



NIGHT CLUB C.U.P.

1235 WASHINGTON AVE.
MIAMI BEACH, FL.

FOR

1235 REDUX, LLC.

1235 WASHINGTON AVE.
MIAMI BEACH, FL 33140

COMM. NO. 21105A
June 2, 2024

PLANNING BOARD
File # PB24-0656
FINAL SUBMISSION

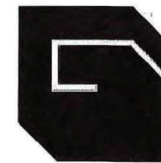


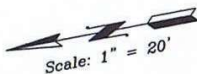
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Giller
Date:
2024.05.30
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Giller & Giller, Inc.

The Giller Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-6324 Reg. #AA C001364

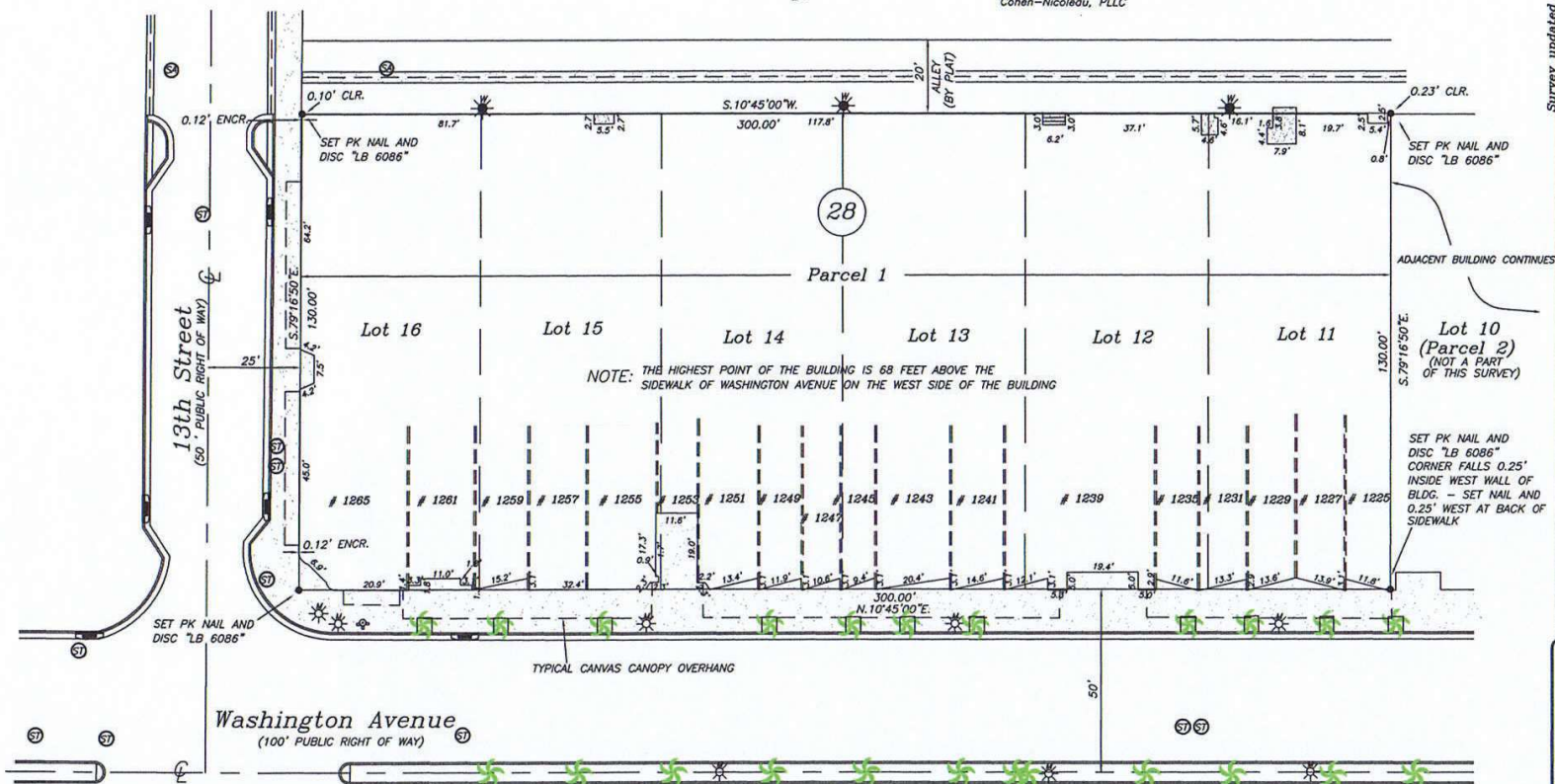
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS





CERTIFIED TO:

Pix Realty, L.P., a Delaware limited partnership
Chicago Title Insurance Company
Sabodell United Bank, N.A., its successors and/or assigns
Cohen-Nicoleau, PLLC



This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10(a) (if party walls exist), 11(a) and 20(a) of Table A thereof. The field work was completed on May 13, 2014.

