

# ZONING BOARD MCUP APPLICATION REVISED SUBMITTAL - AUGUST 03, 2017 PB 1724

TENANT #1: PROPOSED DINING VENUE  
1437 WASHINGTON AVENUE, 33139

TENANT #2: EXISTING SCORE / TRADE NIGHTCLUB  
TO REMAIN  
1439 WASHINGTON AVENUE, 33139



**TELESCO**  
ASSOCIATES, INC

PREPARED BY TELESCO ASSOCIATES  
1111 KANE CONCOURSE, SUITE 301  
MIAMI, FLORIDA 33154  
PHONE: 305-866-1014  
TOMTELESCO@AOL.COM  
LINDA@NIGHTCLUB-DESIGN.COM

SCOPE OF WORK FOR  
MODIFIED CONDITIONAL USE APPLICATION  
FILE NO. 1724

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1437 AND 1439 WASHINGTON AVENUE PROPERTIES WERE BUILT TO BE TWO SEPARATE VENUES WITHIN THE 1441 WASHINGTON BUILDING. IN THE LAST FEW DECADES, THE VENUES HAVE BEEN COMBINED INTO ONE ENTITY BY CREATING A SMALL PASSTHROUGH AT THE DEMISING WALL IN THE ENTRANCE VESTIBULE. WE ARE APPLYING TO RESEAL THIS PASSTHROUGH TO CREATE TWO VENUES AGAIN.

IN 2005, THE PASSTHROUGH IN THE ENTRANCE VESTIBULE WAS SEALED TO PROVIDE TWO SPACES WITH INDIVIDUAL TENANTS.

IN 2009-2010, THE PASSTHROUGH WAS RE-OPENED TO UNIFY THE VENUE SPACES.

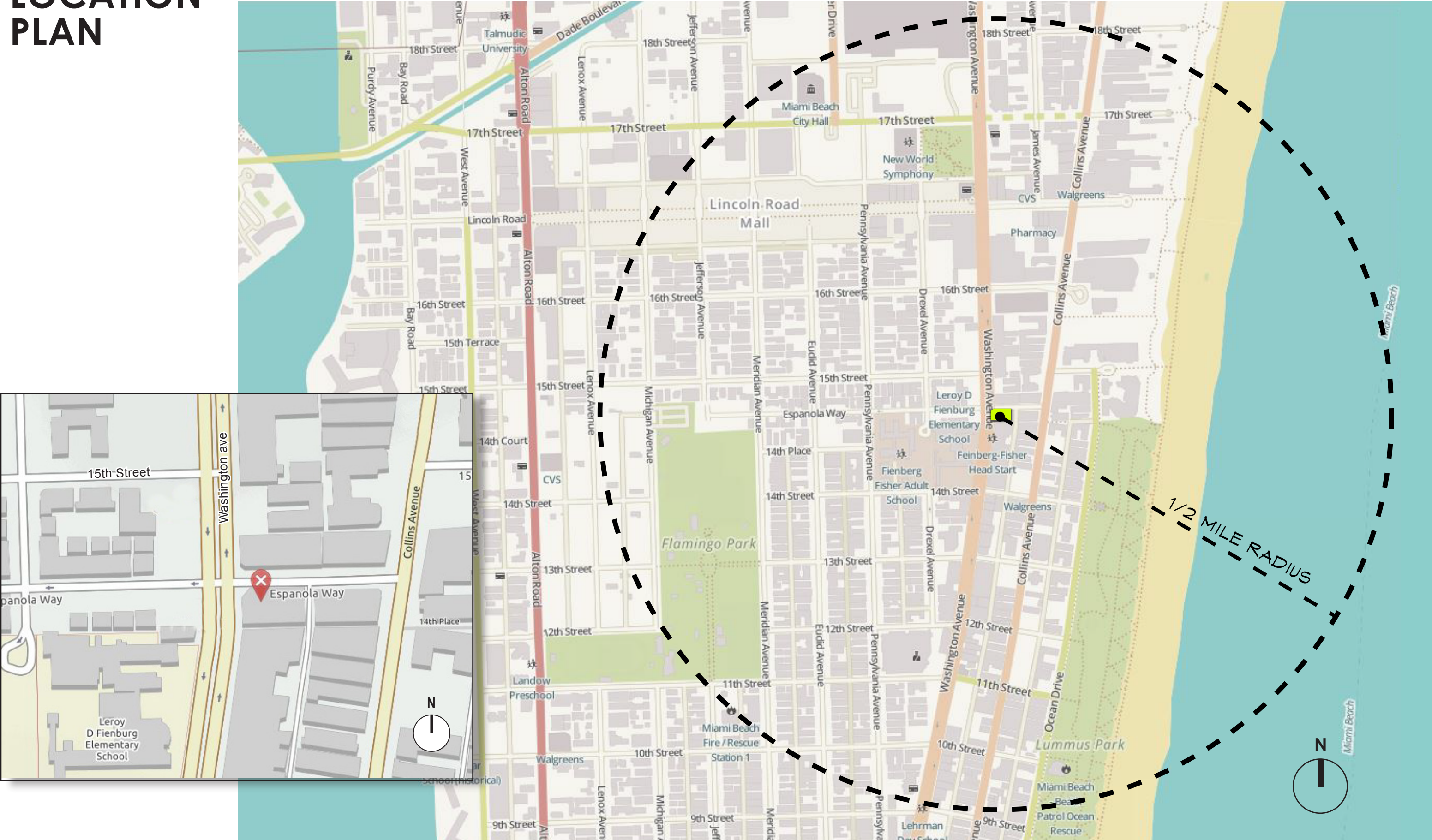
BY RESEALING THIS PASSTROUGH, THE GROUND FLOOR AND OPEN MEZZANINE AREA WILL CONTINUE TO BE USED AS A CASUAL DINING VENUE WITH LIQUOR LICENSE FOR A TOTAL OF 190 PEOPLE (REFERENCED AS TENANT #1 IN THIS APPLICATION).

THE SECOND FLOOR OF 9,000 SF WILL CONTINUE ITS USE AS AN ENTERTAINMENT/NIGHTCLUB, WITH THE SAME OPERATIONAL HOURS AND OCCUPANCY LOADS AS BEFORE, YET WILL OPERATE INDEPENDENTLY OF THE EXISTING GROUND FLOOR VENUE. (REFERENCED AS TENANT #2 IN THIS APPLICATION)

THE BUILDING IS A 2-STORY TYPE IIB CBS STRUCTURE WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA13 AND A FIRE ALARM SYSTEM.

ZONING DESIGNATION FOR THE PROPERTY IS CD-2 COMMERCIAL. THERE IS ONE EXISTING ELEVATOR LOCATED AT THE MAIN ENTRANCE VESTIBULE OF TENANT #2 AND ONLY SERVES THE TENANT #2 VENUE SPACE.

