

USAPPTC returned to owner 6/7/1944

#272-273

Owner **STANDARD REALTY CORP. BOY AIR HOTEL** Permit No. 6209 Cost \$ 40 000: See Below

General Contractor **O'Neill - Orr Construction Co.** Subdivision **OCEAN BEACH AD#2** Address **1060 OCEAN DRIVE**

Architect **Henry Meloney** Use **RE** Area **28** Engineer **OTIS ELEVATOR**

Building Size: **Front 45' Depth 125' Height 50 x 130** Stories

Certificate of Occupancy No. **Use HOTEL - 50 rooms**

Type of Construction **Ordinary** Foundation **Reinf. concrete** Roof **Comp:** Date **Aug. 13, 1934**

PLUMBING Contractor **#7441 Markowitz #7405 O'Neill-Orr** 1-----Sewer Connection **1** Date **Aug. 25, 1934**  
Water Closets **(#7441) 162** Fixtures **9** Stoves **1** Temporary Water Closet **1** Aug. 13, 1934

Lavatories **9** Showers **1** Urinals **1** Sinks **1** Dish Washing Machine **1** Laundry Trays **1** Drinking Fountains **1** Floor Drains **1** Grease Traps **1** Safe Wastes **1**

Swimming Pool Traps **1** Steam or Hot Water Boilers **1** Down Spouts **1** Wells **1** Below

ROUGH APPROVAL **METRO ORD. #75-34** RECEPTION DATE: **1-14-76**  
GAS Contractor **1** GAS Ranges **1** Gas Water Heaters **1** Gas Space Heaters **1** Gas Refrigerators **1** Gas Steam Tables **1** Gas Broilers **1** GAS Rough APPROVAL **1** GAS FINAL APPROVAL **1**  
Gas Frylators **1** Gas Pressing Machine **1** Gas Vents for Stove **1**

ALL CONDITIONING Contractor **Paulson Engineering Co.** (Bldg permit #38508) - 25 window units: \$4,610.00  
SEPTIC TANK Contractor **#6531** (Bldg permit) Fuel Oil Equipment Co: 275 gal-tank \$600...Nov. 27, 1934  
C. BURNER Contractor **#6531** (Bldg permit) S. RINKLER Contractor

ELECTRICAL Contractor **#4322 Larkins** Date **Aug. 1934**

OUTLETS **Switches 148 Ranges 1** Temporary Service **1**  
**Lights 148 Irons 1** Neon Transformers **1**  
**Receptacles 96 Refrigerators 1** Sign Outlets **1**

HEATERS **Water 3 Motors 3** Meter Change **1**  
**Space Appliances 1** Centers of Distributions **1**  
**Service Violations 1**

FIXTURES **140--** Electrical Contractor **#4624 Larkins** Date **11/19/1934**

FINAL APPROVAL  
By \_\_\_\_\_ Date \_\_\_\_\_

# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139



DEPARTMENT OF PLANNING

CITY HALL  
1700 CONVENTION CENTER DRIVE  
TELEPHONE: 673-7550

1182

TO: CHAIRMAN & BOARD MEMBERS  
ZONING BOARD OF ADJUSTMENT  
FROM: JUD KURLANCHEE *(signature)*  
PLANNING & ZONING DIRECTOR

AUGUST 12, 1988

SUBJECT: PLANNING DEPARTMENT RECOMMENDATION: AUGUST 19, 1988 MEETING

FILE NO. 1980 DR. ADRIAN ALEXANDRU  
1060 OCEAN DRIVE  
LOT 1; BLOCK 15  
OCEAN BEACH ADDITION NO. 2  
PB 7/56

It is recommended that the variance be approved with the following conditions:

1. The applicant is permitted to obtain an occupational license for the bar; however, a building permit shall be issued for work in the kitchen and restaurant within 90 days and this phase of the project shall be completed within six months of today's date.
2. The application for a building permit for the restaurant shall also include central air-conditioning for those rooms which front on Ocean Drive. An occupational license for the restaurant shall not be approved until the central air-conditioning units are installed. Rooms facing 10th Street shall have central air-conditioning within two years of today's date and those rooms facing south shall have flush mounted wall units within two years of today's date.
3. A new sign shall be placed on the property which is consistent with the design of the building.

The board is advised that as part of the review of this request, the City's Code Enforcement Division inspected the property. The Division issued a courtesy violation on July 5, 1988 which indicated that kitchens were installed in a number of the units without proper permits. It is recommended the Board direct the applicant to proceed to remedy the violation by removing the kitchens or to make application to the Board of Adjustment within 60 days according to the City's rules and regulations pertaining to appeals of this nature.

