

DECLARATION OF GAYLE DURHAM

My name is Gayle Durham. I reside at 1455 West Ave, # 804, Miami Beach, FL 33139. I am submitting this Declaration in support of the City of Miami Beach's consideration of an amendment to the land use regulations to limit entertainment establishments in the South of Fifth Street neighborhood.

Attachments:

Exhibit Page 1 (A) Bodega Taqueria, 1220 16th Street, Miami Beach, FL, 33139, August 20, 2016, midnight; (B) Bodega Taqueria, 1220 16th Street, Miami Beach, FL, 33139, Aug 20, 2016, midnight; (C) Bodega Taqueria, 1220 16th Street, Miami Beach, FL, 33139, Dec 2, 2015, sometime after 10pm

Exhibit Page 2 (A) Bodega Taqueria, 1220 16th Street, Miami Beach, FL, 33139, May 5, 2016, Cinco de Mayo, 6pm; (B) Bodega Taqueria, 1220 16th Street, Miami Beach, FL, 33139, year 2015, from website digestmiami.com; (C) Bodega Taqueria, 1220 16th Street, Miami Beach, FL, 33139, Feb 3, 2016, 6pm

Exhibit Page 3 (A) Bikini Hostel and Beer Garden, 1255 West Avenue, Miami Beach, FL, 33139, 2015, evening; (B) outdoor pool table and ping pong table at Bikini Hostel and Beer Garden, 1255 West Avenue, Miami Beach, FL, 33139, year 2015, evening; (C) Bikini Hostel and Beer Garden, 1255 West Avenue, Miami Beach, FL, 33139, year 2015, evening; (D) Balcony at Bikini Hostel, 1255 West Avenue, Miami Beach, FL, 33139, 2015, during the afternoon.

Although outdoor entertainment is prohibited in my residential West Avenue neighborhood, it is not enough because so called "indoor" entertainment nearby spills into our neighborhood changing it for the worse.

Until recently, alcoholic beverage establishments were located inside restaurants that closed by 11 p.m. Their focus was serving food. Customers were mostly quiet diners. Now, to encourage customers to buy lots of drinks, restaurants add deejays and amped up sound to keep the party going.

Along West Avenue and on the cross streets, music and noisy crowds can be heard blocks away. Customers park their vehicles in all available spots, legal or not, displacing residents who rely on neighborhood parking decals. Some apartments in the residential zone have bedroom windows only ten feet away from these establishments in adjacent zones.

Every time employees open the alley door of Bodega Taqueria at 1220 16th Street to get ice or throw away trash, people in their homes on the alley opposite them are awakened (see Exhibit page 2 (B) Bodega noisy crowd inside dance club, 2015, late night). Happy hour and special

events like Cinco de Mayo attract crowds in the late afternoon and the party continues until 5:00 a.m. seven nights a week (see Exhibit page 2 (A) Bodega Taqueria, May 5, 2016, 6pm). Crowds entering the club line up on the sidewalk behind a velvet rope fifteen feet long (see velvet rope Exhibit page 1(C) Bodega, 1220 16th St, Miami Beach, FL 33139, Dec 2, 2015, after 10pm & Exhibit page 2 (C) Bodega Taqueria, Feb. 3, 2016, 6pm). The sidewalk is only 3 feet wide so most passersby are forced to detour into the street (see Exhibit page 1 (A) & (B) Bodega Taqueria, Aug 20, 2016, midnight). Uber drivers, taxis, and tourist vans double park, adding to the fiasco and causing traffic jams and irate horn blowing.

It was reported in the Miami New Times that the Bodega is the top Lyft destination in Miami (Miami New Times, "South Beach Taco Shop Bodega Leads Lyft's List of Top Miami Destinations", Jan 15, 2016). When the bar closes at 5am, literally hundreds of drunk customers pour out into the street, loiter and shout, and urinate in the alley before they work out how they will ride home.

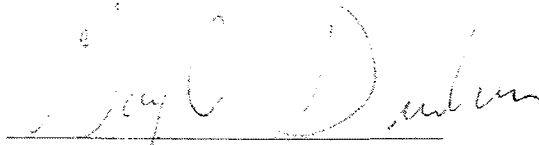
Crowds at the Bikini Hostel, 1255 West Avenue, cheer and shout at the huge TV displays beginning with the after work happy hour, continuing until 5am playing beer pong in the outdoor beer garden (see Exhibit page 3 (A) (B) & (C) Bikini Hostel outdoor beer garden, 1255 West Ave, Miami Beach, FL 33139, 2015, sometime in the evening). "Party" vans park start lining up at 10PM on the front lawn to whisk revelers to local bars.