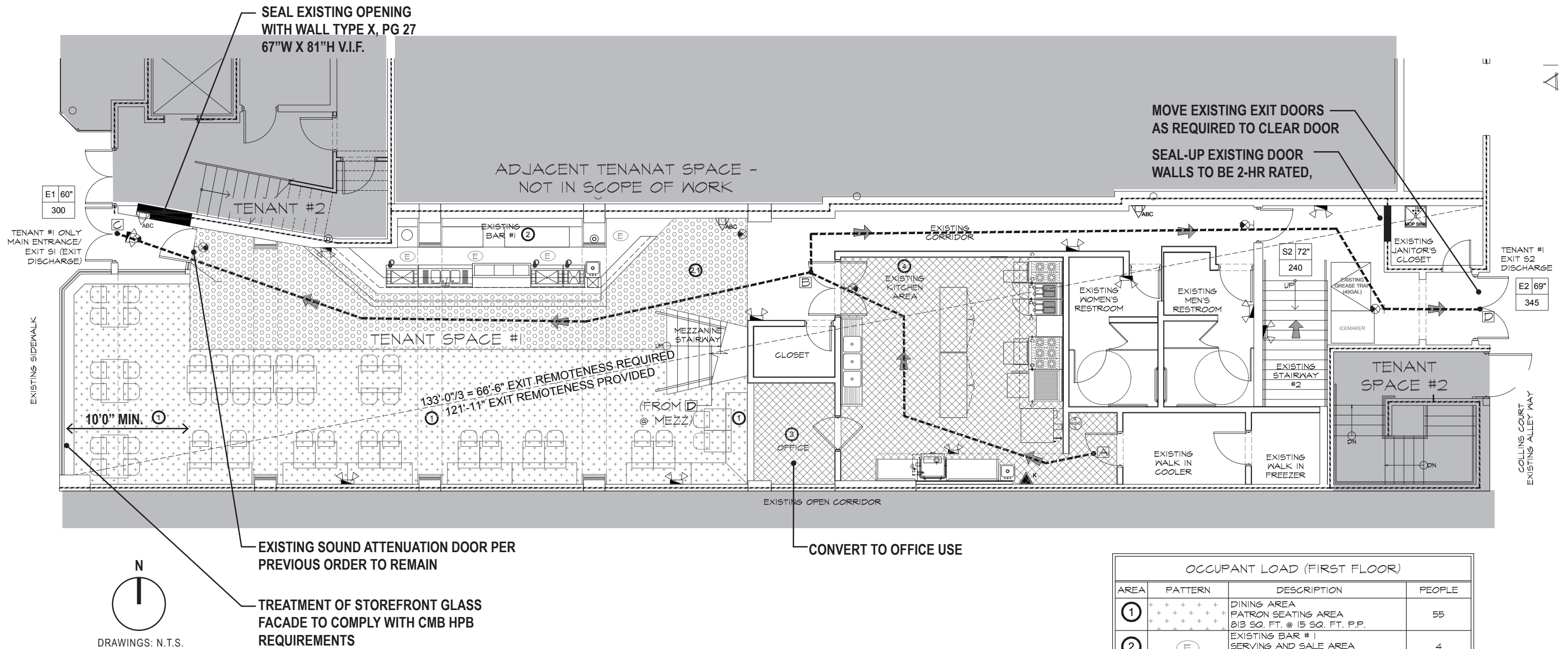
# LOCATION PLAN








# NEW TENANT #1 PLANS (DINING VENUE)

OCCUPANT LOAD (SPACE TOTALS)	
AREA	PEOPLE
FIRST FLOOR LEVEL	119
MEZZANINE LEVEL	48
TOTAL NEW OCC. LOAD (PREV. OCC. LOAD)	167 302

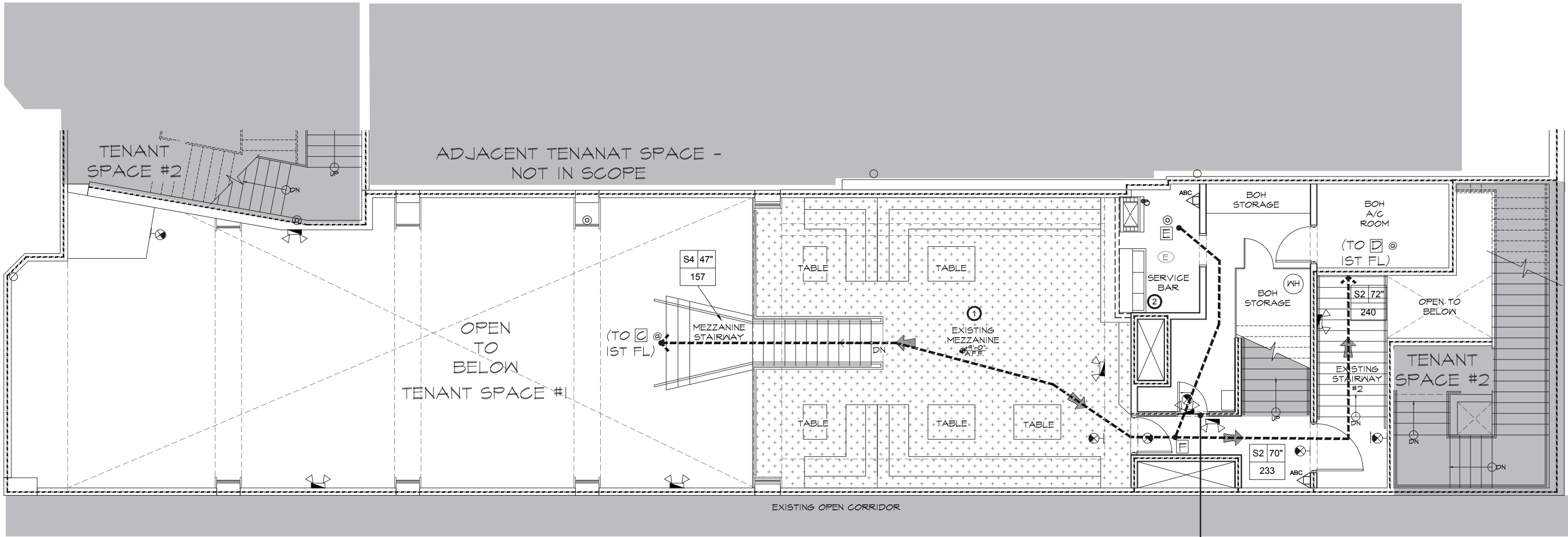
## NEW TENANT #1 FIRST FLOOR PLAN (DINING VENUE)



OCCUPANT LOAD (FIRST FLOOR)			
AREA	PATTERN	DESCRIPTION	PEOPLE
①		DINING AREA PATRON SEATING AREA 813 SQ. FT. @ 15 SQ. FT. P.P.	55
②		EXISTING BAR #1 SERVING AND SALE AREA EMPLOYEE AREA	4
②.1		EXISTING BAR #1 HIGHER CONCENTRATION STANDING 388 SQ. FT. @ 7 SQ. FT. P.P.	55
③		OFFICE EMPLOYEE AREA 70 SQ. FT. @ 100 SQ. FT. P.P.	1
④		EXISTING KITCHEN AREA EMPLOYEE AREA 375 SQ. FT. @ 100 SQ. FT. P.P.	4
TOTAL NEW OCC. LOAD (PREV. OCC. LOAD)			<u>119</u> 195

2 EXITS REQUIRED (OCCUPANT LOAD MORE THAN 50 PEOPLE)  
2 EXITS PROVIDED (S1 AND S2)

# NEW TENANT #1 EXISTING MEZZANINE PLAN - NO CHANGES (DINING VENUE CONT'D)



OCCUPANT LOAD (MEZZANINE)			
AREA	PATTERN	DESCRIPTION	PEOPLE
①	+	DINING AREA PATRON SEATING AREA 650 SQ. FT. @ 15 SQ. FT. P.P.	47
②	(E)	SERVICE BAR EMPLOYEE AREA	1
TOTAL NEW OCC. LOAD (PREV. OCC. LOAD)			48 107

1 EXIT REQUIRED (OCCUPANT LOAD LESS THAN 50 PEOPLE)  
2 EXITS PROVIDED (MEZZANINE STAIR & STAIR 2)

# NEW TENANT #1 - OCCUPANY LOAD & EGRESS DATA SUMMARY (DINING VENUE CONT'D)

OCCUPANT LOAD (FIRST FLOOR)			
AREA	PATTERN	DESCRIPTION	PEOPLE
①	++++++	DINING AREA PATRON SEATING AREA 813 SQ. FT. @ 15 SQ. FT. P.P.	55
②	(E)	EXISTING BAR #1 SERVING AND SALE AREA EMPLOYEE AREA	4
②.1	○○○○○○	EXISTING BAR #1 HIGHER CONCENTRATION STANDING 388 SQ. FT. @ 7 SQ. FT. P.P.	55
③	XXXXXX	OFFICE EMPLOYEE AREA 70 SQ. FT. @ 100 SQ. FT. P.P.	1
④	XXXXXX	EXISTING KITCHEN AREA EMPLOYEE AREA 375 SQ. FT. @ 100 SQ. FT. P.P.	4
TOTAL NEW OCC. LOAD (PREV. OCC. LOAD)			119 195

