

14. PB21-0442. 743 Washington Avenue – Vendome.

# MIAMI BEACH

## Land Use Boards

### Planning Board

TO: Planning Board  
FROM: Thomas Mooney, Director  
DATE: November 26, 2024  
TITLE: PB21-0442. 743 WASHINGTON AVENUE – VENDOME.

#### **PROPERTY**

743 Washington Avenue

#### **FILE NO.**

PB21-0442

#### **APPLICANT**

Mansourandco LLC DBA Vendome c/o Gianese Pittman, PA

#### **IN RE:**

Public hearing to consider a revocation, modification, or imposition of additional or supplemental conditions to a previously issued conditional use permit for a neighborhood impact establishment with entertainment, pursuant to Section 2.5.2.5 of the Miami Beach Resiliency Code **modified on 9-24-2024 and on 11-26-2024, revocation/modification hearing continued to 2-4-2025]**

#### **PRIOR ORDER NUMBER:**

#### **Applicable Area**

South Beach

**Is this a “Residents Right to Know” item, pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond Funds?**

No



# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### PLANNING BOARD

TO: Chairperson and Members  
Planning Board

DATE: September 24, 2024

FROM: Thomas R. Mooney, AICP  
Planning Director

<sup>DS</sup>  


for TRM

SUBJECT: **PB21-0442 - 743 Washington Avenue  
Revocation / Modification Hearing**

### **RECOMMENDATION**

Modify the CUP in accordance with the recommendations herein and continue the modification / revocation hearing to October 29, 2024.

### **HISTORY**

*December 16, 2008:* Approval of a Conditional Use Permit (CUP) for Buddha Lounge d/b/a The Gates for a neighborhood impact establishment consisting of a restaurant and a bar/lounge with a double door vestibule and a retail component at the front entrance.

*May 26, 2009:* Approval of a Modification to the previously approved CUP eliminating Buddha Lounge d/b/a The Gates, and replacing Scott Robins as President of 8<sup>th</sup> Street Washington Holdings, Inc. as the operator of the neighborhood impact establishment as previously approved.

*August 23, 2011:* Approval of a Modification to the previously approved CUP to operate only as an entertainment establishment without food service, rather than as a restaurant and bar/lounge; and to change the name of the operator from Washington Holdings Inc. to Washington Entertainment, LLC.

*February 28, 2012:* Approval of a Modification to the previously approved CUP to change the name of the operator from "Washington Entertainment, LLC 743" to "Washington Entertainment, LLC."

*July 27, 2021:* Approval of a Modification to the previously approved CUP to change the name of the operator from "Washington Entertainment, LLC" to "Mansourandco, LLC."

*May 29, 2024:* A cure letter was sent to "Mansourandco, LLC", the applicant for the CUP that was last modified by the Planning Board on July 27, 2021. The cure letter requested that the applicant appear before the Planning Board on June 25, 2024, for a progress report.

*June 25, 2024:* The Planning Board discussed the progress report and continued the item



to the July 30, 2024 meeting. The Board also requested that a representative of the Police Department attend the July 30<sup>th</sup> meeting and provide any information on the number of calls for service at the property. Additionally, the Board requested that the applicant present operational plans to ensure that no queuing on the public sidewalk would take place and provide the Board with the number of promoted events on a monthly basis.

*July 30, 2024:* The Board discussed the progress report and set a revocation / modification hearing for September 24, 2024.

### **REVOCATION/MODIFICATION HEARING**

On May 29, 2024, the attached cure letter was sent to “Mansourandco, LLC”, the applicant for the CUP that was last modified by the Planning Board on July 27, 2021. The cure letter requested that the applicant appear before the Planning Board on June 25, 2024, for a progress report.

There have been violations and warnings regarding work done without obtaining a Certificate of Appropriateness, for the operation of the establishment contrary to the requirements of the Conditional Use Permit (CUP), for failure to comply with the requirements of a promoted event, and for sanitation issues. The following is an updated status of these violations as of September 16, 2024:

**1. Case No. CUP2024-00074 5/18/2024.**

CUP Condition Violation.

Ref: Black film (tinting) has been applied to the windows in contravention of condition 13 of the City of Miami Beach Conditional Use Permit.

Sections 142-153, 118-194, 114-8:

Failure to operate your business in accordance with your conditional use permit.

B.McLean 728 BWC

**Update: Case remains open, however inspection notes from code compliance for separate cases indicate that the tinting has been removed.**

**1. Case No. ZV2024-05289 5/18/2024.**

Ref: The installation of a large, gold sculpture at the center of the entrance and installation of window tints.

Sections 114-8, 118-503, 118-533, 118-561.

Altering a property without obtaining a Certificate of Appropriateness.

B.McLean 728 BWC

**Update: Case closed on 7/30/2024**

**2. Case No. CC2024-17985 5/19/2024.**

Violation of Section 82-151.

A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.

Ref; Line queuing outside of Vendome on the sidewalk.

1st offense 500.00

CCO R Santana 705

CCA Jefferson 747  
CCAD Curitore 700  
BW Used

**Update: Fine paid. Case closed on 6/11/2024**

**3. Case No. CUP2024-00075 5/19/2024**

Violation of: Sections: 142-153, 118-194, 114-8.

Failure to operate your business in accordance with your conditional use permit

Ref; Line queuing outside of Vendome on the sidewalk.

CCO R Santana 705

BWC used

**Update: Case remains open.**

**4. Case No. CC2024-18066 6/5/2024**

Section 6-3 (9). Any qualifying alcoholic beverage establishment in the City must provide the Police Chief or designee with written notification with the disclosure requirements for alcoholic beverage establishments of this section.

REF: Failing to provide written notification (at least 96 hours prior to the start of a promoted event within the city) to the Miami Beach Police Department Chief or designee for 50 Cent performance on June 7, 2024. Notice of Violation Issued: First Offense\$1000.00 Fine

CCO G Frank 760

BWC used

**Update: Case appealed to Special Master (SMA2024-04575). The Special Master denied the appeal on 7/15/2024 with an adjudication of guilty. The \$1000 fine for a first offense was waived. Admin fees paid.**

**5. Case No. SV2024-24040 6/20/2024**

Section 90-102: Depositing any garbage, trash or any kind of waste upon any vacant, occupied or unoccupied premises within the City or upon any street, alley, parkway or park or in any canal, waterway, bay, ocean, pool or lake within the City.

REF: Illegally dumped cardboard boxes dumped at the rear of 729 Washington Avenue with an address of 743 Washington Avenue.

1st Offense: \$50.00 Fine.

K.Doughty/750.

BWC used.

**Update: Boxes removed by 6/22/2024. Case closed on 7/5/2024**

**6. Case No. SV2024-24282 7/20/2024**

Section .90-100. Illegally disposing of industrial or bulky waste.

You can comply by properly disposing of the industrial or bulky waste within 24 hours of receipt of this notice. Failure to comply within 24 hours of receipt of this notice will result in the imposition of a fine. In addition, failure to comply will result in the City causing the waste to be removed from the premises involved. All costs incurred by the City for the removal and disposal of the waste shall be charged to the violator. First offense=\$500.00 fine Second and subsequent offense=\$1000.00 fine.

**Update: Case closed on 7/20/2024**

**September 24, 2024 Update**

As noted above, the property has received several violations, including the installation of a sculpture on the property without obtaining a Certificate of Appropriateness, as well as violations related to the CUP for the application of window tinting and for the obstruction of the public sidewalk due to patrons queuing in front of the establishment.

Further, violation **CC2024-18066** was issued on 6/5/2024 for failing to provide written notification (at least 96 hours prior to the start of a promoted event within the city) to the Miami Beach Police Department Chief or designee for a performance on June 7, 2024. This violation was appealed to the Special Master (SMA2024-04575), and on July 15, 2024, the Special Master denied the appeal with an adjudication of guilty (See SM Order, attached).

The following conditions of approval contained in the CUP are applicable regarding the above noted violations:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
13. Any window treatment that may be proposed shall be such that there is a clear view from the sidewalk in order to activate the area. Such treatments shall be included in the building permit plans and shall be reviewed and approved by staff.
15. Queuing of persons on the sidewalk shall be prohibited. Queuing shall take place within the premises, as shown in the plans submitted, and controlled by The Gates security personnel so that there is no spillover that could conflict with pedestrian flow in front of the subject establishment.
22. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of the Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.

The violations noted herein pertaining to sidewalk queuing will require continuous monitoring by Code Compliance.

At the June 25, 2024 meeting the Board requested that the applicant present operational plans to ensure that no queuing on the public sidewalk would take place. The Board also requested information on the number monthly promoted events. This information was not provided to the Board when the progress report was last reviewed on July 30, 2024.

The applicant has submitted an updated queuing narrative (attached), in an attempt to ensure compliance with the condition prohibiting queuing on the public sidewalk. This queuing narrative includes a two phase approach, which the applicant states has allowed the queuing to be contained completely within the private property.

The applicant has yet to provide the requested information pertaining to the number of monthly promoted events. Additionally, staff recommends that that the queuing narrative submitted include an affirmative statement that no queuing will take place on the sidewalk, at any time, as well as provide a plan illustrating the various checkpoints.

Staff recommends that the Board modify the CUP to update all cited code sections to reflect the current code section in the LDR's, and also to reference the latest queuing plan provided by the applicant. Such modifications are included in the attached draft order.

Staff also recommends that the board discuss the substance of the violations noted herein, and consider whether additional modifications to the CUP may be warranted. In addition to providing an updated queuing plan and promoted events information, the board may want to consider limitations on the number or nature of the club's promoted events. Finally, staff recommends that the renovation/modification hearing be continued to the October 29, 2024, meeting.

#### **STAFF RECOMMENDATION**

Staff recommends that the Planning Board discuss the item and modify the conditions of approval for the CUP as noted above and continue the revocation/modification hearing to October 29, 2024.

# MIAMIBEACH

## PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

Tel: (305) 673-7550

May 29, 2024

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

Mansourandco LLC. DBA Vendome  
C/O Gianese-Pittman, P.A.  
100 Biscayne Blvd.  
Suite 3070  
Miami, FL 33132

**Re: Planning Board File No. PB21-0442 – 743 Washington Avenue**

Dear Sir/Madam:

A Conditional Use Permit (CUP) to operate a Neighborhood Impact Establishment was initially issued by the Planning Board on December 16, 2008. The CUP was last modified on July 27, 2021, to change the name of the operator to Mansourandco, LLC.

It has come to the Planning Department's attention that violations have been issued by the Code Compliance Department, including regarding the operation of establishment. The following warnings, violations and open offenses are showing in the City's records as of this writing:

1. **Case No. CUP2024-00074 5/18/2024.**  
CUP Condition Violation.  
Ref: Black film (tinting) has been applied to the windows in contravention of condition 13 of the City of Miami Beach Conditional Use Permit.  
Sections 142-153, 118-194, 114-8:  
Failure to operate your business in accordance with your conditional use permit.  
B.McLean 728 BWC
2. **Case No. ZV2024-05289 5/18/2024.**  
Ref: The installation of a large, gold sculpture at the center of the entrance and installation of window tints.  
Sections 114-8, 118-503, 118-533, 118-561.  
Altering a property without obtaining a Certificate of Appropriateness.  
B.McLean 728 BWC
3. **Case No. CC2024-17985 5/19/2024.**  
Violation of Section 82-151.  
A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.  
Ref: Line queuing outside of Vendome on the sidewalk.  
1st offense 500.00  
CCO R Santana 705  
CCA Jefferson 747  
CCAD Curitore 700  
BW Used

**4. Case No. CUP2024-00075 5/19/2024**

Violation of: Sections: 142-153, 118-194, 114-8.

Failure to operate your business in accordance with your conditional use permit

Ref; Line queuing outside of Vendome on the sidewalk.

CCO R Santana 705

BWC used

The following conditions of approval contained in the Conditional Use Permit are applicable to the above noted violations:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
13. Any window treatment that may be proposed shall be such that there is a clear view from the sidewalk in order to activate the area. Such treatments shall be included in the building permit plans and shall be reviewed and approved by staff.
15. Queuing of persons on the sidewalk shall be prohibited. Queuing shall take place within the premises, as shown in the plans submitted, and controlled by The Gates security personnel so that there is no spillover that could conflict with pedestrian flow in front of the subject establishment.
22. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of the Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.

In accordance with Condition No. 1 of the CUP, **you are requested to appear at the June 25, 2024 Planning Board hearing** for a verbal progress report.

Please be advised that at the time of the progress report, in accordance with the provisions of Section 2.5.2.5 of the Land Development Regulations of the City Code (LDR's), the Planning Board may consider setting a public hearing for the purpose of examining the noncompliance issues and initiate modification/revocation proceedings.

Should the Planning Board consider setting a public hearing for the purpose of examining the noncompliance issues noted herein, and initiate modification/revocation proceedings, this matter may be placed on the September 24, 2024 agenda of the Board as a modification/revocation hearing. If a future public hearing is set, the board may consider the issue of noncompliance and the possible modification or revocation of the approval. Based on substantial competent evidence, the board may consider revoking the approval, modifying the conditions thereof, or imposing additional or supplemental conditions.

If you have any questions, please do not hesitate to contact Michael Belush at (305) 673-7000 ext. 26258 or via email at [MichaelBelush@MiamiBeachFL.gov](mailto:MichaelBelush@MiamiBeachFL.gov).

Sincerely,



Thomas R. Mooney, AICP  
Planning Director

TRM\MB

F:\PLAN\PLB\CUP Cure Letters\PB21-0442- 743 Washington Ave- CURE LTR May 2024.docx

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 743 Washington Avenue

**FILE NO:** PB21-0442 f.k.a File No. 2053 (f.k.a. File No. 1906)

**IN RE:** An application has been filed requesting modifications to a previously issued conditional use permit for a Neighborhood Impact Establishment with Entertainment. Specifically, the applicant is requesting modifications to the ownership/operator, pursuant to Chapter 118, Article IV and Chapter 142, Article V of the City Code.

**LEGAL DESCRIPTION:** Lot 14 Block 33 of OCEAN BEACH ADDITION #1, according to the plat thereof, recorded in Plat Book 3, Page 11 of the public records of Miami-Dade County, Florida.

**MEETING DATE:** ~~February 28, 2012~~ July 27, 2021

**MODIFIED CONDITIONAL USE PERMIT**

The applicant, 743 Washington Entertainment, LLC, filed an application with the Planning Director to modify the Conditional Use Permit pursuant to Section 118-193 of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the proposed modification was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

That the property in question is located in the CD-2 Commercial, Medium Intensity Zoning District;

That the intended Use is consistent with the Comprehensive Plan for the area in which the property is located;

That the majority of surrounding uses are commercial and residential uses;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Ordinance;



That the public health, safety, morals, and general welfare will not be adversely affected when the conditions of approval are in compliance;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if the following conditions are met.

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, that the modifications to the Conditional Use Permit be GRANTED, as provided below: Underlining = new language; Strikethrough = deleted language.

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to ~~743 Washington Entertainment, LLC~~ Mansourandco, LLC as operator of this entertainment establishment. ~~Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.~~ Any change of operator or 50% (fifty percent) or more stock ownership shall require the new operator or owner to submit an affidavit, approved by City, to the City of Miami Beach Planning Department, transferring approval to the new operator or owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Certificate of Use/Business Tax Receipt. A progress report shall be scheduled prior to the applicant's submission and staff's acceptance of the affidavit.
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. Security personnel shall take measures to enforce the Patron Age Restriction of the City Code during all hours of operation.
5. The hours of operation for this entertainment establishment shall be as follows:
  - Monday - Wednesday: 10:30 AM to 5:00 AM
  - Thursday - Sunday: 5:00 PM to 5:00 AM
6. As shown on the plans, the existing double door vestibules shall be maintained at the main entrance of the establishment.
7. A revised floor plan that shows the seating arrangement shall be submitted to staff for review and approval prior to obtaining a building permit or Certificate of Completion, Certificate of Occupancy or Business Tax Receipt. In addition, as proffered by the applicant, security personnel shall be posted in close proximity to all doors, including the rear exit door.