Date: 7-01-2014

By:

William O. High

Professional Land Surveyor No. 4632
State of Florida

PARCEL 1

Legal Description

Lots 11 through 16, inclusive, in Block 28 of OCEAN BEACH ADDITION NO. 2 according to the Plat thereof as recorded in Plat Book 2, at page 56 of the Public Records of Miami-Dade County, Florida.

Easement created by Easement Agreement recorded December 2, 1955 in Deed Book 4190, page 225 for the benefit of Parcel 1 over and on a portion of Parcel 11 which is occupied by an existing building; said Parcel 11 being described as follows:

PARCEL 11

Lpt 10 in Block 28 of OCEAN BEACH ADDITION NO. 2, according to the Plat thereof as recorded in Plat Book 2, at page 56 of the Public Records of Miami-Dade County, Florida.

Surveyor's Notes

- 1) Bearings are based on the centerline of Washington Avenue which bears N10°45'00"E.
- 2) Only those easements and other matters of record which appear in Chicago Title Insurance Company Commitment for Title, NBU No. 21401613, Local No. 4804408, Issued 5/15/2014 Effective Date: April 28, 2014 at 11:00 PM are reflected here.
- 3) Subject property is subject to an Easement Agreement as recorded in Deed Book 4190 page 225, Public Records of Miami-Dade County, Florida.
- 4) Total area of subject property = 39,000 square feet, more or less.
- 5) Subject property falls in FEMA Zone AE, having a Base Flood Elevation of 8.0, N.G.V.D. per FEMA Map No. 12086C0317L, revised Sept. 11, 2009.
- 6) This Survey is not valid unless it bears the signature and embossed seal of the surveyor.

- ⊗ STORM SEWER MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ✱ WOOD UTILITY POLE
- ⊙ METAL PUMP POST
- ⊙ FIRE HYDRANT
- ⊙ DRAINAGE INLET
- ✱ PALM TREE

Symbols Legend

1415.DWG
WASHINGTON

Survey updated 4-27-15

Date 6-13-14
Proj. 1415
P.B. 181
Pg. 47

ALTA/ACSM Survey
1225 - 1265 Washington Avenue,
Miami Beach, Florida

Certificate of Authorization No. LB 6086
HIGH SURVEYING & MAPPING
12240 S.W. 132nd Court, Suite 216, Miami, FL 33186
Tel: (305) 252-0650, Fax: (305) 252-9551

Sheet
1 of 1

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address:	Folio number(s):	02-3234-008-1091	Year built:	1934
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	39,000
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	CD-3	Lot width:	300'
4	Individual Historic Site (Yes or No): No			Lot Depth:	130'
5	Base Flood Elevation:	+8.0' NGVD	Grade value in NGVD:		+5.0
6	Future Adjusted Grade (BFE+Grade / 2):	N/A	Free board:	N/A	
7	Proposed Use:	NIGHT CLUB			
8	Proposed Accessory Use:				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	N/A			
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	2.25	1.98	1.98	
14	Building Height	75' MAX	68'	68'	
15	At grade parking lot on the same lot	N/A			
a	Front setbacks	0'	0'	0'	
b	Side interior setback	0'	0'	0'	
c	Side facing street setback	0'	0'	0'	
d	Rear setback	0'	0'	0'	
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	0'	0'	0'	
b	Side interior setback	0'	0'	0'	
c	Side facing street setback	0'	0'	0'	
d	Rear setback	0'	0'	0'	
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	0'	0'	0'	
b	Side interior setback	0'	0'	0'	
c	Side facing street setback	0'	0'	0'	
d	Rear setback	0'	0'	0'	
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A			
b	Rehabilitated Buildings				
c	Hotel Unit				
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A			
b	Rehabilitated Buildings				
c	Hotel Unit				
20	Required Open-space ratio (RPS, CPS)	N/A			
21	Parking	0	0	0	
22	Loading	0	0	0	

DRAWING INDEX

COVER SHEET
SURVEY

A-1 DRAWING INDEX, SCOPE, LEGAL, ZONING, AERIAL
A-2 CONTEXT LOCATION PLAN

A-3 SITE PLAN
A-4 FIRST FLOOR PLAN & SECTION
A-5 MEZZANINE & SECOND FLOOR PLANS
A-6 LIFE SAFETY PLAN

A-7 ENTRY DETAILS

A-8 SECTION

A-1 ROUGH DIMENSIONS - 1ST FL

A-2 ROUGH DIMENSIONS - 2ND FL.