2 EXITS REQUIRED (OCCUPANT LOAD MORE THAN 50 PEOPLE)  
2 EXITS PROVIDED (S1 AND S2)

OCCUPANT LOAD (MEZZANINE)			
AREA	PATTERN	DESCRIPTION	PEOPLE
①	++++++	DINING AREA PATRON SEATING AREA 650 SQ. FT. @ 15 SQ. FT. P.P.	47
②	(E)	SERVICE BAR EMPLOYEE AREA	1
TOTAL NEW OCC. LOAD (PREV. OCC. LOAD)			48 107

1 EXIT REQUIRED (OCCUPANT LOAD LESS THAN 50 PEOPLE)  
2 EXITS PROVIDED (MEZZANINE STAIR & STAIR 2)

OCCUPANT LOAD (SPACE TOTALS)	
AREA	PEOPLE
FIRST FLOOR LEVEL	119
MEZZANINE LEVEL	48
TOTAL NEW OCC. LOAD (PREV. OCC. LOAD)	
	167 302

EGRESS CAPACITY CALCULATIONS		
MAIN ENTRANCE/EXIT #1	60/.2	= 300
TOTAL MAIN ENTRANCE/EXIT MEANS OF EGRESS = 300		
REAR EXIT # 2	69/.2	= 345
TOTAL SECONDARY MEANS OF EGRESS = 345		
THE TOTAL OCCUPANT LOAD IS LIMITED TO 2 TIMES THE EXIT #2 EGRESS CAPACITY OF 345 PEOPLE TOTAL CAPACITY = 690 PEOPLE		

TRAVEL DISTANCE	
FROM POINT A TO POINT C	= 103'-0"
FROM POINT A TO POINT D	= 107'-8"
FROM POINT E TO POINT C	= 117'-5"
FROM POINT E TO POINT D	= 76'-4"
ACCORDING TO (TABLE A.7.6) NFPA 101 7.6 MAXIMUM TRAVEL DISTANCE = 250'-0" "OK"	

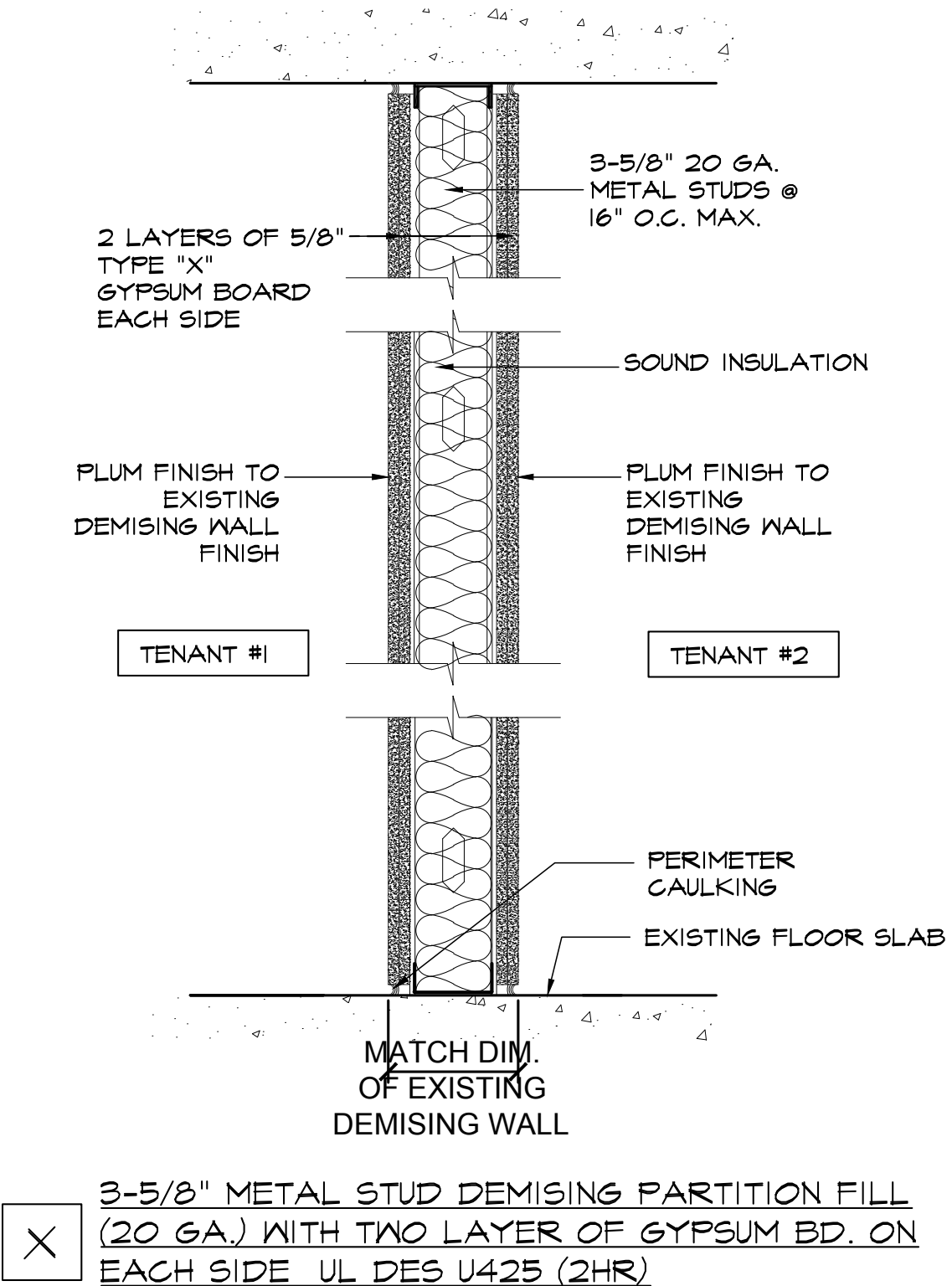
COMMON PATH OF TRAVEL	
COMMON PATH (1ST FLR) FROM A TO B	= 36'-10"
COMMON PATH (MEZZ) FROM E TO F	= 19'-10"
ACCORDING TO (TABLE A.7.6) NFPA 101 7.6 MAXIMUM COMMON PATH OF TRAVEL = 20' OR 75' WHERE THE COMMON PATH SERVES NOT MORE THAN 50 OCCUPANTS "OK"	

DEAD END	
DEAD-END LIMIT	= 0'-0"
ACCORDING TO (TABLE A.7.6) NFPA 101 7.6 MAXIMUM DEAD-END LIMIT = 20'-0" "OK"	

TENANT #1 - NEW DINING VENUE OPERATIONAL PLAN  
HOURS: 12pm - 5am, daily  
GARBAGE SCHEDULE : TBD  
VALET: NONE  
CROWD CONTROL: NOT APPLICABLE

