

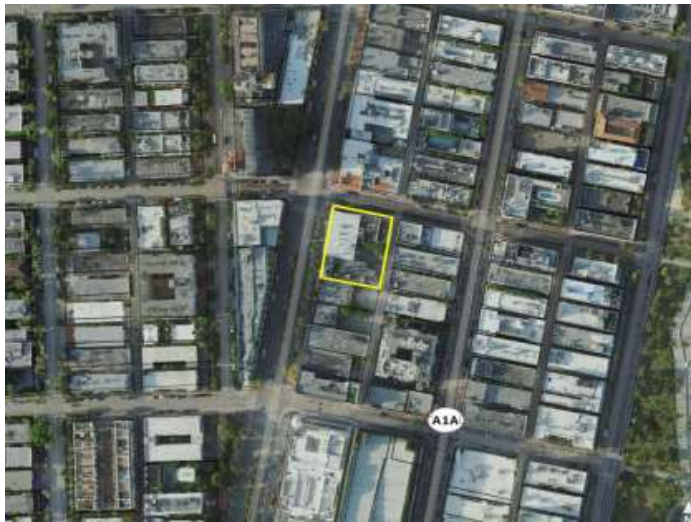
PB21-0442: 743 Washington Ave.

Planning Board Meeting

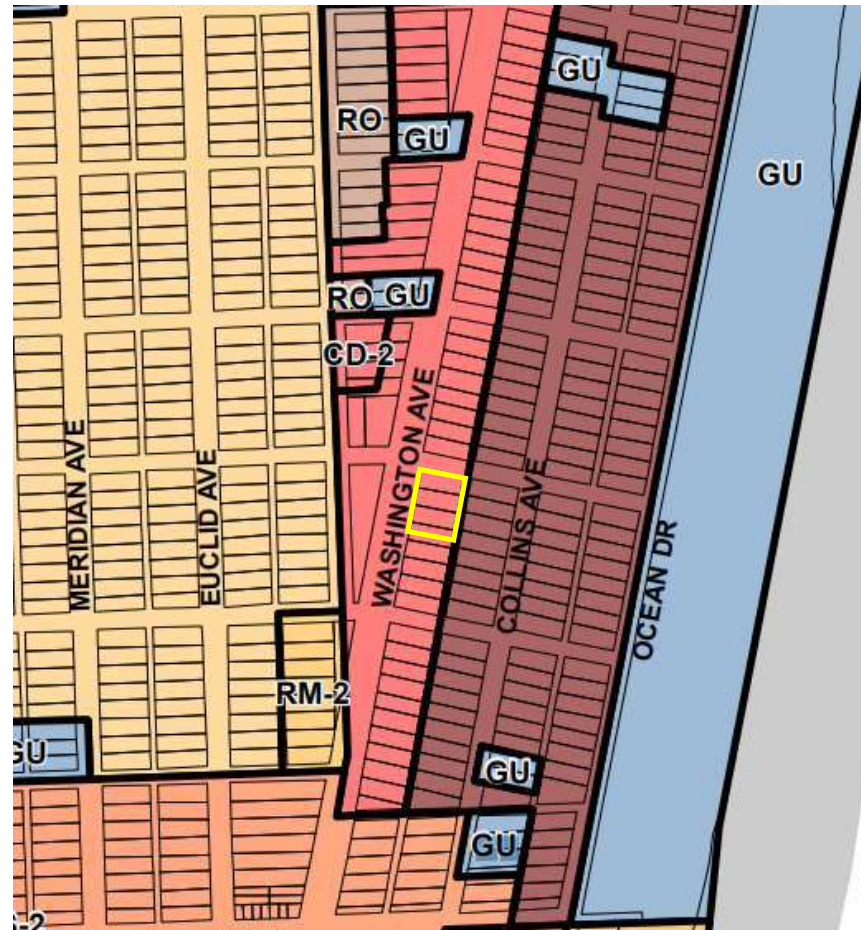
November 26, 2024



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**

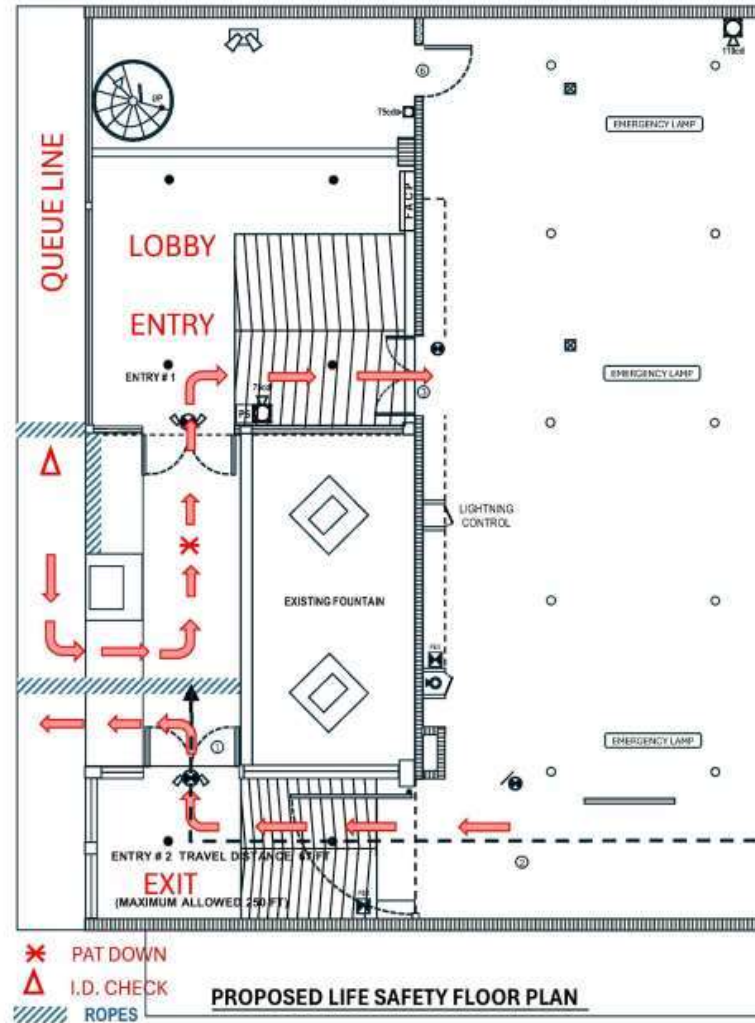
The first checkpoint is positioned at the start of the queue, entirely within our property on the left side when facing the building. Here, two security personnel are stationed to verify patrons' IDs and ensure they meet age requirements before entering the club. This helps filter the queue early and 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	
Previous Next Top Paging Options Filter Options Main Menu	
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	
Previous Next Top Paging Options Filter Options Main Menu	
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>

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. [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,



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

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



VIG VALDES INVESTIGATION GROUP

Surveillance Report

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

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

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Info@brzoninglaw.com