PB21-0442: 743 Washington Ave.

Planning Board Meeting

September 24, 2024

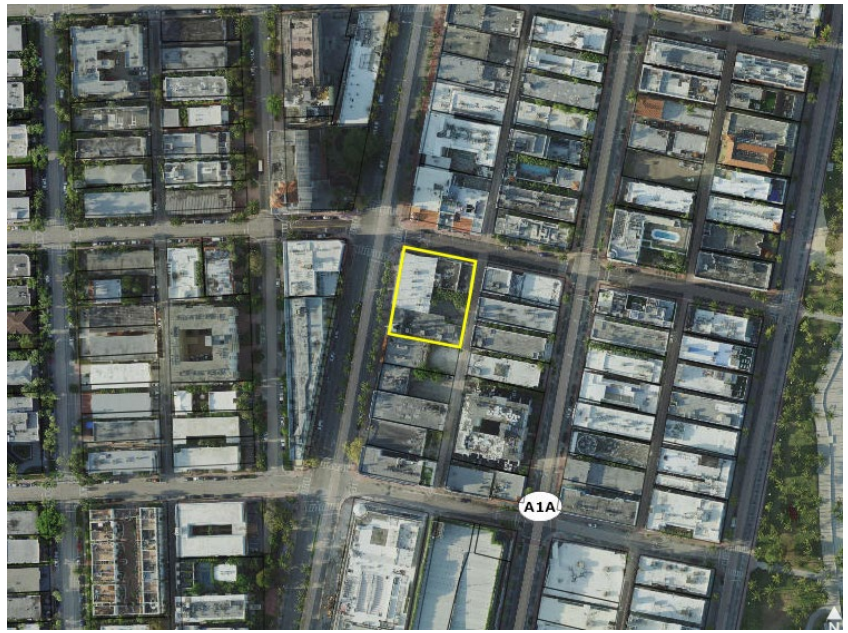
VENDÔME

BRFLT

BERCOW RADELL FERNANDEZ LARKIN + TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

Property: 743 Washington Avenue



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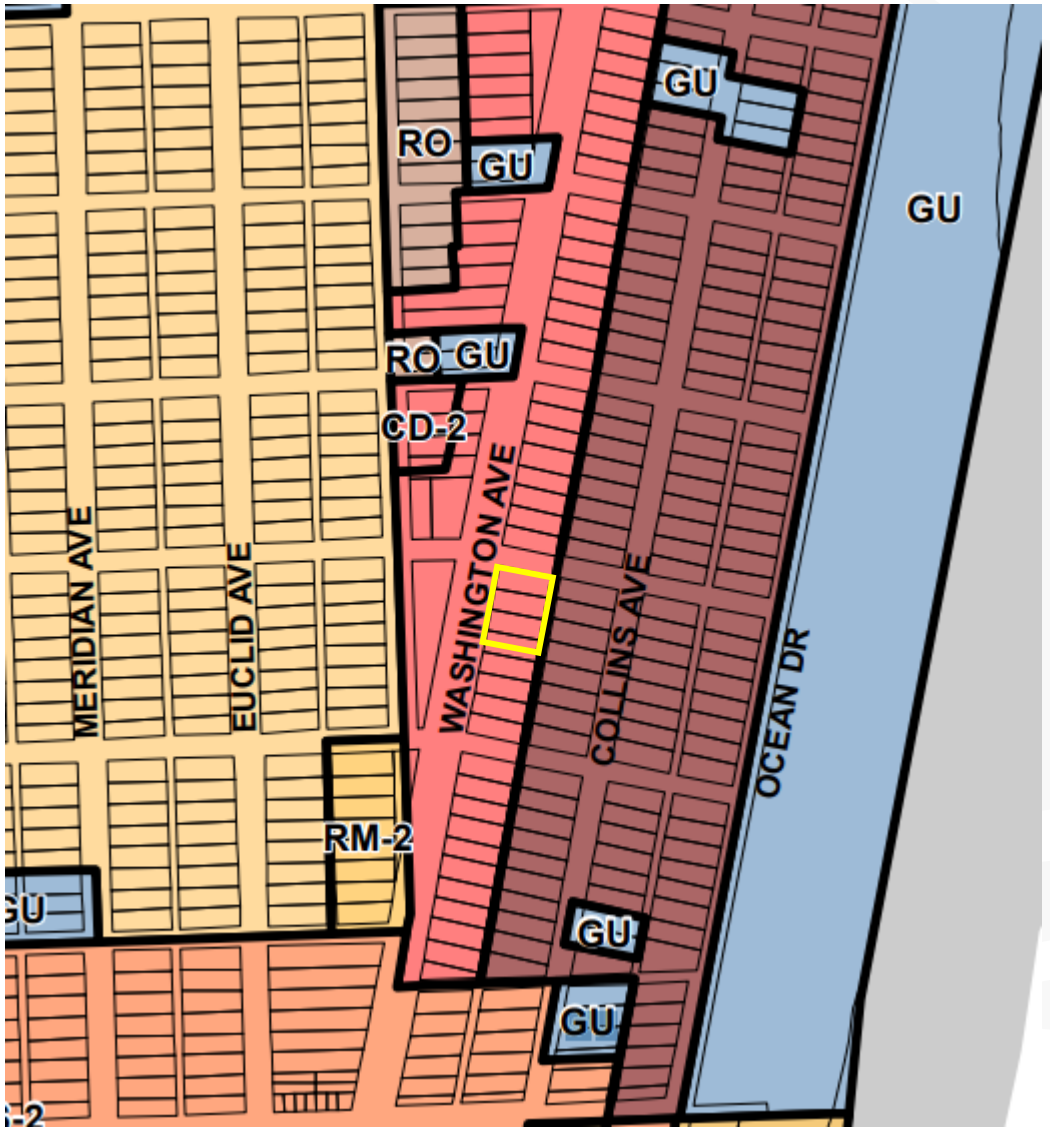
Zoning Map: CD-2