# PROPOSED WALL SECTION BETWEEN TENANT #1 AND TENANT #2

## RESEALING OF EXISTING DEMISING WALL

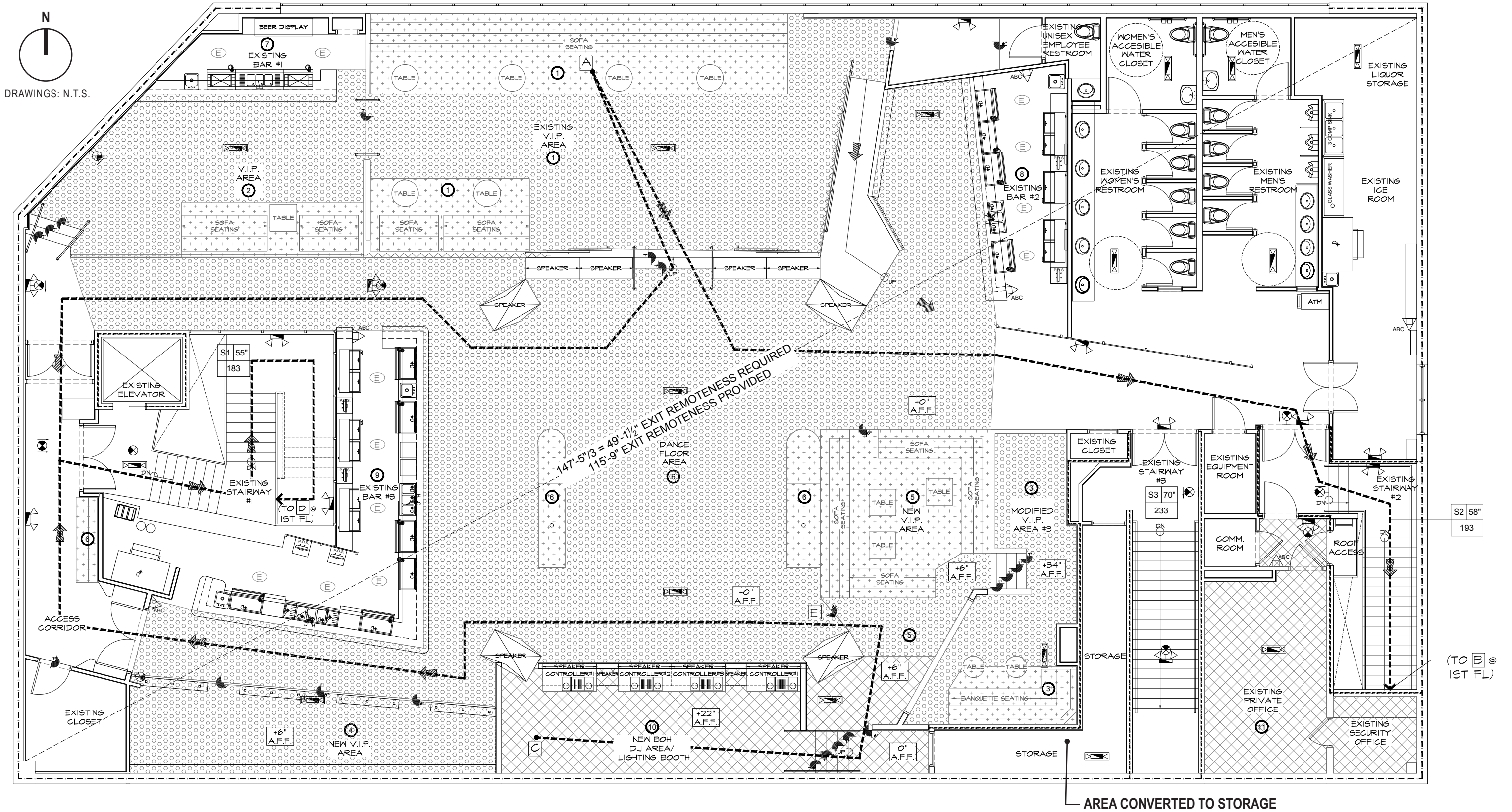


# EXISTING/ PROPOSED TENANT #2 PLANS (SCORE/TRADE NIGHTCLUB)

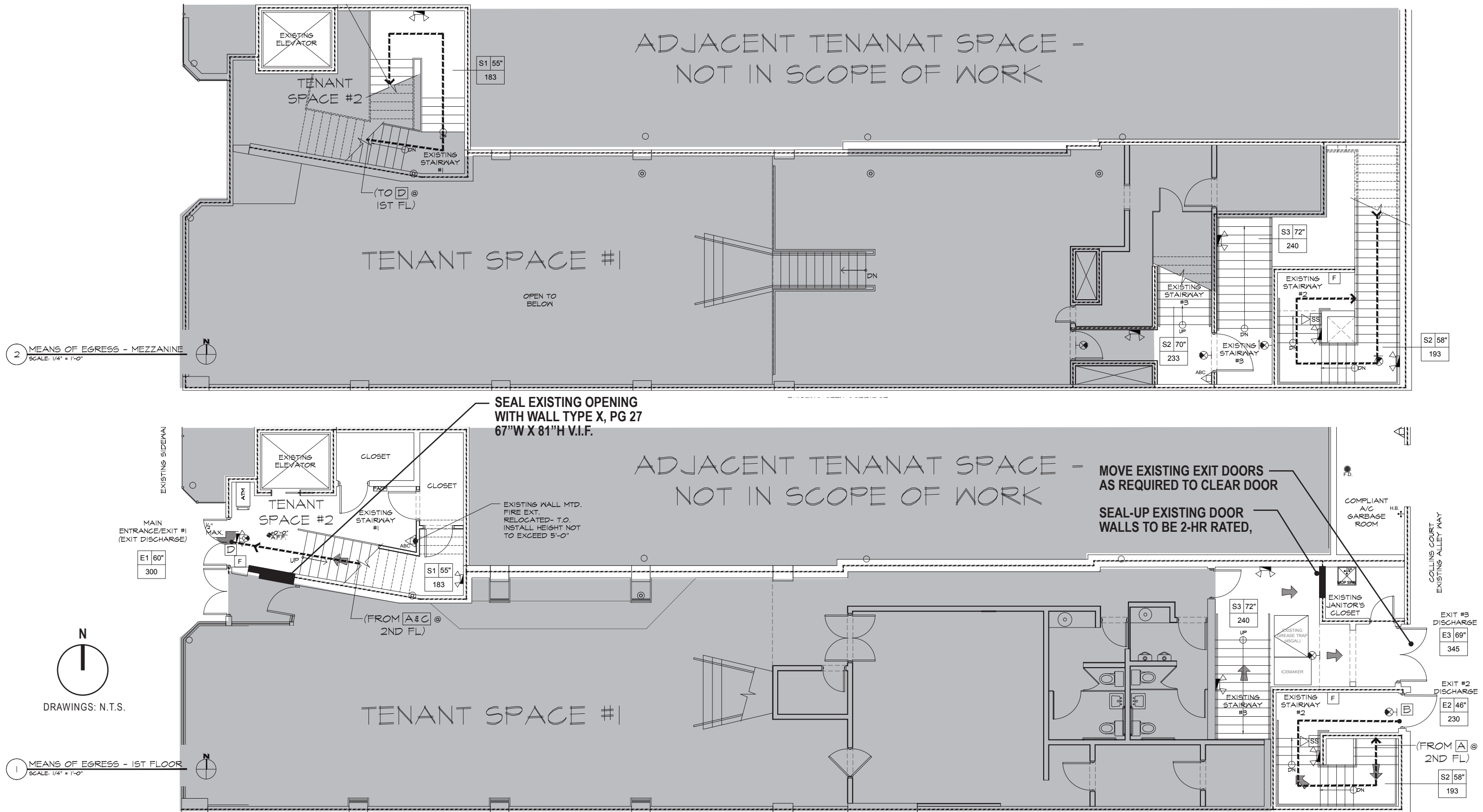
OCCUPANT LOAD (SECOND FLOOR)			
AREA	PATTERN	DESCRIPTION	PEOPLE
①	+	EXISTING V.I.P. AREA #1 SEATING AREA 393 SQ. FT. @ 15 SQ. FT. P.P.	26
	○	EXISTING V.I.P. AREA #1 HIGH CONCENTRATION STANDING AREA 598 SQ. FT. @ 7 SQ. FT. P.P.	86
②	+	EXISTING V.I.P. AREA #2 SEATING AREA 88 SQ. FT. @ 15 SQ. FT. P.P.	6
	○	EXISTING V.I.P. AREA #2 HIGH CONCENTRATION STANDING AREA 322 SQ. FT. @ 7 SQ. FT. P.P.	46
③	+	EXISTING V.I.P. AREA #3 SEATING AREA 66 SQ. FT. @ 15 SQ. FT. P.P.	5
	○	EXISTING V.I.P. AREA #3 HIGH CONCENTRATION STANDING AREA 175 SQ. FT. @ 7 SQ. FT. P.P.	25
④	○	EXISTING V.I.P. AREA #4 HIGH CONCENTRATION STANDING AREA 261 SQ. FT. @ 7 SQ. FT. P.P.	38
⑤	+	EXISTING V.I.P. AREA #5 SEATING AREA 231 SQ. FT. @ 15 SQ. FT. P.P.	16
	○	EXISTING V.I.P. AREA #5 HIGH CONCENTRATION STANDING AREA II 74 SQ. FT. @ 7 SQ. FT. P.P.	11
⑥	+	MISC. STANDS BY DANCE FLOOR SEATING AREA 88 SQ. FT. @ 15 SQ. FT. P.P.	8
	○	MAIN DANCE FLOOR HIGH CONCENTRATION STANDING AREA 2,032 SQ. FT. @ 7 SQ. FT. P.P.	290
⑦	(E)	EXISTING BAR # 1 SERVING AND SALE AREA EMPLOYEE AREA	2
⑧	(E)	EXISTING BAR # 2 SERVING AND SALE AREA EMPLOYEE AREA	4
⑨	(E)	EXISTING BAR # 3 SERVING AND SALE AREA EMPLOYEE AREA	6
⑩	⊠	NEW DJ/LIGHTING BOOTH AREA EMPLOYEE BACK OF HOUSE 338 SQ. FT. @ 100 SQ. FT. P.P.	4
⑪	⊠	EXISTING PRIVATE/SEC. OFFICE EMPLOYEE 294 SQ. FT. @ 100 SQ. FT. P.P.	3
TOTAL NEW OCC. LOAD (PREV. OCC. LOAD)			576 580