8. The garbage holding room opening towards the alley shall be enclosed and air conditioned in order to contain malodorous garbage and to avoid any garbage escaping to the alley.
9. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division. A final concurrency determination shall be conducted prior to the issuance of a Certificate of Occupancy or Certificate of Completion. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving the Business Tax Receipt.
10. The applicant shall coordinate with the Parking Department and the Transportation Manager the location of valet drop-off/pick up and sufficient spaces for the queuing of vehicles waiting to be serviced by the valet operator.
11. Once the applicant enters into a contract with the valet operator, a valet staffing plan and a vehicle storage plan shall be submitted to staff for review and approval.
12. The applicant shall submit for staff review and approval specific noise attenuation measures inclusive of interior proofing prior to the issuance of a Business Tax Receipt.
13. Any window treatment that may be proposed shall be such that there is a clear view from the sidewalk in order to activate the area. Such treatments shall be included in the building permit plans and shall be reviewed and approved by staff.
14. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
15. Queuing of persons on the sidewalk shall be prohibited. Queuing shall take place within the premises, as shown in the plans submitted, and controlled by The Gates security personnel so that there is no spillover that could conflict with pedestrian flow in front of the subject establishment.
16. The applicant shall be responsible for maintaining the frontage and exterior of the building and the property in excellent condition, including keeping the sidewalk, curb and gutter in front and side of the building in a clean and sanitary condition, free of all refuse, at all times. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.
17. The Planning Board shall retain the right to call the operators back before them and modify the hours of operation or the occupant load should there be issuance of written warnings and/or notices of violation about loud, excessive, unnecessary, or unusual late night noise.
18. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
19. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit.

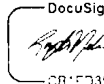
20. Within a reasonable time after applicant's receipt of this Modified Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit or certificate of completion shall be issued until this requirement has been satisfied.
21. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
22. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of the Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.
23. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
24. The applicant agrees and shall be required to provide access to areas subject to this CUP (not including private residences) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the terms and conditions of this CUP.

8/15/2021 | 6:59 PM EDT

Dated: \_\_\_\_\_

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:



CB\*F035D154F4AE

BY: \_\_\_\_\_

Rogelio Madan, AICP  
Chief of Chief of Community Planning & Sustainability  
FOR THE CHAIRMAN

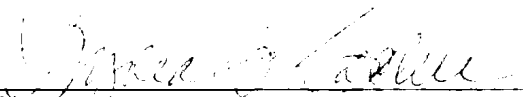
STATE \_\_\_\_\_ OF \_\_\_\_\_ FLORIDA  
)

COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, 2021, by Rogelio Madan, Chief of Community Planning &

Sustainability for the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL]

  
Notary:

Print Name: *Lupita F. Escobar*

Notary Public, State of Florida

My Commission Expires: *February 16, 2024*

Commission Number: *60456968*

Approved As To Form:  
Legal Department

8/15/2021 | 11:35 AM EDT

DocuSigned by:

8D5CB38CCAB846C

Filed with the Clerk of the Planning Board on 8/20/2021 | 1:26 PM EDT

DocuSigned by:

*Jessica Gonzalez*

10FC3F3F9D654A5

**IN AND BEFORE THE SPECIAL MAGISTRATE  
OF THE CITY OF MIAMI BEACH, FL  
Miami Beach, Miami-Dade County, FL**

Special Magistrate Case #: SMA2024-04575

Violation #: CC2024-18066

MANSOURANDCO LLC DBA VENDOME C/O GIANESE-PITTMAN, P.A.

Petitioner,

v.

CITY OF MIAMI BEACH,

Respondent.

/

**AN ADMINISTRATIVE HEARING** was held before the Special Magistrate of the City of Miami Beach, Florida, on July 15, 2024, at the request of the Petitioner, for the purpose of appealing

Section 6-3 (9). Any qualifying alcoholic beverage establishment in the City must provide the Police Chief or designee with written notification with the disclosure requirements for alcoholic beverage establishments of this section.

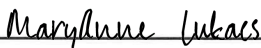
Failing to provide 96 hour written notification to the City of Miami Beach Police Department or designee with specific information for 50 Cent performance for June 7, 2024.

**AS A CONSEQUENCE THEREOF**, the Conclusion of the Special Magistrate is as follows:

1. The Appeal is DENIED.
2. The Petitioner is hereby adjudicated guilty of the 1st offense which carries a fine of \$1,000.00 which is waived.
3. The administrative court cost fee shall not be refunded to the Petitioner.

Done and Ordered as of 07/15/2024

DocuSigned by:



MaryAnne Lukacs

84383B8DDC464BC...

As Special Magistrate for the City of Miami Beach

cc: Department:

Finance Department

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 743 Washington Avenue

**FILE NO:** PB21-0442, f.k.a File No. 2053 (f.k.a. File No. 1906)

**IN RE:** The application by ~~743 Washington Entertainment, LLC,~~ requesting a ~~Modification to an existing~~ for modifications to a previously issued Conditional Use Permit, pursuant to Section 118-195 of the City Code for a Neighborhood Impact Establishment, to change the name of the operator, as required by Condition 2 of the CUP. to modify the conditions to a previously issued conditional use permit for a Neighborhood Impact Establishment, pursuant to Section 2.5.2.5 of the Miami Beach Resiliency Code.

**LEGAL**

**DESCRIPTION:** Lot 14 Block 33 of OCEAN BEACH ADDITION #1, according to the plat thereof, recorded in Plat Book 3, Page 11 of the public records of Miami-Dade County, Florida.

**MEETING DATE:** February 28, 2012; July 27, 2021; September 24, 2024

**MODIFIED CONDITIONAL USE PERMIT**

On April 2, 2021, ~~the applicant, 743 Washington Entertainment, LLC, Mansourandco LLC,~~ filed an application with the Planning Director to modify the Conditional Use Permit pursuant to Section 118-193 of the Land Development Regulations of the Code of the City of Miami Beach, Florida, which was the applicable code section at that time. Specifically, the applicant requested to change the ownership/operator. Notice of the proposed modification was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

The modifications approved herein and the authorization for a Neighborhood Impact Establishment are pursuant to Section 2.5.2.5 of the Miami Beach Resiliency Code.

That the property in question is located in the CD-2 Commercial, Medium Intensity Zoning District;

That the intended Use is consistent with the Comprehensive Plan for the area in which the property is located;

That the majority of surrounding uses are commercial and residential uses;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Ordinance;

That the public health, safety, morals, and general welfare will not be adversely affected when the conditions of approval are in compliance;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if the following conditions are met.

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public revocation/modification hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, that the ~~modifications to the~~ Conditional Use Permit be ~~GRANTED modified~~, as provided below: Underlining = new language; Strikethrough = deleted language, from the previously issued CUP.

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under ~~City Code Sec. 118-194 (c).~~ Section 1.3.8, entitled "Violations and Penalties".
2. This Conditional Use Permit is issued to Mansourandco, LLC as operator of this entertainment establishment. Any change of operator or 50% (fifty percent) or more stock ownership shall require the new operator or owner to ~~submit an affidavit, approved by City, to the City of Miami Beach Planning Department, transferring approval to the new operator or owner and~~ file an application for a modification to the CUP and to acknowledging acceptance of all conditions established herein, ~~prior to the issuance of a new Certificate of Use/Business Tax Receipt. A progress report shall be scheduled prior to the applicant's submission and staff's acceptance of the affidavit.~~
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. Security personnel shall take measures to enforce the Patron Age Restriction of the City Code during all hours of operation.
5. The hours of operation for this entertainment establishment shall be as follows:

- Monday - Wednesday: 10:30 AM to 5:00 AM
  - Thursday - Sunday: 5:00 PM to 5:00 AM
6. As shown on the plans, the existing double door vestibules shall be maintained at the main entrance of the establishment.
  7. A revised floor plan that shows the seating arrangement shall be submitted to staff for review and approval prior to obtaining a building permit or Certificate of Completion, Certificate of Occupancy or Business Tax Receipt. In addition, as proffered by the applicant, security personnel shall be posted in close proximity to all doors, including the rear exit door.
  8. The garbage holding room opening towards the alley shall be enclosed and air conditioned in order to contain malodorous garbage and to avoid any garbage escaping to the alley.
  9. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division. A final concurrency determination shall be conducted prior to the issuance of a Certificate of Occupancy or Certificate of Completion. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving the Business Tax Receipt.
  10. The applicant shall coordinate with the Parking Department and the Transportation Manager the location of valet drop-off/pick up and sufficient spaces for the queuing of vehicles waiting to be serviced by the valet operator.
  11. Once the applicant enters into a contract with the valet operator, a valet staffing plan and a vehicle storage plan shall be submitted to staff for review and approval.
  12. The applicant shall submit for staff review and approval specific noise attenuation measures inclusive of interior proofing prior to the issuance of a Business Tax Receipt.
  13. Any window treatment that may be proposed shall be such that there is a clear view from the sidewalk in order to activate the area. Such treatments shall be included in the building permit plans and shall be reviewed and approved by staff.
  14. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
  15. Queuing of persons on the sidewalk shall be prohibited. Queuing shall take place within the premises, as shown in the plans submitted, and controlled by ~~The Gates~~ security personnel so that there is no spillover that could conflict with pedestrian flow in front of the subject establishment. Security and queuing shall be managed in a manner consistent with the updated queuing plan submitted to the Board as part of the September 24, 2024 revocation/ modification hearing.
  16. The applicant shall be responsible for maintaining the frontage and exterior of the building and the property in excellent condition, including keeping the sidewalk, curb and gutter in front and side of the building in a clean and sanitary condition, free of all refuse, at all times. When sweeping the sidewalk in front of the establishment, the personnel doing the



sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.

17. The Planning Board shall retain the right to call the operators back before them and modify the hours of operation or the occupant load should there be issuance of written warnings and/or notices of violation about loud, excessive, unnecessary, or unusual late night noise.
18. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
19. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit.
20. Within a reasonable time after applicant's receipt of this Modified Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit or certificate of completion shall be issued until this requirement has been satisfied.
21. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
22. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in ~~Section 44-7~~ 1.3.7 of the Code Land Development Regulations (LDR's), entitled "ENFORCEMENT", and such enforcement procedures as are otherwise available. Any failure by the owner, applicant or operators to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.
23. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
24. The applicant agrees and shall be required to provide access to areas subject to this CUP (not including private residences) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the terms and conditions of this CUP.

Dated\_\_\_\_\_.

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: \_\_\_\_\_

Michael Belush, AICP  
Planning & Design Officer  
For Chairman

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Michael Belush, Planning & Design Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

\_\_\_\_\_  
Notary:  
Print Name  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

{NOTARIAL SEAL}

Approved As To Form:  
Legal Department: \_\_\_\_\_ ( )

Filed with the Clerk of the  
Planning Board: \_\_\_\_\_ ( )

## **VENDOME – 743 WASHINGTON AVENUE**

### **UPDATED QUEUING PLAN**

I am providing an updated and detailed explanation of our queue line management system at Vendome Miami Nightclub, located at 743 Washington Ave, Miami Beach, FL 33139. This revision is in response to the concerns raised by Code Compliance regarding the use of the sidewalk for our queue line. We have since restructured our queue process to ensure it is fully compliant with city regulations.

#### **Background:**

In the past, our queue line would extend onto the public sidewalk, resulting in concerns about blocking pedestrian traffic. Additionally, our previous process involved a single checkpoint where both ID verification and pat-down/bag checks occurred, which caused congestion and inefficiency.

The queue typically forms at the very beginning of our operations, specifically between 12:00 AM and 1:00 AM, as this is when we open our doors to patrons. We have taken steps to manage this initial surge of guests in an organized and efficient manner.

#### **Revised Queue Line Management:**

##### **1. Two-Phase Queue System:**

- **Phase One: ID Checkpoint**

The first checkpoint is positioned at the start of the queue, entirely within our property on the left side when facing the building. Here, two security personnel are stationed to verify patrons' IDs and ensure they meet age requirements before entering the club. This helps filter the queue early and keeps the flow moving smoothly.

- **Phase Two: Pat-Down and Bag Check**

After passing the ID checkpoint, the line proceeds around the column on our property, leading to the second checkpoint. At this point, patrons undergo a thorough pat-down and bag check. This separation of duties allows each security task to be performed efficiently without creating bottlenecks, as was the case in our previous single-checkpoint system.

## **2. Improved Use of Space:**

- By dividing the queue process into two phases, we are now using our property more effectively, preventing overcrowding in any single area. Previously, both ID checks and pat-downs occurred at the same location, slowing down the process and congesting the entryway.
- The line now remains entirely on our property and does not spill onto the public sidewalk, ensuring full compliance with city regulations.

## **3. Security and Crowd Control:**

- Our security team remains fully engaged throughout the queue process to direct patrons and ensure an orderly flow. They ensure that people follow the designated path and maintain the integrity of the queue.
- Furthermore, security personnel stationed at the exit ensure that patrons leaving the club do not linger in front of the venue, preventing any obstruction to pedestrian traffic.

## **Conclusion:**

This reorganization of the queue system addresses all previously raised concerns. The two-phase process not only speeds up entry for patrons but also ensures that the public sidewalk remains unobstructed at all times. We have made significant adjustments to utilize our available space more effectively and maintain compliance with local ordinances.

Should you need further details, feel free to contact me.

