

PB24-0707 a.k.a. PB23-0577 230 1st Street/81 Washington Avenue CUP Progress Report No. 2

June 10, 2025 Planning Board Meeting

THE GROUP
N Y C



Positively Received and Reviewed

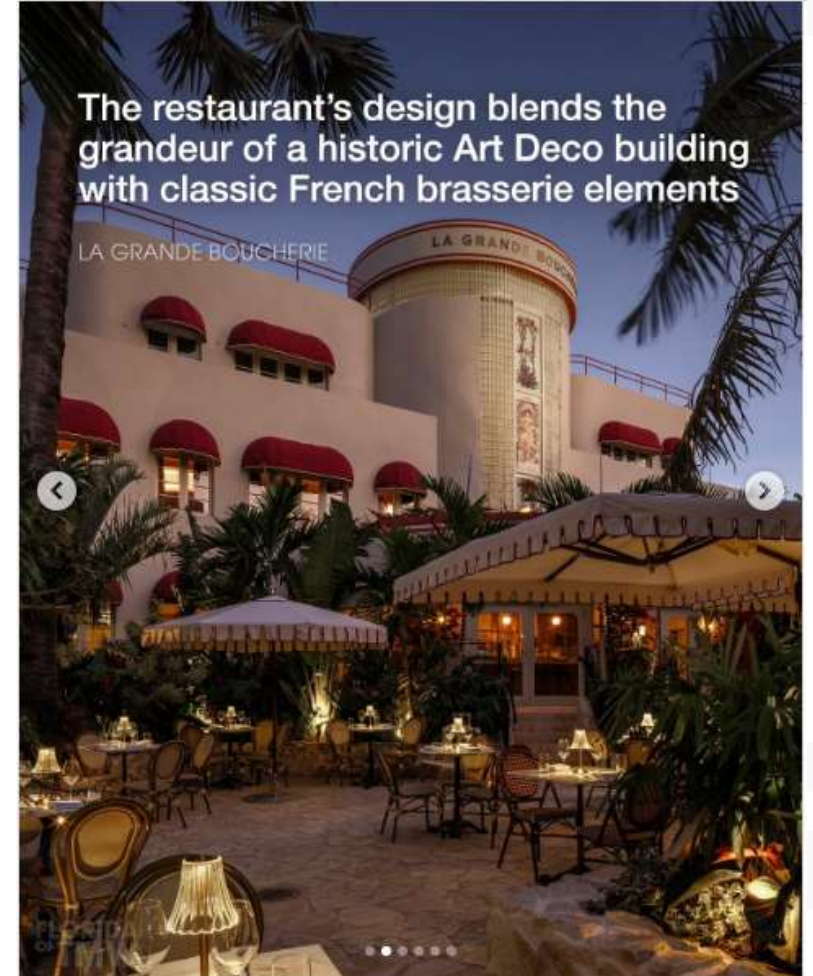
From: Gerald Posner <gerald@posner.com>
Date: April 6, 2025 at 4:10:30 PM GMT-3
To: Emil Stefkov <emil@thegroup.nyc>
Cc: Nadine Fayad <nadine@boucherieus.com>, Zorica Vukovic <zorica@thegroup.nyc>
Subject: Re: La grande Boucherie opening

Dear Emil

As South of Fifth residents for 21 years, we have seen a lot of restaurants come and go. La Boucherie is the best thing to happen to the neighborhood in a long time. We spent a couple of hours talking with friends we had not seen in a few years. They spend a lot of time in Europe and they remarked how much they felt they were enjoying an afternoon in a Parisian brasserie. Everyone, from the greeting at the front when we arrived, to the manager, to the wait staff, were welcoming and attentive, but also allowed us to take our time to linger over a long meal.

It has whet our appetite for returning soon -
Many thanks, once again,

Gerald



A screenshot of online reviews for La Grande Boucherie restaurant. The reviews are from TripAdvisor, Yelp, and The Infatration. Each review includes a star rating, a short description, and a price range. The TripAdvisor review is 4.8 stars, the Yelp review is 4.7 stars, and the The Infatration review is 3.0 stars. The screenshot also shows a map of the restaurant's location in Miami Beach, FL, and a Google Maps interface with options like 'Website', 'Directions', 'Reviews', and 'Save'.

Valet Spaces Rental

PV2025-05767, 05678, 05679 4/11/2025 3:46PM

Illegal Storage

Section 18-311 (C) Storage. The storage of vehicles shall only be in private spaces. There must not be any storage of vehicles on any public property, metered spaces or parking within residential zones which is hereby expressly prohibited throughout the City of Miami Beach.