PH-1 EXTERIOR PHOTOS
PH-2 CONTEXT PHOTO
PH-3 INTERIOR PHOTOS

SCOPE OF CONDITIONAL USE PERMIT REQUEST:

CONDITIONAL USE PERMIT TO INCREASE THE OCCUPANT LOAD OF AN EXISTING 24,366 SF NIGHT CLUB FROM 1,466 TO 2,471 PERSONS. NO INCREASE IN AREA. THE NIGHT CLUB WILL BECOME A NEIGHBORHOOD IMPACT ESTABLISHMENT

LEGAL DESCRIPTION:

FOLIO #02-3234-008-1091.
LOTS 11 THRU 16, BLK 28, OCEAN BEACH ADDITION NO. 2, PB 2-6 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.



Giller & Giller, Inc.
The City of Miami
Miami Beach, Florida 33139
305.673.7550

NIGHT CLUB C.U.P.
FOR 1235 REDUX, LLC
1235 WASHINGTON AVE, WASHINGTON AVE
MIAMI BEACH, FL



RECEIVED	DATE	TIME

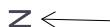
INDEX, SCOPE, LEGAL,
ZONING, AERIAL

A-1
TOTAL
4 SHEETS



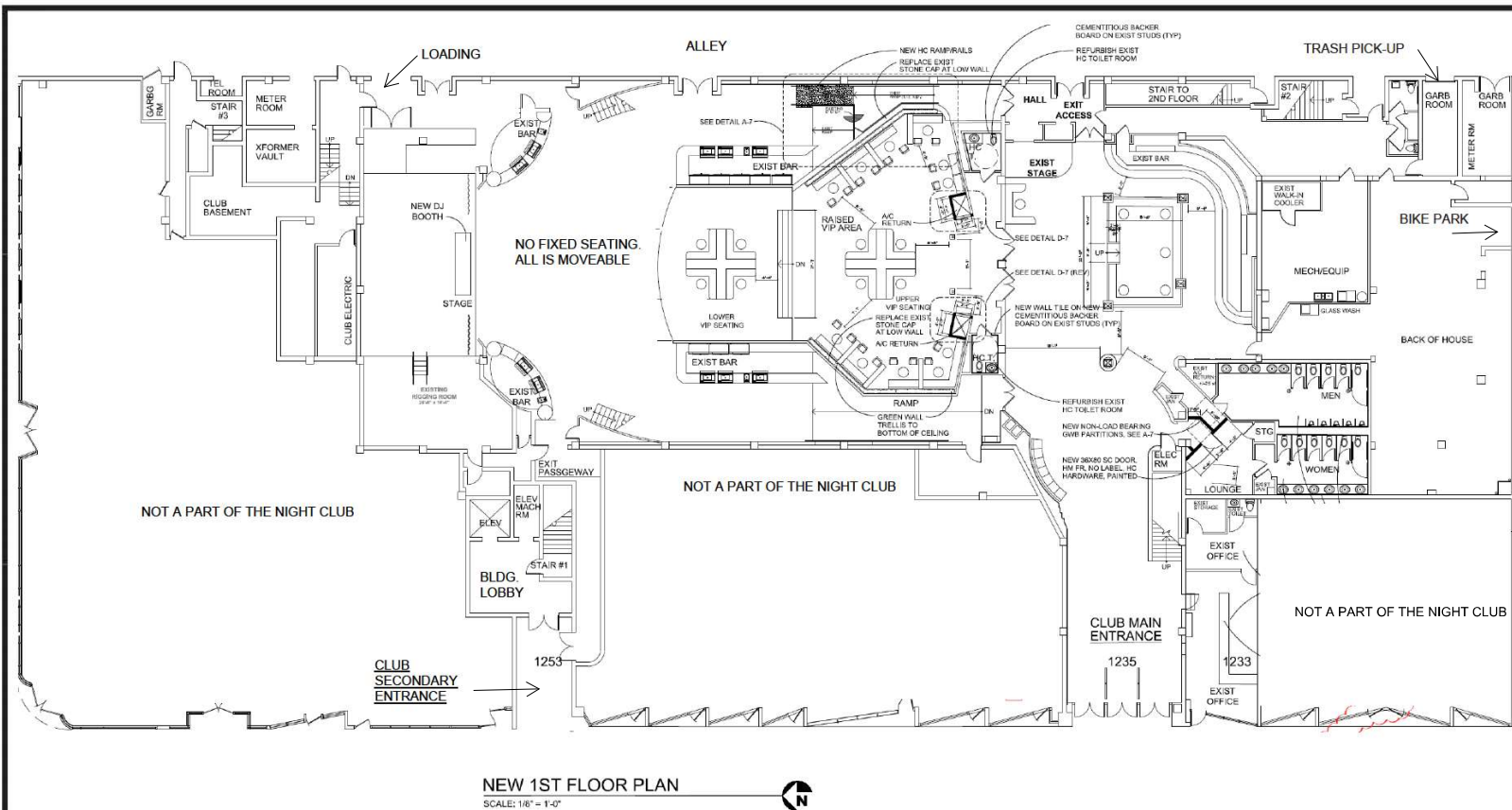
1/2 mile rad.