Sincerely,

Florian Dubos  
General Manager

Vendome Miami Nightclub  
743 Washington Ave, Miami Beach, FL 33139

# PB21-0442: 743 Washington Ave.

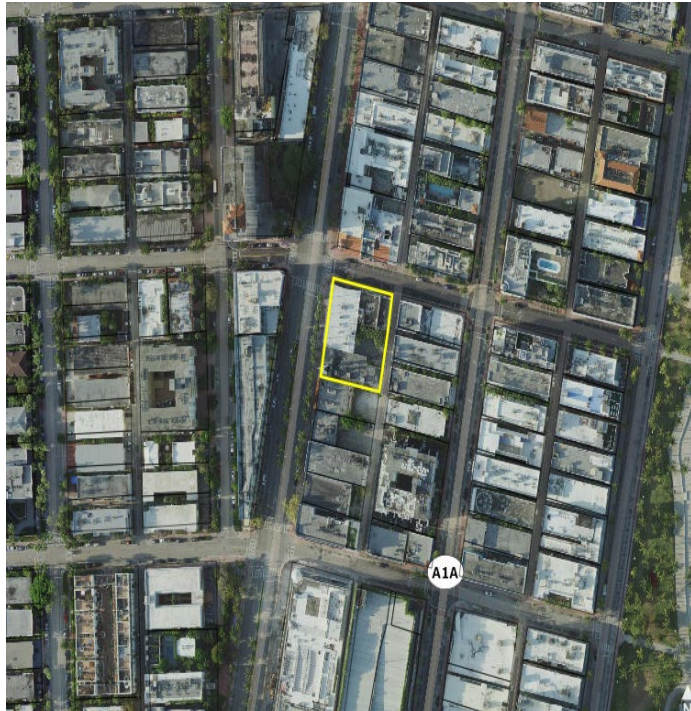
Planning Board Meeting

September 24, 2024

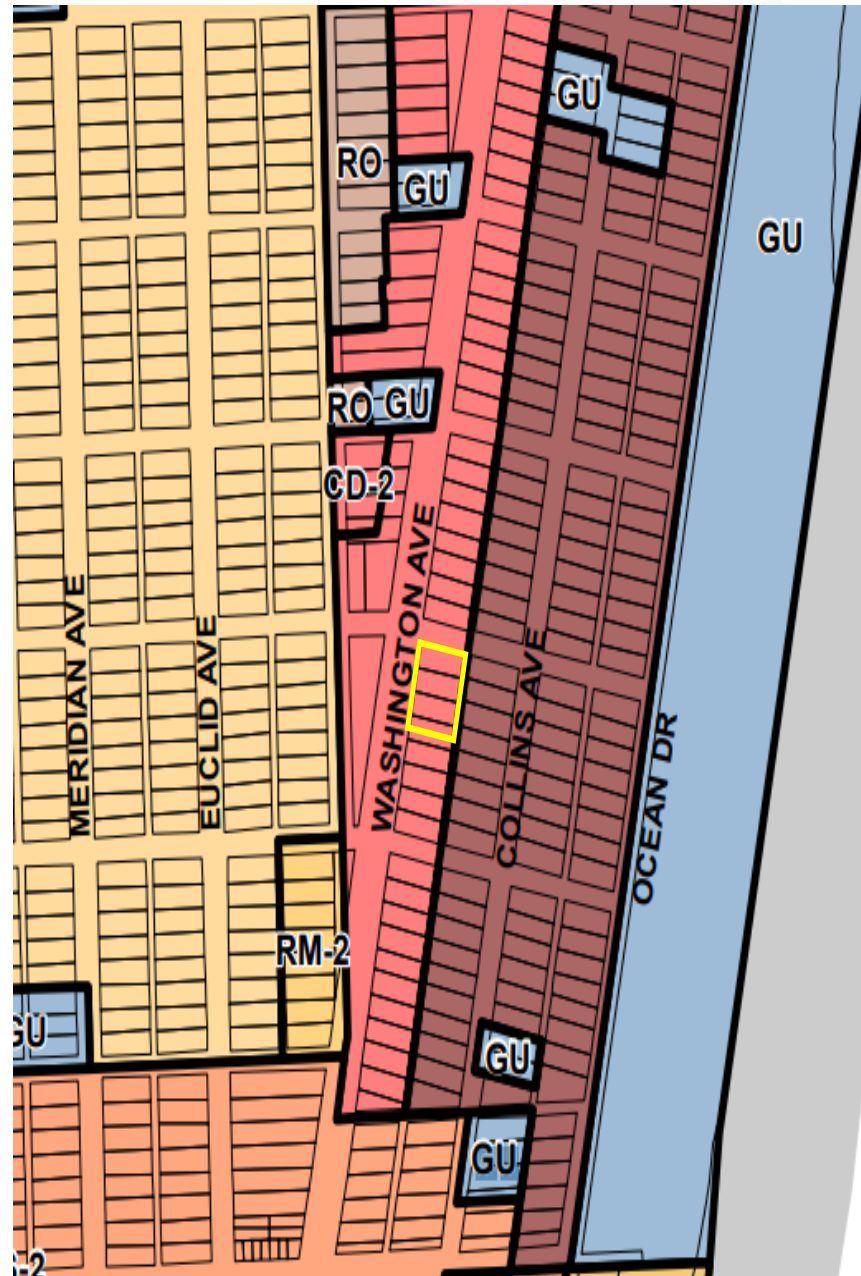


BERCOW RADELL FERNANDEZ LARKIN + TAPANES  
ZONING, LAND USE AND ENVIRONMENTAL LAW

# Property: 743 Washington Avenue



# Zoning Map: CD-2





# PB File No. 2053 : Permitted Operation of Rockwell Miami



## PLANNING BOARD CITY OF MIAMI BEACH, FLORIDA

**PROPERTY:** 743 Washington Avenue

**FILE NO:** 2053 (f.k.a. 1906)

**IN RE:** The application by 743 Washington Entertainment, LLC, requesting a Modification to an existing Conditional Use Permit, pursuant to Section 118-195 of the City Code for a Neighborhood Impact Establishment, to change the name of the operator, as required by Condition 2 of the CUP.

**LEGAL DESCRIPTION:** Lot 14 Block 33 of OCEAN BEACH ADDITION #1, according to the plat thereof, recorded in Plat Book 3, Page 11 of the public records of Miami-Dade County, Florida.

**MEETING DATE:** February 28, 2012

### MODIFIED CONDITIONAL USE PERMIT

The applicant, ~~Washington Entertainment, LLC~~, 743 Washington Entertainment, LLC, filed an application with the Planning Director to modify the Conditional Use Permit pursuant to Section 118-193 of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the proposed modification was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

That the property in question is located in the CD-2 Commercial, Medium Intensity Zoning District;

That the intended Use is consistent with the Comprehensive Plan for the area in which the property is located;

That the majority of surrounding uses are commercial and residential uses;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Ordinance;



# Rockwell Miami closes permanently during COVID-19 pandemic

ENTERTAINMENT

## Another big-name nightclub in South Beach just shut down: 'Unforgettable memories'

BY MADELEINE MARR

FEBRUARY 12, 2021 02:00 PM, UPDATED FEBRUARY 12, 2021 03:40 PM



MIAMI.COM FILE

# 2021 - Modify Previous Board Order to Allow New Operator— VENDÔME



# Queuing Plan

## VENDOME – 743 WASHINGTON AVENUE

### UPDATED QUEUING PLAN

I am providing an updated and detailed explanation of our queue line management system at Vendome Miami Nightclub, located at 743 Washington Ave, Miami Beach, FL 33139. This revision is in response to the concerns raised by Code Compliance regarding the use of the sidewalk for our queue line. We have since restructured our queue process to ensure it is fully compliant with city regulations.

#### **Background:**

In the past, our queue line would extend onto the public sidewalk, resulting in concerns about blocking pedestrian traffic. Additionally, our previous process involved a single checkpoint where both ID verification and pat-down/bag checks occurred, which caused congestion and inefficiency.

The queue typically forms at the very beginning of our operations, specifically between 12:00 AM and 1:00 AM, as this is when we open our doors to patrons. We have taken steps to manage this initial surge of guests in an organized and efficient manner.

#### **Revised Queue Line Management:**

##### **1. Two-Phase Queue System:**

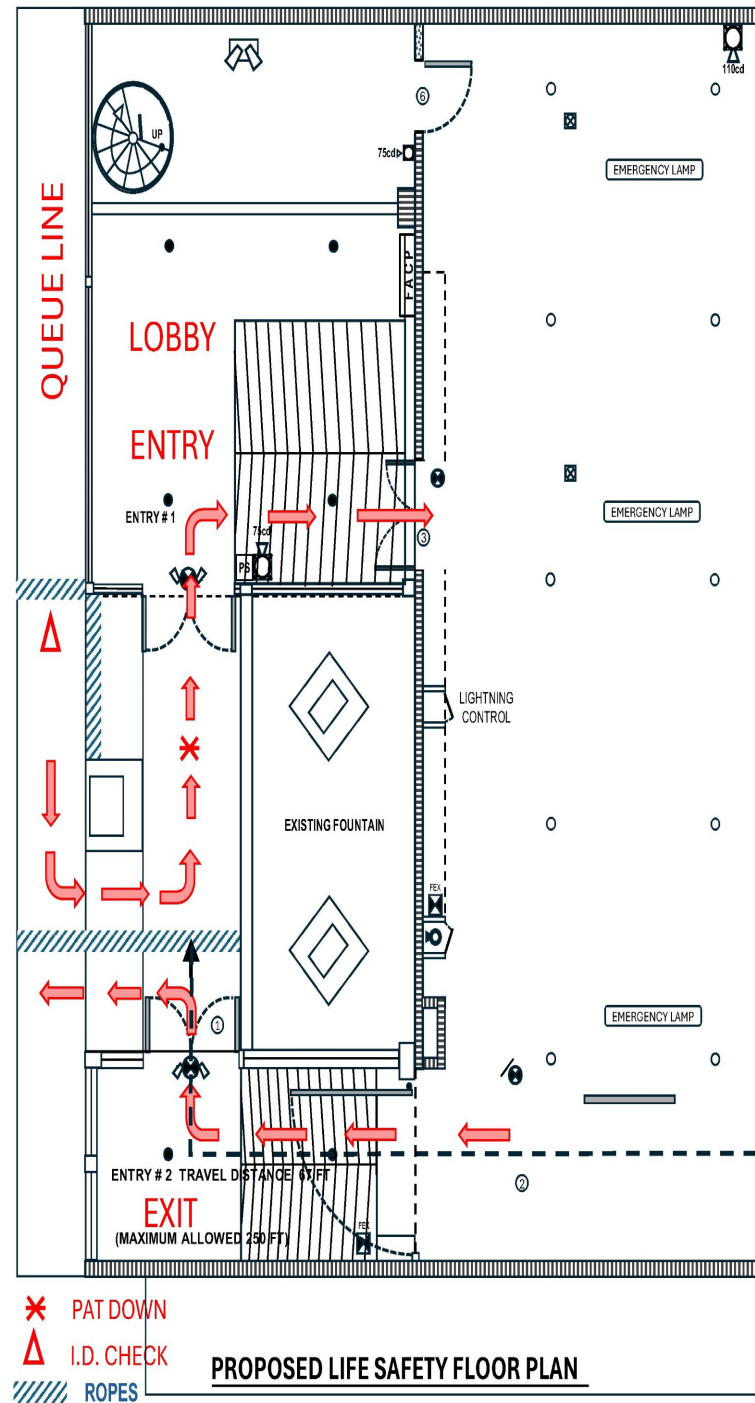
- **Phase One: ID Checkpoint**

The first checkpoint is positioned at the start of the queue, entirely within our property on the left side when facing the building. Here, two security personnel are stationed to verify patrons' IDs and ensure they meet age requirements before entering the club. This helps filter the queue early and keeps the flow moving smoothly.

- **Phase Two: Pat-Down and Bag Check**

After passing the ID checkpoint, the line proceeds around the column on our property, leading to the second checkpoint. At this point, patrons undergo a thorough pat-down and bag check. This separation of duties allows each security task to be performed efficiently without creating bottlenecks, as was the case in our previous single-checkpoint system.

# Life Safety Plan



# Thank You

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

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.374.5300 office  
305.377.6222 fax  
[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)



# MIAMIBEACH


## PLANNING DEPARTMENT

### Staff Report & Recommendation

### PLANNING BOARD

TO: Chairperson and Members  
Planning Board

DATE: November 26, 2024

FROM: Thomas R. Mooney, AICP  for TRM  
Planning Director

SUBJECT: **PB21-0442 - 743 Washington Avenue  
Revocation / Modification Hearing**

### **RECOMMENDATION**

Suspend the CUP and continue the modification / revocation hearing to June 10, 2025, as well as modify the conditions of the CUP.

### **HISTORY**

*December 16, 2008:* Approval of a Conditional Use Permit (CUP) for Buddha Lounge d/b/a The Gates for a neighborhood impact establishment consisting of a restaurant and a bar/lounge with a double door vestibule and a retail component at the front entrance.

*May 26, 2009:* Approval of a Modification to the previously approved CUP eliminating Buddha Lounge d/b/a The Gates, and replacing Scott Robins as President of 8<sup>th</sup> Street Washington Holdings, Inc. as the operator of the neighborhood impact establishment as previously approved.

*August 23, 2011:* Approval of a Modification to the previously approved CUP to operate only as an entertainment establishment without food service, rather than as a restaurant and bar/lounge; and to change the name of the operator from Washington Holdings Inc. to Washington Entertainment, LLC.

*February 28, 2012:* Approval of a Modification to the previously approved CUP to change the name of the operator from "Washington Entertainment, LLC 743" to "Washington Entertainment, LLC."

*July 27, 2021:* Approval of a Modification to the previously approved CUP to change the name of the operator from "Washington Entertainment, LLC" to "Mansourandco, LLC."

*May 29, 2024:* A cure letter was sent to "Mansourandco, LLC", the applicant for the CUP that was last modified by the Planning Board on July 27, 2021. The cure letter requested that the applicant appear before the Planning Board on June 25, 2024, for a progress report.

*June 25, 2024:* The Planning Board discussed the progress report and continued the item

to the July 30, 2024 meeting. The Board also requested that a representative of the Police Department attend the July 30<sup>th</sup> meeting and provide any information on the number of calls for service at the property. Additionally, the Board requested that the applicant present operational plans to ensure that no queuing on the public sidewalk would take place and provide the Board with the number of promoted events on a monthly basis.

*July 30, 2024:* The Board discussed the progress report and set a revocation / modification hearing for September 24, 2024.

*September 24, 2024:* The Board modified the CUP, as recommended by staff, and continued the revocation / modification hearing to a date certain of November 26, 2024, in order to continue the monitoring of the property.

### **REVOCATION/MODIFICATION HEARING**

On May 29, 2024, the attached cure letter was sent to “Mansourandco, LLC”, the applicant for the CUP that was last modified by the Planning Board on July 27, 2021. The cure letter requested that the applicant appear before the Planning Board on June 25, 2024, for a progress report.

There have been violations and warnings regarding work done without obtaining a Certificate of Appropriateness, for the operation of the establishment contrary to the requirements of the Conditional Use Permit (CUP), for failure to comply with the requirements of a promoted event, and for sanitation issues. The following is an updated status of these violations as of September 16, 2024:

**1. Case No. CUP2024-00074 5/18/2024.**

CUP Condition Violation.

Ref: Black film (tinting) has been applied to the windows in contravention of condition 13 of the City of Miami Beach Conditional Use Permit.

Sections 142-153, 118-194, 114-8:

Failure to operate your business in accordance with your conditional use permit.

B.McLean 728 BWC

**Update: Case remains open, however inspection notes from code compliance for separate cases indicate that the tinting has been removed.**

**2. Case No. ZV2024-05289 5/18/2024.**

Ref: The installation of a large, gold sculpture at the center of the entrance and installation of window tints.

Sections 114-8, 118-503, 118-533, 118-561.

Altering a property without obtaining a Certificate of Appropriateness.

B.McLean 728 BWC

**Update: Case closed on 7/30/2024**

**3. Case No. CC2024-17985 5/19/2024.**

Violation of Section 82-151.

A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a

right-of-way permit.  
Ref; Line queuing outside of Vendome on the sidewalk.  
1st offense 500.00  
CCO R Santana 705  
CCA Jefferson 747  
CCAD Curitore 700  
BW Used  
**Update: Fine paid. Case closed on 6/11/2024**

**4. Case No. CUP2024-00075 5/19/2024**

Violation of: Sections: 142-153, 118-194, 114-8.  
Failure to operate your business in accordance with your conditional use permit  
Ref; Line queuing outside of Vendome on the sidewalk.  
CCO R Santana 705  
BWC used  
**Update: Case remains open.**

**5. Case No. CC2024-18066 6/5/2024**

Section 6-3 (9). Any qualifying alcoholic beverage establishment in the City must provide the Police Chief or designee with written notification with the disclosure requirements for alcoholic beverage establishments of this section.  
REF: Failing to provide written notification (at least 96 hours prior to the start of a promoted event within the city) to the Miami Beach Police Department Chief or designee for 50 Cent performance on June 7, 2024. Notice of Violation Issued: First Offense \$1000.00 Fine  
CCO G Frank 760  
BWC used  
**Update: Case appealed to Special Master (SMA2024-04575). The Special Master denied the appeal on 7/15/2024 with an adjudication of guilty. The \$1000.00 fine for a first offense was waived and administrative fees were paid.**

**6. Case No. SV2024-24040 6/20/2024**

Section 90-102: Depositing any garbage, trash or any kind of waste upon any vacant, occupied or unoccupied premises within the City or upon any street, alley, parkway or park or in any canal, waterway, bay, ocean, pool or lake within the City.  
REF: Illegally dumped cardboard boxes dumped at the rear of 729 Washington Avenue with an address of 743 Washington Avenue.  
1st Offense: \$50.00 Fine.  
K.Doughty/750.  
BWC used.  
**Update: Boxes removed by 6/22/2024. Case closed on 7/5/2024**

**7. Case No. SV2024-24282 7/20/2024**

Section .90-100. Illegally disposing of industrial or bulky waste.  
You can comply by properly disposing of the industrial or bulky waste within 24 hours of receipt of this notice. Failure to comply within 24 hours of receipt of this notice will result in the imposition of a fine. In addition, failure to comply will result in the City causing the waste to be removed from the premises involved. All costs incurred by the City for the removal and disposal of the waste shall be charged to the violator. First offense=\$500.00 fine Second and subsequent offense=\$1000.00 fine.