The main entrance door to the Foxhole Bar, 1218 14th Court, is in Alton alley near a condominium whose residents constantly call in noise violations. Party hour begins at 5:00 pm. Loud drunk crowds hang out on the sidewalk to smoke cigarettes or wait for their Uber ride. My condominium parking lot is accessible only through that alley which is frequently blocked by the Foxhole taxis and Ubers.

As the corner of Alton Road and 16th Street was becoming a new "entertainment district" and threatening to expand into our residential zone, residents were able, last year, to demonstrate to city staff, the planning board and city commission, the absolute necessity of enacting zoning ordinances prohibiting entertainment. Experience has demonstrated that reliance solely on ordinances prohibiting noise, litter, illegal parking, blowing horns, blocking streets, and calling for police, doesn't do the job that zoning does. Our West Avenue Neighborhood Association supports the efforts of our South of Fifth neighbors to enact a zoning amendment codifying the long-standing prohibition on entertainment in that neighborhood.

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

DATED: May 1, 2017



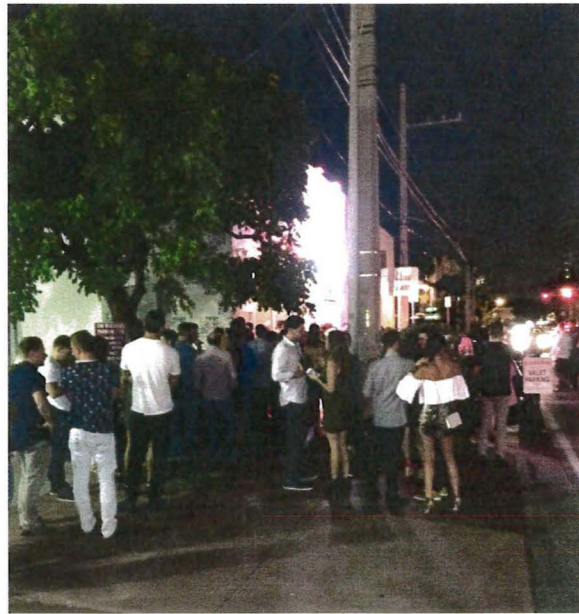
signature

Bodega Taqueria
1220 16th Street, Miami Beach

(A) Aug 20, 2016 midnight



(B) Aug 20, 2016 midnight



(C) Wednesday, Dec 2, 2015, sometime after 10pm



Bodega Taqueria
1220 16th Street, Miami Beach

(A) May 5, 2016, 6pm, Cinco de Mayo



(c) Wednesday, Feb 3, 2016, 6pm

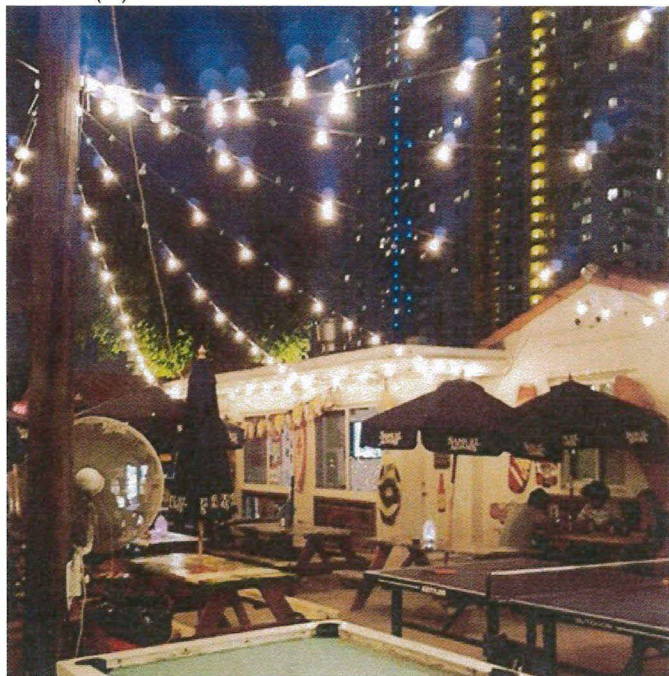


(B) 2015 digestmiami.com



Bikini Hostel
1255 West Avenue, Miami Beach

(A) 2015



(B) 2015



(C) 2015



(D) 2015