2 EXITS REQUIRED (OCCUPANT LOAD LESS THAN 600 PEOPLE)  
3 EXITS PROVIDED (STAIR 1, 2, AND 3)

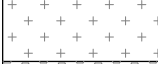





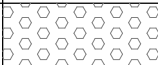
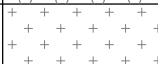


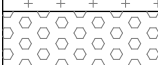





# TENANT #2 - EXISTING/ PROPOSED 2ND FLOOR PLAN (SCORE/TRADE CLUB)



## TENANT #2 - PROPOSED EGRESS DISCHARGE PATHS (SCORE/TRADE CLUB)



# TENANT #2 - OCCUPANY LOAD & EGRESS DATA SUMMARY (SCORE/TRADE CLUB)

OCCUPANT LOAD (SECOND FLOOR)			
AREA	PATTERN	DESCRIPTION	PEOPLE
①		EXISTING V.I.P. AREA #1 SEATING AREA 343 SQ. FT. @ 15 SQ. FT. P.P.	26
		EXISTING V.I.P. AREA #1 HIGH CONCENTRATION STANDING AREA 548 SQ. FT. @ 7 SQ. FT. P.P.	86
②		EXISTING V.I.P. AREA #2 SEATING AREA 88 SQ. FT. @ 15 SQ. FT. P.P.	6
		EXISTING V.I.P. AREA #2 HIGH CONCENTRATION STANDING AREA 322 SQ. FT. @ 7 SQ. FT. P.P.	46
③		EXISTING V.I.P. AREA #3 SEATING AREA 66 SQ. FT. @ 15 SQ. FT. P.P.	5
		EXISTING V.I.P. AREA #3 HIGH CONCENTRATION STANDING AREA 175 SQ. FT. @ 7 SQ. FT. P.P.	25
④		EXISTING V.I.P. AREA #4 HIGH CONCENTRATION STANDING AREA 261 SQ. FT. @ 7 SQ. FT. P.P.	38
⑤		EXISTING V.I.P. AREA #5 SEATING AREA 231 SQ. FT. @ 15 SQ. FT. P.P.	16
		EXISTING V.I.P. AREA #5 HIGH CONCENTRATION STANDING AREA II 74 SQ. FT. @ 7 SQ. FT. P.P.	11
⑥		MISC. STANDS BY DANCE FLOOR SEATING AREA 88 SQ. FT. @ 15 SQ. FT. P.P.	6
		MAIN DANCE FLOOR HIGH CONCENTRATION STANDING AREA 2,032 SQ. FT. @ 7 SQ. FT. P.P.	290
⑦		EXISTING BAR # 1 SERVING AND SALE AREA EMPLOYEE AREA	2
⑧		EXISTING BAR # 2 SERVING AND SALE AREA EMPLOYEE AREA	4
⑨		EXISTING BAR # 3 SERVING AND SALE AREA EMPLOYEE AREA	6
⑩		NEW DJ/LIGHTING BOOTH AREA EMPLOYEE BACK OF HOUSE 338 SQ. FT. @ 100 SQ. FT. P.P.	4
⑪		EXISTING PRIVATE/SEC. OFFICE EMPLOYEE 244 SQ. FT. @ 100 SQ. FT. P.P.	3
TOTAL NEW OCC. LOAD (PREV. OCC. LOAD)			576 580

2 EXITS REQUIRED (OCCUPANT LOAD LESS THAN 600 PEOPLE)  
3 EXITS PROVIDED (STAIR 1, 2, AND 3)

EGRESS CAPACITY CALCULATIONS		
MAIN ENTRANCE/EXIT #1	60/.2	= 300
TOTAL MAIN ENTRANCE/EXIT MEANS OF EGRESS = 300		
REAR EXIT # 2	46/.2	= 230
REAR EXIT # 3	69/.2	= 345
TOTAL SECONDARY MEANS OF EGRESS = 575		
THE TOTAL OCCUPANT LOAD IS LIMITED TO 2 TIMES THE MAIN ENTRANCE/EXIT EGRESS CAPACITY OF 300 PEOPLE TOTAL CAPACITY = 600 PEOPLE		

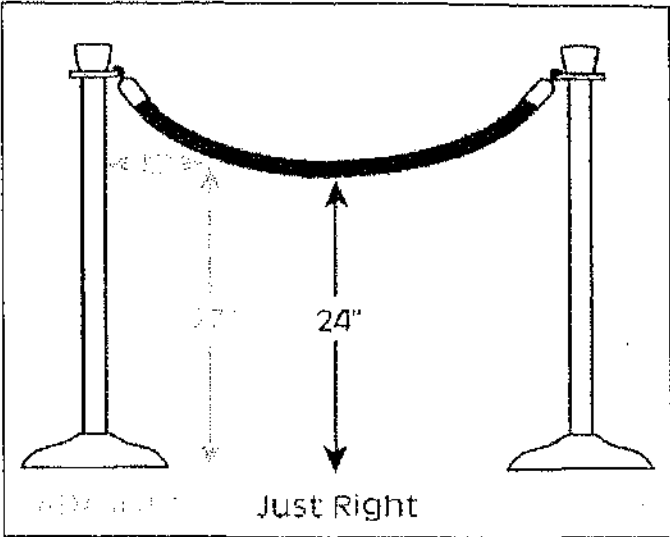
TRAVEL DISTANCE	
FROM POINT A TO POINT B (SEE SHEET LS-2A FOR EXIT DISCHARGE POINT)	= 141'-4"
FROM POINT C TO POINT D (SEE SHEET LS-2A FOR EXIT DISCHARGE POINT)	= 216'-8"
FROM POINT C TO POINT B (SEE SHEET LS-2A FOR EXIT DISCHARGE POINT)	= 169'-0"
FROM POINT A TO POINT D (SEE SHEET LS-2A FOR EXIT DISCHARGE POINT)	= 159'-5"
ACCORDING TO (TABLE A.7.6) NFPA 101 7.6 MAXIMUM TRAVEL DISTANCE = 250'-0" "OK"	