DR. ADRIAN ALEXANDRU  
August 15

#12188 DULBS - 2 Lavatories, 1 Urinal, (no gas) July 5, 1939

#52353-Peoples Gas System- rough in; set meter-4-8-75

#55916-Silver Plumbing- gas line repair-3-22-78

#77877 4/13/82 County Wide - telephone booths (1)

Electrical Permits: # 6094 Larkins - 4 Receptacles, 1 Motor, December 23, 1935

#11809 Austin: 2 Receptacles, 1 Motor, 2 Sign outlets: November 14, 1938

#18516 Griffin & Bauer - Correction of violations for USAFTTC: June 1, 1942

#18539 USAFTTC: 1 Master meter: June 5, 1942 Final OK Inman 6/8/42

#18846 Biscayne Electric: 1 Light outlet, October 12, 1942

#20272 USAFTTC - Restoration of metering:

#20489 Biscayne Electric: 2 Receptacles, September 15, 1944

#20586 Miller Electric: 2 Light outlets, 4 Receptacles, October 27, 1944

#32254 Claude Southern Corp: 5 Neon Transformers: Sept. 28, 1950

#32794 Beach Radio & Television: 1 Television antenna, Nov. 29, 1950

#36482 Astor Electric Service, Inc: 5 Centers of distribution, 25 Motors, 6/2/1952 OK Plaag 12/22/52

#37946 Tropicalites Co: 3 Neon transformers: Nov. 3, 1952

#37947 Tropicalites Co: 3 Neon transformers: Nov. 3, 1952

#37963 Astor Electric: 2 Light outlets, 2 Fixtures, Nov. 4, 1952 OK 11/25/52 Rosser

#43454 Lyon Electric: 1 Motor for coffee machine: Nov. 22, 1954 OK 11/23/54 Rosser

#50378 Astor Elec: 1 Center of Distribution - July 15, 1957

#68824 - Ocean Elect. - 1 meter change - 1 service equip 6001

5/27/71

#72237-Watron Electric- fire alarm, 1 central station 7 bell alarm station-5-8-75

BUILDING PERMITS: #31574 - 1-5-88 - Owner - Exterior painting - \$2,500.00

#SB881556 - 9-15-88 - Alexandru Adrian - Building bar patch and interior painting - \$2,500.00

#SB881488 - 9-19-88 - Crown Neon, Inc. - Install 1 set of 27" channel sign - \$1,500.00

#5408 - Certificate of Occupancy - Adrian Alexandru - 11-3-88

#SB880223 - 11-15-88 - Owner - 60 Ft. 1 HR face rated partition - \$2,000.00

#M8900404 - Texcon, Inc. - A/C central, duct work, 5 drains - 2-8-89

#SB890806 - 3-3-89 - Adrian Laexandru - Two new entrance - \$1,000.00

#5507 - Temporary Certificate of Occupancy - Adrian Alexandru - 3-31-89

PLUMBING PERMITS: #P8800160 - Silver Plumbing - Rough and set new fixtures - 11-18-88

#P8900328 - ABC Loss & Fire Co. - Fire sprinkler system - 1-24-89

ELECTRICAL PERMITS: #E8801286 - Miracle Electric - violation repairs - 8-2-88

#E8801506 - Crown Neon - 21 sq. sign - 9-21-88

#E8800100 - Miracle Electric - 3 Switch outlets, 22 light outlets, 12 receptacles, 3 appliance outlets, 3 fans, 1 sub feed 125amp, double fee plus \$100.00 - 10-20-88

#E8800157 - Miracle Electric - 2-1ton A/C, 2-A/H no heat - 11-1-88

#E8800393 - Carrillo Electric - New electrical repairs - 12-30-88

#E8900811 - Carrillo Electric - New central a/c unit - 3-29-89

#E8900986 - Borrell Fire System - New fire alarm installation - 5-2-89

#E8891551 - Fyrsafe Equip. - New fire alarm and devices - 8-17-89



# COASTAL CONTROL ZONE

## CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	%	COMMENTS	BUILDING PERMIT NO.
1-5-88	ISSUED NO.	EXTERIOR PAINTING	\$3,500.00					31574
7-15-88		Building paint on interior painting	\$2,500.00					58881536
9-16-88		Install 1 set of 24' channel sign	\$1,500.00					58881488
11-15-88		60 FT. 14R FACE PAVED PACIFICATION NON/STRE	\$2,000.00					58880323
3-3-89		Two new entrance	\$1,000.00					58890806

# Building Permits:

#14693 Painting (exterior) day labor \$ 800.00 Sept. 26, 1940  
 #16308 Painting day labor \$ 300.00 Oct. 17, 1941  
 #18523 Painting (inside & out) H.H.Horton, painter \$ 1 800.00 June 15, 1944  
 \* #18641 Remodeling front of building and addition of 5-foot terrace to the back of the property line 4 inches above grade

Note - Mr. Ed Singer took this job to Mr. Fickett of the WPB for examination. Day Labor: \$ 1 000.00 July 6, 1944

#18703 Concrete slab inside property line: Giller Contracting Co: \$ 150.00 July 5, 1944  
 #19027 Re-installing interior wall: Arkin-Prufert Constr. Co: \$ 200.00 July 20, 1944  
 #20812 Painting: V. Engel, painter: \$ 400.00 Sept. 29, 1944  
 #32961 Painting: Walter Wist, contractor: \$ 1 000.00 Oct. 2, 1945  
 #34285 Re-roofing: Giffen Industries Inc. \$ 488.00 July 30, 1950  
 #35743 Re-roofing: 90-lb slate - Florida Roofing Co. \$ 600.00 Nov. 22, 1950  
 #36070 Painting: Riverside Painting Co: \$ 250.00 May 3, 1951  
 #39957 Vertical sign - 39-sq-ft Tropicalites \$ 700.00 June 8, 1951  
 #41292 Painting outside: Owner \$ 600.00 Oct. 31, 1952  
 #41292 Painting outside: Owner \$ 600.00 April 24, 1953

