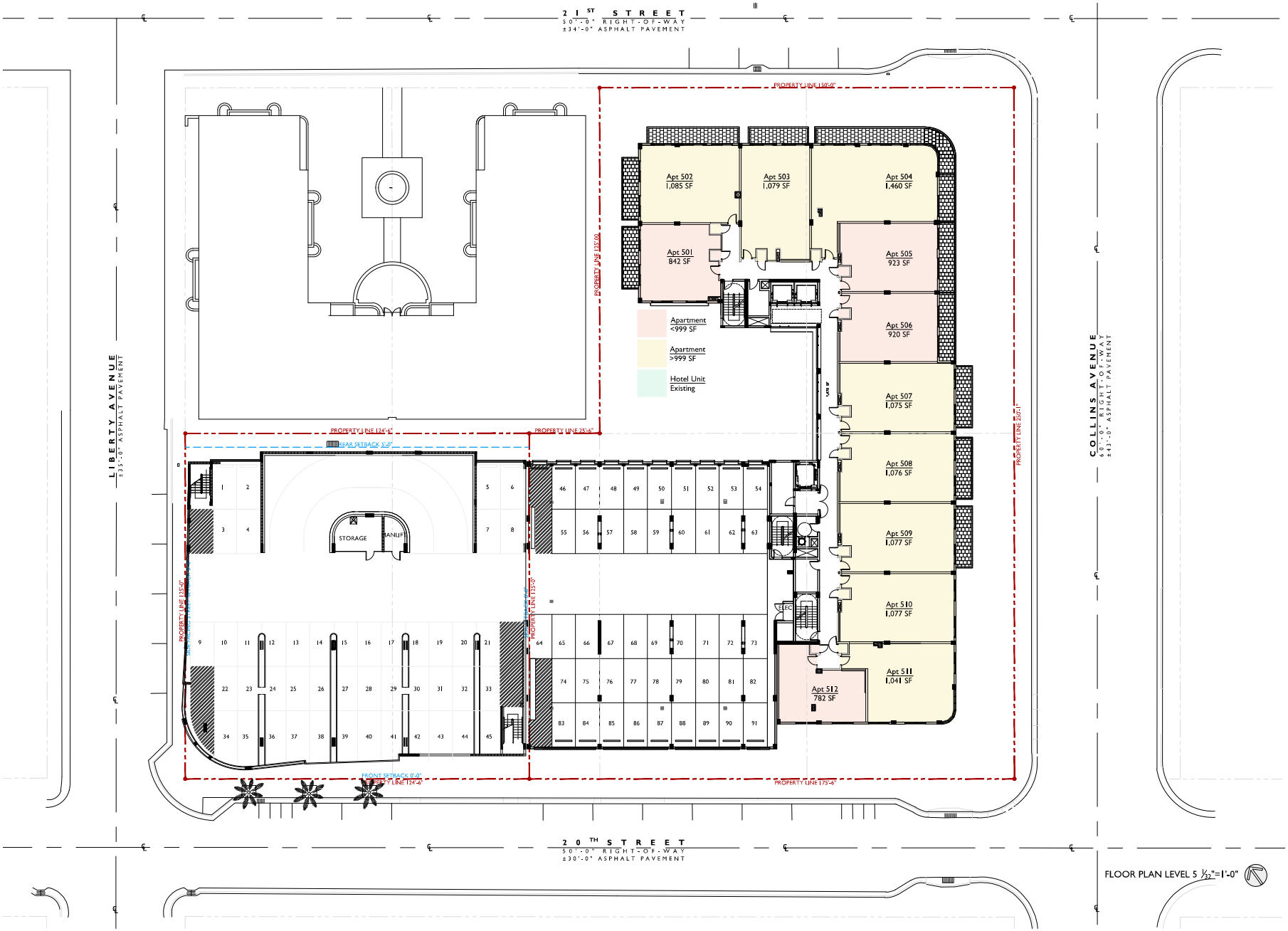
EXISTING FLOOR PLAN LEVEL 4

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SCALE:
CHECK: JMcG
DATE: 09/06/2022

SHEET NUMBER
A1.04

REFERENCE ONLY
PB17-0091 fka File No 1609



FLOOR PLAN LEVEL 5 1/32"=1'-0"

STUDIO MCG ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2222
PROJECT NUMBER

PROJECT:

BOULAN HOTEL ADDITION
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

THINK HOTEL GROUP

DRAWING:

EXISTING FLOOR PLAN LEVEL 5

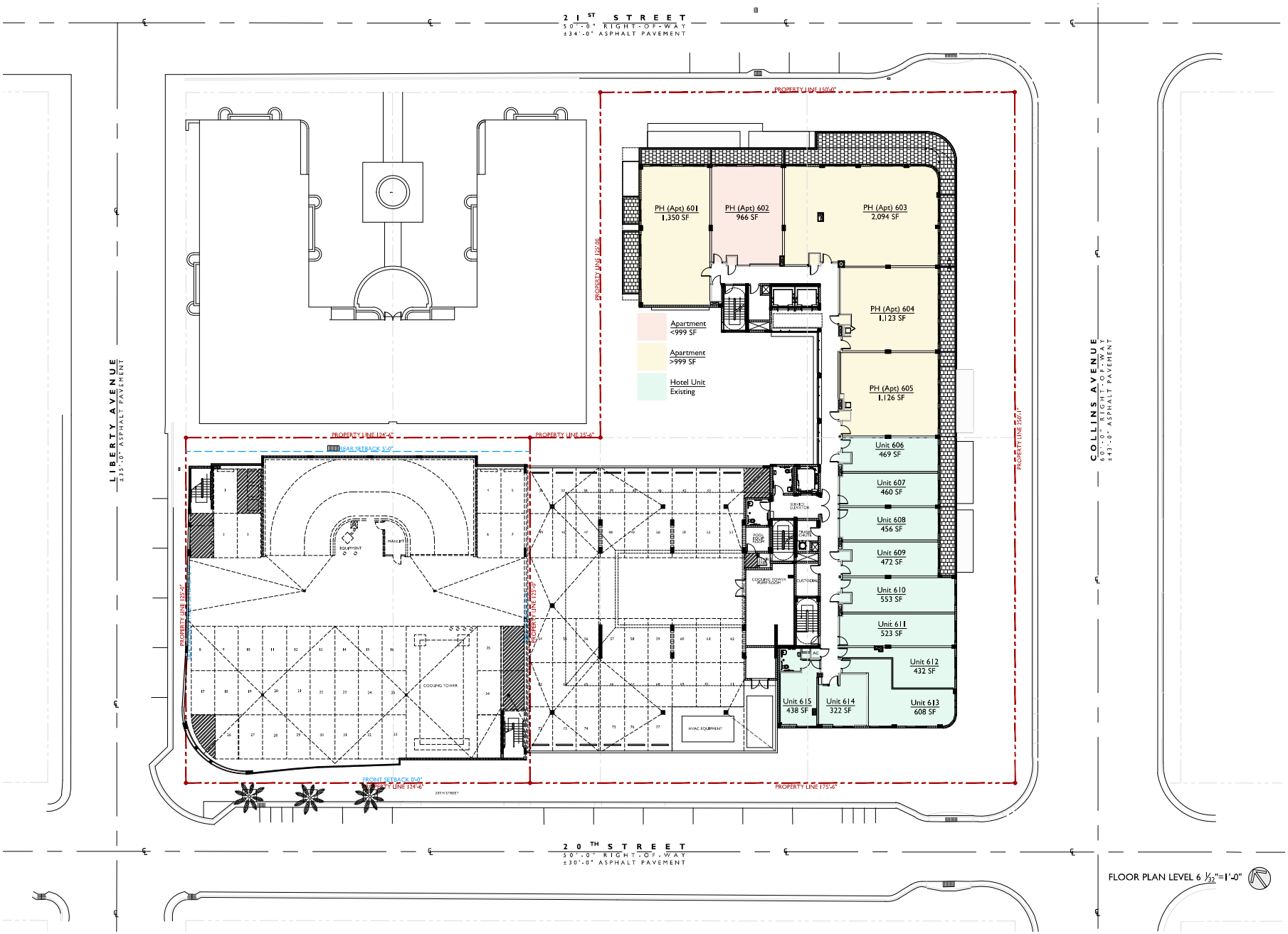
JENNIFER McCONNEY, FLORIDA LIC# AR93044

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SCALE:
CHECK: JMcG
DATE: 09/06/2022

SHEET NUMBER
A1.05

REFERENCE ONLY
PB17-0091 fka File No 1609



FLOOR PLAN LEVEL 6 1/32"=1'-0"

STUDIO MCG ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2222
PROJECT NUMBER

PROJECT:

BOULAN HOTEL ADDITION
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

THINK HOTEL GROUP

DRAWING:

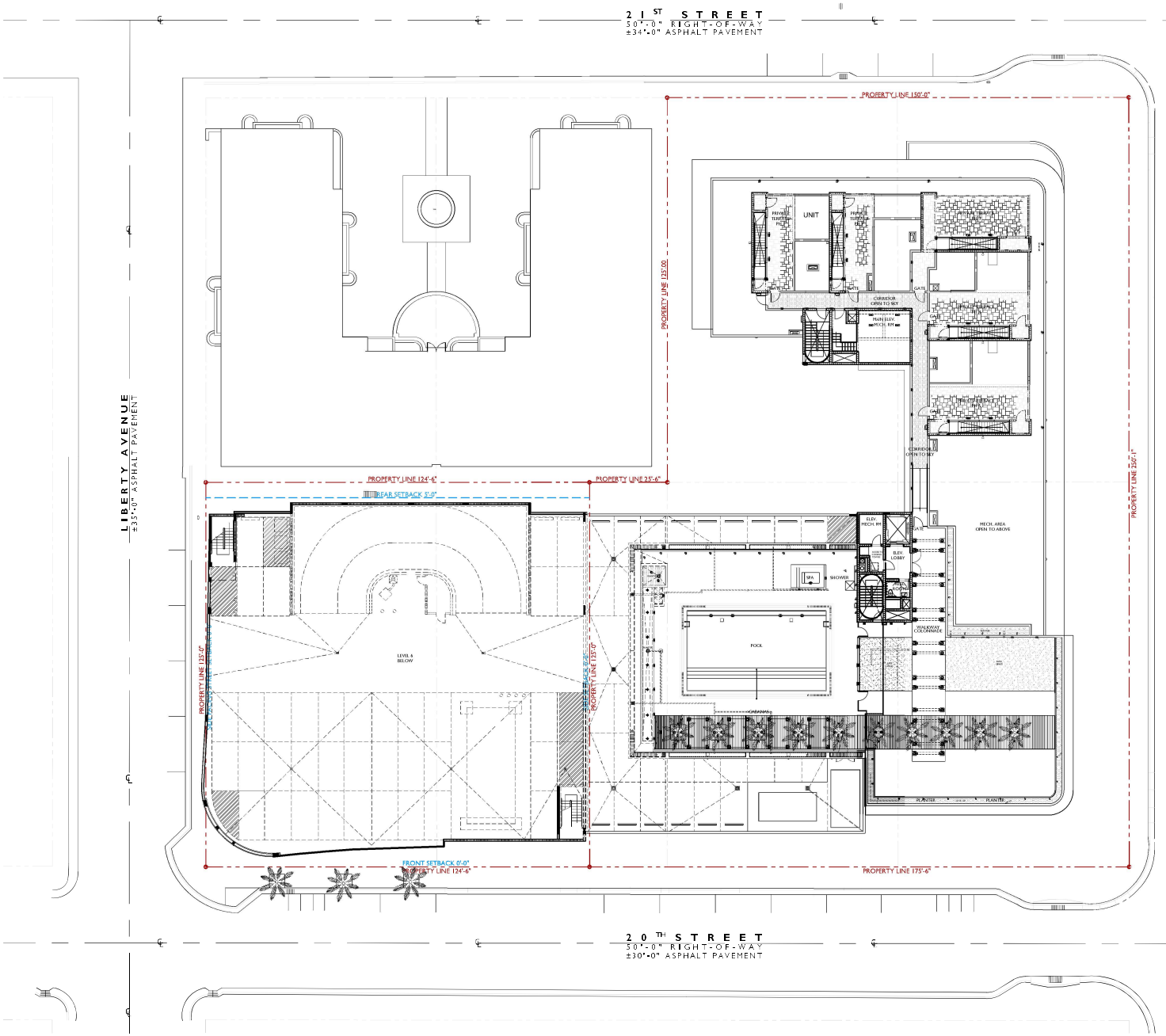
EXISTING
FLOOR PLAN
LEVEL 6

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SCALE: 1/32"=1'-0"
CHECK: JMcG
DATE: 09/06/2022