COMMON PATH OF TRAVEL	
FROM POINT C TO POINT E	= 51'-1"
ACCORDING TO (TABLE A.7.6) NFPA 101 7.6 MAXIMUM COMMON PATH OF TRAVEL = 20' OR 75' WHERE THE COMMON PATH SERVES NOT MORE THAN 50 OCUPANTS "OK"	

DEAD END	
DEAD-END LIMIT	= 0'-0"
ACCORDING TO (TABLE A.7.6) NFPA 101 7.6 MAXIMUM DEAD-END LIMIT = 20'-0" "OK"	

# TENANT #2 - SCORE/TRADE CLUB OPERATIONAL PLAN EXISTING TO REMAIN NO CHANGES

# TENANT #2 - STANCHION / CROWD CONTROL PLAN



Home > Posts and Rope > Crowd Control Classic Posts

### Crowd Control Classic Posts

Crowd Control Classic Posts in Polished Brass Ball Top and Polished Stainless Urn Top. Elegant full size classic portable posts. Rubber floor protector. Quality construction. 12.5" base with durable steel cover. 41" High, 17 lbs. Same day shipping (if ordered by 6:30 p.m. EST).

Choose From  
Polished Brass Ball Top or  
Polished Stainless Urn Top

- ▶ Elegant Full Size Portable Post
- ▶ Brilliant High Polish Finish
- ▶ Stainless Steel Construction
- ▶ Universal Solid Metal Ring
- ▶ Full Circumference Rubber Floor Protector Built Into Base
- ▶ 3 Year Warranty
- ▶ Knocked Down Shipping - 2 Per Box

41" 39"

12.5" 12.5"

24" universal solid metal ring

17 lbs total weight

easy assembly

5 piece base cover

full circumference rubber floor protector built into base

**SAME DAY SHIPPING**

### 8 Ft Steel Barricade / Bridge Bases

★★★★☆ 0 Review | Add Your Review

Regular Price: \$149.97 **Special Price \$89.00**

✓ Availability: In stock

✉ Email to a Friend

Optional - Powder Coating

— Please Select —

\* Required Fields

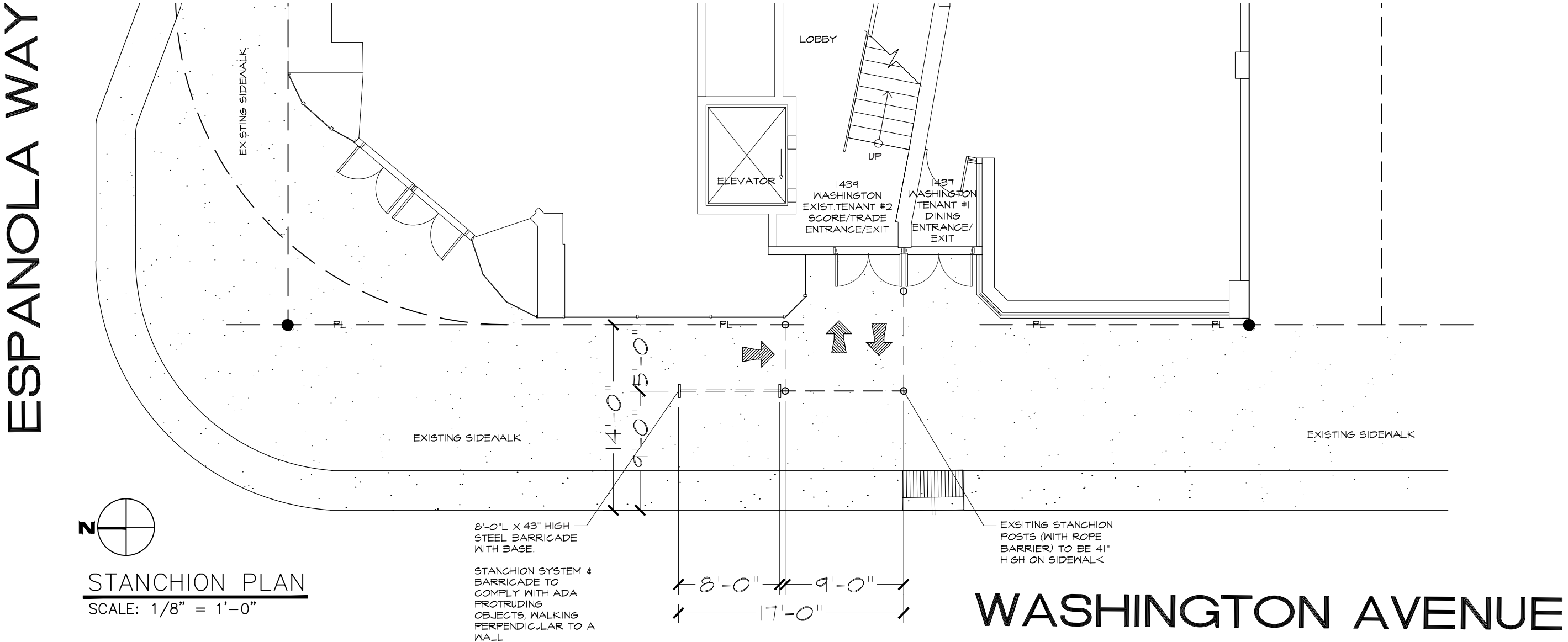
QTY: 0 **ADD TO CART** **ADD TO WISHLIST** **ADD TO COMPARE**