SHEET # A-2 TOTAL 2	CONTEXT LOCATION PLAN	REVISIONS TO DATE 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 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SCALE - 1/16"= 1'-0"

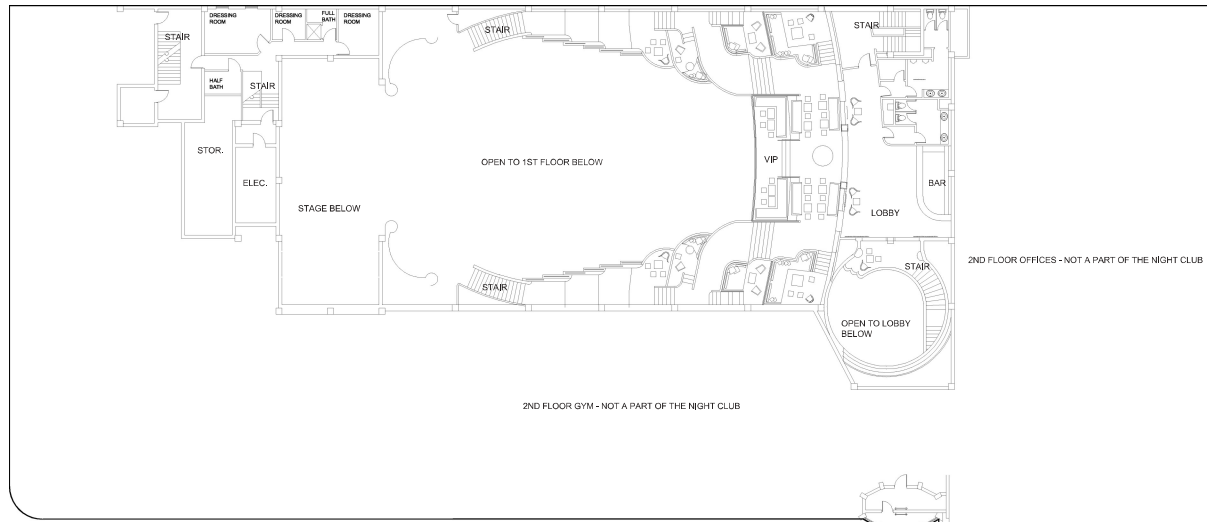
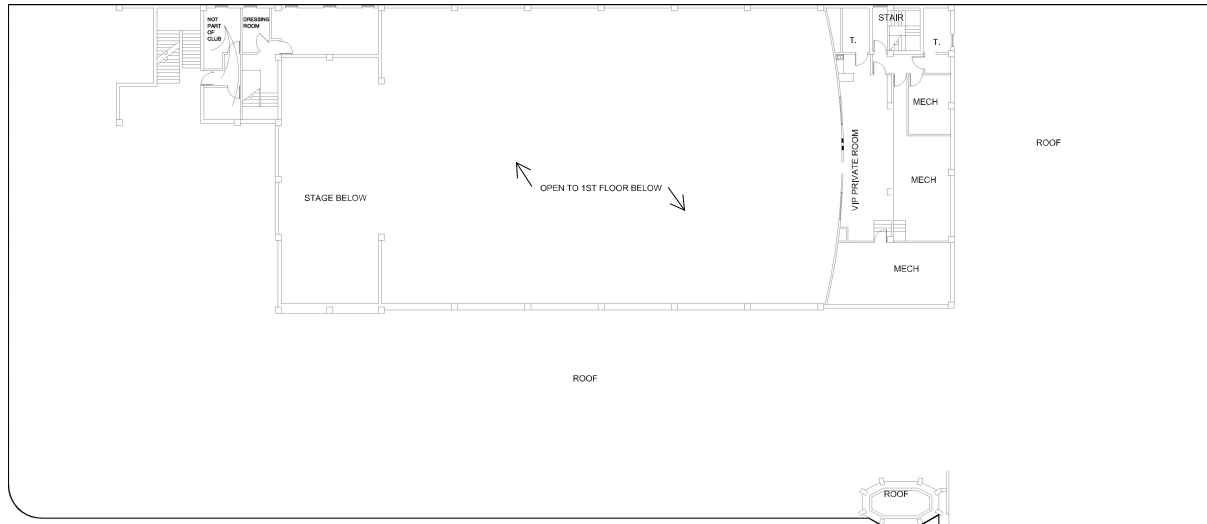
SITE PLAN