Update: Case closed on 7/20/2024

**September 24, 2024 Modification / Revocation Hearing**

On July 30, 2024, the Planning Board set a modification / revocation hearing for September 24, 2024. As noted above, the property has received several violations, including the installation of a sculpture on the property without obtaining a Certificate of Appropriateness, as well as violations related to the CUP for the application of window tinting and for the obstruction of the public sidewalk due to patrons queuing in front of the establishment.

Further, violation **CC2024-18066** was issued on 6/5/2024 for failing to provide written notification (at least 96 hours prior to the start of a promoted event within the city) to the Miami Beach Police Department Chief or designee for a performance on June 7, 2024. This violation was appealed to the Special Master (SMA2024-04575), and on July 15, 2024, the Special Master denied the appeal with an adjudication of guilty (See SM Order, attached).

The following conditions of approval contained in the CUP are applicable regarding the above noted violations:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
13. Any window treatment that may be proposed shall be such that there is a clear view from the sidewalk in order to activate the area. Such treatments shall be included in the building permit plans and shall be reviewed and approved by staff.
15. Queuing of persons on the sidewalk shall be prohibited. Queuing shall take place within the premises, as shown in the plans submitted, and controlled by The Gates security personnel so that there is no spillover that could conflict with pedestrian flow in front of the subject establishment.
22. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of the Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.

The violations noted herein pertaining to sidewalk queuing will require continuous monitoring by Code Compliance.

At the June 25, 2024 meeting the Board requested that the applicant present operational plans to ensure that no queuing on the public sidewalk would take place. The Board also requested

information on the number monthly promoted events. This information was not provided to the Board when the progress report was reviewed on July 30, 2024.

The applicant submitted an updated queuing narrative (attached), to confirm compliance with the condition prohibiting queuing on the public sidewalk. This queuing narrative included a two phase approach, which the applicant states has allowed the queuing to be contained completely within the private property.

Additionally, staff recommended that the queuing narrative submitted include an affirmative statement that no queuing will take place on the sidewalk, at any time, as well as provide a plan illustrating the various checkpoints. Staff also recommended that the Board modify the CUP to update all cited code sections to reflect the current code section in the LDR's, and also to reference the latest queuing plan provided by the applicant.

Finally, staff recommended that the board discuss the substance of the violations noted herein and consider whether additional modifications to the CUP may be warranted. In addition to providing an updated queuing plan and promoted events information, it was suggested that the board consider limitations on the number or nature of the club's promoted events.

#### **November 26, 2024 Update**

At the September 24, 2024 Planning Board meeting, the Board discussed the operation of the establishment, approved suggested modifications to the CUP, and continued the modification / revocation hearing to November 26, 2024. Since the September 24, 2024 meeting the following queuing violation occurred on the subject property:

**1. Case No. CC2024-17985 11/5/2024.**

Violation of Section 82-151.

A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.

Ref: Patrons blocking the ROW. Occupying the sidewalk/obstructing walking path

2<sup>nd</sup> Violation \$1000.00

During an active patrol on the 700 block of Washington Ave, a large crowd was observed on the public sidewalk at 12:32 AM. Upon exiting the vehicle at 12:41 AM, after finding available parking, the crowd was cleared by the security guards directing the patrons inside of the club.

Jaboin 761

(BWC was not active while documenting compliance, in error. Violation was observed inside the vehicle)

**Case appealed to Special Master (SMA2024-0495). Hearing date set for 1/13/2025**

**2. Case No. CUP2024-00075 11/5/2024**

Resiliency Code Sections 2.5.2.5(a)& 1.3.8 Failure to operate your business in accordance with your conditional use permit.

Ref: Queuing of persons on the sidewalk

Jaboin 761

Considering the latest violations for queuing on the public sidewalk, and the history of such violations, staff recommends that the CUP be suspended for 180 days. The queuing plan previously presented by the applicant is clearly not working, and the limited queuing area previously identified on private property is insufficient.

To address this issue comprehensively, staff recommends that the applicant provide detailed plans of the entire venue and identify a much larger area for queuing to occur within the building itself. This may require modifications to the interior layout of the building, including building permits to be submitted for review and approval.

Additionally, to address the issue of queuing moving forward, staff recommends the following modifications to the CUP:

1. A requirement for an updated security and queuing plan, to be approved by the Board, prior to future operations.
2. A prohibition on special events and / or promoted events, of any kind.

These modifications are included in the attached draft order.

**STAFF RECOMMENDATION**

Staff recommends the following:

1. The Planning Board suspend the existing CUP for 180 days.
2. The Planning Board modify the CUP in accordance with the attached, draft order.
3. The Planning Board continue the revocation/modification hearing to June 10, 2025.

# MIAMIBEACH

## PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

Tel: (305) 673-7550

May 29, 2024

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

Mansourandco LLC. DBA Vendome  
C/O Gianese-Pittman, P.A.  
100 Biscayne Blvd.  
Suite 3070  
Miami, FL 33132

Re: **Planning Board File No. PB21-0442 – 743 Washington Avenue**

Dear Sir/Madam:

A Conditional Use Permit (CUP) to operate a Neighborhood Impact Establishment was initially issued by the Planning Board on December 16, 2008. The CUP was last modified on July 27, 2021, to change the name of the operator to Mansourandco, LLC.

It has come to the Planning Department's attention that violations have been issued by the Code Compliance Department, including regarding the operation of establishment. The following warnings, violations and open offenses are showing in the City's records as of this writing:

1. **Case No. CUP2024-00074 5/18/2024.**  
CUP Condition Violation.  
Ref: Black film (tinting) has been applied to the windows in contravention of condition 13 of the City of Miami Beach Conditional Use Permit.  
Sections 142-153, 118-194, 114-8:  
Failure to operate your business in accordance with your conditional use permit.  
B.McLean 728 BWC
2. **Case No. ZV2024-05289 5/18/2024.**  
Ref: The installation of a large, gold sculpture at the center of the entrance and installation of window tints.  
Sections 114-8, 118-503, 118-533, 118-561.  
Altering a property without obtaining a Certificate of Appropriateness.  
B.McLean 728 BWC
3. **Case No. CC2024-17985 5/19/2024.**  
Violation of Section 82-151.  
A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.  
Ref; Line queuing outside of Vendome on the sidewalk.  
1st offense 500.00  
CCO R Santana 705  
CCA Jefferson 747  
CCAD Curitore 700  
BW Used

**4. Case No. CUP2024-00075 5/19/2024**

Violation of: Sections: 142-153, 118-194, 114-8.

Failure to operate your business in accordance with your conditional use permit

Ref; Line queuing outside of Vendome on the sidewalk.

CCO R Santana 705

BWC used

The following conditions of approval contained in the Conditional Use Permit are applicable to the above noted violations:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
13. Any window treatment that may be proposed shall be such that there is a clear view from the sidewalk in order to activate the area. Such treatments shall be included in the building permit plans and shall be reviewed and approved by staff.
15. Queuing of persons on the sidewalk shall be prohibited. Queuing shall take place within the premises, as shown in the plans submitted, and controlled by The Gates security personnel so that there is no spillover that could conflict with pedestrian flow in front of the subject establishment.
22. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of the Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.

In accordance with Condition No. 1 of the CUP, **you are requested to appear at the June 25, 2024 Planning Board hearing** for a verbal progress report.

Please be advised that at the time of the progress report, in accordance with the provisions of Section 2.5.2.5 of the Land Development Regulations of the City Code (LDR's), the Planning Board may consider setting a public hearing for the purpose of examining the noncompliance issues and initiate modification/revocation proceedings.

Should the Planning Board consider setting a public hearing for the purpose of examining the noncompliance issues noted herein, and initiate modification/revocation proceedings, this matter may be placed on the September 24, 2024 agenda of the Board as a modification/revocation hearing. If a future public hearing is set, the board may consider the issue of noncompliance and the possible modification or revocation of the approval. Based on substantial competent evidence, the board may consider revoking the approval, modifying the conditions thereof, or imposing additional or supplemental conditions.

If you have any questions, please do not hesitate to contact Michael Belush at (305) 673-7000 ext. 26258 or via email at [MichaelBelush@MiamiBeachFL.gov](mailto:MichaelBelush@MiamiBeachFL.gov).

Sincerely,



Thomas R. Mooney, AICP  
Planning Director

TRM\MB

F:\PLAN\PLB\CUP Cure Letters\PB21-0442- 743 Washington Ave- CURE LTR May 2024.docx

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 743 Washington Avenue

**FILE NO:** PB21-0442 f.k.a File No. 2053 (f.k.a. File No. 1906)

**IN RE:** An application has been filed requesting modifications to a previously issued conditional use permit for a Neighborhood Impact Establishment with Entertainment. Specifically, the applicant is requesting modifications to the ownership/operator, pursuant to Chapter 118, Article IV and Chapter 142, Article V of the City Code.

**LEGAL DESCRIPTION:** Lot 14 Block 33 of OCEAN BEACH ADDITION #1, according to the plat thereof, recorded in Plat Book 3, Page 11 of the public records of Miami-Dade County, Florida.

**MEETING DATE:** ~~February 28, 2012~~ July 27, 2021

**MODIFIED CONDITIONAL USE PERMIT**

The applicant, 743 Washington Entertainment, LLC, filed an application with the Planning Director to modify the Conditional Use Permit pursuant to Section 118-193 of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the proposed modification was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

That the property in question is located in the CD-2 Commercial, Medium Intensity Zoning District;

That the intended Use is consistent with the Comprehensive Plan for the area in which the property is located;

That the majority of surrounding uses are commercial and residential uses;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Ordinance;

That the public health, safety, morals, and general welfare will not be adversely affected when the conditions of approval are in compliance;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if the following conditions are met.

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, that the modifications to the Conditional Use Permit be GRANTED, as provided below: Underlining = new language; Strikethrough = deleted language.

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to ~~743 Washington Entertainment, LLC~~ Mansourandco, LLC as operator of this entertainment establishment. ~~Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.~~ Any change of operator or 50% (fifty percent) or more stock ownership shall require the new operator or owner to submit an affidavit, approved by City, to the City of Miami Beach Planning Department, transferring approval to the new operator or owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Certificate of Use/Business Tax Receipt. A progress report shall be scheduled prior to the applicant's submission and staff's acceptance of the affidavit.
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. Security personnel shall take measures to enforce the Patron Age Restriction of the City Code during all hours of operation.
5. The hours of operation for this entertainment establishment shall be as follows:
  - Monday - Wednesday: 10:30 AM to 5:00 AM
  - Thursday - Sunday: 5:00 PM to 5:00 AM
6. As shown on the plans, the existing double door vestibules shall be maintained at the main entrance of the establishment.
7. A revised floor plan that shows the seating arrangement shall be submitted to staff for review and approval prior to obtaining a building permit or Certificate of Completion, Certificate of Occupancy or Business Tax Receipt. In addition, as proffered by the applicant, security personnel shall be posted in close proximity to all doors, including the rear exit door.



8. The garbage holding room opening towards the alley shall be enclosed and air conditioned in order to contain malodorous garbage and to avoid any garbage escaping to the alley.
9. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division. A final concurrency determination shall be conducted prior to the issuance of a Certificate of Occupancy or Certificate of Completion. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving the Business Tax Receipt.
10. The applicant shall coordinate with the Parking Department and the Transportation Manager the location of valet drop-off/pick up and sufficient spaces for the queuing of vehicles waiting to be serviced by the valet operator.
11. Once the applicant enters into a contract with the valet operator, a valet staffing plan and a vehicle storage plan shall be submitted to staff for review and approval.
12. The applicant shall submit for staff review and approval specific noise attenuation measures inclusive of interior proofing prior to the issuance of a Business Tax Receipt.
13. Any window treatment that may be proposed shall be such that there is a clear view from the sidewalk in order to activate the area. Such treatments shall be included in the building permit plans and shall be reviewed and approved by staff.
14. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
15. Queuing of persons on the sidewalk shall be prohibited. Queuing shall take place within the premises, as shown in the plans submitted, and controlled by The Gates security personnel so that there is no spillover that could conflict with pedestrian flow in front of the subject establishment.
16. The applicant shall be responsible for maintaining the frontage and exterior of the building and the property in excellent condition, including keeping the sidewalk, curb and gutter in front and side of the building in a clean and sanitary condition, free of all refuse, at all times. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.
17. The Planning Board shall retain the right to call the operators back before them and modify the hours of operation or the occupant load should there be issuance of written warnings and/or notices of violation about loud, excessive, unnecessary, or unusual late night noise.
18. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
19. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit.

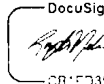
20. Within a reasonable time after applicant's receipt of this Modified Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit or certificate of completion shall be issued until this requirement has been satisfied.
21. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
22. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of the Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.
23. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
24. The applicant agrees and shall be required to provide access to areas subject to this CUP (not including private residences) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the terms and conditions of this CUP.

8/15/2021 | 6:59 PM EDT

Dated: \_\_\_\_\_

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:



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BY: \_\_\_\_\_  
Rogelio Madan, AICP  
Chief of Chief of Community Planning & Sustainability  
FOR THE CHAIRMAN

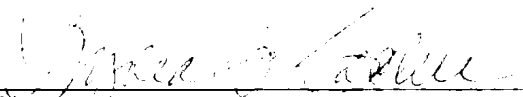
STATE \_\_\_\_\_ OF \_\_\_\_\_ FLORIDA  
)

COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, 2021, by Rogelio Madan, Chief of Community Planning &

Sustainability for the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL]

  
Notary:

Print Name: *Lupita F. Escobar*

Notary Public, State of Florida

My Commission Expires: *February 16, 2024*

Commission Number: *60456968*

Approved As To Form: 8/15/2021 | 11:35 AM EDT  
Legal Department \_\_\_\_\_ (

DocuSigned by:

8D5CB38CCAB846C

Filed with the Clerk of the Planning Board on 8/20/2021 | 1:26 PM EDT (

DocuSigned by:

*Jessica Gonzalez*

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**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 743 Washington Avenue

**FILE NO:** PB21-0442, f.k.a File No. 2053 (f.k.a. File No. 1906)

**IN RE:** The application by ~~743 Washington Entertainment, LLC,~~ requesting a Modification to an existing for modifications to a previously issued Conditional Use Permit, pursuant to Section 118-195 of the City Code for a Neighborhood Impact Establishment, to change the name of the operator, as required by Condition 2 of the CUP. to modify the conditions to a previously issued conditional use permit for a Neighborhood Impact Establishment, pursuant to Section 2.5.2.5 of the Miami Beach Resiliency Code.

**LEGAL**

**DESCRIPTION:** Lot 14 Block 33 of OCEAN BEACH ADDITION #1, according to the plat thereof, recorded in Plat Book 3, Page 11 of the public records of Miami-Dade County, Florida.