SHEET NUMBER
A1.06

REFERENCE ONLY
PB17-0091 fka File No 1609



FLOOR PLAN LEVEL 7 $\frac{1}{32}$"=1'-0"

STUDIO MCG ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2222
PROJECT NUMBER

PROJECT:

BOULAN HOTEL ADDITION
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

THINK HOTEL GROUP

DRAWING:

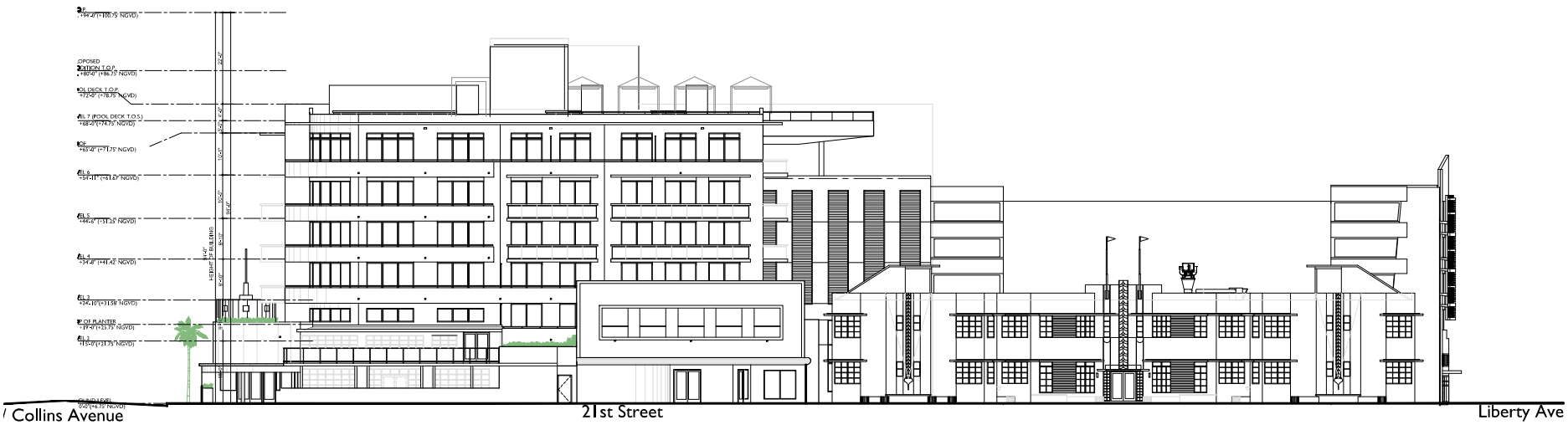
EXISTING
FLOOR PLAN
LEVEL 7

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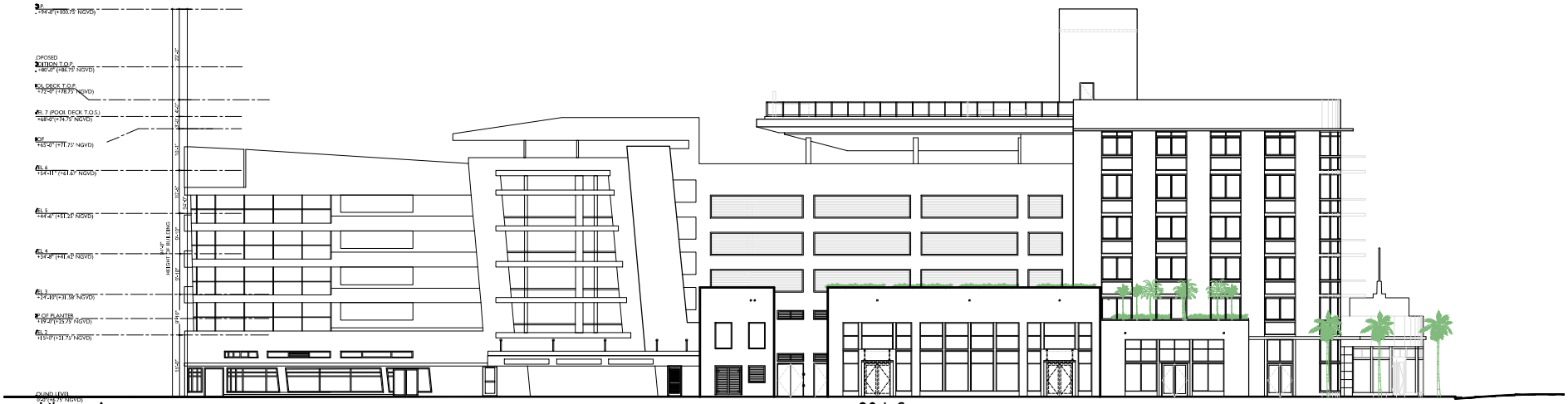
SCALE:
CHECK: JMcG
DATE: 09/06/2022
SHEET NUMBER

A1.07

REFERENCE ONLY
PB17-0091 fka File No 1609



NORTH ELEVATION 1:25



SOUTH ELEVATION 1:25

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Studio 102
Miami, FL 33138

2222
PROJECT NUMBER

PROJECT:

BOULAN HOTEL ADDITION
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

THINK HOTEL GROUP

DRAWING:

EXISTING NORTH AND SOUTH ELEVATIONS

JENNIFER McCONNEY FLORIDA LIC# AR93044
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SCALE:
CHECK: JMcG
DATE: 09/06/2022
SHEET NUMBER

A5.00

REFERENCE ONLY
PB17-0091 fka File No 1609



EAST ELEVATION 1:25



WEST ELEVATION 1:25

STUDIO MCG ARCHITECTURE

7500 NE 4th Court
Studio 102
Miami, FL 33138

2222
PROJECT NUMBER

PROJECT:

BOULAN HOTEL ADDITION
2000 COLLINS AVE
MIAMI BEACH,
FLORIDA

THINK HOTEL GROUP

DRAWING:

EXISTING EAST AND WEST ELEVATIONS

JENNIFER McCONNEY, FLORIDA LIC# AR93044
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SCALE:
CHECK: JMcG
DATE: 09/06/2022
SHEET NUMBER

A5.01

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: March 27, 2018

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: **File No. 2042 – 2000 Collins Avenue - Ora**

BACKGROUND

February 27, 2001 Just Around the Corner, LLC was granted a Conditional Use Permit (CUP), File No. 1493, for a multi-level parking garage with retail on the ground floor. This approval included a condition that states: "Nightclubs, dance halls, bars or any kind of neighborhood impact establishment shall not be permitted."

April 30, 2003 Just Around the Corner, LLC and POP Development, LLC requested a substantial amendment to the existing CUP (File no. 1493) with a new File No. 1609 which was approved by the Board (File No. 1609 superseded the previous order). The substantial amendment consisted of an extension of the valet parking garage to the east along 20th Street and introducing a residential component above ground level commercial spaces facing Collins Avenue and 21st Streets.

June 22, 2004 Just Around the Corner, LLC and POP Development, LLC applied for a Modified CUP (MCUP) File No. 1609 and were approved. The modification included the following language: Condition # 3 *"Dance halls, bars or any kind of neighborhood impact establishment shall only be permitted along Collins Avenue. Any entertainment establishment that may be proposed for this property, regardless of occupant load shall be reviewed by the Planning Board for conditional use approval as agreed by the applicant."*

July 24, 2007 A new applicant, Park Place Development, LLC requested a modification to the MCUP to among other things create two new restaurant spaces, which was approved by the Board.

February 28, 2012 Park Place Development, LLC requested a modification to the MCUP to add a lounge use on 20th Street. There was a long discussion that included the intensity of the restaurants (number of seats), traffic, parking and the location of the various venues. The MCUP retained the previous condition, but reworded and moved to condition #11 *"Any additional dance hall, bar, or entertainment establishment that may be proposed for this property, regardless of occupant load shall be reviewed by the Planning Board for conditional use approval as agreed by the applicant, and shall only be permitted, if permitted, along Collins Avenue or 20th Street."*

February 28, 2012 Ocean First Group, LLC received a separate Conditional Use Permit (CUP) for a neighborhood impact establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons (under File No. 2042.)

July 28, 2015 Zilkatur, LLC requested a Modified Conditional Use Permit (MCUP) for a change of ownership for a neighborhood impact establishment (NIE.)

PROGRESS REPORT

The applicant was sent a Cure Letter on March 9, 2018 regarding open violations and complaints regarding the operation of their night club. Since the cure letter was issued, additional information was received by the Planning Department regarding the recent operation of the night club (photo attached.)

Staff research of city records found that the following violations are showing in the city's records as of this writing. A more detailed explanation of each of these violations is attached:

Case Number	Main Address	Case Type	Case Status	Open Date
NC2018-06359	2000 COLLINS AVE	Noise Complaint	Notice of Violation	02/24/2018
NC2018-06356	2000 COLLINS AVE	Noise Complaint	Written Warning Notice	02/23/2018
CC2018-04821	2000 COLLINS AVE	City Code Violation	Notice of Violation	02/21/2018
CC2018-04822	2000 COLLINS AVE	City Code Violation	Notice of Violation	02/21/2018
SMA2018-00943	2000 COLLINS AVE	Special Master Appeals	Appeal of NC2018-05989	01/22/2018

In the interest of clarity, the entire building includes 205-237 20th Street; 221 20th Street; 220 21st Street; and 2000-2038 Collins Avenue. The building permits, Business Tax Receipt (BTR,) physical address for Ora are under 2000 Collins Avenue, but the doors are located midblock facing 20th Street.

STAFF ANALYSIS

Below is a list of the conditions of the attached Modified CUP that are related to the violations and complains:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. Ninety days after the issuance of the Business Tax Receipt or after general commencement of operations, whichever comes later, the applicant shall provide a progress report to the Planning Board. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, 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).

3. 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.

16. In the event that there is queuing of people on the sidewalk, stanchions shall delineate the area to allow for the free-flow of pedestrians. Security staff shall monitor the crowds

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

17. Security staff shall monitor patron circulation and occupancy levels during the hours of operation.

19. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise.

24. 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.

In light of the inconsistencies with the above CUP conditions, as well as the absence of any documentation from the applicant advising of corrective actions or measures to ensure compliance with the CUP in the future, the Board should consider the issue of noncompliance and consider setting a modification/revocation hearing.

STAFF RECOMMENDATION

Staff recommends that the Planning Board continue the progress report to a date certain of April 17, 2018, and set a modification hearing for April 17, 2018, at which time modifications to the CUP related to operations can be considered.