NEW 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE -
THIS PLAN IS THE 1ST FLOOR PLAN OF THE 2021 RENOVATION UNDER BLDG. PERMIT #BC2117476. REMOVAL OF THE UNFIXED SEATING & TABLES WILL ALLOW STANDING DENSITY WHICH INCREASES THE MAXIMUM OCCUPANT LOAD.
IT IS THE INTENT TO OPERATE BOTH WITH AND WITHOUT THE FURNITURE. THEREFORE, THE MAXIMUM OCCUPANT LOAD WITHOUT THE FURNITURE WILL GOVERN FOR THE CONDITIONAL USE PERMIT.

Giller & Giller, Inc. 1235 WASHINGTON AVE., WASHINGTON AVE. SUITE 200 MAINE BEACH, FL 33156 TEL: 305.444.1234 FAX: 305.444.1235 WWW.GILLER-AND-GILLER.COM	
NIGHT CLUB C.U.P. FOR 1235 RED UX, LLC 1235 WASHINGTON AVE., WASHINGTON AVE. SUITE 200 MAINE BEACH, FL 33156 TEL: 305.444.1234 FAX: 305.444.1235 WWW.GILLER-AND-GILLER.COM	
DATE: 10/1/2021 REVISION: 10/1/2021	DESIGNER: J. GILLER CHECKER: J. GILLER DRAWN BY: J. GILLER SCALE: 1/8" = 1'-0"
PROJECT: 1235 WASHINGTON AVE., WASHINGTON AVE. SUITE 200 MAINE BEACH, FL 33156 TEL: 305.444.1234 FAX: 305.444.1235 WWW.GILLER-AND-GILLER.COM	CLIENT: NIGHT CLUB C.U.P. FOR 1235 RED UX, LLC 1235 WASHINGTON AVE., WASHINGTON AVE. SUITE 200 MAINE BEACH, FL 33156 TEL: 305.444.1234 FAX: 305.444.1235 WWW.GILLER-AND-GILLER.COM
1ST FLOOR PLAN & SECTION A-4	DATE: 10/1/2021 REVISION: 10/1/2021



GRAPHIC SCALE



Giller & Giller, Inc.
The Giller Building

Gilmer & Gilmer
The Gilmer Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 533-6304

NIGHT CLUB C.U.P.
FOR 1235 REDUX, LLC

1235 WASHINGTON AVE, WASHINGTON AVE MIAMI BEACH, FL



Digitally signed by
Jra D Giller
Date: 2024.05.30
10:10:16 -0500*

		DATE	REVISION DESCRIPTION
CONFIDENTIAL			
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MEZZANINE & 2ND
FLOOR PLANS

SHEET #
A-5
OF TOTAL

[illegible]

1. EXIT CAPACITY BY DOORS & CORRIDORS @ 1ST FL ALLOWS FOR 2,550 PERSONS
2. OCCUPANT LOAD BY SF ALLOWS FOR 2,471 PERSONS
3. $2,550 > 2,471$, THEREFORE OCCUPANT LOAD SHALL BE 2,471 PERSONS

