

DECLARATION OF JO MANNING

PRESIDENT, DRAKE CONDOMINIUM, 1460 OCEAN DRIVE, MIAMI BEACH

Twenty years ago my husband Nick and I moved to a condominium we purchased in South Beach: the Drake, 1460 Ocean Drive, an historic Art Deco contributing building on the corner of Ocean Drive and 15th Street.

Ocean Drive was the centerpiece of the city's first local historic district, designated in 1986. Its historic buildings attracted Art Deco tourism, the film and modeling industry, and residential investment such as architect Frank Gehry's 1500 Ocean Drive condominium and the luxury Il Villaggio condominium.

Exploiting the opportunity, the entertainment industry began featuring live entertainment – dancers and disc jockeys – at Ocean Drive cafes. This transformed a once livable historic street into a traffic jam of cars blasting boom box music day and night, passersby eyeing patrons at outdoor hot spots, performers with snakes and iguanas perched on their shoulders, flower and cigar peddlers. As one café ramped up the music, its neighbors followed suit, turning most of Ocean Drive north of Fifth Street into a gauntlet. Pedestrians are unable to navigate sidewalks crowded with gawkers.


Two establishments in the immediate vicinity of our condo deprived us of any semblance of peace and quiet. Tequila Chicas, located at Ocean Steps on Fifteenth Street, featured mariachi bands in the afternoon, gridlocking pedestrian and automobile movement. The Table 8 restaurant at the Regent Hotel, two doors south of our Ocean Drive building, plagued us with their entertainment, beginning in the afternoon and increasing as the day wore on, tying up traffic on the street and jamming the sidewalks with onlookers. Currently, street hawkers at Senor Frogs, on the corner of Collins Avenue and Espanola Way, half a block away, attract a rowdy spring break crowd. A few blocks south of us on Ocean Drive, performers at the Palace, 1200 Ocean, attract crowds who block the street and sidewalks. Further south, the Clevelander, Mangos, Wet Willies, and other bars and cafes transform Ocean Drive into a circus. When we leave our condo in the early A.M. we confront streets full of the trash deposited the previous day and night.

Over the last few years, crime has been added to the other intrusions into our lives caused by the entertainment district. As condo president, I have to deal with building security. Our front patio now requires surveillance. Reports of muggings, stolen property, assaults and shootings are of grave concern to our condo residents and neighbors.

Recently, the city has undertaken a number of initiatives to deal with the negative consequences of entertainment in our district, including a dedicated, beefed-up police presence, and additional city services to clean up the mess. Although these responses are welcome, and necessary, living in an entertainment district is nevertheless very difficult.

I declare, under penalty of perjury under the laws of the United States, that the foregoing is true and correct.

Dated: May 2, 2017

A handwritten signature in black ink, appearing to read "Jo Manning", written over a horizontal line.

Jo Manning
President, Drake Condominium
1460 Ocean Drive, Miami Beach