**MEETING DATE:** February 28, 2012; July 27, 2021; September 24, 2024

**MODIFIED CONDITIONAL USE PERMIT**

On April 2, 2021, ~~the applicant, 743 Washington Entertainment, LLC,~~ Mansourandco LLC, filed an application with the Planning Director to modify the Conditional Use Permit pursuant to Section 118-193 of the Land Development Regulations of the Code of the City of Miami Beach, Florida, which was the applicable code section at that time. Specifically, the applicant requested to change the ownership/operator. Notice of the proposed modification was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

The modifications approved herein and the authorization for a Neighborhood Impact Establishment are pursuant to Section 2.5.2.5 of the Miami Beach Resiliency Code.

That the property in question is located in the CD-2 Commercial, Medium Intensity Zoning District;

That the intended Use is consistent with the Comprehensive Plan for the area in which the property is located;

That the majority of surrounding uses are commercial and residential uses;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Ordinance;

That the public health, safety, morals, and general welfare will not be adversely affected when the conditions of approval are in compliance;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if the following conditions are met.

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public revocation/modification hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, that the ~~modifications to the~~ Conditional Use Permit be ~~GRANTED modified~~, as provided below: Underlining = new language; Strikethrough = deleted language, from the previously issued CUP.

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under ~~City Code Sec. 118-194 (c).~~ Section 1.3.8, entitled "Violations and Penalties".
2. This Conditional Use Permit is issued to Mansourandco, LLC as operator of this entertainment establishment. Any change of operator or 50% (fifty percent) or more stock ownership shall require the new operator or owner to ~~submit an affidavit, approved by City, to the City of Miami Beach Planning Department, transferring approval to the new operator or owner and~~ file an application for a modification to the CUP and to acknowledging acceptance of all conditions established herein, ~~prior to the issuance of a new Certificate of Use/Business Tax Receipt. A progress report shall be scheduled prior to the applicant's submission and staff's acceptance of the affidavit.~~
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. Security personnel shall take measures to enforce the Patron Age Restriction of the City Code during all hours of operation.
5. The hours of operation for this entertainment establishment shall be as follows:

- Monday - Wednesday: 10:30 AM to 5:00 AM
  - Thursday - Sunday: 5:00 PM to 5:00 AM
6. As shown on the plans, the existing double door vestibules shall be maintained at the main entrance of the establishment.
  7. A revised floor plan that shows the seating arrangement shall be submitted to staff for review and approval prior to obtaining a building permit or Certificate of Completion, Certificate of Occupancy or Business Tax Receipt. In addition, as proffered by the applicant, security personnel shall be posted in close proximity to all doors, including the rear exit door.
  8. The garbage holding room opening towards the alley shall be enclosed and air conditioned in order to contain malodorous garbage and to avoid any garbage escaping to the alley.
  9. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division. A final concurrency determination shall be conducted prior to the issuance of a Certificate of Occupancy or Certificate of Completion. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving the Business Tax Receipt.
  10. The applicant shall coordinate with the Parking Department and the Transportation Manager the location of valet drop-off/pick up and sufficient spaces for the queuing of vehicles waiting to be serviced by the valet operator.
  11. Once the applicant enters into a contract with the valet operator, a valet staffing plan and a vehicle storage plan shall be submitted to staff for review and approval.
  12. The applicant shall submit for staff review and approval specific noise attenuation measures inclusive of interior proofing prior to the issuance of a Business Tax Receipt.
  13. Any window treatment that may be proposed shall be such that there is a clear view from the sidewalk in order to activate the area. Such treatments shall be included in the building permit plans and shall be reviewed and approved by staff.
  14. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
  15. Queuing of persons on the sidewalk shall be prohibited. Queuing shall take place within the premises, as shown in the plans submitted, and controlled by ~~The Gates~~ security personnel so that there is no spillover that could conflict with pedestrian flow in front of the subject establishment. Security and queuing shall be managed in a manner consistent with the updated queuing plan submitted to the Board as part of the September 24, 2024 revocation/ modification hearing.
  16. The applicant shall be responsible for maintaining the frontage and exterior of the building and the property in excellent condition, including keeping the sidewalk, curb and gutter in front and side of the building in a clean and sanitary condition, free of all refuse, at all times. When sweeping the sidewalk in front of the establishment, the personnel doing the

sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.

17. The Planning Board shall retain the right to call the operators back before them and modify the hours of operation or the occupant load should there be issuance of written warnings and/or notices of violation about loud, excessive, unnecessary, or unusual late night noise.
18. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
19. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit.
20. Within a reasonable time after applicant's receipt of this Modified Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit or certificate of completion shall be issued until this requirement has been satisfied.
21. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
22. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section ~~144-7~~ 1.3.7 of the ~~Code~~ Land Development Regulations (LDRs), entitled "ENFORCEMENT", and such enforcement procedures as are otherwise available. Any failure by the owner, applicant or operators to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.
23. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
24. The applicant agrees and shall be required to provide access to areas subject to this CUP (not including private residences) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the terms and conditions of this CUP.

Dated \_\_\_\_\_.

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: \_\_\_\_\_  
Michael Belush, AICP  
Planning & Design Officer  
For Chairman

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Michael Belush, Planning & Design Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

{NOTARIAL SEAL}

\_\_\_\_\_  
Notary:  
Print Name  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

Approved As To Form:  
Legal Department: \_\_\_\_\_ ( )

Filed with the Clerk of the  
Planning Board: \_\_\_\_\_ ( )



**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 743 Washington Avenue

**FILE NO:** PB21-0442, f.k.a File No. 2053 (f.k.a. File No. 1906)

**IN RE:** The application to modify the conditions to a previously issued conditional use permit for a Neighborhood Impact Establishment, pursuant to Section 2.5.2.5 of the Miami Beach Resiliency Code.

**LEGAL**

**DESCRIPTION:** Lot 14 Block 33 of OCEAN BEACH ADDITION #1, according to the plat thereof, recorded in Plat Book 3, Page 11 of the public records of Miami-Dade County, Florida.

**MEETING DATE:** February 28, 2012; July 27, 2021; September 24, 2024; November 26, 2024

**MODIFIED CONDITIONAL USE PERMIT**

On April 2, 2021, the applicant, Mansourandco LLC, filed an application with the Planning Director to modify the Conditional Use Permit pursuant to Section 118-193 of the Land Development Regulations of the Code of the City of Miami Beach, Florida, which was the applicable code section at that time. Specifically, the applicant requested to change the ownership/operator. Notice of the proposed modification was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

The modifications approved herein and the authorization for a Neighborhood Impact Establishment are pursuant to Section 2.5.2.5 of the Miami Beach Resiliency Code.

That the property in question is located in the CD-2 Commercial, Medium Intensity Zoning District;

That the intended Use is consistent with the Comprehensive Plan for the area in which the property is located;

That the majority of surrounding uses are commercial and residential uses;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Ordinance;

That the public health, safety, morals, and general welfare will not be adversely affected when the conditions of approval are in compliance;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if the following conditions are met.

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public revocation/modification hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, that the Conditional Use Permit be modified, as provided below: Underlining = new language; ~~Strikethrough~~ = deleted language, from the previously issued CUP.

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under Section 1.3.8, entitled "Violations and Penalties".
2. This Conditional Use Permit is issued to Mansourandco, LLC as operator of this entertainment establishment. Any change of operator or 50% (fifty percent) or more stock ownership shall require the new operator or owner to file an application for a modification to the CUP and to acknowledging acceptance of all conditions established herein.
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. Security personnel shall take measures to enforce the Patron Age Restriction of the City Code during all hours of operation.
5. The hours of operation for this entertainment establishment shall be as follows:
  - Monday - Wednesday: 10:30 AM to 5:00 AM
  - Thursday - Sunday: 5:00 PM to 5:00 AM
6. As shown on the plans, the existing double door vestibules shall be maintained at the main entrance of the establishment.
7. A revised floor plan that shows the seating arrangement shall be submitted to staff for review and approval prior to obtaining a building permit or Certificate of Completion, Certificate of Occupancy or Business Tax Receipt. In addition, as proffered by the applicant, security personnel shall be posted in close proximity to all doors, including the rear exit door.

8. The garbage holding room opening towards the alley shall be enclosed and air conditioned in order to contain malodorous garbage and to avoid any garbage escaping to the alley.
9. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division. A final concurrency determination shall be conducted prior to the issuance of a Certificate of Occupancy or Certificate of Completion. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving the Business Tax Receipt.
10. The applicant shall coordinate with the Parking Department and the Transportation Manager the location of valet drop-off/pick up and sufficient spaces for the queuing of vehicles waiting to be serviced by the valet operator.
11. Once the applicant enters into a contract with the valet operator, a valet staffing plan and a vehicle storage plan shall be submitted to staff for review and approval.
12. The applicant shall submit for staff review and approval specific noise attenuation measures inclusive of interior proofing prior to the issuance of a Business Tax Receipt.
13. Any window treatment that may be proposed shall be such that there is a clear view from the sidewalk in order to activate the area. Such treatments shall be included in the building permit plans and shall be reviewed and approved by staff.
14. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
15. Queuing of persons on the sidewalk shall be prohibited. Queuing shall take place within the premises, as shown in the plans submitted, and controlled by security personnel so that there is no spillover that could conflict with pedestrian flow in front of the subject establishment. The applicant shall provide an updated security and queuing plan, to be reviewed and approved by the Planning Board, prior to any further operations. Security and queuing shall be managed in a manner consistent with the updated security and queuing plan submitted to approved by the Board ~~as part of the September 24, 2024 revocation/ modification hearing.~~
16. Special events and/or promoted events, of any kind, shall be prohibited.
17. The applicant shall be responsible for maintaining the frontage and exterior of the building and the property in excellent condition, including keeping the sidewalk, curb and gutter in front and side of the building in a clean and sanitary condition, free of all refuse, at all times. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.
18. The Planning Board shall retain the right to call the operators back before them and modify the hours of operation or the occupant load should there be issuance of written warnings and/or notices of violation about loud, excessive, unnecessary, or unusual late night noise.

19. A violation of Chapter 46, Article IV, “Noise,” of the Code of the City of Miami Beach, Florida (a/k/a “noise ordinance”), as amended, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
20. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit.
21. Within a reasonable time after applicant’s receipt of this Modified Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant’s expense and then return the recorded instrument to the Planning Department. No building permit or certificate of completion shall be issued until this requirement has been satisfied.
22. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
23. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 1.3.7 of the Land Development Regulations (LDRs), entitled “ENFORCEMENT”, and such enforcement procedures as are otherwise available. Any failure by the owner, applicant or operators to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.
24. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
25. The applicant agrees and shall be required to provide access to areas subject to this CUP (not including private residences) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the terms and conditions of this CUP.

Dated\_\_\_\_\_.

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: \_\_\_\_\_  
Michael Belush, AICP  
Planning & Design Officer  
For Chairman

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Michael Belush, Planning & Design Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

{NOTARIAL SEAL}

\_\_\_\_\_  
Notary:  
Print Name  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

Approved As To Form:  
Legal Department: \_\_\_\_\_ ( )

Filed with the Clerk of the  
Planning Board: \_\_\_\_\_ ( )

**From:** [Belush, Michael](#)  
**To:** [Michael Larkin](#); [Mickey Marrero](#)  
**Cc:** [Mooney, Thomas](#); [Herrera, Miriam](#); [Deschamps, Giselle](#)  
**Subject:** FW: Vendome nightclub  
**Date:** Wednesday, November 20, 2024 10:00:34 AM  
**Attachments:** [Vendome 10-31-24.pdf](#)

---

Below is the referenced email for this item along with the attached document.

I will also forward a separate email and attachment.

## MIAMIBEACH

**Michael Belush**, *Planning & Design Officer*

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, FL 33139

Tel: 305.673.7000 ext. 26258 [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

*We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.*

**It's easy being Green! Please consider our environment before printing this email.**

---

**From:** Aaron Friedman <aaronfriedman56@gmail.com>

**Sent:** Monday, November 18, 2024 03:17 PM

**To:** Mooney, Thomas <ThomasMooney@miamibeachfl.gov>; Belush, Michael <MichaelBelush@miamibeachfl.gov>; belias@fowler-white.com; melissa@melissabeattie.org; jonathan.planningboard@gmail.com; ycimentmb@gmail.com; Elizabethklatone@gmail.com; matthew@betterstreetsmb.com; San1455@att.net; Meiner, Steven <StevenMeiner@miamibeachfl.gov>; Rosen Gonzalez, Kristen <Kristen@miamibeachfl.gov>; Dominguez, Laura <Laura@miamibeachfl.gov>; Fernandez, Alex <Alex@miamibeachfl.gov>; Bhatt, Tanya <Tanya@miamibeachfl.gov>; Suarez, David <David@miamibeachfl.gov>; Magazine, Joe <Joe@miamibeachfl.gov>

**Subject:** Vendome nightclub

Some people who received this message don't often get email from [aaronfriedman56@gmail.com](mailto:aaronfriedman56@gmail.com). [Learn why this is important](#)

**[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]**

Dear Mr. Mooney and Mr. Belush:

I am a resident of the City of Miami Beach . A revocation/modification hearing is set before the Planning Board on November 26, 2024, regarding the Conditional Use Permit at 743 Washington Avenue for Mansourandco, LLC d/b/a Vendome (File No. PB21-0442).

I have reviewed the Staff Report & Recommendation for this matter and note it does not include violations CUP2024-00078 issued on 11/1/2024 for queuing on the sidewalk, and CC2024-18873 issued on 11/1/2024 for obstructing the sidewalk. The cause of the habitual queuing and obstruction

of the public sidewalk outside Vendome is the weekly live events and concerts it promotes at its venue that has a limited capacity of only 379 persons.

Vendome promotes its weekly concerts featuring cultural icons like "50 Cent" across a wide array of social media platforms. No "queuing plan" or CUP conditions can control the number of fans that show up in the hopes of watching a world-renowned artist perform. Particularly where Vendome does not have the capacity to accommodate the size of the crowds these famous artists attract. The only way to stop the chronic queuing and obstruction of the public sidewalk outside Vendome is to modify its CUP to prohibit promoted events. I strongly urge you to protect the quality of life of the residents and recommend to the Planning Board that it modify the CUP to prohibit promoted events.

I have grown so tired and disillusioned with this process that favors nightclubs over residents that I hired a private investigator to document Vendome's takeover of the public sidewalk. The report is attached and shows Vendome's patrons queuing and obstructing the public sidewalk at all hours of the night on November 1, 2024. If you take the time to review the report and watch the video, you will see why prohibited events must be prohibited.

Please include my email and attached report in the materials you distribute to the Planning Board members. Thank you.

Sincerely,

Disillusioned Resident

Regards,

# VIG

## VALDES INVESTIGATION GROUP

### Surveillance Report

Backgrounds · Surveillance · Social Media Investigations · Medical Canvass · Recorded Statements · Vehicle Sightings

<b>Date:</b>	November 1, 2024	<b>Location:</b>	<b>Vendome Nightclub</b>
<b>[REDACTED]</b>	<b>[REDACTED]</b>	<b>Hours:</b>	11:05 pm – 3:13 am
<b>Assignment:</b>	Surveil Club Line for obstruction	<b>Date Completed:</b>	October 31, 2024

#### Location



**Vendome Nightclub**  
**743 Washington Avenue, Miami Beach, FL 33139**



## Case Information & Results

**CLICK LINK TO VIEW VIDEO RESULTS:**

<https://valdesinvgr.viewcases.com/file/view/12558/a5e6101dd721dc8fa2796d536a5c5132>

**HOURS WORKED:**

**11:05 pm – 3:00 am**

## Preliminary Investigation

Upon receipt of the assignment, we conducted comprehensive research associated with the target location utilizing the provided identifying information. Records indicate the Vendome Nightclub can be located at 743 Washington Avenue, Miami Beach, FL 33143. The nightclub can be described as a white building facing Washington Avenue.