4. **NORTH MEZZANINE & 2ND FLOOR EXIT ANALYSIS:** OCC LOAD BY SF ALLOWS FOR 1,449/15=97 PERSONS
5. **DOORS 7 & 8 ALLOW FOR 340 PERSONS**
6. **340 > 97, THEREFORE OCCUPANT LOAD AT MEZZ & 2ND FLOOR NORTH SHALL BE 97**

1. MAX TRAVEL DISTANCE IN AN A-2 OCCUPANCY WITH AUTOMATIC SPRINKLERS IS 250'
2. MAX TRAVEL DISTANCE PROVIDED IS 171' (2ND FLOOR TO EXTERIOR DOOR AT EAST)

1. DESIGN SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE 8TH ED
2. **AUTOMATIC FIRE SPRINKLERS** ARE EXISTING TO REMAIN AT ALL EXISTING LAYOUTS.
3. **FIRE ALARM SYSTEM** IS EXISTING TO REMAIN AT ALL EXISTING LAYOUTS.
4. **PORTABLE FIRE EXTINGUISHERS** (AS PER 37.3.5.3) SHALL BE PROVIDED IN ALL ASSEMBLY OCCUPANCIES IN ACCORDANCE WITH 9.7.4.1. (EVERY 75', MIN - SEE PLAN FOR LOCATIONS)
5. **EXISTING EMERGENCY LIGHTING AND EXIT LIGHTS** SHALL REMAIN, SEE PLAN FOR LOCATIONS THERE SHALL BE NO CHANGES OF FLOOR ELEVATION GREATER THAN 1/2", ALL FLOORING SHALL SLIP RESISTANT
6. **ALL INTERIOR FURNISHINGS & FINISHES** SHALL COMPLY WITH THE FFPC 7TH ED 101-10.2, CHAP 10; TABLE A.10.2.2; AND FBCB TABLE 803.11 & 805 - CLASS "A" OR CLASS "B" (BLDG IS FULLY SPRINKLERED SO CLASS "B" FINISHES AT THE EXIT COMPONENTS ARE ALLOWED)
7. THE RATING OF ANY EXISTING SURROUNDING DEMISING WALLS SHALL BE MAINTAINED AS A 2 HOUR FIRE RATED WALL, IN COMPLIANCE WITH THE FFPC 7TH ED TABLES 6.1.14.4.1(A)(B)
8. THE FRONT ENTRY DOORS (#1) SHALL BE FREE SWINGING, HAVE A KEY OPERATED LOCK ON BOTH SIDES AND SHALL HAVE A SIGN POSTED AT DOORS THAT THEY SHALL REMAIN UNLOCKED DURING BUSINESS HOURS. SIGN COPY SHALL READ, "THESE DOORS SHALL REMAIN UNLOCKED DURING BUSINESS HOURS".
9. ALL OTHER EXIT DOORS (#2 THROUGH #8) HAVE PANIC DEVICES AND SHALL REMAIN

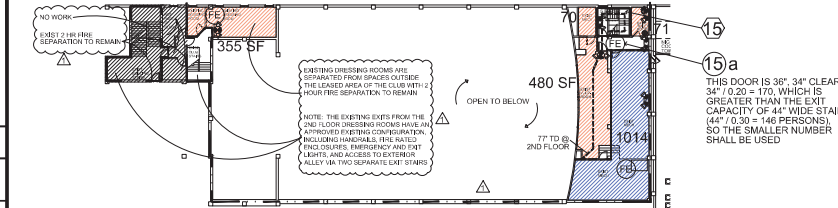
NET SF & OCCUPANT LOAD OVERVIEW (PER FFPC 14.8.1.2)														
	STAGE/				MECH / BACK OF				BARREMENT &		CORRIDORS STAIRS			
	PUBLIC	BAR	STAGE	DRESS	ROOMS	TOILETS	EQUIP	HOUSE	OFFICE	STORAGE				
1ST FLOOR	9,585	1,078	2,008	2,417	1,051	500			1,952	623			17,114	1ST FLOOR SUBTOTAL NSF
MEZZANINE	3,627	135		404	445	640							5,251	MEZZ FLOOR SUBTOTAL NSF
2ND FLOOR				355	71	1,094							1,960	2ND FLOOR SUBTOTAL NSF
SUBTOTALS	13,692	1,214	2,028	759	1,567	2,314	1,917	623		241			24,355	TOTAL NSF
OCCUPANT LOAD FACTOR	7	7	15	15	15	100	100	100	100	100				
OCCUPANT LOAD BY AREA	1,596	173	135	51	104	23	19	6	2				2,471	TOTAL OCC LOAD