TRM/MAB/TUI

F:\PLAN\$PLB\2018\3-27-18\PB 17-0091 - 2000 Collins Ave - master prg rpt\Master CUP\PB 17-0091 fka 1609 - 2000 Collins Ave March 2018 prg rpt.docx


Collins Av

Details on the noise violations for Ora nightclub (Planning Board File no. 2042)

NC2018-06359 2000 COLLINS AVE Noise Complaint Notice of Violation 02/24/2018

Arrival: 1:10AM

Shortly after service was received from Noise Case #NC2018-06356, I made contact with "Anthony" from the front desk, and also the hotel guest. The hotel guest stated he could still hear the music and expected that the music be "unplugged" so that he could sleep.

I went back to the corner of 20th and Collins Ave. DOA did not have the music level at an unreasonably loud level/ and the music was not plainly audible at 100ft. I then requested for "Anthony" to escort me to the service area hallway-which is where I was able to asses the noise level coming from Ora's two doors, one door that remained closed and another door that was propped open for service personnel. The music was unreasonably loud and excessive, therefore I returned back to my car to retrieve a violation.

I proceeded to "Ora" and requested to speak with the Manager on Duty. Jermaine from Director of Security came out to speak with me. I advise him that the music was unreasonably loud and excessive and entering into a hotel guests unit. I also informed "Jermaine" that the service back door was open, which was allowing the music to emit from the club. Jermiaine was advised that since a Written Warning was issued back on 1/21/2018. That this would be a 1st Offense Violation which carries a $250.00. Immediate compliance was achieved. The Director Security contacted the "GM" who came out and was also briefed on the violation issued and he permitted "Jermaine" to sign for the notice of violation.

Once service was obtained, I then returned to my vehicle and in passing the hotel guest was outside and stated that I should enter the club and " Shut them down" . I advised the hotel guest that I could not do that, that I have to allow the business a time-frame to comply before escalating. Upon my departure, I attempted to make contact with "Anthony" but he had still not returned from his off-site visit to the Clinton Hotel.

Departure: 1:40AM

NC2018-06356 2000 COLLINS AVE Noise Complaint Written Warning Notice02/23/2018

Arrival: 12:14AM

Upon arrival to the reported noise complaint location of 220 21st Street to meet with the Front Desk Agent of Boulan "Anthony" on behalf of hotel guest that was complaining about loud music. I went up to the unit of the complainant in #210. Inspection within the unit revealed the music coming in from outside on the east-side and it could so be heard from the west-side of the unit near the entrance.

I proceeded to the restaurant DOA which is on the corner of 20th and Collins. As I arrived, there was music playing outside on the patio. Further inspection inside the establishment revealed the bass was

high. I made contact with the MOD "Arnuent Espananel" in reference to the complaint. Mr. Espananel had the music outside turned off outside and significantly reduced the music level inside the establishment. Immediate compliance was achieved However, due to the fact that I was able to hear the music coming into the unit from the outside patio, a Written Warning was issued to the business.

Shortly after service was received, I made contact with "Anthony" from the front desk, and also the hotel guest. The hotel guest stated he could still hear the music and expected that the music be "unplugged" so that he could sleep.

I went back to the corner of 20th and Collins Ave. DOA did not have the music level at an unreasonably loud level/ and the music was not plainly audible at 100ft. I then requested for "Anthony" to escort me to the service area hallway-which is where I was able to assess the noise level coming from Ora's two doors, one door that remained closed and another door that was propped open for service personnel. The music was unreasonably loud and excessive, therefore I returned back to my car to retrieve a violation. Case Number NC2018-06359 was generated. See Notes.

SMA2018-00943 2000 COLLINS AVE Special Master Appeal of NC2018-0598 01/22/2018

Arrival: 1:30am

While conducting a proactive inspection in the area of 2000 Collins Ave Unit #2, excessive and unreasonably loud music could be heard. In order to find out the source of the music, I walked through the hallway in the middle of the two buildings. I then went to the fifth and second floors of the Boulan hotel, where it was determined that the music was coming from 2000 Collins Ave Unit #1, club ORA. Dispatch was raised and a case for a oral warning was generated and issued to club Ora. The management was contacted and advised of the excessive and unreasonably loud music. They were informed that an oral warning would be issued, the music had to be turned down and would be re evaluated in 15 minutes. The music was turned down and after 15 minutes had passed, the level was reassessed from the second floor of the Boulan with staff from the Ora accompanying me. The music was no longer excessive and unreasonably loud.

Departure: 2:00am

MIAMIBEACH

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

March 9, 2018

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Zilkatur, LLC d/b/a Ora
C/O Tripp, Scott PA
110 SE 6th Street
15th FL
Ft. Lauderdale, FL 33301

Re: Planning Board File No. 2042 – 2000 Collins Avenue

Dear Sir/Madam:

A Modified Conditional Use Permit (MCUP) for a change of ownership for a neighborhood impact establishment (NIE) was issued to Zilkatur, LLC on July 28, 2015. It has come to the Planning Department's attention that violations have been issued by the Code Compliance Department regarding the CUP's operational conditions.

In light of the aforementioned code violations and the inconsistencies with the following conditions of approval contained in the Conditional Use Permit, **you are requested to appear at the March 27, 2018 Planning Board hearing** for a verbal progress report:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. Ninety days after the issuance of the Business Tax Receipt or after general commencement of operations, whichever comes later, the applicant shall provide a progress report to the Planning Board. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, 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).

3. 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.

19. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise.

24. 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.

The following warnings, violations and open offenses are still showing in the City's records as of this writing:

Case Number	Main Address	Case Type	Case Status	Open Date
NC2018-06359	2000 COLLINS AVE	Noise Complaint	Notice of Violation	02/24/2018
NC2018-06356	2000 COLLINS AVE	Noise Complaint	Written Warning Notice	02/23/2018
CC2018-04821	2000 COLLINS AVE	City Code Violation	Notice of Violation	02/21/2018
CC2018-04822	2000 COLLINS AVE	City Code Violation	Notice of Violation	02/21/2018
SMA2018-00943	2000 COLLINS AVE	Special Master Appeals	Appeal of NC2018-05989	01/22/2018

Please be advised that at the time of the progress report, in accordance with the provisions of 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 at the next available meeting of the Board.

If a modification/revocation hearing is set at that public hearing, 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 revoke the approval, modify the conditions thereof, or impose additional or supplemental conditions.

If you have any questions, please do not hesitate to contact Ms. Tui Munday at (305) 673-7000 ext. 6320.

Sincerely,

Thomas R. Mooney, AICP
Planning Director

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F:\PLAN\$PLB\GEN-CORR\CURE LETTERS\PB 2042 - 2000 Collins Ave - Ora CURE LTR March 2018.docx

CFN: 20150553524 BOOK 29753 PAGE 4672
DATE:08/27/2015 08:14:22 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 2000 Collins Avenue – (spaces 11 and 12 along 20th Street)

FILE NO: 2042

IN RE: The applicant, Zilkatur, LLC, requested a Modification to a previously issued Conditional Use Permit to change the name of the owner/operator from Ocean First Group, LLC., to Zilkatur, LLC., pursuant to Section 118, Article IV.

LEGAL DESCRIPTION: Lot 1, 2, 3, 4 and the east 25.5 feet of Lot 6, Block C of amended map of Ocean Front Property of Miami Beach Improvement Company Subdivision as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: July 28, 2015

MODIFIED CONDITIONAL USE PERMIT

The applicant, Zilkatur, LLC, filed an application with the Planning Director to modify a previously approved Conditional Use Permit to change the name of the operator from Ocean First Group, LLC., to Zilkatur, LLC., pursuant to Section 118 Article IV. of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

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 record for this matter:

That the property in question is located in the CD-3, Commercial high intensity 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 the staff recommendations, and accepted by the applicant, that the Modification to the previously approved Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions: Underlining denotes new language and ~~strikethrough~~ denotes stricken language from the previous Order.

1. The Planning Board shall maintain jurisdiction of this Modified Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the revised Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, 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).

2. This Modified Conditional Use Permit is issued to ~~Ocean First Group, LLC~~ Zilkatur, LLC as operator of this Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.

3. Any change of operator or ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.

4. The conditions of approval for this Modified Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.

5. The hours of operation shall be as proposed by the applicant, Sunday through Saturday from 10:00 p.m. to 5:00 a.m. However, the establishment shall close at 5:00 a.m. and keep closed the place of business and not allow any patron or other persons, other than those employed by the establishment, to remain therein between the hours of 5:00 am and 8:00 am.

6. As requested by the applicant, the patron occupant load shall be a maximum of 707 people, or any lesser number as may be determined by the Fire Marshall. The applicant shall obtain a final occupant load from the City before the issuance of a Business Tax Receipt

7. A full business/operation plan for any change of owner/operator that includes details of the operation, as well as security and crowd control, shall be submitted to staff for review and approval prior to the CO or issuance of a new BTR, whichever occurs first.

8. Security staff shall take measures to strictly enforce patron age restrictions in the City Code around the clock.

9. All "wet T-shirt," "thong" or "bikini" events shall be prohibited.

10. Sound transmission tests on the curtain wall facing 20th Street shall be conducted prior to the finalization of the sound attenuation design for the establishment. A final sound transmission report which includes the performance of sound systems and sound attenuation devices shall be submitted to staff for review and approval prior to a Temporary Certificate of Occupancy, or final Certificate of Occupancy, whichever occurs first.

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11. Business identification signs shall be limited to sign copy indicating the name of the establishment only, subject to historic preservation staff review and approval.

12. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.

13. The City's concurrency requirements can be achieved and satisfied through payment of mitigation fees or by entering into an enforceable development agreement with the City. The Transportation and Concurrency Management Division shall make the determination of the project's fair-share mitigation cost. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit. Without exception, all concurrency fees shall be paid prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy.

14. The applicant shall obtain a Certificate of Occupancy prior to the issuance of a Business Tax Receipt.

15. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.

16. In the event that there is queuing of people on the sidewalk, stanchions shall delineate the area to allow for the free-flow of pedestrians. Security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrian on the public sidewalk.

17. Security staff shall monitor patron circulation and occupancy levels during the hours of operation.

18. 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.

19. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise.

20. 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.

21. 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.

22. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed

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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 or certificate of completion shall be issued until this requirement has been satisfied.

23. 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.

24. 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 25th day of AUGUST, 2015

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, Planning and Zoning Manager
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 25th day of August, 2015, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

{NOTARIAL SEAL}

WALDHYS J. RODOLI
MY COMMISSION #FF039521
EXPIRES: JUL 24, 2017
Bonded through 1st State Insurance

Waldhys J. Rodoli
Notary:
Print Name
Notary Public, State of Florida
My Commission Expires:
Commission Number:

Approved As To Form:
Legal Department on (8/25/2015)

Filed with the Clerk of the Planning Board on 08/25/2015 ( )

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MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: July 23, 2019

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: **PB 19-0271. Aka File No. 2042. 2000 Collins Avenue.** (spaces 11 and 12 along 20th Street).

An application has been filed requesting a modification to a previously issued conditional use permit for a Neighborhood Impact Establishment consisting of an alcohol beverage establishment, entertainment establishment and dance hall with an occupant content exceeding 200 persons. Specifically, this application includes a change of ownership.

RECOMMENDATION

Approval with Conditions.

HISTORY

February 28, 2012 — Approval of a Conditional Use Permit (CUP) for a neighborhood impact establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons.

