

April 16, 2018

Via Hand Delivery

Francisco Garcia, Director of Planning
City of Miami, Department of Planning
444 SW 2nd Avenue, 3rd Floor
Miami, FL 33130

**Re: Letter of Intent for – GR OPCO, LLC
29 NE 11 Street Miami, FL 33132**

RECEIVED
PLANNING DEPARTMENT
2018 APR 16 PM 12:32

Dear Mr. Garcia,

The undersigned represents GR OPCO, LLC (“Applicant”). Please consider this correspondence the Applicant’s revised letter of intent regarding its application seeking PZAB approval for a special exception to allow the existing Adult Entertainment use to be extended into the second floor rooftop area, which will be converted to a fully enclosed terrace. This Exception, pursuant to Article 7, Section 7.2.3. (b). (1) of the Miami 21 Code, will allow alterations which enlarge the nonconformity of a nonconforming Structure by less than fifty percent (50%) of the total square footage of the nonconforming Structure; and an Exception pursuant to Article 7, Section 7.2.6. (c). (1). (b) of the Miami 21 Code, will allow alterations of a Structure containing a nonconforming Use less than fifty percent (50%) of the square footage of the Structure at the time of the alteration. In addition, a Waiver to allow a front setback of zero to allow placement of the roof top enclosure is also requested.

The rooftop venue currently encompasses a space of approximately 4,130 Sq.Ft. located within the T6-O (Urban Core Zone), which currently operates as a Bar/Tavern/Restaurant. The proposed enclosure for the rooftop terrace will include the existing dining area, kitchen, bar area, restrooms and seating area; all which will be under a fully covered roof structure and four walls, upon approval of the Exception and application for building permits. The venue currently utilizes a series 4COP Quota alcoholic beverage license for the service of beer, wine and distilled spirits. The aim of extending the Adult Entertainment use into the existing service area on the rooftop is to allow for all patrons to enjoy the entertainment throughout the entire venue.

The Applicant will abide by Chapter 36 Noise Ordinance of the City of Miami Code by sound proofing the rooftop enclosure with the use of specifically placed and inward-directed speakers in addition to sound proofing materials. Queuing for entrance is performed in the front and valet parking area at the main entrance of the establishment just north of NE 11th Street, in a security controlled section under a canopy, to avoid any impact on traffic and further buffer any sound from the patrons.

GreenspoonMarder^{LLP}

Joshua J. Remedios, Senior Counsel
Brickell World Plaza
600 Brickell Avenue, Suite 3600
Miami, Florida 33131
Direct Phone: 305.789.2748
Direct Fax: 305.537.3948
Email: joshua.remedios@gmlaw.com

There will be no increase to the proposed occupancy since the rooftop area is already currently utilized by patrons, and will only be enclosed by walls and a roof. All security personal are required to pass a training course at inception of employment and are also provided with workshops that are preformed both in house and by Operation Safe Clubs as directed by Wanda Mendez of the City of Miami Police Department.

As discussed in the meeting with the City zoning administrator on February 26th, 2018, the Applicant will prevent partially dressed entertainers from being visible to the public, unless in street clothes. Instead the entertainers will enter the rooftop only from the elevator which stops on the mezzanine level, and not the street level. This item, along with the actual construction of the rooftop enclosure, per the plans submitted, will be conditions of approval. Finally, as also discussed in that meeting, the Applicant will obtain a waiver of any setback issues relating to the new construction of the rooftop enclosure through this PZAB application for approval, and no separate variance will be required.

Thank you for your kind consideration in this matter. Of course, should you have any questions in this regard, please don't hesitate to contact me.

Yours Very Truly,
Greenspoon Marder LLP



Joshua J. Remedios, Esq.
For the Firm

JJR/krb
cc: client