7 SF/PERSON
 15 SF/PERSON
 100 SF/PERSON
 0 SF/PERSON

BUT LIGHT WITH BATTERY BACKUP
 (EXITING TO REMAIN)
 FIRE HOSE
 FIRE EXTINGUISHER
 (EXITING TO REMAIN)
 EMERGENCY LIGHT
 WITH BATTERY BACKUP
 (EXITING TO REMAIN)
 EMERGENCY LIGHT WITH BATTERY BACKUP
 (EXITING TO REMAIN)

TRAVEL DISTANCE
 2 HR FIRE RATED TENANT SEPARATION
 1 HR FIRE RATED WALL
 480 NSF FOR LIFE SAFETY PLAN

8 EXIT CAPACITY (DOOR)
 14 EXIT CAPACITY (STAIRS)



1ST FLOOR PLAN - LIFE SAFETY PLAN

SCALE: 1/16" = 1'-0"

PERMIT DRAWINGS

Giller & Giller, Inc.
The Giller Building

NIGHT CLUB C.U.P.
FOR 1235 REDUX, LLC

Digitally signed by Ira D. Gillen
Date: 2024.05.13
01:10:38
-0400

DATE	REVISION DESCRIPTION

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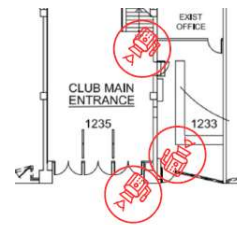
SHORT TITLE

LIFE SAFETY PLANS

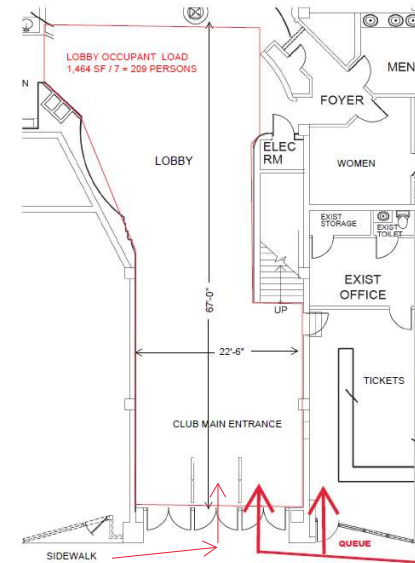
A-6
SHEET 4

ENTRY LINE PROCEDURES:

1. MAIN ENTRANCE WILL BE AT THE FRONT DOORS TO THE LOBBY. TICKETS WILL BE CHECKED AT THE DOOR. MOST TICKETING IS ELECTRONIC VIA SMARTPHONES.
2. LINES WILL BE FORMED IN FRONT OF THE MAIN ENTRANCE AS NEEDED AND EXTEND NORTH AND SOUTH ALONG THE STOREFRONTS AS SHOWN. THE LINE WILL BE MAINTAINED NEXT TO THE STOREFRONTS SO THAT 5' OF THE SIDEWALK IS CLEAR.
3. A SECONDARY/V.I.P. ENTRANCE WILL BE PROVIDED AT BUILDING LOBBY (1253) TO RELIEVE THE MAIN ENTRANCE LINE BACK-UP.
4. SECURITY WILL BE POSTED AT BOTH ENTRANCES (7 @ MAIN AND 3@ V.I.P.) TO MANGE THE DOOR AS WELL AS THE SIDEWALK QUEUES.
5. TICKETS CAN BE PURCHASED AT THE OFFICE WITH INTERNAL ACCESS TO THE LOBBY. THIS IS LIMITED AS MOST TICKETS ARE PRE-PURCHASED AND SMARTPHONE BASED.
6. TEMPORARY REMOVEABLE, ROPE & STANCHIONS MAY BE PROVIDED TO DIRECT THE LINES PARALLEL WITH THE STOREFRONTS.
7. SECURITY CAMERAS ARE PROVIDED AT THE ENTRY AS SHOWN.



ENTRY CAMERAS



ENTRY DETAIL



1ST FLOOR PLAN - 1235 WASHINGTON AVENUE



Giller & Giller, Inc.