July 28, 2015 — The Planning Board approved modifications to the Conditional Use Permit (MCUP) to change the owner/operator from Ocean First Group, LLC., to Zilkatur, LLC.

ZONING / SITE DATA

Legal Description: Lot 1, 2, 3, 4 and the east 25.5 feet of Lot 6, Block C of amended map of Ocean Front Property of Miami Beach Improvement Company Subdivision as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida.

Zoning: CD-3, Commercial high intensity zoning district

Surrounding Uses:

North:	Collins Park
West:	Hotel
South:	Hotel and apartment building
East:	Hotel and apartment building

(See Zoning/Site map at the end of the report)

THE PROJECT

The Letter of Intent (LOI) indicates that no changes to the operation and no changes to the previously approved CUP are proposed.

The applicant submitted an updated disclosure that reflects the new ownership.

COMPLIANCE WITH CONDITIONAL USE REVIEW GUIDELINES:

Conditional Uses may be approved in accordance with the procedures and standards set forth in the City Code Art. 4, Sec. 118-191 and Sec. 118-192:

1. **The Use is consistent with the Comprehensive Plan or Neighborhood Plan if one exists for the area in which the property is located.**

   Consistent–The request is consistent with the Comprehensive Plan.

2. **The intended Use or construction would not result in an impact that would exceed the thresholds for the levels of service as set forth in the Comprehensive Plan.**

   Consistent– As previously approved, the proposed use would not exceed the established thresholds for levels of service. The parking operation would be valet only. A valet traffic circulation analysis was submitted with the original application.

3. **Structures and uses associated with the request are consistent with this Ordinance.**

   Consistent– As previously approved, Neighborhood Impact Establishments are permitted as conditional uses in this zoning district.

4. **Public health, safety, morals and general welfare would not be adversely affected.**

   Partially Consistent– The proposed establishment may adversely affect the general welfare of nearby residents if noise and traffic issues are not controlled. A sound study, traffic impact study and valet circulation analysis were submitted with the original application. The facility would have to comply with all applicable laws and regulations for licensure.

5. **Adequate off-street parking facilities would be provided.**

   Consistent– As previously approved, All the required parking for this establishment is provided within the valet-only garage attached to the structure. The establishment would provide valet parking only for patrons. A valet circulation analysis, as well as a traffic study was submitted with the original application.

6. **Necessary safeguards would be provided for the protection of surrounding property, persons, and neighborhood values.**

   Consistent– As previously approved, measures to mitigate adverse impacts are included in the prior conditions of approval.

7. **The concentration of similar types of uses would not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.**

   Partially Consistent– There are several entertainment uses in the area. No adverse impact is anticipated on the adjacent pre-existing uses as a result of this request. Provided the business is operated in accordance with the CUP.

NEIGHBORHOOD IMPACT ESTABLISHMENT REVIEW GUIDELINES

In accordance with Section 142-1362 of the Miami Beach City Code, in reviewing an application for an outdoor entertainment establishment, open air entertainment establishment or a neighborhood impact establishment, the Planning Board shall apply the following supplemental review guidelines criteria in addition to the standard review guidelines for conditional uses pursuant to chapter 118, article IV:

1. **An operational/business plan which addresses hours of operation, number of employees, menu items, goals of business, and other operational characteristics pertinent to the application.**

   Consistent – An updated business/ operational plan will be required prior to the issuance of a new BTR.

2. **A parking plan which fully describes where and how the parking is to be provided and utilized, e.g., valet, self park, shared parking, after hour metered spaces and the manner in which it is to be managed.**

   Consistent – As previously approved, parking will be provided in the garage that is connected to the structure. The garage is a valet-only operation and a valet circulation analysis has been provided with the original application.

3. **An indoor/outdoor crowd control plan which addresses how large groups of people waiting to gain entry into the establishment, or already on the premises will be controlled.**

   Consistent – As previously proposed, patrons would queue in the main entrance vestibule and the sidewalk, controlled by stanchions and security personnel.

4. **A security plan for the establishment and any parking facility.**

   Partially Consistent – An updated security plan will be required prior to the issuance of a new BTR. The adjacent garage is a separate entity that has its own operation plan.

5. **A traffic circulation analysis and plan which details the impact of projected traffic on the immediate neighborhood and how this impact is to be mitigated.**

   Consistent – A traffic circulation analysis and valet operation plan were previously submitted, which outline traffic and valet circulation for the site.

6. **A sanitation plan which addresses on site facilities as well as off premises issues resulting from the operation of the establishment.**

Consistent – As previously approved, there are existing sanitation facilities for the other operations within the site which will be used by the applicant.

7. **A noise attenuation plan which addresses how noise will be controlled to meet the requirements of the noise ordinance.**

   Consistent – With the original application, a noise attenuation study was prepared by The Audio Bug, Inc. which contained a number of recommendations. The subject space has two access doors to 20th Street each proposed with vestibules. The eastern most door will be the main ingress door and the other one will be for emergencies. There are other emergency doors that lead to internal service corridors in the building.

8. **Proximity of proposed establishment to residential uses.**

   Partially Consistent – There is a residential condominium component within this mixed use structure. In addition, there are hotel uses to the west, south and east, as well as residential units within some of the adjacent hotel uses. There are commercial uses, existing and proposed, on the ground floor of the structure.

9. **Cumulative effect of proposed establishment and adjacent pre-existing uses.**

   Partially Consistent – There are several entertainment uses in the area. No adverse impact is anticipated on the adjacent pre-existing uses as a result of this request. Provided the business is operated in accordance with the conditions of the CUP.

STAFF ANALYSIS

The City Code requires that Neighborhood Impact Establishment and Outdoor Entertainment Establishments obtain a CUP. The section of the code that pertains to this requirement is below:

Sec. 142-243. - Conditional uses.

The conditional uses in the RM-3 residential multifamily, high intensity district are day care facility; stand-alone religious institutions; private and public institutions; schools; commercial or noncommercial parking lots and garages; accessory outdoor entertainment establishment; accessory neighborhood impact establishment; and accessory openair entertainment establishment as set forth in article V, division 6 of this chapter.

The existing CUP condition associated with this request (change of ownership) is:

1. This Modified Conditional Use Permit is issued to ~~Ocean First Group, LLC~~ Zilkatur, LLC as operator of this Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.

To streamline the processes in the future, staff is recommending that applicants no longer be required to file an application to modify the CUP when a change of ownership occurs. In place of this application an affidavit will be submitted with the following revised condition:

1. This Modified Conditional Use Permit is issued to ~~Zilkatur, LLC~~ MC GA Collins Realty, LLC as operator of this Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons. ~~Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein~~ Any changes in ownership of 50% (fifty percent) or more stock ownership, or the equivalent, shall require the new owner to submit an affidavit, approved by City, to the City of Miami Beach Planning Department transferring approval to the new owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Business Tax Receipt.

As of the writing of this report there are no open violations related to the Conditional Use Permit.

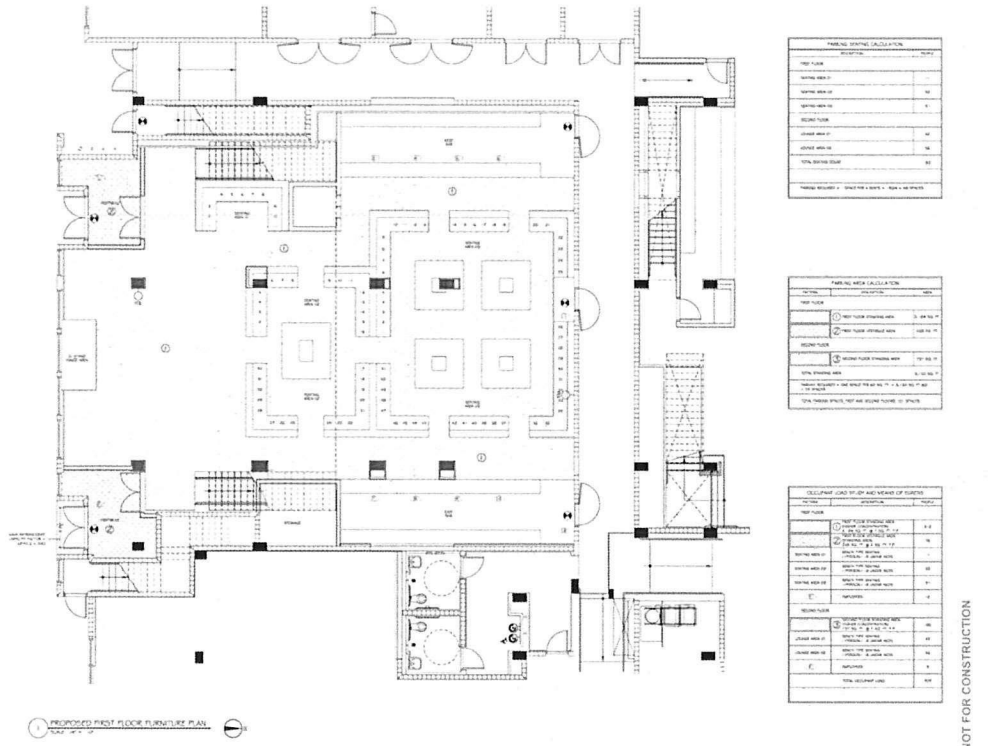
For reference the details of the operation are provided below:

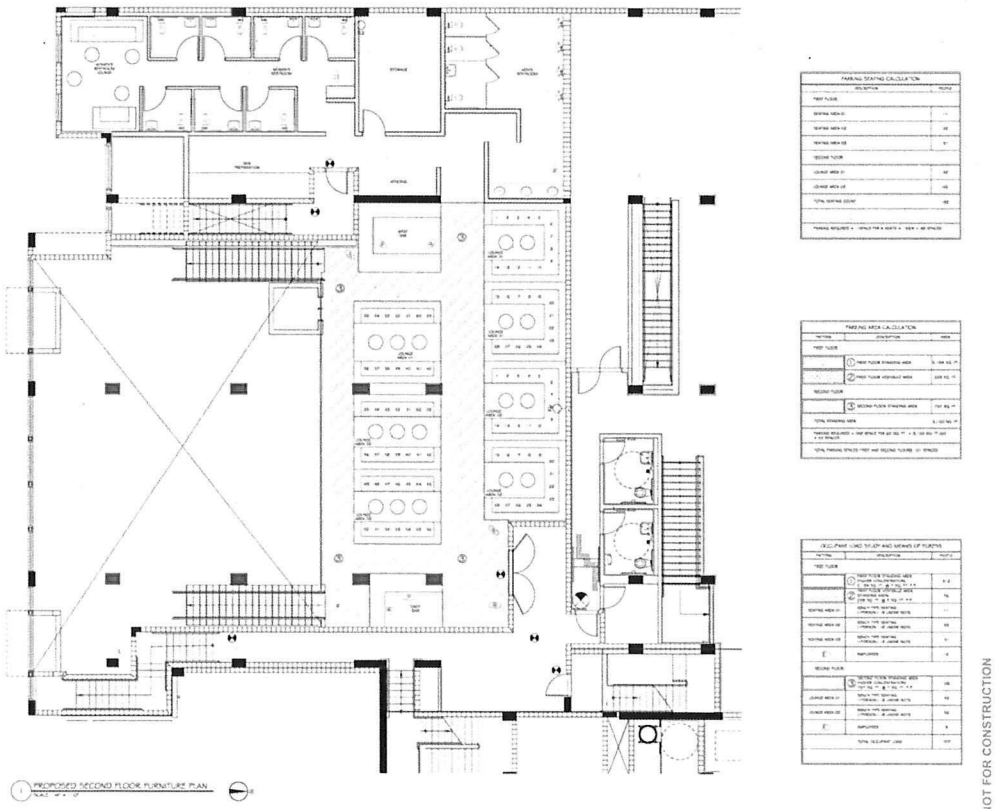
Operation

The lounge occupies two adjacent spaces within the 2000 Collins Avenue structure on the first and second levels along 20th Street. Directly above and to the west are four floors of parking garage; a pool deck on the top floor of the garage; retail spaces are located to either side along 20th Street and condominium units are east of the lounge, starting on the third floor. The regular hours of operation are 10:00 p.m. to 5:00 a.m. The use of the space may also be used for private events such as corporate events, meetings and the like. A staff of approximately 100 employees includes approximately 25 security personnel when the venue is at maximum capacity.