Corrective Action

A violation of Article VIII, except as specifically set forth herein: 1st offense \$500.00 2nd offense (within the preceding 12 months) \$1,000.00 3rd offense (within the preceding 12 months) \$3,000.00; Enhanced Penalties: the valet operator, valet permit holder, property owner, company or business entity must be prohibited from conducting the valet operation(s) for a period of 10 days. 4th or subsequent violation (within the preceding 12 months) \$5,000.00; Enhanced Penalties: the valet operator, valet permit holder, property owner, company or business entity must be deemed a habitual offender, and the City Manager may revoke the business tax receipt or the certificate of use issued to such valet operator, valet permit holder, property owner, company or business entity that



MIAMI BEACH	INVOICE #:	00522695
City of Miami Beach, 1700 Convention Center Drive, Miami Beach Florida 33139. www.miamibeachfl.gov		
PARKING DEPARTMENT Tel: 305.673.PARK (7275) Email: ParkingMeterRentals@miamibeachfl.gov		PAID
Date: March 31, 2025		

Bill To: South Florida Parking DBA Elite Parking, LLC 304 Indian Trace #448 Weston FL 33326	Contact Name: South Florida Parking DBA Elite Parking, LLC HOME: (305) -52-7-57 ruben@elite-parking.net
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Date: March 2025				
Description: SOUTH FL PARKING - LA GRAND BOUCHERIE (3) SPACES AT THE 000 BLK OF WASHINGTON AVE APRIL 1-30, 2025				
Permit Number	Fee	Calculated Fee	Fee Amount Paid	TOTAL
SPR032530420	Administrative Fee - Parking	\$28.00	\$28.00	\$0.00
SPR032530420	Rental Fee - Ramp	\$3,780.00	\$3,780.00	\$0.00
			TOTAL PAID	\$3,808.00
BALANCE DUE ON RENTAL:				\$0.00

Permit Number	Property	Meter Plate Number	Start Date of Rental	End Date of Rental	Notes
SPR032530420	81 WASHINGTON AVE	WA00045 WA00047 WA00043VA	4/1/2025 1:01AM	5/1/2025 1:00AM	LA GRAND BOUCHERIE APR 1-30, 2025 (3) SPACES AT THE 000 BLK OF WASHINGTON AVE "LEAVE RED GPS" "NO ENFORCEMENT ACTION NEEDED"

City of Miami Beach
Parking Department
1755 Meridian Ave, Suite 200
Miami Beach, FL 33139

Noise Complaints

NC2025-30035 **4/27/2025**

Arrival: 1:25 PM

Departure: 1:45 PM

Ref: Loud music coming from restaurant "La Grande Boucherie Miami"

No violation observed

Music not loud nor excessive

NC2025-30091 **5/7/2025**

Arrival Time: 9:15 PM

Departure Time: 9:45 PM

I received a call from dispatch regarding loud music originating from 81 Washington, with the complainant located at 75 Washington Upon arrival, ACCA Russell attempted to contact the complainant, but there was no response. I was able to engage with security personnel, who promptly asked if my presence was due to loud music. Upon confirmation, they immediately contacted the responsible person for the party. After I explained the reason for my visit, she promptly lowered the music as a courtesy to their neighbors. I conducted an inspection in the vicinity of the complainant address and observed no loud music. Music was not loud, nor excessive no violation observed. Complainant did not answer call Music not loud nor excessive No violation observed



Sound Limiter Installed

Limiter Configuration – Outdoor Sound System at La Grande Boucherie Miami



Fady Shenouda <generalav20@gmail.com>
To: Zorica Vukovic

Hi Zorica, I hope this message finds you well.

I'm writing to confirm that we have configured the limiter on the QSC MP-M80 sound processor for the outdoor speaker system at La Grande Boucherie Miami.

This limiter has been carefully set to manage output levels and ensure full compliance with local sound regulations.

The limiter settings are as follows:

- **Threshold:** -10 dB
- **Attack:** 10 ms
- **Release:** 400 ms

These parameters were calibrated specifically to maintain audio clarity while keeping the sound levels within acceptable limits to avoid any excessive noise in the outdoor area.

Please let me know if you have any questions or require further adjustments.

Best regards, and have a great day.

--

Fady Adly Shenouda

Managing Director

General AV, LLC

Tel: (571) 365-5404

Email: info@generalav.com

generalav20@gmail.com



Landscape Buffer



Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office

305.377.6222 fax

Info@brzoninglaw.com

Complainant lacks credibility



Joseph M. Centorino, Inspector General

MEMORANDUM

To: Joseph Centorino, Inspector General
From: Dylan Hughes, Investigator

Date: July 11, 2023
Re: Closing Memorandum, Complaints regarding Golden Dreams Condominium Owners, 65-75 Washington Avenue, Miami Beach
OIG No. 23-10

Between October 2022 and February 2023, the OIG received numerous complaints from Ms. Kristina Vega of 65 Washington Avenue, Apartment 20, Miami Beach (Golden Dreams Condominium). Ms. Vega also provided these complaints to the City of Miami Beach administration, the City Commission, the Miami Beach Police Department, and various State agencies, including the Florida Department of Business and Professional Regulation and the Attorney General's office. Ms. Vega's complaints alleged multiple criminal violations, building permit violations, and code compliance violations at the premises of the Golden Dreams Condominiums by owners of various of the twenty-six-unit condominium. The OIG referred each

Commander Prieto informed the OIG that the MBPD has exhausted all resources in dealing with the allegations brought by Ms. Vega. On January 4, 2023, Criminal Investigations Major Enrique Doce sent an email to the command staff of the MBPD and leadership of the Criminal Investigations Division that stated,

Our CID team has been in contact with this resident and have looked into every allegation she has made. We have determined through extensive investigatory work that she is perceiving things differently than they actually are. The HOA fraud investigations' were sent to the proper investigatory agencies and they have closed the allegations out as unfounded. She will continue to seek further agencies for another response. She is still very functional but her reality is not what is actually going on.