Mapping software was employed to locate the nightclub's address prior to beginning surveillance efforts and for assisting with logistical matters.

Valdes Investigation Group was tasked with documenting any line queuing being conducted or allowed by the nightclub that clearly obstructs the pedestrian walkway or right of way.

## Investigative Narrative

**Surveillance: Day 1**

**Date: Thursday, October 31, 2024**

**Times: 11:05 pm- 3:13 am**

At approximately 11:05 pm, the Investigator arrived at the area of Vendome Nightclub located at 743 Washington Avenue, Miami Beach, FL 33143. Upon arrival, the investigator observed there were stanchion barriers in front of the nightclub, with two male employees/bodyguards that stood behind the stanchion barriers. In front of the stanchions, there were four other employees dressed in black standing on the sidewalk. They were observed walking back and forth from the stanchions. There was also another male with a black t-shirt that stated "Valet" observed speaking with the employees. A few individuals walked on the sidewalk and there were others standing in the border of the sidewalk that led to the street.

As the night progressed, there were individuals observed gathering on the sidewalk in the area prior to Vandome and the area after. In front of Vandome, the men dressed in black/employees gathered on the sidewalk and spoke. Guests were observed waiting to be let in.

After 12am, the investigator documented an increase in the number of individuals walking and waiting on the sidewalk.

At approximately 12:26 am, an unidentified male dressed in black is observed directing individuals to move to the side to make a uniform line. Police officers were observed on the sidewalk in front of the nightclub as well.

On various occasions, employees could be observed directing individuals to move out of the way, directing them to either go inside or move to the side.

After 1 am, the volume of individuals and vehicles arriving and parking on the side of the street in front of the nightclub grew larger.

Between 1am and 3 am, the sidewalk and street were very populated with individuals and vehicles.

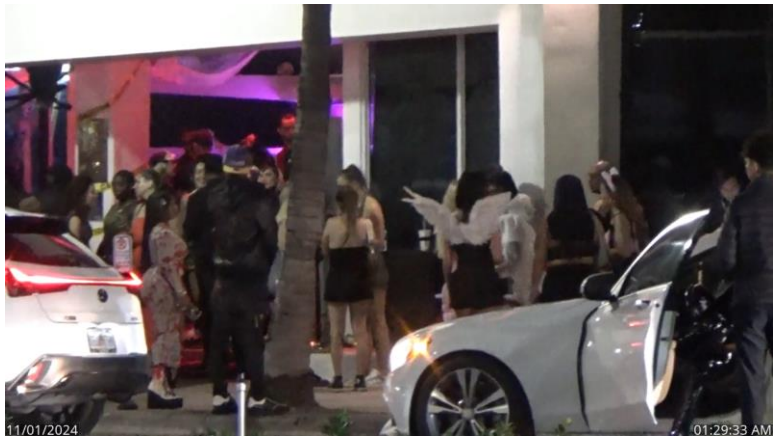
At approximately 3:13 am, surveillance efforts were terminated.

## Surveillance Video Stills











### **DISCLAIMER**

#### **PRIVILEGED COMMUNICATIONS**

This report is confidential and is intended solely for the use and information of the client to whom it is addressed.

The public record information contained in this report has been obtained through online public record sources or by direct visits to sources of such documents, such as the court of jurisdiction, deemed to generally be reliable. However, please note that these records are not always complete. The public agencies and other providers of public records can and have missed recording some records and misfiled others. The above information should not be relied upon without separate verification. It should also be noted that there may be more than one person with the same name as the person whom the search was conducted on, and only fingerprints of the individual can provide positive identification. Consequently, Valdes Investigation Group cannot and does not guarantee the accuracy of the records reported in this report and accepts no liabilities which may arise from the use of the same. The client agrees and certifies that it is ordering of, and use of this report is in strict compliance with any applicable provision of the Fair Credit Reporting Act, Public Law 91 – 508, and state and federal equal opportunity laws and regulations.

# PB21-0442: 743 Washington Ave.

Planning Board Meeting

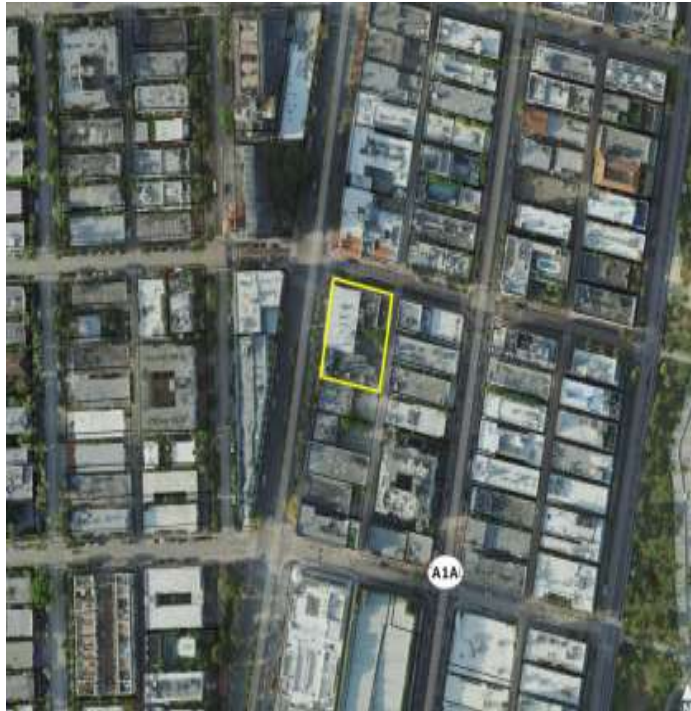
November 26, 2024



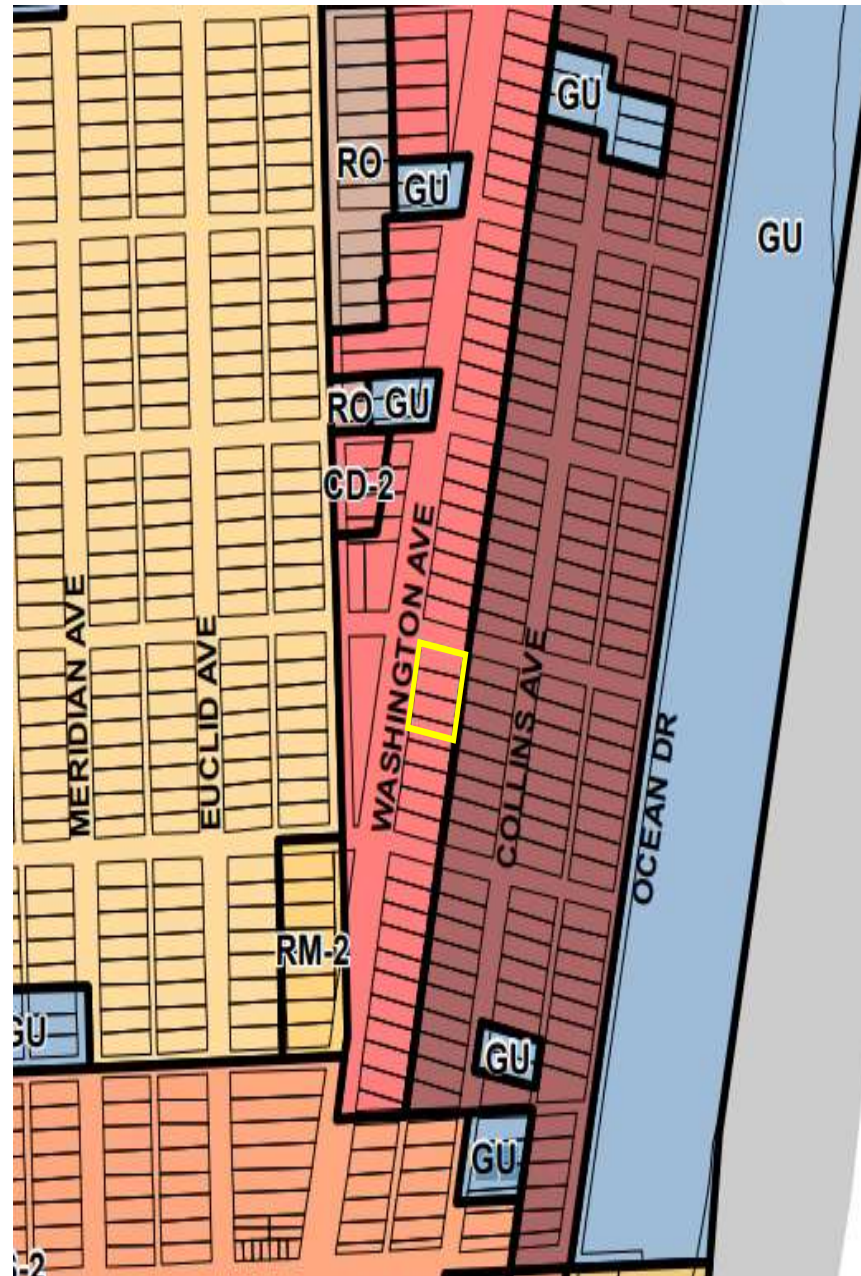
BERCOW RADELL FERNANDEZ LARKIN + TAPANES  
ZONING, LAND USE AND ENVIRONMENTAL LAW



# Property: 743 Washington Avenue



# Zoning Map: CD-2



# PB File No. 2053 : Permitted Operation of Rockwell Miami



## PLANNING BOARD CITY OF MIAMI BEACH, FLORIDA

**PROPERTY:** 743 Washington Avenue

**FILE NO:** 2053 (f.k.a. 1906)

**IN RE:** The application by 743 Washington Entertainment, LLC, requesting a Modification to an existing Conditional Use Permit, pursuant to Section 118-195 of the City Code for a Neighborhood Impact Establishment, to change the name of the operator, as required by Condition 2 of the CUP.

**LEGAL DESCRIPTION:** Lot 14 Block 33 of OCEAN BEACH ADDITION #1, according to the plat thereof, recorded in Plat Book 3, Page 11 of the public records of Miami-Dade County, Florida.

**MEETING DATE:** February 28, 2012

### MODIFIED CONDITIONAL USE PERMIT

The applicant, Washington Entertainment, LLC, 743 Washington Entertainment, LLC, filed an application with the Planning Director to modify the Conditional Use Permit pursuant to Section 118-193 of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the proposed modification was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

That the property in question is located in the CD-2 Commercial, Medium Intensity Zoning District;

That the Intended Use is consistent with the Comprehensive Plan for the area in which the property is located;

That the majority of surrounding uses are commercial and residential uses;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Ordinance;



# Rockwell Miami closes permanently during COVID-19 pandemic

ENTERTAINMENT

## Another big-name nightclub in South Beach just shut down: 'Unforgettable memories'

BY MADELEINE MARR

FEBRUARY 12, 2021 02:00 PM, UPDATED FEBRUARY 12, 2021 03:40 PM



MIAMI.COM FILE

# 2021 - Modify Previous Board Order to Allow New Operator— VENDÔME



# Queuing Plan

## VENDOME – 743 WASHINGTON AVENUE

### UPDATED QUEUING PLAN

I am providing an updated and detailed explanation of our queue line management system at Vendome Miami Nightclub, located at 743 Washington Ave, Miami Beach, FL 33139. This revision is in response to the concerns raised by Code Compliance regarding the use of the sidewalk for our queue line. We have since restructured our queue process to ensure it is fully compliant with city regulations.

#### **Background:**

In the past, our queue line would extend onto the public sidewalk, resulting in concerns about blocking pedestrian traffic. Additionally, our previous process involved a single checkpoint where both ID verification and pat-down/bag checks occurred, which caused congestion and inefficiency.

The queue typically forms at the very beginning of our operations, specifically between 12:00 AM and 1:00 AM, as this is when we open our doors to patrons. We have taken steps to manage this initial surge of guests in an organized and efficient manner.

#### **Revised Queue Line Management:**

##### **1. Two-Phase Queue System:**

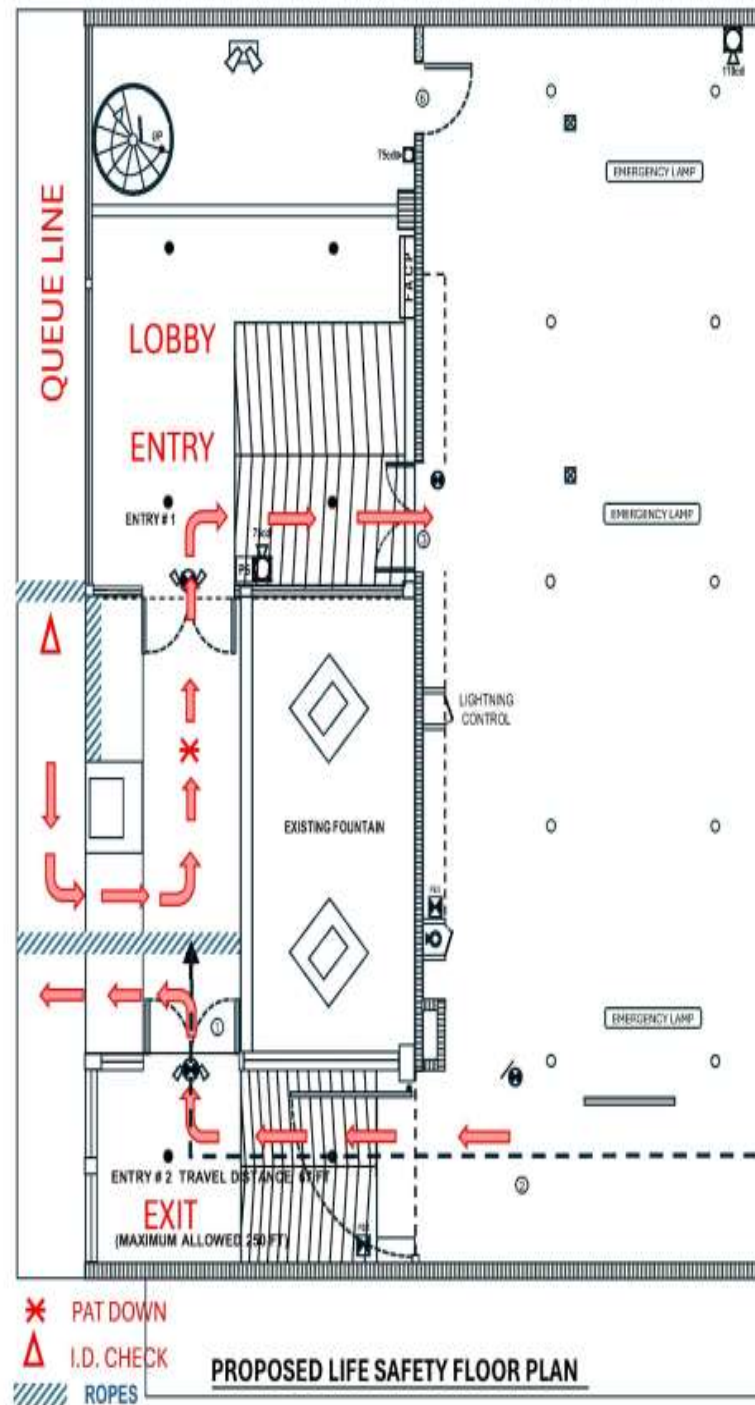
- **Phase One: ID Checkpoint**

The first checkpoint is positioned at the start of the queue, entirely within our property on the left side when facing the building. Here, two security personnel are stationed to verify patrons' IDs and ensure they meet age requirements before entering the club. This helps filter the queue early and keeps the flow moving smoothly.