There are two sets of doors to gain access to the venue from 20th Street; however the main entrance would be through the eastern most set of doors; vestibules were built for the two sets of doors in order to contain noise that may escape. In-house security personnel was charges with crowd control and internal security. People waiting for admission may wait in the vestibules as capacity may permit, or queue on the sidewalk to be controlled by security personnel and stanchions.

See floor plans below:





There is a valet-only parking garage within the building where the parking requirements for this venue are satisfied. In addition, when additional parking is needed, patrons have additional options in close vicinity, such as on-street parking or the surface parking lot on 21st Street. Because of the nearby multiple hotels, it is anticipated that many patrons will arrive by walking or taxi.

A business/operation plan that includes full details of the operation, as well as security and crowd control, will have to be submitted to staff for review and approval prior to the issuance of the BTR.

Traffic and Valet Circulation Analysis

The TIS, conducted by Kimley-Horn (KH) determined that the peak traffic period occurred on Saturday night from 10:45 p.m. to 12:45 a.m., and that 252 net new trips would be generated during this peak hour for the entire site inclusive of the 2 restaurants. The Saturday peak hour of this generator ("drinking place") was estimated to be 63 net new trips.

The operating conditions of the four study intersections during the study peak hour – 20th Street and Collins Avenue; 21st Street and Collins Avenue; 20th Street and Liberty Avenue; 21st Street and Liberty Avenue; and the garage driveway – are expected to operate at LOS A and B, with the exception of east bound and west bound 20th Street and Collins Avenue (D); east and west bound 21st Street and Collins Avenue (E). The TIS concludes that the project is not expected to adversely impact traffic operation below adopted standards of LOS D or better.

As a point of information the TIS and valet analysis was commissioned by Park Place Development, LLC for its requested modifications, but it is inclusive of this venue within the mixed use building.

KH prepared a valet operation analysis for the development, which will be served by two valet drop-off and pick-up locations – on 20th Street in close proximity to the entrance of the proposed bar/lounge and one within the parking garage – as well as a passenger loading zone on 21st Street, which will serve the residential units. The parking garage is currently being served and will be served in the future by valet service only; no self-parking will be available.

The valet operation analysis determined that 252 valet trips are expected to be generated during the Saturday peak hour. Results based on the analysis calculations showed that 4 valet attendants are required under average demand conditions and 7 attendants would be needed during the Saturday peak hour

RECOMMENDATION:

In view of the forgoing analysis, staff recommends approval of the modified Conditional Use Permit, in accordance with the conditions in the attached order.

ZONING AND LOCATION MAP



PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 2000 Collins Avenue – (spaces 11 and 12 along 20th Street)

FILE NO: PB19-0271 Aka file No. 2042

IN RE: An application has been filed requesting a modification to a previously issued conditional use permit for a Neighborhood Impact Establishment consisting of an alcohol beverage establishment, entertainment establishment and dance hall with an occupant content exceeding 200 persons. Specifically, this application includes a change of ownership.

LEGAL DESCRIPTION: Lot 1, 2, 3, 4 and the east 25.5 feet of Lot 6, Block C of amended map of Ocean Front Property of Miami Beach Improvement Company Subdivision as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: February 28, 2012; July 28, 2015; July 23, 2019

MODIFIED CONDITIONAL USE PERMIT

The applicant, MC GA Collins Realty, LLC, filed an application with the Planning Director to modify a previously approved Conditional Use Permit to change the name of the operator from Zilkatur, LLC, to MC GA Collins Realty, LLC pursuant to Section 118 Article IV. of the City Code. Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

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 record for this matter:

That the property in question is located in the CD-3, Commercial high intensity 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 the staff recommendations, and accepted by the applicant, that the Modification to the previously approved Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions: Underlining denotes new language and ~~strikethrough~~ denotes stricken language from the previous Order.

1. The Planning Board shall maintain jurisdiction of this Modified Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the revised Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, 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).

2. This Modified Conditional Use Permit is issued to ~~Zilkatur, LLC~~ MC GA Collins Realty, LLC as operator of this Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons. ~~Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein~~ any changes in ownership of 50% (fifty percent) or more stock ownership, or the equivalent, shall require the new owner to submit an affidavit, approved by City, to the City of Miami Beach Planning Department transferring approval to the new owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Business Tax Receipt.

3. Any change of operator or ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.

4. The conditions of approval for this Modified Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.

5. The hours of operation shall be as proposed by the applicant, Sunday through Saturday from 10:00 p.m. to 5:00 a.m. However, the establishment shall close at 5:00 a.m. and keep closed the place of business and not allow any patron or other persons, other than those employed by the establishment, to remain therein between the hours of 5:00 am and 8:00 am.

6. As requested by the applicant, the patron occupant load shall be a maximum of 707 people, or any lesser number as may be determined by the Fire Marshall. The applicant shall obtain a final occupant load from the City before the issuance of a Business Tax Receipt

7. A full business/operation plan for any change of owner/operator that includes details of the operation, as well as security and crowd control, shall be submitted to staff for review and approval prior to the CO or issuance of a new BTR, whichever occurs first.

8. Security staff shall take measures to strictly enforce patron age restrictions in the City Code around the clock.

9. All "wet T-shirt," "thong" or "bikini" events shall be prohibited.

10. Sound transmission tests on the curtain wall facing 20th Street shall be conducted prior to the finalization of the sound attenuation design for the establishment. A final sound transmission report which includes the performance of sound systems and sound attenuation devices shall be submitted to staff for review and approval prior to a Temporary Certificate of Occupancy, or final Certificate of Occupancy, whichever occurs first.

11. Business identification signs shall be limited to sign copy indicating the name of the establishment only, subject to historic preservation staff review and approval.

12. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.

13. The City's concurrency requirements can be achieved and satisfied through payment of mitigation fees or by entering into an enforceable development agreement with the City. The Transportation and Concurrency Management Division shall make the determination of the project's fair-share mitigation cost. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit. Without exception, all concurrency fees shall be paid prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy.

14. The applicant shall obtain a Certificate of Occupancy prior to the issuance of a Business Tax Receipt.

15. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.

16. In the event that there is queuing of people on the sidewalk, stanchions shall delineate the area to allow for the free-flow of pedestrians. Security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrian on the public sidewalk.

17. Security staff shall monitor patron circulation and occupancy levels during the hours of operation.

18. 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.

19. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise.

20. 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.

21. 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.

22. ~~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 or certificate of completion shall be issued until this requirement has been satisfied~~ The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

23. 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.

24. 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 _____ day of _____, 2019

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY:_____
Michael Belush, AICP
Chief of Planning and Zoning
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)
The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

{NOTARIAL SEAL]

_____
Notary:
Print Name
Notary Public, State of Florida
My Commission Expires:
Commission Number:

Approved As To Form:
Legal Department on _____( )

Filed with the Clerk of the Planning Board on _____ ( )

Underlining denotes new language
~~Strikethrough~~ denotes stricken language from the previous Order.

CFN: 20150553524 BOOK 29753 PAGE 4672
DATE:08/27/2015 08:14:22 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 2000 Collins Avenue – (spaces 11 and 12 along 20th Street)

FILE NO: 2042

IN RE: The applicant, Zilkatur, LLC, requested a Modification to a previously issued Conditional Use Permit to change the name of the owner/operator from Ocean First Group, LLC., to Zilkatur, LLC., pursuant to Section 118, Article IV.

LEGAL DESCRIPTION: Lot 1, 2, 3, 4 and the east 25.5 feet of Lot 6, Block C of amended map of Ocean Front Property of Miami Beach Improvement Company Subdivision as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: July 28, 2015

MODIFIED CONDITIONAL USE PERMIT

The applicant, Zilkatur, LLC, filed an application with the Planning Director to modify a previously approved Conditional Use Permit to change the name of the operator from Ocean First Group, LLC., to Zilkatur, LLC., pursuant to Section 118 Article IV. of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

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 record for this matter:

That the property in question is located in the CD-3, Commercial high intensity 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 the staff recommendations, and accepted by the applicant, that the Modification to the previously approved Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions: Underlining denotes new language and ~~strikethrough~~ denotes stricken language from the previous Order.

1. The Planning Board shall maintain jurisdiction of this Modified Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the revised Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, 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).

2. This Modified Conditional Use Permit is issued to ~~Ocean First Group, LLC~~ Zilkatur, LLC as operator of this Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.

3. Any change of operator or ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.

4. The conditions of approval for this Modified Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.

5. The hours of operation shall be as proposed by the applicant, Sunday through Saturday from 10:00 p.m. to 5:00 a.m. However, the establishment shall close at 5:00 a.m. and keep closed the place of business and not allow any patron or other persons, other than those employed by the establishment, to remain therein between the hours of 5:00 am and 8:00 am.

6. As requested by the applicant, the patron occupant load shall be a maximum of 707 people, or any lesser number as may be determined by the Fire Marshall. The applicant shall obtain a final occupant load from the City before the issuance of a Business Tax Receipt

7. A full business/operation plan for any change of owner/operator that includes details of the operation, as well as security and crowd control, shall be submitted to staff for review and approval prior to the CO or issuance of a new BTR, whichever occurs first.

8. Security staff shall take measures to strictly enforce patron age restrictions in the City Code around the clock.

9. All "wet T-shirt," "thong" or "bikini" events shall be prohibited.

10. Sound transmission tests on the curtain wall facing 20th Street shall be conducted prior to the finalization of the sound attenuation design for the establishment. A final sound transmission report which includes the performance of sound systems and sound attenuation devices shall be submitted to staff for review and approval prior to a Temporary Certificate of Occupancy, or final Certificate of Occupancy, whichever occurs first.

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11. Business identification signs shall be limited to sign copy indicating the name of the establishment only, subject to historic preservation staff review and approval.

12. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.

13. The City's concurrency requirements can be achieved and satisfied through payment of mitigation fees or by entering into an enforceable development agreement with the City. The Transportation and Concurrency Management Division shall make the determination of the project's fair-share mitigation cost. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit. Without exception, all concurrency fees shall be paid prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy.

14. The applicant shall obtain a Certificate of Occupancy prior to the issuance of a Business Tax Receipt.

15. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.

16. In the event that there is queuing of people on the sidewalk, stanchions shall delineate the area to allow for the free-flow of pedestrians. Security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrian on the public sidewalk.

17. Security staff shall monitor patron circulation and occupancy levels during the hours of operation.

18. 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.

19. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise.

20. 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.

21. 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.

22. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed

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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 or certificate of completion shall be issued until this requirement has been satisfied.

23. 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.