#54127 Tropicalite Eng: 10 - 1 ton window air conditioners - \$200 - August 6, 1957 OK 12/17/57 Plaag  
 #63352 Owner: Paint exterior of building - \$500 - Oct. 25, 1960

#64825 Soot-Twin Construction Corp.: Replace all wood sash windows, jalousie and awning type - \$2500. - May 11, 1961  
 #65540 J. Rawlings: Install 1 - 1 ton air conditioner, wall unit - \$200. - 8/3/61

#67166 Alton Painting & Roofing Co.: Roof repair - \$750. - 4/30/62

#79514 Gordon Roofing Co. Re-roof 50 squares - \$800 - 12/27/67

#81423 Vichot Painters - Exterior painting & cleaning \$3,400.00 5/12/70

#85574 - Owner - stair enclosure \$300.00 11/17/70

#11393-Se-go Industries-Replace old windows (5)-5-24-77

#11807-Se-go Industries-Replace old windows with new ones-(6)-\$350-7-28-77

#17020-Southern Furnigators-\$500-11-7-79

5/28/81 - #20323 - Se-Go Security Windows - Replace 94 jalousie windows, remove & replace 40 wood doors - \$20,000.00

#24123 6/17/83 Eddy's Painting pressure clean & paint exterior \$8,500.

#24511 9/27/83 Gordon Roof - reroof 47 sqs \$7,000.

16. FILE NO. 1940

DR. ADRIAN ALEXANDRU

1060 OCEAN DRIVE  
LOT 11 BLOCK 13  
OCEAN BEACH ADDITION NO. 2, PB 2/56

APPLICANT REQUESTS THE FOLLOWING VARIANCE IN ORDER TO OPERATE A RESTAURANT AT THE SUBJECT PROPERTY:

1. Applicant wishes to waive the requirement that a building be substantially renovated in order to be permitted to operate a restaurant as an accessory use to a hotel.

CONTINUED ON NEXT PAGE ...

PAGE NINE OF ELEVEN

BOARD OF ADJUSTMENT SUMMARY AUGUST 19, 1988

FILE NO. 1940 (continued)

DR. ADRIAN ALEXANDRU  
1060 OCEAN DRIVE

APPROVED with the following conditions:

1. The applicant is permitted to obtain an occupational license for the bar; however, a building permit shall be issued for work in the kitchen and restaurant within 90 days and this phase of the project shall be completed within six months from the date of approval (August 19, 1988);
2. The application for a building permit for the restaurant shall also include central air-conditioning for those rooms which front on Ocean Drive. An occupational license for the restaurant shall not be approved until the central air-conditioning units are installed. Rooms facing 11th Street shall have central air-conditioning within two years of today's date and those rooms facing south shall have flush mounted wall units within two years of today's date;
3. A new sign shall be placed on the property which is consistent with the design of the building; and,
4. Owner is to provide proper grease interceptor and air-conditioned garbage facilities.

# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



DEPARTMENT OF PLANNING

CITY HALL  
1700 CONVENTION CENTER DRIVE  
TELEPHONE: 873-7860

September 2, 1988

1182

Dr. Adrian Alexandru  
c/o Commercial Management Systems, Inc.  
1024 Ocean Drive  
Miami Beach, FL 33139

PROPERTY ADDRESS: 1060 OCEAN DRIVE  
FILE NO.: 1940

Dear Dr. Alexandru:

We are pleased to advise you that on August 19, 1988 the Miami Beach Zoning Board of Adjustment approved your variance request with the following conditions:

1. The applicant is permitted to obtain an occupational license for the bar; however, a building permit shall be issued for work in the kitchen and restaurant within 90 days and this phase of the project shall be completed within six months of today's date.
2. The application for a building permit for the restaurant shall also include central air-conditioning for those rooms which front on Ocean Drive. An occupational license for the restaurant shall not be approved until the central air-conditioning units are installed. Rooms facing 10th Street shall have central air-conditioning within two years of today's date and those rooms facing south shall have flush mounted wall units within two years of today's date.
3. A new sign shall be placed on the property which is consistent with the design of the building.
4. Owner is to provide proper grease interceptor and air-conditioned garbage facilities.

The variance was approved with the stipulation that the conditions be complied with prior to the issuance of a building permit. Prior to obtaining the building permit, it will be necessary for you to record in the Circuit Court the Final Order you will be receiving from the City Attorney's Office which formally establishes your approval.

## CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

BUILDING  
PERMIT NO.



7. FILE NO. 1956

1182

DR. ADRIAN ALEXANDRU

1060 OCEAN DRIVE

LOT 1; BLOCK 15

OCEAN BEACH ADDITION NO. 2; PB 2/56

"AFTER THE FACT"

"APPEAL FROM ADMINISTRATIVE DECISION"

THE APPLICANT IS APPEALING THE ADMINISTRATIVE DETERMINATION THAT THE SUBJECT PROPERTY SHALL CONTAIN 50 HOTEL ROOMS WITHOUT COOKING FACILITIES.