Tube: 1.5" Diameter | 16 Gauge Steel |

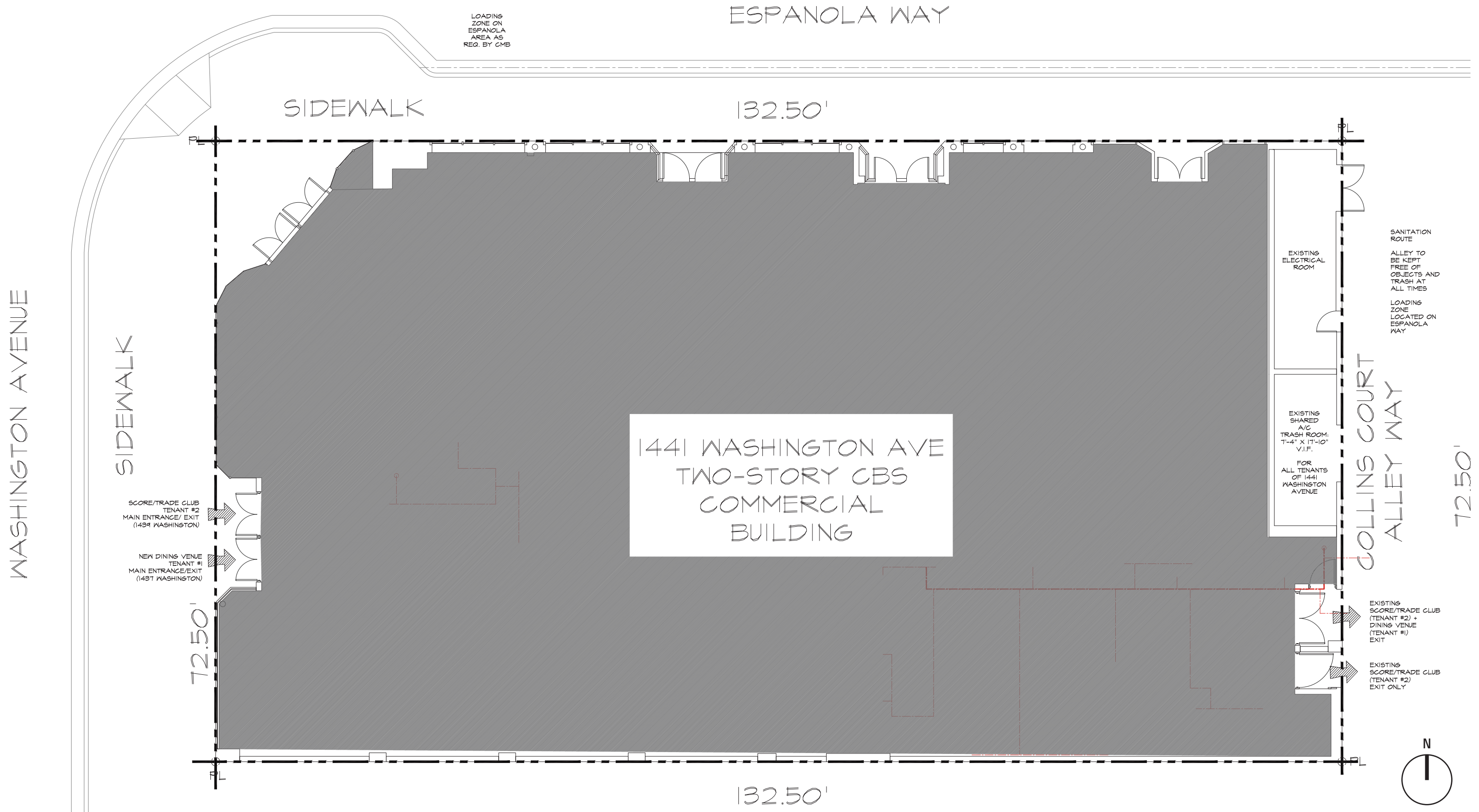
Height: 43" tall | Weight: 42 lbs

Construction: Hot Dip Galvanized | Full Saddle Welds | Uprights Inserted & Welded

Interlocking: Male / Female Hook System | Top Male Hook Angled for a True Interlock

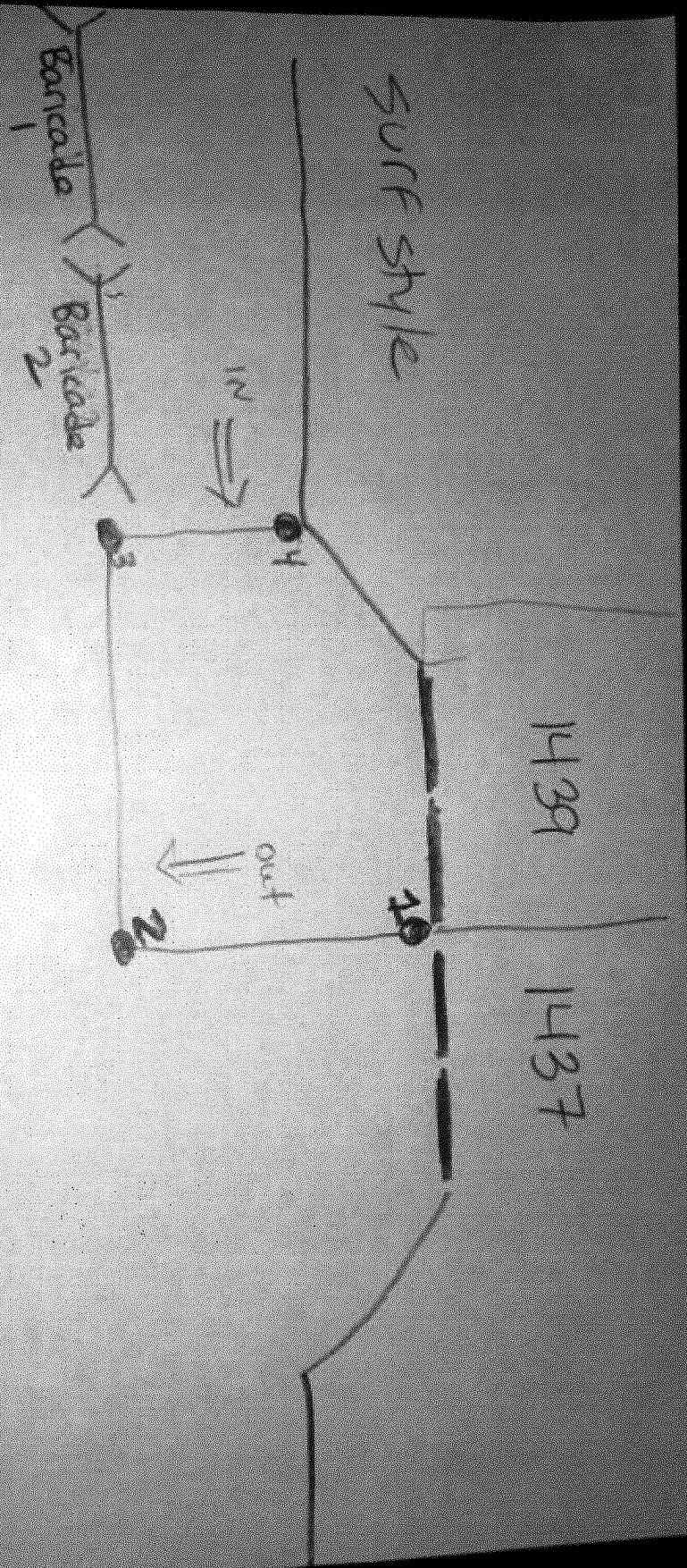
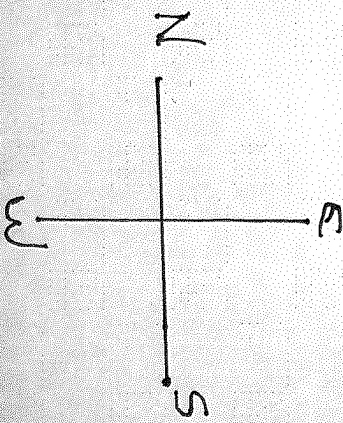