24. 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 25th day of AUGUST, 2015

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, Planning and Zoning Manager
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 25th day of August, 2015, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

{NOTARIAL SEAL}

WALDHYS J. RODOLI
MY COMMISSION #FF039521
EXPIRES: JUL 24, 2017
Bonded through 1st State Insurance

Waldhys J. Rodoli
Notary:
Print Name
Notary Public, State of Florida
My Commission Expires:
Commission Number:

Approved As To Form:
Legal Department on (8/25/2015)

Filed with the Clerk of the Planning Board on 08/25/2015 ( )

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MB

CFN: 20190478849 BOOK 31548 PAGE 3640
DATE:07/31/2019 08:10:05 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 2000 Collins Avenue – (spaces 11 and 12 along 20th Street)

FILE NO: PB19-0271 Aka file No. 2042

IN RE: An application has been filed requesting a modification to a previously issued conditional use permit for a Neighborhood Impact Establishment consisting of an alcohol beverage establishment, entertainment establishment and dance hall with an occupant content exceeding 200 persons. Specifically, this application includes a change of ownership.

LEGAL DESCRIPTION: Lot 1, 2, 3, 4 and the east 25.5 feet of Lot 6, Block C of amended map of Ocean Front Property of Miami Beach Improvement Company Subdivision as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: February 28, 2012; July 28, 2015; July 23, 2019

MODIFIED CONDITIONAL USE PERMIT

The applicant, MC GA Collins Realty, LLC, filed an application with the Planning Director to modify a previously approved Conditional Use Permit to change the name of the operator from Zilkatur, LLC, to MC GA Collins Realty, LLC pursuant to Section 118 Article IV. of the City Code. Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

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 record for this matter:

That the property in question is located in the CD-3, Commercial high intensity 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 the staff recommendations, and accepted by the applicant, that the Modification to the previously approved Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions: Underlining denotes new language and ~~strikethrough~~ denotes stricken language from the previous Order.

1. The Planning Board shall maintain jurisdiction of this Modified Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the revised Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, 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).

2. This Modified Conditional Use Permit is issued to ~~Zilkatur, LLC~~ MC GA Collins Realty, LLC as operator of this Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons. ~~Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein~~ any changes in ownership of 50% (fifty percent) or more stock ownership, or the equivalent, shall require the new owner to submit an affidavit, approved by City, to the City of Miami Beach Planning Department transferring approval to the new owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Business Tax Receipt.

3. Any change of operator or ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.

4. The conditions of approval for this Modified Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.

5. The hours of operation shall be as proposed by the applicant, Sunday through Saturday from 10:00 p.m. to 5:00 a.m. However, the establishment shall close at 5:00 a.m. and keep closed the place of business and not allow any patron or other persons, other than those employed by the establishment, to remain therein between the hours of 5:00 am and 8:00 am.

6. As requested by the applicant, the patron occupant load shall be a maximum of 707 people, or any lesser number as may be determined by the Fire Marshall. The applicant shall obtain a final occupant load from the City before the issuance of a Business Tax Receipt

7. A full business/operation plan for any change of owner/operator that includes details of the operation, as well as security and crowd control, shall be submitted to staff for review and approval prior to the CO or issuance of a new BTR, whichever occurs first.

8. Security staff shall take measures to strictly enforce patron age restrictions in the City Code around the clock.

9. All "wet T-shirt," "thong" or "bikini" events shall be prohibited.

10. Sound transmission tests on the curtain wall facing 20th Street shall be conducted prior to the finalization of the sound attenuation design for the establishment. A final sound transmission report which includes the performance of sound systems and sound attenuation devices shall be submitted to staff for review and approval prior to a Temporary Certificate of Occupancy, or final Certificate of Occupancy, whichever occurs first.

11. Business identification signs shall be limited to sign copy indicating the name of the establishment only, subject to historic preservation staff review and approval.

12. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.

13. The City's concurrency requirements can be achieved and satisfied through payment of mitigation fees or by entering into an enforceable development agreement with the City. The Transportation and Concurrency Management Division shall make the determination of the project's fair-share mitigation cost. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit. Without exception, all concurrency fees shall be paid prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy.

14. The applicant shall obtain a Certificate of Occupancy prior to the issuance of a Business Tax Receipt.

15. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.

16. In the event that there is queuing of people on the sidewalk, stanchions shall delineate the area to allow for the free-flow of pedestrians. Security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrian on the public sidewalk.

17. Security staff shall monitor patron circulation and occupancy levels during the hours of operation.

18. 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.

19. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise.

20. 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.

21. 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.

22. ~~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 or certificate of completion shall be issued until this requirement has been satisfied~~ The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

23. 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.

24. The applicant agrees and shall be required to provide access to areas subject to this MCUP (not including private residences or hotel rooms) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the terms and conditions of this MCUP.

25. 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 26th day of July, 2019

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: _____
Michael Belush, AICP
Chief of Planning and Zoning
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 26th day of July, 2019, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

William Blachar
Notary:

{NOTARIAL SEAL]

WILLIAM BLACHAR
MY COMMISSION #GG308052
EXPIRES: MAR 05, 2023
Bonded through 1st State Insurance

Print Name
Notary Public, State of Florida
My Commission Expires:
Commission Number:

Approved As To Form:
Legal Department on Dick Gallegos (7/25/2019)

Filed with the Clerk of the Planning Board on Jessica Jurkiewicz (7/26/19)

Underlining denotes new language
~~Strikethrough~~ denotes stricken language from the previous Order.

REFERENCE ONLY
PB17-0091 fka File No 1609

Zilkatur, LLC Operations Plans

Conditional Use Permit File No. 2042

Table of Contents

I. Operational Business Plan

II. Parking Plan

III. Crowd Control Plan

IV. Security Plan

V. Traffic Circulation Plan

VI. Delivery and Sanitation Plan

VII. Noise Attenuation Plan

I. Operational Business Plan

Overview of Business

Zilkatur, LLC, which intends to operate under the fictitious name Ora ("Ora"), occupies two adjacent spaces within the 2000 Collins Avenue building along 20th Street to provide a luxury nightlife and entertainment venue for the City of Miami Beach. Ora will introduce guests to a superior nightlife experience that includes state of the art audio and visual systems and promotes a VIP service that raises the bar for customer service on Miami Beach. Ora's operations will be run by an elite management team who have established and managed some of the most successful nightclubs in the United States.

This two level entertainment venue will service patrons 21 years of age and older. The venue consists of VIP tables, a dance floor, a stage for the DJ booth, and four full service bars. Hosting the world's most renowned DJ's, Ora's musical direction is primarily focused on European Lounge Motifs. A strong emphasis on production, including both dancers and performers, makes for an enhanced nightlife experience or a private event unique to Ora.

Ora features an inviting open layout and a management team who is focused on creating a high end service experience. This experience begins at the front door, where guests are provided with a grand entrance directly into the heart of the nightclub and continues throughout the venue with facilities and service that demonstrate a high attention to detail.

Management Team

Beyond the physical attributes of the venue, Ora has an elite management team with industry veterans Greg See, Ryan Van Milligen, and Dana Dwyer, providing seasonal leadership.

Greg See moved to Miami in 2001 and opened Mynt Lounge. Mynt was the first boutique style nightclub on Miami Beach that catered to celebrities, models, and fashionistas and gained a reputation for the tightest door policy. In 2005, Greg became the General Manager with the Opium Group, managing both Opium Garden and Prive. He also helped to open and manage Set nightclub. By 2008, Greg was promoted to Opium Group's Director of Operations overseeing all of the groups venues including, Mansion, Cameo, Mokai, Louis, and Set and supervising five general managers, nine assistant managers, and approximately four hundred

employees. Greg was asked by the Opium group to redesign Mansion's light system. After seeing the success this brought to Mansion, Greg was asked to assist Angel Management Group in Las Vegas with their project Hakkassan. In 2013, Greg joined SBE Entertainment Group to assist in developing nightlife brands in Miami for the group. These venues included SLS Hotel, Katsuya, Bazaar, Hyde, and Greystone Manor.

Ryan Van Milligen has over ten years experience in the nightlife industry. After graduating from college, Ryan opened the marketing and promotions company, Elite Entertainment. Elite oversaw and ran some of the most popular clubs on Miami Beach. During this time, Ryan helped to make Mynt Lounge and The Opium Group venues some of the most popular in the country. In 2008, Ryan accepted a consulting and management deal with Suite Lounge and Snatch Bar. During Ryan's time at Suite Lounge, he was able to triple the venue's weekly sales. By the end of 2008, Ryan was one of the four Directors within The Opium Group. As Director of Promotions of The Opium Group, Ryan has launched and operated venues such as Mansion, Set, Opium Garden, Prive, Cameo, Mokai, Wall, and Louis and oversaw close to 400 employees. Since 2008, Ryan has maintained The Opium Group as one of the top hospitality groups in the country and has been a key member to their long success.

Dana Dwyer began her career as a bartender in New York City. Motivated to climb the ladder in the industry, Dana moved to Miami in 2005 and took a job at the soon to be open nightclub Set. Dana was instantly recognized for her talents and was invited to open two upcoming venues on behalf of The Opium Group. Soon thereafter, Dana was offered a position with Haven Hospitality, where she learned the ins and outs of the business. Dana then found her way back to The Opium Group, where she became the General Manager of Louis. When Set was renovated in 2013, Dana ran the venue. In recent years, Dana has travelled the world drawing inspiration from exotic locations around the world to draw ideas of what the ideal world-class nightclub should bring to its guests.

Hours of Operation & Menu

Per Condition No. 5 of the Conditional Use Permit ("CUP"), Ora's hours of operation will be from 10:00 P.M. through 5:00 A.M. and will keep closed and not allow any patron or other persons, other than those employed by Ora to remain therein between the hours of 5:00 a.m. and 8:00 a.m.

Enclosed please find Ora's Specialty Drink Menu.

Contacting Ora

Management at Ora has set up a phone number, which will be provided to neighboring residents in order to address any concerns and/or complaints that they may have. If Management receives a call, an investigation will begin shortly thereafter in order to address the concern and/or complaint.

As a business that is committed to long-term success and strong community relationships, Ora will ensure that it follows the conditions contained within its Conditional Use Permit and all city ordinances.

Ora's Staff

Ora will employ approximately seventy-five (75) employees in the nightclub operation as indicated below:

Employee	Quantity
General and Operations Managers	3
Security and Door Staff	20
Cocktail/Bottle Servers	15
Bartenders	14
Server Assistants/Bussers	15
Bar Apprentices/Barbacks	3
Porters/Sweepers	3
Dishwasher	2
Total	**75**

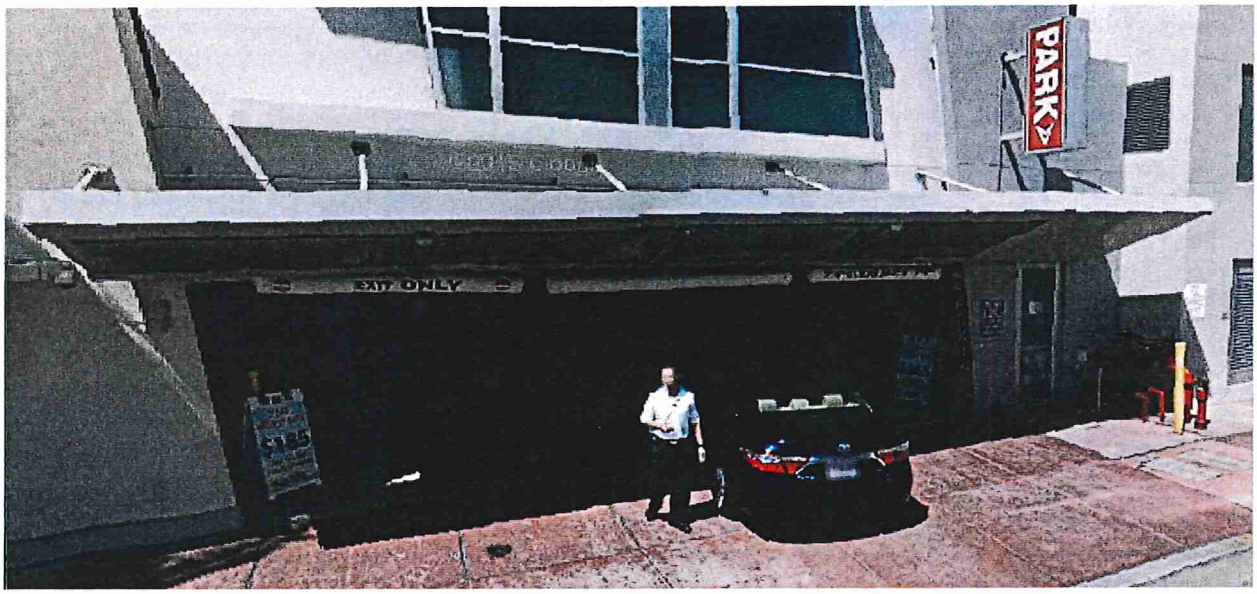
Operational Items

Pursuant to Condition No. 9 and 12 of the CUP, Ora will not conduct "wet t-shirt," "thong," or "bikini" events, nor will Ora distribute street flyers or handouts, including handbills from third-party promotions.