APPLICANT REQUESTS THE BOARD APPROVE THE RETENTION OF KITCHENS THAT WERE ILLEGALLY INSTALLED IN 30 HOTEL ROOMS. WITH THIS APPROVAL, THE BUILDING WILL CONSIST OF 20 HOTEL ROOMS WITHOUT KITCHENS AND 30 HOTEL ROOMS WITH KITCHENS.

THIS APPEAL IS PURSUANT TO THE RULES AND PROCEDURES OF A RESOLUTION APPROVED BY THE CITY COMMISSION.

APPROVED with the following conditions:

1. All kitchens shall be removed by August 19, 1990.
2. The applicant shall provide a garbage room to be approved by the Building Department.

FEE: \$50

# CERTIFICATE OF OCCUPANCY

N- 5630

MIAMI BEACH, FLORIDA

Date Issued 3/9/90

Address of property: 1060 OCEAN DR (OPEN BAR ONLY)

Lot 1 Block 15 Subdivision OCEAN BEACH ADDITION NO. 2

Owner's Name ADRIAN ART DECO RIVERA HOTEL INC Address 1060 OCEAN DR

Tenant's Name OCEAN SIDE PROMENADE Address 1060 OCEAN DR

Building Permit No. B8900058 Use District MKE/HPD Occupancy B DIV 2 Bldg. Type III

THIS IS TO CERTIFY THAT OCEAN SIDE PROMENADE whose address is noted

above, has filed for permission to use the property located at the address noted above, and said proposed use or uses being in conformity with the provisions of the zoning ordinance 89-2665 and the Building Code of the City of Miami Beach, a Certificate of Occupancy is

hereby granted to use said building for the following purpose subject to any special conditions herein specified:

THIS TEMPORARY CERTIFICATE OF OCCUPANCY IS ISSUED FOR A PERIOD OF 90 (NINETY) DAYS FROM DATE

OF ISSUE. TO BE USED IN STRICT ACCORDANCE WITH MKE/HPD ZONING, B, DIVISION 8 OCCUPANCY.

THIS CERTIFICATE MAY BE REVOKED BY THE BUILDING OFFICIAL UPON 24-HOUR NOTICE.

NOTE: BMS00721  
Any unauthorized additions, alterations  
or change in use of this property will  
void the Certificate of Occupancy.



By *[Signature]*  
Building Official



# **Restaurant Operations Plans**

# **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**
- VIII. Transportation Demand Management**

## **I. Operational Business Plan**

The Applicant's managing ownership group is a well-known restaurant operator in the City of Miami Beach and worldwide, and is best known for their operation of Sugar Factory Restaurants. There are two Sugar Factory Restaurants located in the City of Miami Beach, seven other locations in the United States, and two international locations in the Philippines and Dubai. The Applicant is seeking to expand their restaurant concept with ILOV305, a full service restaurant, cocktail lounge, and daiquiri bar. The entertainment component of the restaurant concept will consist of both a DJ and live entertainment. A copy of the restaurant's proposed menu is included with these application materials.

ILOV305's hours of operation will be as follows:

- Sunday through Thursday from 11:00 a.m. to 2:00 a.m., excluding any Sunday on which a holiday falls, when the hours of operation will be from 11:00 a.m. to 4:00 a.m.
- Friday and Saturday from 11:00 a.m. to 4:00 a.m.

The Applicant will employ approximately one hundred to one hundred and twenty (100-120) employees in the restaurant operation.

## **II. Parking Plan**

Although the restaurant has no parking requirement under the City Code by virtue of the site's historic designation status, ILOV305's patrons will be serviced by the building's existing valet parking company, which utilizes the parking garage at 1041 Collins Avenue. The restaurant's valet pick up / drop off is located in front of the Restaurant Premises on Ocean Drive. Once dropped off, the vehicles are then driven a short distance to the parking garage. Even considering the foregoing parking accommodations made available to restaurant patrons, the Applicant anticipates many patrons will either walk from nearby hotels or take public transportation, along with those patrons who are already guests staying within this hotel, thereby further reducing the demand for parking and potential impact on traffic.



### **III. Indoor and Outdoor Crowd Control Plan**

As evidenced by the floor plan, I LOV305's interior layout is designed to accommodate patrons waiting to be seated inside the Restaurant premises in the lobby/bar area. If needed, the Applicant will have sidewalk stanchions, the placement of which are reflected on the enclosed Crowd Control/Stanchion Plan.

### **IV. Security Plan**

The Applicant will employ its own security staff and will have three to six (3-6) security officers on shift during operations on weekends and holidays. The Applicant's staff will specifically enforce patron age restrictions.

### **V. Traffic Circulation Plan**

The Applicant has engaged Traf Tech Engineering, Inc. ("Traf Tech") to conduct a traffic impact analysis to confirm and ensure the Applicant's traffic circulation plan will not have an adverse impact on the immediate neighborhood. Traf Tech's report concludes "[a]ll study intersections are currently operating at an acceptable level of service" and that "[i]n the year 2018 with the proposed project in place, all intersections are expected to continue to operate at an acceptable level of service." Further, the traffic study confirms "[t]he sidewalk adjacent to the site has adequate capacity to accommodate the peak pedestrian traffic recorded within this area." *See* Traffic Study. Also, the Applicant anticipates many patrons will either walk from nearby hotels, or take public transportation.