- **Phase Two: Pat-Down and Bag Check**

After passing the ID checkpoint, the line proceeds around the column on our property, leading to the second checkpoint. At this point, patrons undergo a thorough pat-down and bag check. This separation of duties allows each security task to be performed efficiently without creating bottlenecks, as was the case in our previous single-checkpoint system.

# Life Safety Plan





# Vendome – Violations since May 2025

- 88 Proactive Investigations since May 26, 2024 with “No Violation Observed”

Code Case Number	PA2024-57943	Status	No Violation Observed
Type	Proactive Investigation	Project Name	
Opened Date	11/23/2024	Closed Date	11/23/2024
Address	743 WASHINGTON AVE MIAMI BEACH, FL 33139		
Main Parcel	0242030040690		
<a href="#">Previous</a>   <a href="#">Next</a>   <a href="#">Top</a>   <a href="#">Paging Options</a>   <a href="#">Filter Options</a>   <a href="#">Main Menu</a>			
Code Case Number	PA2024-57848	Status	No Violation Observed
Type	Proactive Investigation	Project Name	
Opened Date	11/23/2024	Closed Date	11/23/2024
Address	743 WASHINGTON AVE MIAMI BEACH, FL 33139		
Main Parcel	0242030040690		
<a href="#">Previous</a>   <a href="#">Next</a>   <a href="#">Top</a>   <a href="#">Paging Options</a>   <a href="#">Filter Options</a>   <a href="#">Main Menu</a>			
Code Case Number	PA2024-57394	Status	No Violation Observed
Type	Proactive Investigation	Project Name	
Opened Date	11/17/2024	Closed Date	11/17/2024
Address	743 WASHINGTON AVE MIAMI BEACH, FL 33139		
Main Parcel	0242030040690		



# “Disillusioned Resident”

From: Aaron Friedman <[aaronfriedman56@gmail.com](mailto:aaronfriedman56@gmail.com)>

Sent: Monday, November 18, 2024 03:17 PM

To: Mooney, Thomas <[ThomasMooney@miamibeachfl.gov](mailto:ThomasMooney@miamibeachfl.gov)>; Belush, Michael <[MichaelBelush@miamibeachfl.gov](mailto:MichaelBelush@miamibeachfl.gov)>; [belias@fowler-white.com](mailto:belias@fowler-white.com); [melissa@melissabeattie.org](mailto:melissa@melissabeattie.org); [jonathan.planningboard@gmail.com](mailto:jonathan.planningboard@gmail.com); [ycimentmb@gmail.com](mailto:ycimentmb@gmail.com); [Elizabethklatone@gmail.com](mailto:Elizabethklatone@gmail.com); [matthew@betterstreetsmb.com](mailto:matthew@betterstreetsmb.com); [San1455@att.net](mailto:San1455@att.net); Meiner, Steven <[StevenMeiner@miamibeachfl.gov](mailto:StevenMeiner@miamibeachfl.gov)>; Rosen Gonzalez, Kristen <[Kristen@miamibeachfl.gov](mailto:Kristen@miamibeachfl.gov)>; Dominguez, Laura <[Laura@miamibeachfl.gov](mailto:Laura@miamibeachfl.gov)>; Fernandez, Alex <[Alex@miamibeachfl.gov](mailto:Alex@miamibeachfl.gov)>; Bhatt, Tanya <[Tanya@miamibeachfl.gov](mailto:Tanya@miamibeachfl.gov)>; Suarez, David <[David@miamibeachfl.gov](mailto:David@miamibeachfl.gov)>; Magazine, Joe <[Joe@miamibeachfl.gov](mailto:Joe@miamibeachfl.gov)>

Subject: Vendome nightclub

Some people who received this message don't often get email from [aaronfriedman56@gmail.com](mailto:aaronfriedman56@gmail.com). [Learn why this is important](#)

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Please include my email and attached report in the materials you distribute to the Planning Board members. Thank you.

Sincerely,

Disillusioned Resident

Regards,



# Redacted PI Report

## VIG VALDES INVESTIGATION GROUP

### Surveillance Report

Backgrounds · Surveillance · Social Media Investigations · Medical Canvass · Recorded Statements · Vehicle Sightings

Date:	November 1, 2024	Location:	Vendome Nightclub
		Hours:	11:05 pm – 3:13 am
Assignment:	Surveil Club Line for obstruction	Date Completed:	October 31, 2024

#### Location



Vendome Nightclub  
743 Washington Avenue, Miami Beach, FL 33139

# Unredacted PI Report

## VIG VALDES INVESTIGATION GROUP

### Surveillance Report

Backgrounds · Surveillance · Social Media Investigations · Medical Canvass · Recorded Statements · Vehicle Sightings

#### Detail by Entity Name

Florida Limited Liability Company  
MR JONES MANAGEMENT LLC

#### Authorized Person(s) Detail

##### Name & Address

Title MGR

BOUHANA, GERALD Y  
450 ALTON ROAD APT 606  
MIAMI BEACH, FL 33139

Date:	November 1, 2024	Location:	Vendome Nightclub
Client:	Gerald Bouhanl	Hours:	11:05 pm – 3:13 am
Assignment:	Surveil Club Line for obstruction	Date Completed:	October 31, 2024

#### Location



Vendome Nightclub  
743 Washington Avenue, Miami Beach, FL 33139

# Mr. Jones - Violations since May 2024

## Mr. Jones – 320 Lincoln Road

### CUP2024-00076 - May 26, 2024

Allowing individuals in venue under age allowed by CUP

Conditions – No Teen Night or All Ages Events.

CUP Operational Plan required “No individuals under 23”

### CC2024-18021 – May 26, 2024

Queuing violation; obstructing sidewalk

### ZV2024-05308 – June 4, 2024

Vacant storefront without required window covering

### CC2024-18065 – June 5, 2024

Failing to Notify Police regarding Rick Ross event

# Thank You

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

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.374.5300 office  
305.377.6222 fax  
[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)



# MIAMIBEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

## PLANNING BOARD

TO: Chairperson and Members  
Planning Board

DATE: February 4, 2025

FROM: Thomas R. Mooney, AICP  
Planning Director

<sup>DS</sup>  
 for TRM

SUBJECT: **PB21-0442 - 743 Washington Avenue  
Revocation / Modification Hearing**

### **RECOMMENDATION**

Modify the conditions of the CUP and continue the modification / revocation hearing to April 8, 2025.

### **HISTORY**

*December 16, 2008:* Approval of a Conditional Use Permit (CUP) for Buddha Lounge d/b/a The Gates for a neighborhood impact establishment consisting of a restaurant and a bar/lounge with a double door vestibule and a retail component at the front entrance.

*May 26, 2009:* Approval of a Modification to the previously approved CUP eliminating Buddha Lounge d/b/a The Gates, and replacing Scott Robins as President of 8<sup>th</sup> Street Washington Holdings, Inc. as the operator of the neighborhood impact establishment as previously approved.

*August 23, 2011:* Approval of a Modification to the previously approved CUP to operate only as an entertainment establishment without food service, rather than as a restaurant and bar/lounge; and to change the name of the operator from Washington Holdings Inc. to Washington Entertainment, LLC.

*February 28, 2012:* Approval of a Modification to the previously approved CUP to change the name of the operator from "Washington Entertainment, LLC 743" to "Washington Entertainment, LLC."

*July 27, 2021:* Approval of a Modification to the previously approved CUP to change the name of the operator from "Washington Entertainment, LLC" to "Mansourandco, LLC."

*May 29, 2024:* A cure letter was sent to "Mansourandco, LLC", the applicant for the CUP that was last modified by the Planning Board on July 27, 2021. The cure letter requested that the applicant appear before the Planning Board on June 25, 2024, for a progress report.

*June 25, 2024:* The Planning Board discussed the progress report and continued the item to the July 30, 2024 meeting. The Board also requested that a representative of the Police Department attend the July 30<sup>th</sup> meeting and

provide any information on the number of calls for service at the property. Additionally, the Board requested that the applicant present operational plans to ensure that no queuing on the public sidewalk would take place and provide the Board with the number of promoted events on a monthly basis.

*July 30, 2024:* The Board discussed the progress report and set a revocation / modification hearing for September 24, 2024.

*September 24, 2024:* The Board modified the CUP, as recommended by staff, and continued the revocation / modification hearing to a date certain of November 26, 2024, in order to continue the monitoring of the property.

*November 26, 2024:* The Board discussed the revocation / modification hearing and continued the hearing to a date certain of February 4, 2025.

### **REVOCATION/MODIFICATION HEARING**

On May 29, 2024, the attached cure letter was sent to “Mansourandco, LLC”, the applicant for the CUP that was last modified by the Planning Board on July 27, 2021. The cure letter requested that the applicant appear before the Planning Board on June 25, 2024, for a progress report.

There have been violations and warnings regarding work done without obtaining a Certificate of Appropriateness, for the operation of the establishment contrary to the requirements of the Conditional Use Permit (CUP), for failure to comply with the requirements of a promoted event, and for sanitation issues. The following is an updated status of these violations as of January 27, 2025:

**1. Case No. CUP2024-00074 5/18/2024.**

CUP Condition Violation.

Ref: Black film (tinting) has been applied to the windows in contravention of condition 13 of the City of Miami Beach Conditional Use Permit.

Sections 142-153, 118-194, 114-8:

Failure to operate your business in accordance with your conditional use permit.

B.McLean 728 BWC

**Update – Case Appealed:**

**Special Magistrate Case SMC2024-03092 (1/16/2025)**

**Tints were removed. Adjudication of guilty with no fines.**

**2. Case No. ZV2024-05289 5/18/2024.**

Ref: The installation of a large, gold sculpture at the center of the entrance and installation of window tints.

Sections 114-8, 118-503, 118-533, 118-561.

Altering a property without obtaining a Certificate of Appropriateness.

B.McLean 728 BWC

**Update: Case closed on 7/30/2024**

**3. Case No. CC2024-17985 5/19/2024.**

Violation of Section 82-151.

A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.

Ref; Line queuing outside of Vendome on the sidewalk.

1st offense 500.00

CCO R Santana 705

CCA Jefferson 747

CCAD Curitore 700

BW Used

**Update: Fine paid. Case closed on 6/11/2024**

**4. Case No. CUP2024-00075 5/19/2024**

Violation of: Sections: 142-153, 118-194, 114-8.

Failure to operate your business in accordance with your conditional use permit

Ref; Line queuing outside of Vendome on the sidewalk.

CCO R Santana 705

BWC used

**Update: Case remains open.**

**5. Case No. CC2024-18066 6/5/2024**

Section 6-3 (9). Any qualifying alcoholic beverage establishment in the City must provide the Police Chief or designee with written notification with the disclosure requirements for alcoholic beverage establishments of this section.

REF: Failing to provide written notification (at least 96 hours prior to the start of a promoted event within the city) to the Miami Beach Police Department Chief or designee for 50 Cent performance on June 7, 2024. Notice of Violation Issued: First Offense \$1000.00 Fine

CCO G Frank 760

BWC used

**Update - Case appealed:**

**Special Master Case SMA2024-04575 (7/15/2024)**

**The Special Master denied the appeal with an adjudication of guilty.**

**The \$1000.00 fine for a first offense was waived and administrative fees were paid.**

**6. Case No. SV2024-24040 6/20/2024**

Section 90-102: Depositing any garbage, trash or any kind of waste upon any vacant, occupied or unoccupied premises within the City or upon any street, alley, parkway or park or in any canal, waterway, bay, ocean, pool or lake within the City.

REF: Illegally dumped cardboard boxes dumped at the rear of 729 Washington Avenue with an address of 743 Washington Avenue.

1st Offense: \$50.00 Fine.

K.Doughty/750.

BWC used.



**Update: Boxes removed by 6/22/2024. Case closed on 7/5/2024**

**7. Case No. SV2024-24282 7/20/2024**

Section .90-100. Illegally disposing of industrial or bulky waste.

You can comply by properly disposing of the industrial or bulky waste within 24 hours of receipt of this notice. Failure to comply within 24 hours of receipt of this notice will result in the imposition of a fine. In addition, failure to comply will result in the City causing the waste to be removed from the premises involved. All costs incurred by the City for the removal and disposal of the waste shall be charged to the violator. First offense=\$500.00 fine Second and subsequent offense=\$1000.00 fine.

**Update: Case closed on 7/20/2024**

**8. Case No. CC2024-18873 11/5/2024.**

Violation of Section 82-151.

A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.

Ref: Patrons blocking the ROW. Occupying the sidewalk/obstructing walking path  
2<sup>nd</sup> Violation \$1000.00

During an active patrol on the 700 block of Washington Ave, a large crowd was observed on the public sidewalk at 12:32 AM. Upon existing the vehicle at 12:41 AM, after finding available parking, the crowd was cleared by the security guards directing the patrons inside of the club.

Jaboin 761

(BWC was not active while documenting compliance, in error. Violation was observed inside the vehicle)

**Update - Case appealed:**

**Special Master Case SMA2024-04795 (1/13/2025)**

**The Special Master denied the appeal with an adjudication of guilty.**

**The \$1000.00 fine for a second offense was imposed & administrative costs not to be returned.**

**9. Case No. CUP2024-00078 11/1/2024**

Resiliency Code Sections 2.5.2.5(a)& 1.3.8 Failure to operate your business in accordance with your conditional use permit.

Ref: Queuing of persons on the sidewalk

Jaboin 761

The photos below are part of the case file:



**Update - Case appealed:****Special Master Case SMA2024-04796 (1/13/2025)**

**The Special Master denied the appeal with an adjudication of guilty of the 4<sup>th</sup> offence. No fines associated with this violation & administrative costs not to be returned.**

The following conditions of approval contained in the CUP are applicable regarding the above noted violations:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
13. Any window treatment that may be proposed shall be such that there is a clear view from the sidewalk in order to activate the area. Such treatments shall be included in the building permit plans and shall be reviewed and approved by staff.
15. Queuing of persons on the sidewalk shall be prohibited. Queuing shall take place within the premises, as shown in the plans submitted, and controlled by The Gates security personnel so that there is no spillover that could conflict with pedestrian flow in front of the subject establishment.
22. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of the Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.

**February 4, 2025 update**

Since the revocation / modification was last before the Board on November 26, 2024, no new complaints or violations have been issued to the property. However, several of the previously issued violations were appealed to the Special Magistrate, as noted above. Below is a summary of these case files (Note: numbers below correspond with the sequence listed for the section of the report above):

**1. Case No. CUP2024-00074 5/18/2024.**

CUP Condition Violation.

Ref: Black film (tinting) has been applied to the windows in contravention of condition 13 of the City of Miami Beach Conditional Use Permit.

**Update – Case Appealed:****Special Magistrate Case SMC2024-03092 (1/16/2025)**

**Tints were removed. Adjudication of guilty with no fines.**

**8. Case No. CC2024-18873 11/5/2024.**

Queuing on the sidewalk

**Update - Case appealed:**

**Special Magistrate Case SMA2024-04795 (1/13/2025)**

**The Special Master denied the appeal with an adjudication of guilty.**

**The \$1000.00 fine for a second offense was imposed & administrative costs not to be returned.**

**9. Case No. CUP2024-00078 11/1/2024**

Queuing on the sidewalk

**Update - Case appealed:**

**Special Magistrate Case SMA2024-04796 (1/13/2025)**

**The Special Master denied the appeal with an adjudication of guilty of the 4<sup>th</sup> offence. No fines associated with this violation & administrative costs not to be returned.**

At the September 24, 2024, Planning Board meeting, the Board discussed the operation of the establishment, approved suggested modifications to the CUP, and continued the modification / revocation hearing to November 26, 2024. At the November 26, 2024 meeting, staff recommended that the CUP be suspended due to the number of infractions, and to allow time for the applicant to provide detailed plans for the entire venue and identify a much larger area for queuing to occur within the building itself. The Board continued the modification / revocation hearing to the February 4, 2025, Planning Board meeting.