II. Parking Plan

Ora's patrons will be serviced by the building's existing valet parking operation, which is contained in the parking garage located on site. Self-parking is not allowed in the garage. The required parking of one hundred and fifteen (115) parking spaces for Ora's operations will be entirely contained within the garage.

The metered parking spaces which are located in front of the venue will not be utilized for valet pick up and/or drop off since the adjacent garage already provides a valet ramp.



There are several additional public parking facilities which can accommodate the patrons and employees of Ora as indicated below:

- (1) 23rd Street and Liberty (East)
- (2) 23rd Street and Liberty (West)
- (3) 21st Street and Collins Avenue
- (4) 18th Street and Meridian Avenue
- (5) 17th Street Garage
- (6) City Hall Parking Garage

Ora anticipates many patrons will either walk from nearby hotels, take public transportation, or arrive by taxi and/or a similar mode of transportation.

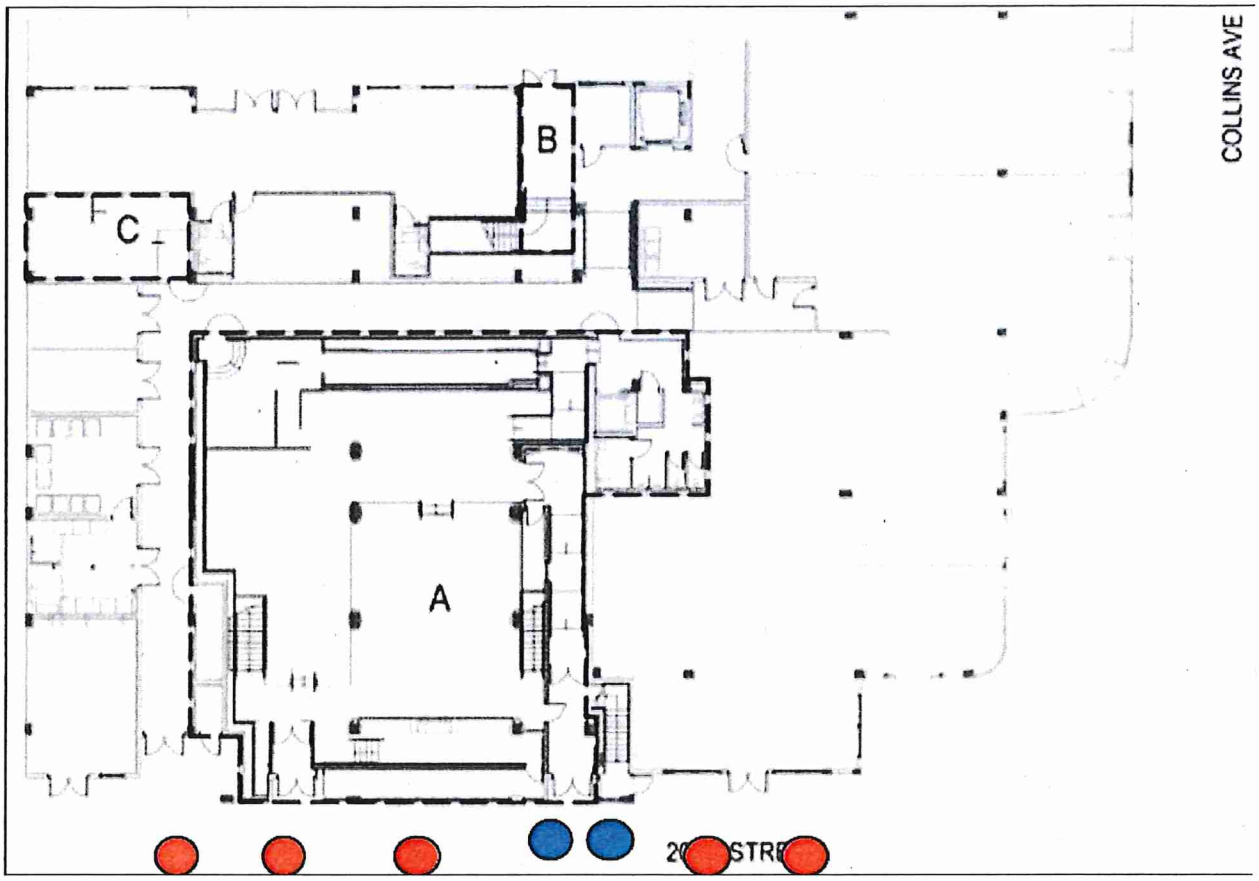
III. Crowd Control Plan

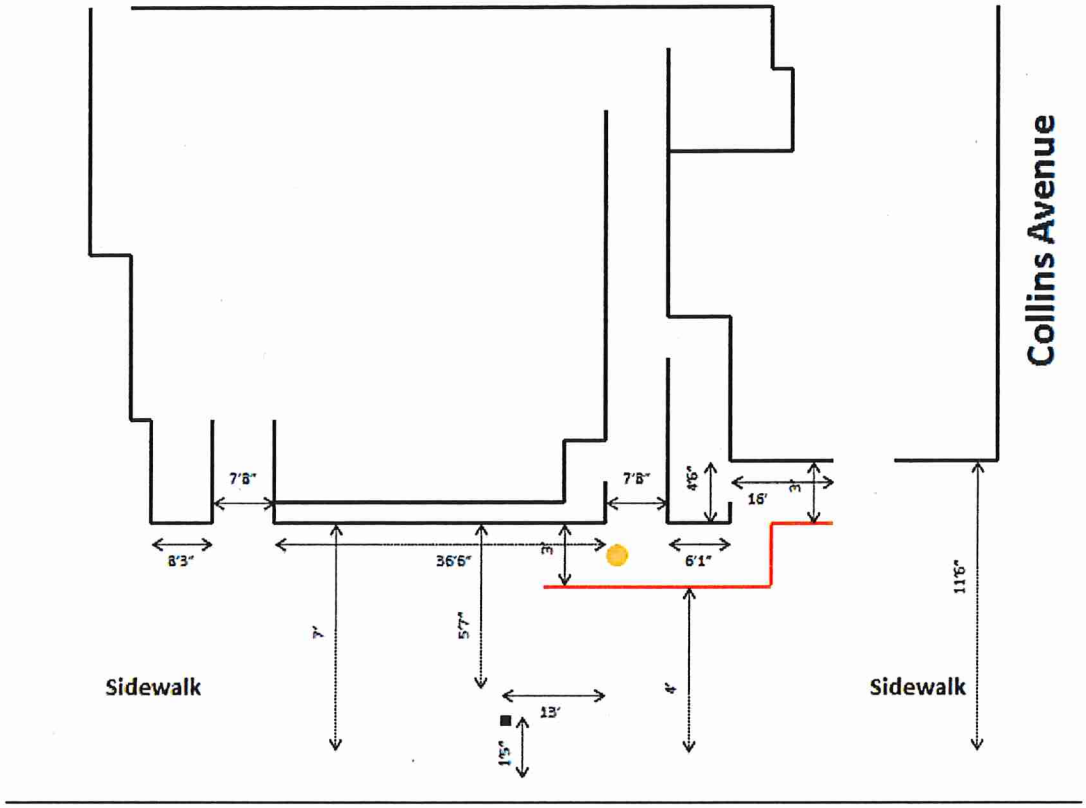
Pursuant to Condition No. 16 of the CUP, in the event there is queuing of patrons on the sidewalk, stanchions will delineate the area to allow for the free-slow pf traffic. Ora's security staff will monitor the crowds to ensure that they do not interfere with the free-flow of pedestrian traffic on the public sidewalk.

Ora will have several security stations located on the sidewalk along 20th Street. The officers located at each station (which is illustrated below on the Security Plan in red) will keep the sidewalk clear from crowds that would block and/or impede the pedestrian traffic. There will be officers located outside of the entrance/exit of the venue (as indicated below in blue on the Security Plan) who will be controlling patron traffic in and out of the venue.

In order to efficiently move patrons from outside of the venue to the inside, patron "processing", i.e. check in and confirmation of table reservations, confirming method of payment for table reservations and general admission, and an additional ID check will take place inside. Security officers will use stanchions at the entrance for an initial patron identification check by scanner (as indicated on the second plan, the red line representing the placement of stanchions and the orange representing where a Security Officer will check ID's). Ora's security staff will take measures to strictly enforce patron age restrictions during all hours of operations as required by Condition No. 8 of the CUP. Therefore, Ora's crowd control plan will rely on processing patrons inside of the venue.

All Security Officers employed by Ora will be required to be Crowd Control Certified.


B
C
A
COLLINS AVE


Collins Avenue
7'8"
7'8"
4'6"
16'
3'
8'3"
36'6"
3'
6'1"
7'
5'7"
11'6"
Sidewalk
13'
15"
4'
Sidewalk

20th Street






Security officers located on the outside of the venue at all entrances and exits will have clickers and monitor patron circulation and occupancy levels during all hours of operation pursuant to Condition No. 17. These numbers are constantly monitored by the security management team.

IV. Security Plan

Ora will employ an in house security team that is comprised of the following organizational structure:

- One (1) Security Director
- Two (2) Security Supervisors
- Seventeen (17) Security Officers

Every security officer on duty will be will be strategically placed throughout the venue in order to ensure every area of the venue is fully monitored and controlled, including the

outside. Approximately six (6) to ten (10) security officers will be stationed near the front door and outside and approximately an additional eleven (11) to fifteen (15) officers inside the venue.

The Security Director will act as the liaison in communications with the City of Miami Beach, Code Enforcement, Detail Officers, Emergency Rescue, and adjacent businesses and local residents.

Ora's security staff will enforce patron age restrictions. All of Ora's staff, including Security Officers, Supervisors, and Director will be required to attend a Responsible Vendor course. The Responsible Vendor course addresses critical topics that are crucial for the safe operation of the nightclub, such as checking ID's and recognizing counterfeit ID's.

The security staff along with Ora's management will employ a radio communication system. Should any issues arise, Ora's security team and/or staff will notify the appropriate personnel to efficiently handle the situation.