### **VI. Delivery and Sanitation**

The Applicant's sanitation plan is designed to minimize the potential impact of the restaurant operation on local residents and traffic. The restaurant will use existing sanitation facilities, located on the west end of the building. Trash pickup occurs seven (7) days a week from approximately 7:00 a.m. to 10:00 a.m.

The restaurant will utilize the building's existing loading dock for delivery and receiving, located on Ocean Court (the west end of the building), thereby mitigating any potential impact to the neighborhood and adjoining properties.

## **VII. Noise Attenuation Plan**

The Applicant has engaged Edward Duggar & Associates, P.A. to conduct a sound impact analysis and recommend sound mitigation measures to ensure the entertainment within the restaurant complies with the City's noise ordinance and does not create any adverse impact on the immediate neighborhood. The entertainment component of the restaurant concept will consist of both a DJ and live entertainment, which will all take place indoors, with no outdoor entertainment and no outdoor speakers. The Acoustic Study submitted by the Applicant's sound consultant confirms "sound generated by the establishment will comply with the requirements of the Code of the City of Miami Beach Article IV – Noise" and goes on to confirm "ambient sound pressure levels along this area of Ocean Drive are consistently at a level which would be unlikely to be increased by ILOV305's indoor operations." *See Acoustic Study.*

## **VIII. Transportation Demand Management**

The Applicant has engaged Traf Tech Engineering, Inc. ("Traf Tech") to conduct a traffic impact analysis, which also addresses Transportation Demand Management. *See Traffic Study.*

## I LOVE 305 MENU DEVELOPMENT

**CEVICHERS** (served family style with warm tostadas and gem lettuce hearts)

Red Snapper

roasted hearts of palm, avocado, red onion, cilantro, lime

Gulf Shrimp

mango, key lime, charred sweet chilies, coriander, chicharones

Grouper

chayote, onions, coconut, ginger, corn nuts, scallions

Line Caught Yellowfin

tomato, olive oil, orange juice, avocado, green olive, serrano chilies

### **SHARE PLATES**

Cuban Picadillio

Served with warm tortilla chips

Vegetable Fritters

smashed avocado, chimichurri

305 Sampler Platter

wings, pork belly sliders, fried plantains, vegetable fritters, chicken croquetas, dipping sauces

Puerto Rican Smashed Avocado

roasted garlic, cilantro, lime and served with plantain and yucca chips

Fries with 3 Sauces

chimichurri, mojo, mango-ketchup

Black Bean and Rice Cakes

tomato-mint salad, adobo aioli

Lobster and Corn Empanadas

mojo isleno dipping sauce

Beer Battered Gulf Shrimp

red stripe lager, cabbage-jalapeno slaw, chipotle tartar sauce

Marinated Grilled Meat Skewers

pork, chicken, and beef skewers, served spicy pineapple sauce, jerk bbq sauce, and lime wedges

Pork Belly Sliders

grilled egg bread, mashed plantain, sour orange sauce

Bunuelos (Savory Doughnuts)

stuffed with ropa vieja, Cuban tomato sauce

Chilled Rock Lobster Salad,

gem lettuce hearts, chayote, hominy, mango vinaigrette

Chicken Croquetas

Served with chipotle-dipping sauce

**Salads & Soups**

Shredded Cabbage, Avocado, and Carrot Salad

Cojita cheese, pumpkin seeds, lime vinaigrette

Spicy Caesar Salad

romaine hearts, 24 month parmesan, chipotle croutons

Grilled Chicken Chop Salad

tomatoes, olives, chickpeas, onions, celery, creamy lemon-basil dressing

Cuban Salad

romaine, avocado, red onion, pineapple, hearts of palm, jalapeno-mint vinaigrette

Mixed Green Salad

Seasonal greens, red onion, cucumber, queso fresco, corn nuts, honey-lime vinaigrette

Wedge Salad (add marinated grilled chicken, steak, or shrimp)

tomato, bacon, red onion, avocado, green goddess dressing

Black Bean Soup

lime crema, cilantro

Chicken Soup

rice, shellfish, tomatoes, chorizo, hominy

**Burgers and Sandwiches served with fries or crispy plantains**

Grilled Beef Burger

Melted cheddar cheese, lettuce, tomato, crispy onions, pickles, ketchup and mayo

305 Burger,

*beef patty, ham, swiss cheese, lettuce, tomato, pickles, sofrito aioli*

Surf and Turf Burger

grilled beef patty and gulf shrimp, charred plantain, bacon, lettuce, chipotle mayo, chimichurri sauce

Turkey Burger

avocado, lettuce, tomato, black beans, grilled onions, herb mayo

BBQ Pulled Pork Belly Burger

grilled beef burger, bbq pulled pork belly, melted cheddar cheese, crispy onions, lettuce, pickles, ketchup and mayo