To address the issue of queuing moving forward, staff continues to recommend the following modification to the CUP:

1. A prohibition on special events and / or promoted events, of any kind.

Staff would also recommend that the Board continue the revocation / modification hearing to a date certain of April 8, 2025, and that the operator be required to submit an updated security and queuing plan, to be approved by the Board.

**STAFF RECOMMENDATION**

Staff recommends the following:

1. The Planning Board modify the CUP in accordance with the attached, draft order.
2. The Planning Board continue the revocation/modification hearing to April 8, 2025.

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 743 Washington Avenue

**FILE NO:** PB21-0442, f.k.a File No. 2053 (f.k.a. File No. 1906)

**IN RE:** The application to modify the conditions to a previously issued conditional use permit for a Neighborhood Impact Establishment, pursuant to Section 2.5.2.5 of the Miami Beach Resiliency Code.

**LEGAL DESCRIPTION:** Lot 14 Block 33 of OCEAN BEACH ADDITION #1, according to the plat thereof, recorded in Plat Book 3, Page 11 of the public records of Miami-Dade County, Florida.

**MEETING DATE:** February 28, 2012; July 27, 2021; September 24, 2024; February 4, 2025

**MODIFIED CONDITIONAL USE PERMIT**

On April 2, 2021, the applicant, Mansourandco LLC, filed an application with the Planning Director to modify the Conditional Use Permit pursuant to Section 118-193 of the Land Development Regulations of the Code of the City of Miami Beach, Florida, which was the applicable code section at that time. Specifically, the applicant requested to change the ownership/operator. Notice of the proposed modification was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

The modifications approved herein and the authorization for a Neighborhood Impact Establishment are pursuant to Section 2.5.2.5 of the Miami Beach Resiliency Code.

That the property in question is located in the CD-2 Commercial, Medium Intensity Zoning District;

That the intended Use is consistent with the Comprehensive Plan for the area in which the property is located;

That the majority of surrounding uses are commercial and residential uses;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Ordinance;

That the public health, safety, morals, and general welfare will not be adversely affected when the conditions of approval are in compliance;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if the following conditions are met.

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public revocation/modification hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, that the Conditional Use Permit be modified, as provided below: Underlining = new language; ~~Strikethrough~~ = deleted language, from the previously issued CUP.

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under Section 1.3.8, entitled "Violations and Penalties".
2. This Conditional Use Permit is issued to Mansourandco, LLC as operator of this entertainment establishment. Any change of operator or 50% (fifty percent) or more stock ownership shall require the new operator or owner to file an application for a modification to the CUP and to acknowledging acceptance of all conditions established herein.
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. Security personnel shall take measures to enforce the Patron Age Restriction of the City Code during all hours of operation.
5. The hours of operation for this entertainment establishment shall be as follows:
  - Monday - Wednesday: 10:30 AM to 5:00 AM
  - Thursday - Sunday: 5:00 PM to 5:00 AM
6. As shown on the plans, the existing double door vestibules shall be maintained at the main entrance of the establishment.
7. A revised floor plan that shows the seating arrangement shall be submitted to staff for review and approval prior to obtaining a building permit or Certificate of Completion, Certificate of Occupancy or Business Tax Receipt. In addition, as proffered by the applicant, security personnel shall be posted in close proximity to all doors, including the rear exit door.

8. The garbage holding room opening towards the alley shall be enclosed and air conditioned in order to contain malodorous garbage and to avoid any garbage escaping to the alley.
9. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division. A final concurrency determination shall be conducted prior to the issuance of a Certificate of Occupancy or Certificate of Completion. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving the Business Tax Receipt.
10. The applicant shall coordinate with the Parking Department and the Transportation Manager the location of valet drop-off/pick up and sufficient spaces for the queuing of vehicles waiting to be serviced by the valet operator.
11. Once the applicant enters into a contract with the valet operator, a valet staffing plan and a vehicle storage plan shall be submitted to staff for review and approval.
12. The applicant shall submit for staff review and approval specific noise attenuation measures inclusive of interior proofing prior to the issuance of a Business Tax Receipt.
13. Any window treatment that may be proposed shall be such that there is a clear view from the sidewalk in order to activate the area. Such treatments shall be included in the building permit plans and shall be reviewed and approved by staff.
14. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
15. Queuing of persons on the sidewalk shall be prohibited. Queuing shall take place within the premises, as shown in the plans submitted, and controlled by security personnel so that there is no spillover that could conflict with pedestrian flow in front of the subject establishment. Security and queuing shall be managed in a manner consistent with the updated security and queuing plan submitted to the Board as part of the September 24, 2024 revocation/ modification hearing.
16. Special events and/or promoted events, of any kind, shall be prohibited.
17. The applicant shall be responsible for maintaining the frontage and exterior of the building and the property in excellent condition, including keeping the sidewalk, curb and gutter in front and side of the building in a clean and sanitary condition, free of all refuse, at all times. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.
18. The Planning Board shall retain the right to call the operators back before them and modify the hours of operation or the occupant load should there be issuance of written warnings and/or notices of violation about loud, excessive, unnecessary, or unusual late night noise.
19. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this

Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.

20. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit.
21. Within a reasonable time after applicant's receipt of this Modified Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit or certificate of completion shall be issued until this requirement has been satisfied.
22. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
23. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 1.3.7 of the Land Development Regulations (LDRs), entitled "ENFORCEMENT", and such enforcement procedures as are otherwise available. Any failure by the owner, applicant or operators to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.
24. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
25. The applicant agrees and shall be required to provide access to areas subject to this CUP (not including private residences) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the terms and conditions of this CUP.

Dated \_\_\_\_\_.

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: \_\_\_\_\_  
Michael Belush, AICP  
Planning & Design Officer  
For Chairman



STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Michael Belush, Planning & Design Officer of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

{NOTARIAL SEAL]

\_\_\_\_\_  
Notary:  
Print Name  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

Approved As To Form:  
Legal Department: \_\_\_\_\_ ( )

Filed with the Clerk of the  
Planning Board: \_\_\_\_\_ ( )

# MIAMIBEACH

## PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

Tel: (305) 673-7550

May 29, 2024

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

Mansourandco LLC. DBA Vendome  
C/O Gianese-Pittman, P.A.  
100 Biscayne Blvd.  
Suite 3070  
Miami, FL 33132

**Re: Planning Board File No. PB21-0442 – 743 Washington Avenue**

Dear Sir/Madam:

A Conditional Use Permit (CUP) to operate a Neighborhood Impact Establishment was initially issued by the Planning Board on December 16, 2008. The CUP was last modified on July 27, 2021, to change the name of the operator to Mansourandco, LLC.

It has come to the Planning Department's attention that violations have been issued by the Code Compliance Department, including regarding the operation of establishment. The following warnings, violations and open offenses are showing in the City's records as of this writing:

1. **Case No. CUP2024-00074 5/18/2024.**  
CUP Condition Violation.  
Ref: Black film (tinting) has been applied to the windows in contravention of condition 13 of the City of Miami Beach Conditional Use Permit.  
Sections 142-153, 118-194, 114-8:  
Failure to operate your business in accordance with your conditional use permit.  
B.McLean 728 BWC
2. **Case No. ZV2024-05289 5/18/2024.**  
Ref: The installation of a large, gold sculpture at the center of the entrance and installation of window tints.  
Sections 114-8, 118-503, 118-533, 118-561.  
Altering a property without obtaining a Certificate of Appropriateness.  
B.McLean 728 BWC
3. **Case No. CC2024-17985 5/19/2024.**  
Violation of Section 82-151.  
A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.  
Ref; Line queuing outside of Vendome on the sidewalk.  
1st offense 500.00  
CCO R Santana 705  
CCA Jefferson 747  
CCAD Curitore 700  
BW Used

**4. Case No. CUP2024-00075 5/19/2024**

Violation of: Sections: 142-153, 118-194, 114-8.

Failure to operate your business in accordance with your conditional use permit

Ref; Line queuing outside of Vendome on the sidewalk.

CCO R Santana 705

BWC used

The following conditions of approval contained in the Conditional Use Permit are applicable to the above noted violations:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
13. Any window treatment that may be proposed shall be such that there is a clear view from the sidewalk in order to activate the area. Such treatments shall be included in the building permit plans and shall be reviewed and approved by staff.
15. Queuing of persons on the sidewalk shall be prohibited. Queuing shall take place within the premises, as shown in the plans submitted, and controlled by The Gates security personnel so that there is no spillover that could conflict with pedestrian flow in front of the subject establishment.
22. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of the Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.

In accordance with Condition No. 1 of the CUP, **you are requested to appear at the June 25, 2024 Planning Board hearing** for a verbal progress report.

Please be advised that at the time of the progress report, in accordance with the provisions of Section 2.5.2.5 of the Land Development Regulations of the City Code (LDR's), the Planning Board may consider setting a public hearing for the purpose of examining the noncompliance issues and initiate modification/revocation proceedings.

Should the Planning Board consider setting a public hearing for the purpose of examining the noncompliance issues noted herein, and initiate modification/revocation proceedings, this matter may be placed on the September 24, 2024 agenda of the Board as a modification/revocation hearing. If a future public hearing is set, the board may consider the issue of noncompliance and the possible modification or revocation of the approval. Based on substantial competent evidence, the board may consider revoking the approval, modifying the conditions thereof, or imposing additional or supplemental conditions.

If you have any questions, please do not hesitate to contact Michael Belush at (305) 673-7000 ext. 26258 or via email at [MichaelBelush@MiamiBeachFL.gov](mailto:MichaelBelush@MiamiBeachFL.gov).

Sincerely,



Thomas R. Mooney, AICP  
Planning Director

TRM\MB

F:\PLAN\PLB\CUP Cure Letters\PB21-0442- 743 Washington Ave- CURE LTR May 2024.docx

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 743 Washington Avenue

**FILE NO:** PB21-0442 f.k.a File No. 2053 (f.k.a. File No. 1906)

**IN RE:** An application has been filed requesting modifications to a previously issued conditional use permit for a Neighborhood Impact Establishment with Entertainment. Specifically, the applicant is requesting modifications to the ownership/operator, pursuant to Chapter 118, Article IV and Chapter 142, Article V of the City Code.

**LEGAL DESCRIPTION:** Lot 14 Block 33 of OCEAN BEACH ADDITION #1, according to the plat thereof, recorded in Plat Book 3, Page 11 of the public records of Miami-Dade County, Florida.

**MEETING DATE:** ~~February 28, 2012~~ July 27, 2021

**MODIFIED CONDITIONAL USE PERMIT**

The applicant, 743 Washington Entertainment, LLC, filed an application with the Planning Director to modify the Conditional Use Permit pursuant to Section 118-193 of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the proposed modification was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

That the property in question is located in the CD-2 Commercial, Medium Intensity Zoning District;

That the intended Use is consistent with the Comprehensive Plan for the area in which the property is located;

That the majority of surrounding uses are commercial and residential uses;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Ordinance;

That the public health, safety, morals, and general welfare will not be adversely affected when the conditions of approval are in compliance;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if the following conditions are met.

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, that the modifications to the Conditional Use Permit be GRANTED, as provided below: Underlining = new language; Strikethrough = deleted language.

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to ~~743 Washington Entertainment, LLC~~ Mansourandco, LLC as operator of this entertainment establishment. ~~Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.~~ Any change of operator or 50% (fifty percent) or more stock ownership shall require the new operator or owner to submit an affidavit, approved by City, to the City of Miami Beach Planning Department, transferring approval to the new operator or owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Certificate of Use/Business Tax Receipt. A progress report shall be scheduled prior to the applicant's submission and staff's acceptance of the affidavit.
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. Security personnel shall take measures to enforce the Patron Age Restriction of the City Code during all hours of operation.
5. The hours of operation for this entertainment establishment shall be as follows:
  - Monday - Wednesday: 10:30 AM to 5:00 AM
  - Thursday - Sunday: 5:00 PM to 5:00 AM
6. As shown on the plans, the existing double door vestibules shall be maintained at the main entrance of the establishment.
7. A revised floor plan that shows the seating arrangement shall be submitted to staff for review and approval prior to obtaining a building permit or Certificate of Completion, Certificate of Occupancy or Business Tax Receipt. In addition, as proffered by the applicant, security personnel shall be posted in close proximity to all doors, including the rear exit door.

8. The garbage holding room opening towards the alley shall be enclosed and air conditioned in order to contain malodorous garbage and to avoid any garbage escaping to the alley.
9. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division. A final concurrency determination shall be conducted prior to the issuance of a Certificate of Occupancy or Certificate of Completion. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving the Business Tax Receipt.
10. The applicant shall coordinate with the Parking Department and the Transportation Manager the location of valet drop-off/pick up and sufficient spaces for the queuing of vehicles waiting to be serviced by the valet operator.
11. Once the applicant enters into a contract with the valet operator, a valet staffing plan and a vehicle storage plan shall be submitted to staff for review and approval.
12. The applicant shall submit for staff review and approval specific noise attenuation measures inclusive of interior proofing prior to the issuance of a Business Tax Receipt.
13. Any window treatment that may be proposed shall be such that there is a clear view from the sidewalk in order to activate the area. Such treatments shall be included in the building permit plans and shall be reviewed and approved by staff.
14. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
15. Queuing of persons on the sidewalk shall be prohibited. Queuing shall take place within the premises, as shown in the plans submitted, and controlled by The Gates security personnel so that there is no spillover that could conflict with pedestrian flow in front of the subject establishment.
16. The applicant shall be responsible for maintaining the frontage and exterior of the building and the property in excellent condition, including keeping the sidewalk, curb and gutter in front and side of the building in a clean and sanitary condition, free of all refuse, at all times. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.
17. The Planning Board shall retain the right to call the operators back before them and modify the hours of operation or the occupant load should there be issuance of written warnings and/or notices of violation about loud, excessive, unnecessary, or unusual late night noise.
18. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
19. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit.

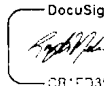
20. Within a reasonable time after applicant's receipt of this Modified Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit or certificate of completion shall be issued until this requirement has been satisfied.
21. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
22. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of the Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.
23. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
24. The applicant agrees and shall be required to provide access to areas subject to this CUP (not including private residences) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the terms and conditions of this CUP.

8/15/2021 | 6:59 PM EDT

Dated: \_\_\_\_\_

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:



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BY: \_\_\_\_\_  
Rogelio Madan, AICP  
Chief of Chief of Community Planning & Sustainability  
FOR THE CHAIRMAN

STATE \_\_\_\_\_ OF \_\_\_\_\_ FLORIDA  
)

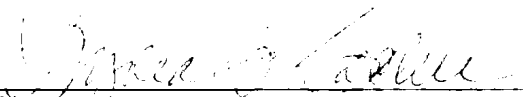
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, 2021, by Rogelio Madan, Chief of Community Planning &



Sustainability for the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL]

  
Notary:

Print Name: *Lupita F. Escobar*

Notary Public, State of Florida

My Commission Expires: *February 16, 2024*

Commission Number: *60456968*

Approved As To Form:  
Legal Department

8/15/2021 | 11:35 AM EDT

DocuSigned by:

8D5CB38CCAB846C

Filed with the Clerk of the Planning Board on 8/20/2021 | 1:26 PM EDT

DocuSigned by:

*Jessica Gonzalez*

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