# EXISTING & PROPOSED SITE PLAN

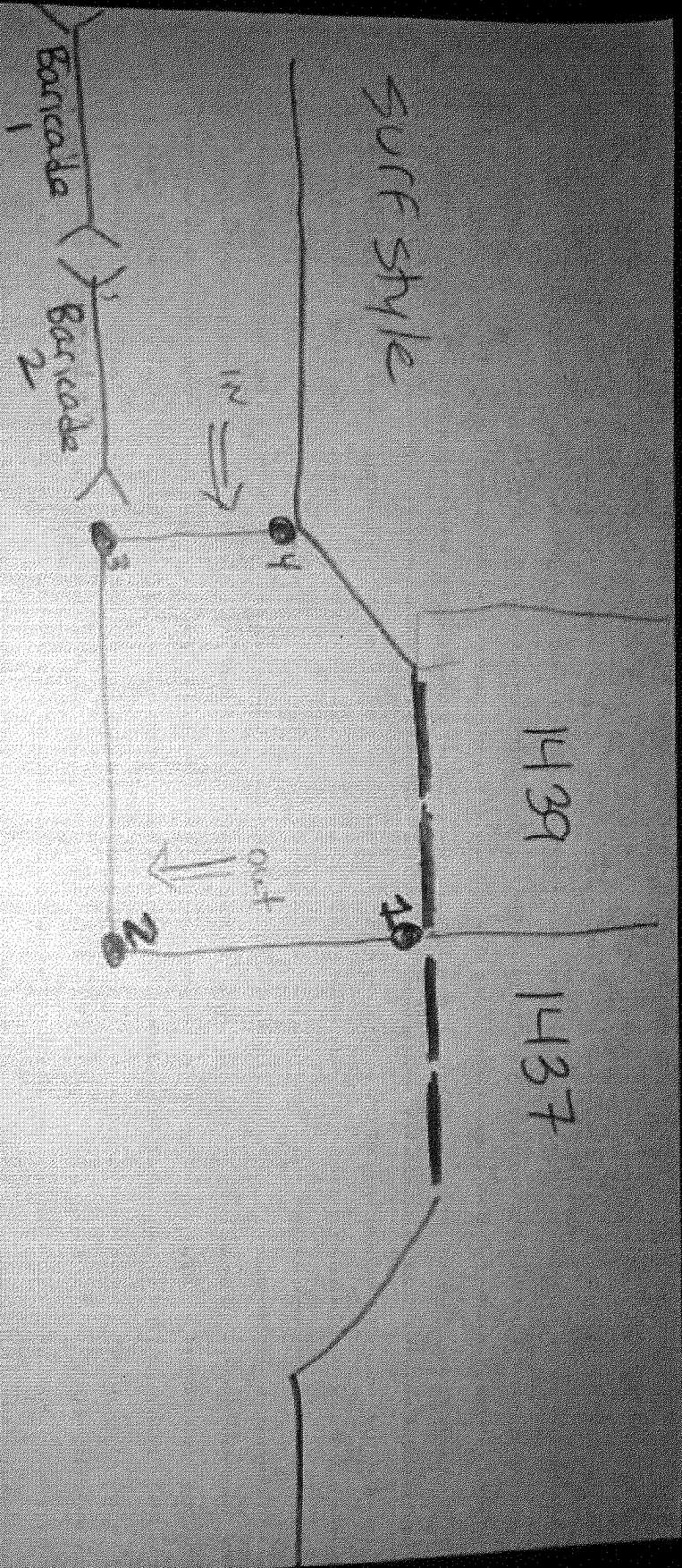


DRAWINGS: N.T.S.

4 STATIONS  
2 BARICADES



surf style



4 stansions  
2 baricades

# CD-2 ZONING INFORMATION

**PB NO. 1724**  
**1437-1439 WASHINGTON AVE.**  
**MIAMI BEACH, FLORIDA 33139**

**1. LOCAL CODE:** CITY OF MIAMI BEACH, ZONING ORDINANCE

**2. ZONING:** CD-2 (COMMERCIAL - MEDIUM DENSITY)

**3. FOLIO NO.** 02-3234-013-0040

**4A. TENANT AREA #1 (DINING):**  
EXISTING 1ST FLOOR AREA: 3,517 S.F.  
EXISTING MEZZANINE FLOOR AREA: 791 S.F.  
TOTAL TENANT #1 AREA: 4,308 S.F.

**4B. TENANT AREA #2 (SCORE/TRADE):**  
EXISTING 2ND FLOOR AREA: 9,000 S.F.

**5. PARKING DATA (CHAPTER 130):**  
Parking district no. 7 includes those properties with a lot line on Washington Avenue from 5th Street to Lincoln Road.

There shall be no off-street parking requirement for main or accessory uses associated with buildings that existed prior to October 1, 1993, which are:

- (1) Located within the architectural district,
- (2) A contributing building within a local historic district, or
- (3) Individually designated historic building.

This provision shall not apply to renovations and new additions to existing buildings which create or add floor area, or to new construction which has a parking requirement.

This proposal (MCUP) PB1724 is not a renovation nor an addition, so the above does not apply.



## DIVISION 5. - CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT

Sec. 142-301. - Purpose.  
The CD-2 commercial, medium intensity district provides for commercial activities, services, offices and related activities which serve the entire city.

Sec. 142-302. - Main permitted uses.  
The main permitted uses in the CD-2 commercial, medium intensity district are commercial uses; apartments; apartment/hotels; hotels; religious institutions with an occupancy of 199 persons or less and alcoholic beverages establishments pursuant to the regulations set forth in chapter 6. Alcoholic beverage establishments located in the following geographic areas within the CD-2 commercial, medium intensity district shall be subject to the additional requirements set forth in section 142-310:

Alton Road corridor. Properties on the west side of Alton Road and east of Alton Court, between 5th Street and 11th Street, and between 14th Street and Collins Canal; and properties on the east side of West Avenue, between Lincoln Road and 17th Street, except alcoholic beverage establishments fronting Lincoln Road between West Avenue and Alton Road.

Sec. 142-303. - Conditional uses.  
Generally. The conditional uses in the CD-2 commercial, medium intensity district include the following: [Additional requirements.] Alcoholic beverage establishments located in the following geographic areas within the CD-2 commercial, medium intensity district shall be subject to the additional requirements set forth in section 142-310:  
Alton Road corridor. Properties on the west side of Alton Road and east of Alton Court, between 5th Street and 11th Street, and between 14th Street and Collins Canal; and properties on the east side of West Avenue, between Lincoln Road and 17th Street, except alcoholic beverage establishments fronting Lincoln Road between West Avenue, and Alton Road.

Sec. 142-304. - Accessory uses.  
The accessory uses in the CD-2 commercial, medium intensity district are as required in article IV, division 2 of this chapter; and accessory outdoor bar counters, provided that the accessory outdoor bar counter is not operated or utilized between midnight and 8:00 a.m.; however, for an accessory outdoor bar counter which is adjacent to a property with an apartment unit, the accessory outdoor bar counter may not be operated or utilized between 8:00 p.m. and 8:00 a.m. Alcoholic beverage establishments located in the following geographic areas within the CD-2 commercial, medium intensity district shall be subject to the additional requirements set forth in section 142-310:  
Alton Road corridor. Properties on the west side of Alton Road and east of Alton Court, between 5th Street and 11th Street, and between 14th Street and Collins Canal; and properties on the east side of West Avenue, between Lincoln Road and 17th Street, except alcoholic beverage establishments fronting Lincoln Road between West Avenue and Alton Road.

Sec. 142-310. - Special regulations for alcohol beverage establishments.  
Alton Road corridor. The following additional requirements shall apply to alcoholic beverage establishments, whether as a main use, conditional use, or accessory use, that are located on the west side of Alton Road and east of Alton Court, between 5th Street and 11th Street, and between 14th Street and Collins Canal; and properties on the east side of West Avenue, between Lincoln Road and 17th Street, except alcoholic beverage establishments fronting Lincoln Road between West Avenue and Alton Road:

- 1- Operations shall cease no later than 2:00 a.m.
- 2- Establishments with sidewalk cafe permits shall only serve alcoholic beverages at sidewalk cafes during hours when food is served in the restaurant, shall cease sidewalk cafe operations at 12:00 a.m., and shall not be permitted to have outdoor speakers.
- 3- Commercial uses on rooftops shall be limited to restaurants only, shall cease operations no later than 11:00 p.m. on weekdays and 12:00 a.m. on weekends, and shall only be permitted to have ambient, background music.
- 4- Entertainment establishments shall be required to obtain conditional use approval from the planning board, in accordance with the requirements and procedures of chapter 118, article IV. Additionally, if approved as a conditional use, entertainment establishments shall be required to install a double door vestibule at all access points from the sidewalk, with the exception of emergency exits.
- 5- Outdoor bar counters shall be prohibited.
- 6- No special event permits shall be issued.
- 7- This section (a) above shall not apply to any valid, pre-existing permitted use with a valid business tax receipt (BTR) for an alcoholic beverage establishment that (i) is in application status prior to April 14, 2015; or (ii) issued prior to May 21, 2015; or (iii) to an establishment that has obtained approval for an alcoholic beverage establishment from a land use board, and which land use board order is active and has not expired, prior to May 21, 2015. Any increase to the approved hours of operation shall meet the requirements of this section (a).