Cubano

*roasted pork loin, ham, swiss cheese, pickles, whole grain mustard*

Fried Grouper Sandwich

*toasted egg bread, pineapple cabbage slaw, avocado, tartar sauce*

Guava glazed pork belly tacos

*jicama-sour orange salad, chipotle mayo, chichirraons*

Crispy Sweet Potato Tacos

*house made tortillas, beans and rice, avocado-tomato salsa*

**Mains**

Grilled Skirt Steak, roasted fingerling potatoes, black beans, avocado, chimichurri

Shredded Cuban Flank Steak, Moros and Christina, Sweet Potato, Tomato Sauce

Grilled Half Chicken, lime cilantro rice, peas, tomato vinaigrette

Braised Goat, roasted carrots, plantains, sweet onions, salsa verde

Grilled Snapper, chilled cucumber salad, chilies, cilantro, mojito sauce

Rock Lobster Tail, hearts of palm and chorizo hash, spinach, garlic butter

Pan Roasted Grouper, shrimp and crab cake, lime-cilantro sour cream



Pork Chop Cuban Style, yucca, cabbage, mojo

Pork Shoulder Stew, chickpeas, mustard greens, pineapple, house made tortillas

### **Sides**

Moros and Christians (Beans and Rice)

Fries with 3 Sauces: Chimichri, mojo, mango-ketchup

Roasted Fingerling Potatoes, salsa verde

Fried Plantains

Mac And Cheese

Baked Sweet Potato, Garlic Butter

Braised Greens and Onions

### **Dessert**

Vanilla Bean Flan,  
roasted strawberries, whipped cream

Bunelous  
white chocolate stuffed doughnuts, cinnamon sugar, dark chocolate sauce

Tres leche Cake  
pineapple, cookie crumble, rum ice cream

Guava Bread Pudding  
queso blanco, honey, coconut ice cream

Banana Casserole  
pecans, raisins, vanilla bean ice cream



EDWARD DUGGER + ASSOCIATES, P.A.  
Consultants in Architectural Acoustics

## **Acoustic Study – ED+A 17941**

**November 10, 2017**

**Applicant:**

**ILOV 305 I LLC  
1060 Ocean Drive  
Miami Beach, Florida 33139**

Prepared for:

**Thomas R. Mooney – Director  
City of Miami Beach Planning Department  
1700 Convention Center Drive, Second Floor  
Miami Beach, Florida 33139**

Prepared by:

**Edward Dugger + Associates, P.A.  
1239 Southeast Indian Street, Suite 103  
Stuart, Florida 34497  
(772) 286-8351**

A handwritten signature in black ink that reads "Edward Dugger".

**Edward Dugger, FAIA ASA NCAC INCE  
Principal; [edward@edplusa.com](mailto:edward@edplusa.com)**

A handwritten signature in black ink that reads "Sam Shroyer".

**Sam Shroyer, ASA  
Consultant; [sam@edplusa.com](mailto:sam@edplusa.com)**



EDWARD DUGGER + ASSOCIATES, P.A.  
Consultants in Architectural Acoustics

Date: 10 November 2017

To: Thomas R. Mooney, Director  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

From: Sam Shroyer, ASA  
Edward Dugger, FAIA ASA NCAC INCE

Re: **Acoustic Study – City of Miami Beach**  
**ILOV305**  
**1060 Ocean Drive**  
**Miami Beach, Florida 33139**  
**ED+A 17941**

Mr. Mooney,

The following report has been prepared by Edward Dugger + Associates, P.A. (ED+A) to provide an analysis of noise and acoustical impact at 1060 Ocean Drive in conjunction with the applicant's request for a Conditional Use Permit for a Neighborhood Impact Establishment. This study consisted of multiple visits to the project location and surrounding areas, long-term acoustical measurements, data analysis, and review of the project's design and operational plan.

ED+A anticipate further discussion with the City of Miami Beach Planning Department and their peer-review acoustical consultant and welcome and questions or comments pertaining to this study.

1239 SE Indian Street, Suite 103, Stuart, Florida 34997

Office: (772) 286-8351 Fax: (772) 600-3613

[www.edplusa.com](http://www.edplusa.com) AA 26000667



EDWARD DUGGER + ASSOCIATES, P.A.  
Consultants in Architectural Acoustics

## **Introduction**

ILOV305 LLC, the applicant, is seeking a Conditional Use Permit for an establishment with a capacity greater than 199 persons. While the property will operate primarily as a restaurant, it will also have an entertainment component featuring live music and DJ's.

The following pages detail ED+A's long-term acoustical measurements and subsequent analyses, project review, and conclusions pertaining to any acoustical impacts which may be created by the proposed project.

## **Project Location**

The proposed venue – ILOV305 – is to be located in an existing building at 1060 Ocean Drive in Miami Beach, Florida. The project property and all immediately adjacent properties are zoned as Commercial – Mixed Use Entertainment. Several properties on Ocean Drive and Collins Avenue to the north and the south are designated as Hotel or Motel land uses.

## **Operation**

The restaurant will operate from 11:00 am to 2:00 am Sunday through Thursday (except for holidays which fall on a Sunday, in which case it venue will remain open until 4:00 am), and 11:00 am to 4:00 am on Friday and Saturday. Live entertainment and music will be provided indoors. This establishment will have an outdoor dining area along Ocean Drive which will not be used for entertainment purposes. Dining seats will be located on both the upper and lower levels of the restaurant.

