



Venice of America

CITY OF
FORT LAUDERDALE

October 13, 2014

Mr. Kenyata Allain
Thor Equities, LLC.
17 S. Fort Lauderdale Beach Boulevard, Suite 175
Fort Lauderdale, Florida 33316

HAND DELIVERED

**RE: Beach Place
17 S. Fort Lauderdale Beach Boulevard
Fort Lauderdale, Florida 33316**

Dear Mr. Allain:

Please be advised that effective November 15, 2014 (unless modified in writing by the undersigned), the City of Fort Lauderdale is suspending the provisions of the Special Entertainment District at Beach Place as provided for in the Amended Application of Beach Partners for the Establishment and Designation of a Special Entertainment District in the City of Fort Lauderdale, pursuant to Ordinance No. C-92-17 dated November 12, 1996 ("Amended Application") for failure to provide adequate security at the property pursuant Section 5-55 (2) of the Code of Ordinances of the City of Fort Lauderdale.

Section 5-55(2), of the Code of Ordinances provides as a condition of Beach Place's Special Entertainment District designation, that the applicant provide adequate security as approved by the City Manager. The security plan incorporated in the Amended Application submitted by Beach Place Partners and approved by the City Manager, among others requirements, requires a minimum of 500 hours of security per week within the Special Entertainment Overlay District, and requires the District representative to notify the City at least one week in advance of any scheduled special event or entertainment that would increase the usual number of patrons, necessitating the need for additional security presence.

The Security Plan was amended on April 1, 2014 to include (1) two off-duty police officers on the premises during the hours alcohol is sold; (2) contracted K-9 narcotic detection officers during varying hours; and (3) crowd control barriers. On August 6, 2014, Thor Properties sought to modify the previously approved Security Plan by removing the requirement of two off-duty officers. On August 13, 2014, the request for modification was denied by the undersigned. However, despite this denial you have operated as though it had been approved and have unilaterally discontinued the presence of two off-duty police officers on the premises during the

OFFICE OF THE CITY MANAGER
100 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5013 FAX (954) 828-5021
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hours alcohol is sold. Additionally, upon review of the plan it is apparent that you have never initiated the deployment of contracted K-9 narcotic detection officers during varying hours.

The City of Fort Lauderdale Police Department has documented over 170 instances since January 2014 which required a police response. The instances include several felony incidents involving the employees of your contractors and the employees of your tenants. Based upon your failure to implement the Security Plan approved on April 1, 2014, I find that there is a threat to the public health, safety and welfare at your property and therefore suspend the provisions of the Special Entertainment District as of 12:01 am November 15, 2014.

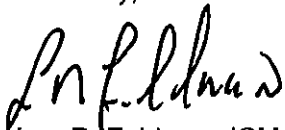
As a result of suspension of the provisions of your Special Entertainment District all establishments within the District must comply with the standard regulations of alcoholic beverage sales, including and not limited to distance requirements and hours of operation. In order to reinstate the provisions of the Special Entertainment District, you must submit a security plan that complies with the conditions of the Special Entertainment District for review and approval. The Security Plan shall include, at a minimum, interior security (including the parking garage) and exterior security (the perimeter of the property). The Security Plan shall also specify a licensed security company as regulated under Florida Statutes Chapter 493, provide a schedule showing that a minimum of 500 hours of security is provided at the property per week, a monitoring mechanism so that the City can ensure that security is provided per the approved Security Plan, and a contact person that can be reached should issues arise regarding security.

The Security Plan shall be reviewed by the Fort Lauderdale City Commission at its Regular Meeting on November 4, 2014 at 6:00 p.m. If the Security Plan is accepted by the City at the November 4, 2014 meeting, this suspension will be null and void.

Please be advised that continued violation of the conditions of the District may result in decertification and permanent termination of Beach Place's Special Entertainment District, pursuant to Section 5-57 of the Code of Ordinances of the City of Fort Lauderdale.

If you have any questions or need additional information, please contact my office.

Sincerely,



Lee R. Feldman, ICMA-CM
City Manager

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C: Frank Adderley, Police Chief
Cynthia Everett, City Attorney
Greg Brewton, Director, Department of Sustainable Development
Jenni Morejon, Director Designee, Department of Sustainable Development
Alfred Battle, Economic and Community Reinvestment Manager
Donald Morris, Economic Reinvestment Manager