Before being hired, Ora's management will conduct a background check on each security officer, as well as a drug test. A candidate will not be hired if these tests come back demonstrating a criminal record and/or drug usage. Ora has a "Zero Tolerance" policy.

Once hired, Ora's management will provide each security officer will multiple levels of training. The newly hired officer will only begin working once the Security Director believes that the officer has acquired an equal level of preparation and skills as required to efficiently perform his/her job.

Ora's security officers will also perform bag checks before entering the venue to ensure that patrons are not bringing illegal/dangerous items into the venue.

V. Traffic Circulation Plan

The valet operation which will be servicing Ora's patrons takes place entirely in the adjacent garage.

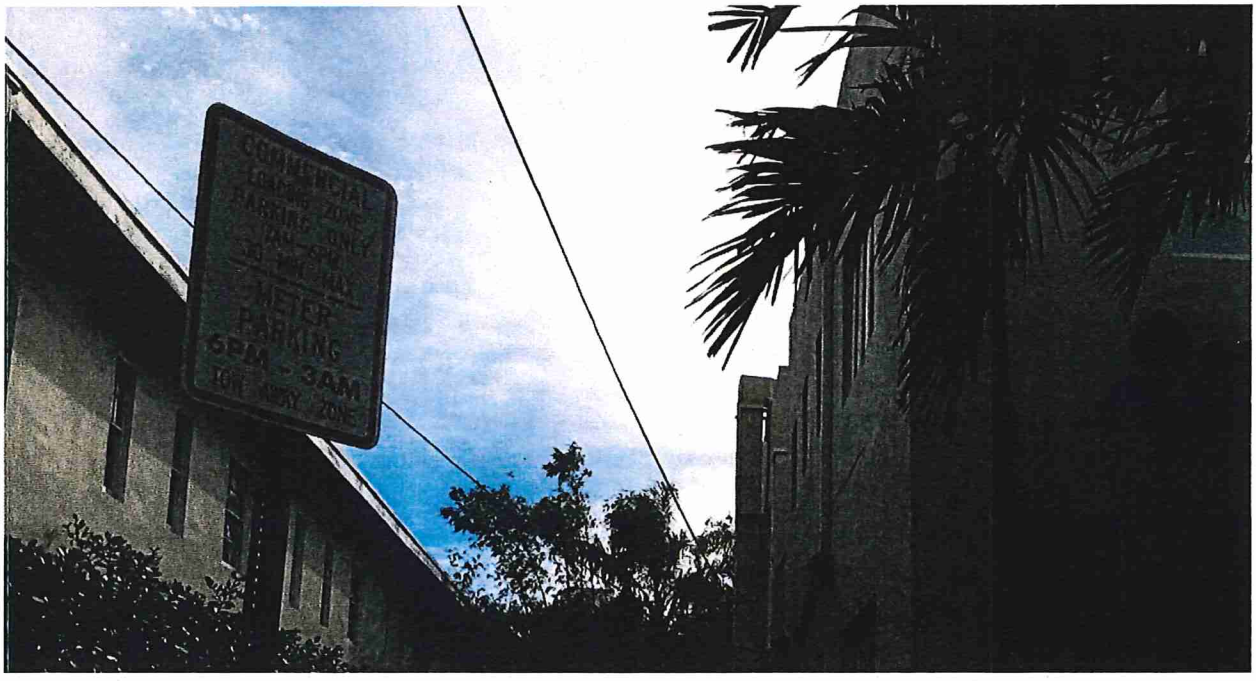
The metered parking spaces which are located in front of the venue will not be utilized for valet pick up and/or drop off since the adjacent garage already provides a valet ramp.

VI. Delivery and Sanitation Plan

Ora will use the air conditioned trash room located inside the Boulan Hotel, which is in the service corridor adjacent to the venue. Trash pickup occurs seven (7) days a week approximately around 10:00 a.m.

Pursuant to Condition No. 15 of the CUP, Ora will maintain the areas adjacent to the facility, i.e. the sidewalk and the areas of the street adjacent to the property. Ora's staff will ensure that when sweeping the sidewalk in front of the venue, the refuse is not merely pushed in front of another building. The trash will be picked up and disposed of appropriately. Ora's staff will sweep and hose down the sidewalks at the end of each business day.

Ora will utilize the City of Miami Beach designated commercial loading zones for all deliveries, which will typically occur between 10:00 a.m. and 3:00 p.m. The closest City of Miami Beach designated commercial loading zone is located at 1941 20th Street (at the corner between 20th Street and Liberty Street).



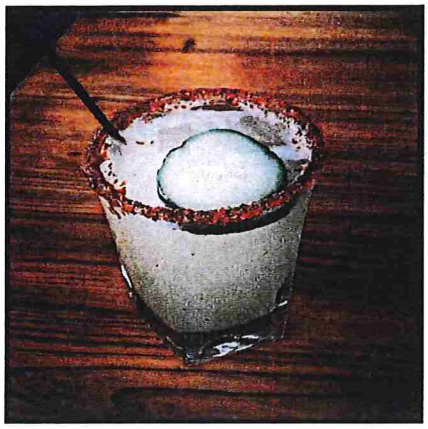
VII. Noise Attenuation Plan

Since the previously approved venue's sound system was installed, there have been no material changes to the sound system nor will there be. The sound system will be kept under lock and key and will only be accessible to the venue's management team.

The door located on the west side of the venue will be kept closed at all times and will only be used as an emergency exit. Sound will not be heard on the outside from the door located on the east side of the venue in the foyer due to the installed vestibule.

ORA SPECIALTY DRINK MENU

Cucumber Margarita



- 4 Cucumber Slices
- 1tsp Agave Nectar
- 1.5oz Silver Tequila
- 0.5oz Cointreau
- 0.5oz Simple Syrup
- 0.5oz Fresh Lime Juice

Garnish: 1 Cucumber slice & sal de gusano rim

Glassware: Rock glass

Preparation: In a mixing glass, combine 4 cucumber slices and the simple syrup and muddle the ingredients. Add the rest of the liquid ingredients and shake vigorously over ice for 5 seconds. Strain in a rock glass with fresh ice and sal de gusano rim. Garnish with 1 cucumber slice.

Spicy Freshtini



- 3 Cucumber Slices
- 5 Basil Leaves
- 1/16th of an inch of Serrano Pepper
- 1.5oz Vodka
- 0.75oz St. Germain
- 0.75oz Lemon Juice
- 0.5oz Simple Syrup

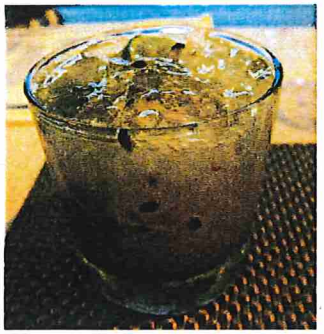
Garnish: Sugar rim and cucumber on the rim

Glassware: Martini

Preparation: Muddle cucmber, basil and serrano pepper together in a mixing glass, then combine all liquid ingredients. Shake vigorously for 5 seconds. Strain into a martini glass with sugar rim and garnish with a cucumber slice and a basil leaf.

ORA SPECIALTY DRINK MENU

Brazilian Affair



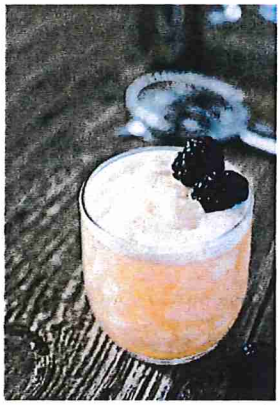
- 2oz Cachaça
- 1oz Passion Fruit Puree
- 4 Lime Wedges
- 1tbs Brown Sugar

Garnish: No garnish

Glassware: Rock glass

Preparation: In a mixing glass, combine the lime wedges and the brown sugar and and muddle. Add crushed ice and the liquid ingredients and lightly shake for 2 seconds. Transfer the content entirely in a rock glass.

Blushing Whiskey Sour



- 3 Blackberries
- 1oz Lemon Juice
- 1oz Simple Syrup
- 1.5oz Irish Whiskey

Garnish: 2 Fresh blackberries

Glassware: Rock glass

Preparation: In a mixing glass, combine all the ingredients and shake vigorously for 5 seconds, until the blackberries start to break up and give that gorgeous blush color. Strain over a mesh strainer in a rock glass with fresh ice. Garnish with 2 blackberries.

ORA SPECIALTY DRINK MENU



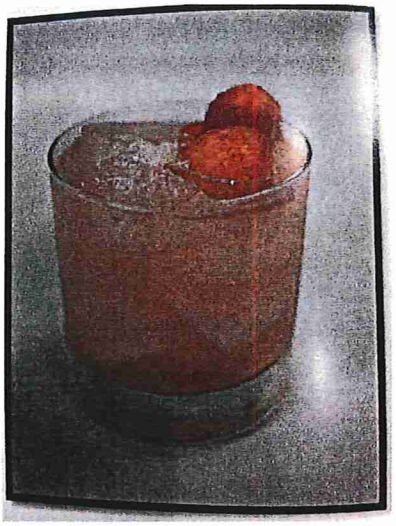
KIWILITIOUS

- 1.5oz Gin
- 0.5oz Lime Juice
- 0.5oz Simple Syrup
- 0.5oz St. Germain Elderflower Liquor
- 4 Slices Kiwi (Skin Off)

Garnish: Kiwi slice (skin on)

Glassware: Collins

Preparations: Muddle 4 kiwi slices (skin off) in a mixing glass. Add the rest of the ingredients and shake vigorously for 5 seconds. Add a splash of soda water and stir all contents into a Collins glass with fresh ice. Garnish with a kiwi slice.



WATERMELON AMIGO

- 1.5oz Silver Tequila
- 1oz Bols Watermelon Liqueur
- 0.5oz Fresh Lemon juice
- 0.5oz Simple Syrup

Garnish: 2 watermelon spheres

Glass: Rock

Preparation: In a mixing glass, combine all liquids. Add ice and shake vigorously for 5 seconds. Strain in a rock glass with fresh ice. Garnish with 2 watermelon spheres.

ORA SPECIALTY DRINK MENU

Paloma Cooler



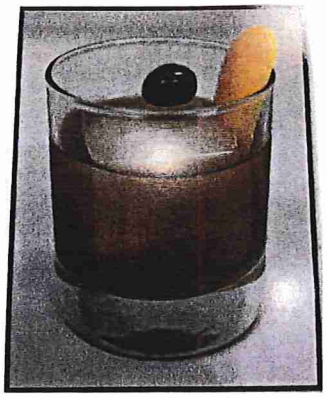
- 1oz Tequila Silver
- 1oz Tequila Reposado
- 1oz Fresh Lime Juice
- 1btl Mexican Grapefruit Soda

Garnish: Half lime, cored out; coarse salt (rim)

Glassware: Collins glass

Preparation: Rub rim a Collins glass with a lime and coat it with salt. Add ice (3/4 of glass), tequila silver, fresh lime juice and Mexican grapefruit soda. Stir. Place the cored out half lime on the top of the drink (like a floater) and add the reposado tequila in it.

THE BIG DADDY



- 2oz Rye Whiskey (Bulleit preferably)
- 0.25oz Simple Syrup
- 2 Dashes Angostura Aromatic Bitters
- 1 Orange Peel
- 1 Lemon Peel

Garnish: Orange peel & maraschino black cherry

Glassware: Rock glass

Preparation: Combine Rye, simple syrup and bitters in a mixing glass. Add ice and stir for 20 seconds. Strain into a rock glass with fresh ice. Zest with lemon peel and discard. Zest with orange peel and insert into the glass as garnish, along with Maraschino black cherry.