The main and only entrance to be used by patrons (excluding an ADA entry located in the southern corridor) is on the east side of the building fronting Ocean Drive. This entrance leads to a Covered Porch, an existing one-story structure which covers approximately 430-ft.<sup>2</sup> of ground area. This area will also be used for dining, but not entertainment.

Three bar-counters are located within the venue: "Daiquiri Bar" immediately adjacent to the main entrance, "Main Bar" further back within the building on its north side, and "Voli Mojito Bar" at the rear of the building. A "DJ Booth" will be located on the upper level near the bar.

## **Methodology**

An acoustical measurement system was deployed within the "Covered Porch" on Wednesday, September 27, 2017 that ran without interruption until Monday, October 2, 2017. The system logged one-minute equivalent-continuous sound pressure levels

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( $L_{eq}$ ), a time-average value, for the entire measurement duration. A-weighted and C-weighted  $L_{eq}$  were both captured.

Hourly and daily  $L_{eq}$  ( $L_{24h}$ ) were calculated from these smaller data to ultimately represent the measurement period for each day, though September 27 and October 2's  $L_{24h}$  only included nine- and fifteen-hours, respectively. Day-night average sound pressure levels (DNL or  $L_{dn}$ ) were also calculated for each of the six days.  $L_{dn}$  is also a time-average value, but a 10 dB penalty is applied to sound pressure levels measured during nighttime periods – 10:00 pm to 7:00 am – to account for the general public's increased sensitivity to sound during this time.

### Data Analysis

Examination of hourly  $L_{eq}$  revealed a similar pattern each day:

- Hourly  $L_{eq}$  would gradually decrease over the early morning hours before reaching their minimum measured value between 5:00 am and 6:00 am each morning. The average of the minimum  $L_{eq}$  is 57 dBA. This minimum was slightly higher than the others on Sunday and Monday mornings.
- Every morning a "spike" in measured level would occur between 6:00 am and 7:00 am, presumably coinciding with increasing morning traffic.
- After 7:00 am, the level would drop again before rising gradually over the course of each day.
- There were no consistencies between maximum hourly  $L_{eq}$ , but after 5:00 pm each evening no substantial decreases in measured sound level would occur until the early hours of the following morning.

The average  $L_{dn}$  and  $L_d$  are consistent with those observed in "noisy commercial" areas but the  $L_n$  are considerably greater than what would be expected. Essentially, activity which generates sound – vehicular and foot traffic, commercial activity, etc. – does not appear to cease throughout the nighttime period as it typically would in urban residential areas.

As the applicant's property is not operational, the measured sound pressure levels can be inferred to be representative of the area surrounding the property.

### Discussion

#### Noise-Sensitive Receivers

As the proposed project will not feature any outdoor bar counters or entertainment, it would not be expected to create any negative acoustical impacts or sound disturbances



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to adjacent properties. As stated previously, the nearest noise-sensitive receivers would be hotels in the area, many of which feature outdoor entertainment and dining on their own properties.

#### Existing Ambient Sound Environment

Sound levels measured by ED+A were consistently above 60 dBA until early morning hours around 2:00 am each day. As these sound levels would have resulted from traffic and activity at other venues, it is suspected that greater levels would be measured closer to these venues. Ultimately, sound from other sources (venues, etc.) would quickly overtake sound created at or near 1060 Ocean Drive as a listener moved out of its immediate proximity and further down Ocean Drive in either direction.

#### Sound Propagation Paths

The primary path through which sound could propagate out of the building would be the main entrance, particularly if wait staff and patrons are continuously moving in and out of the building. These doors will remain closed when they are not being used for egress or ingress. Threshold door seals will also be incorporated into the design to provide sound insulation by providing an airtight seal around the perimeter of the door. There are also windows along the northern and eastern perimeters of the building which will remain closed at all times.

#### Audio System

Speaker layouts of the restaurant show a distributed speaker system with speakers facing inward. A digital signal processor with the ability to limit sound levels and output at particular frequencies has also been included in the audio system. There are no outdoor speakers at the establishment.

#### **Conclusion**

Review of the proposed 1060 Ocean Drive project, its design and operational plan, and analysis of the acoustical environment have led to ED+A's confidence that sound generated by the establishment will comply with the requirements of the Code of the City of Miami Beach Article IV – Noise. Sound generated by the restaurant will mostly be contained within its structure. Additionally, ambient sound pressure levels along this area of Ocean Drive are consistently at a level which would be unlikely to be increased by ILOV305's indoor operations.