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PB File No. 2053 : Permitted Operation of Rockwell Miami

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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

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

VENDÔME

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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.

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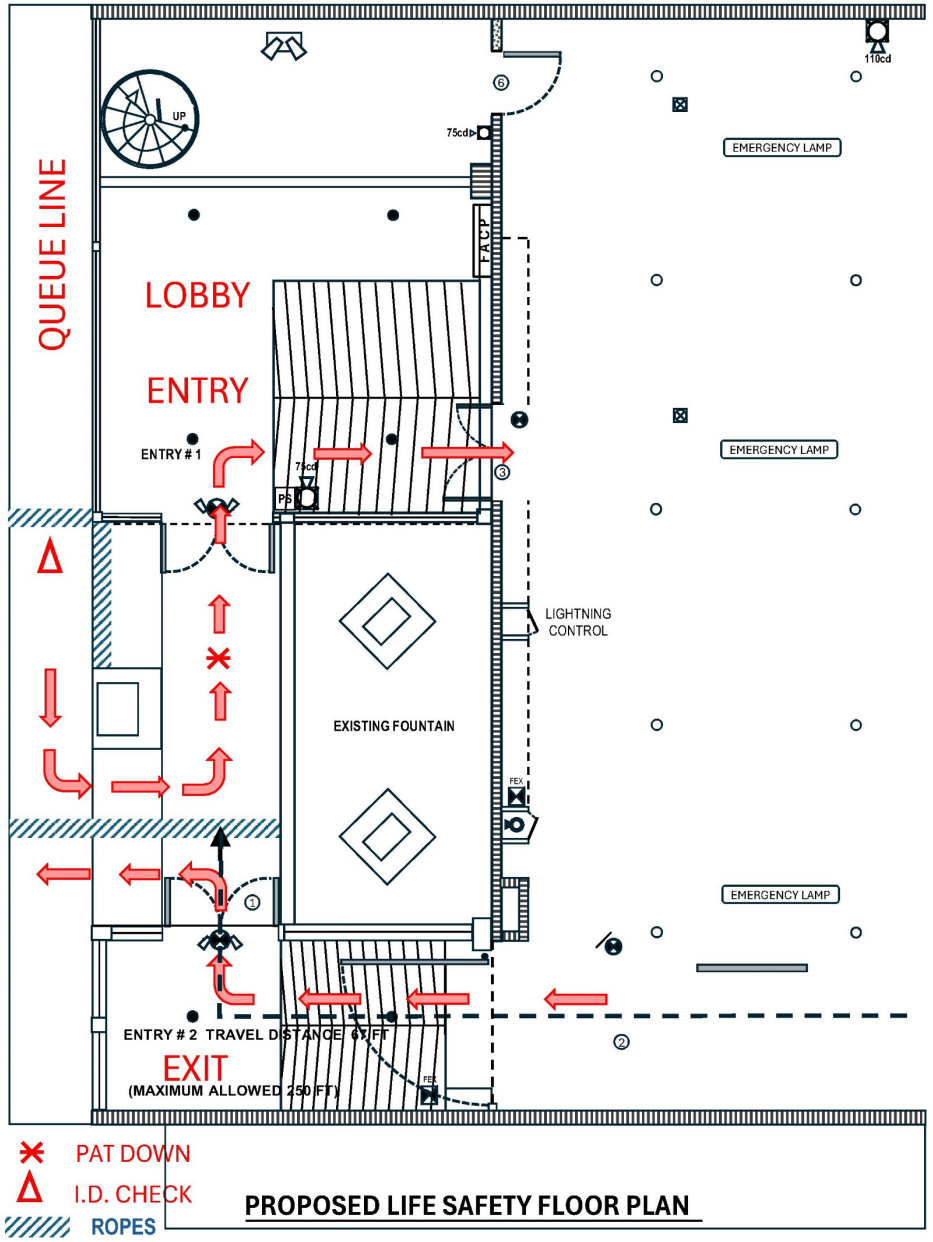
Life Safety Plan



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Thank You

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