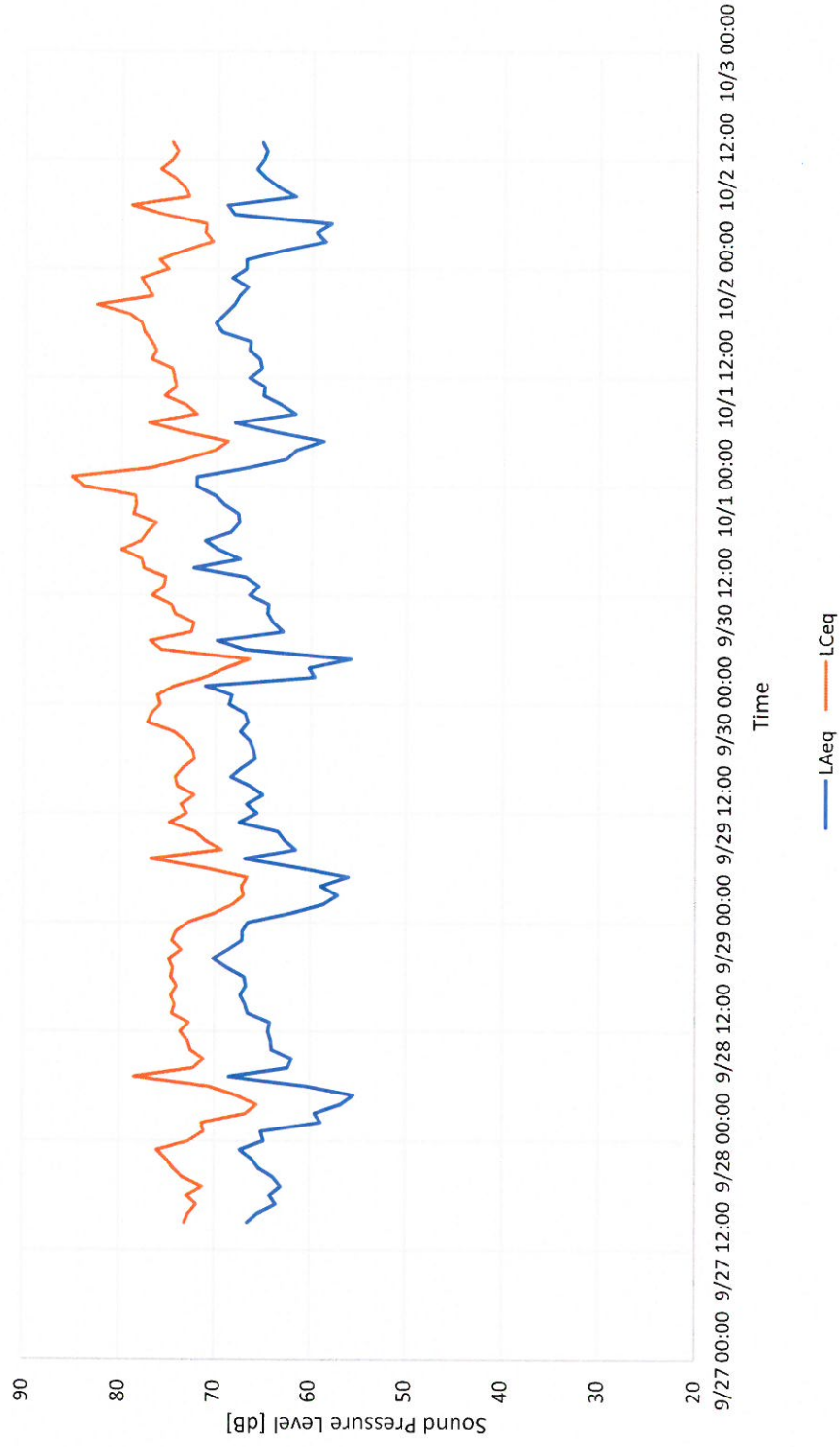
Sound Pressure Level	Wed 9/27/2017	Thurs 9/28/2017	Fri 9/29/2017	Sat 9/30/2017	Sun 10/1/2017	Mon 10/2/2017	Average
L 0000 - 0100		65	67	69	72	67	68
L 0100 - 0200		65	62	68	72	67	67
L 0200 - 0300		59	59	71	67	63	64
L 0300 - 0400		60	57	60	63	59	60
L 0400 - 0500		57	59	60	62	60	59
L 0500 - 0600		55	56	56	59	58	57
L 0600 - 0700		60	61	67	64	68	64
L 0700 - 0800		69	67	70	68	69	68
L 0800 - 0900		62	62	63	62	62	62
L 0900 - 1000		62	63	64	63	64	63
L 1000 - 1100		64	63	65	65	65	64
L 1100 - 1200		64	68	65	65	66	65
L 1200 - 1300		64	66	67	67	65	66
L 1300 - 1400		64	67	66	65	65	65
L 1400 - 1500		67	65	67	66	65	66
L 1500 - 1600	67	67	66	72	67		68
L 1600 - 1700	65	67	68	68	67		67
L 1700 - 1800	64	67	67	70	70		67
L 1800 - 1900	64	67	66	71	70		68
L 1900 - 2000	63	69	66	69	69		67
L 2000 - 2100	64	70	66	68	68		67
L 2100 - 2200	65	69	67	68	68		67
L 2200 - 2300	66	67	67	69	67		67
L 2300 - 2400	67	67	67	70	69		68
L <sub>24h</sub>	65	66	65	68	67	65	66
L <sub>d</sub>	65	67	66	68	67	66	66
L <sub>n</sub>	67	64	63	68	68	65	66
L <sub>dn</sub>	71	71	70	74	74	72	73
L <sub>min</sub>	63	55	56	56	59	58	57
L <sub>max</sub>	67	70	68	72	72	69	68





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