The Giller Building
1235 Washington Ave.
Miami Beach, Florida 33139
ARCHITECTS INTERIOR DESIGNERS CONSULTING MANAGER

NIGHT CLUB C.U.P.
FOR 1235 REDUX, LLC
1235 WASHINGTON AVE, WASHINGTON AVE
MIAMI BEACH, FL

Digitally signed by H&G
Giller
DN: cn=H&G, o=H&G, email=H&G@H&G.COM, c=US
161101-04107

REVISIONS TO DRAWING
DATE
BY
REVISION
DATE
BY
REVISION

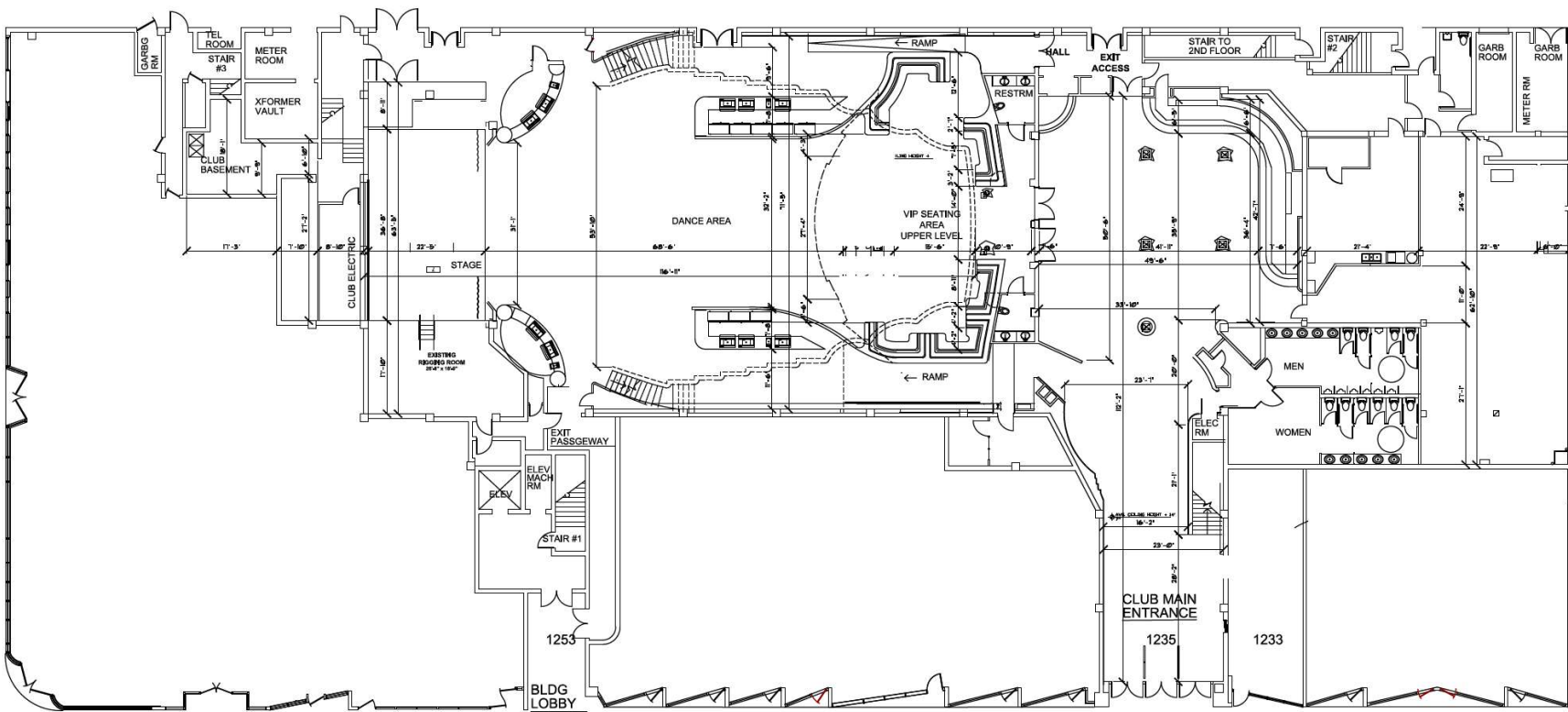
ENTRY DETAILS

DATE: 10/1/2024
BY: A-7
FOR: TOTAL
PROJECT: 1235 WASHINGTON AVE
SHEET: 10/1/2024



A-8

A-8



Giller & Giller, Inc.

1235 WASHINGTON AVE. SUITE 100
 MIAMI, FL 33136
 (305) 555-1234
 FAX (305) 555-1235
 ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

NIGHTCLUB ROUGH DIMENSIONS

FOR PK REALTY L.P.
 1235 WASHINGTON AVE. SUITE 100
 MIAMI, FL 33136



DATE	REVISION DESCRIPTION

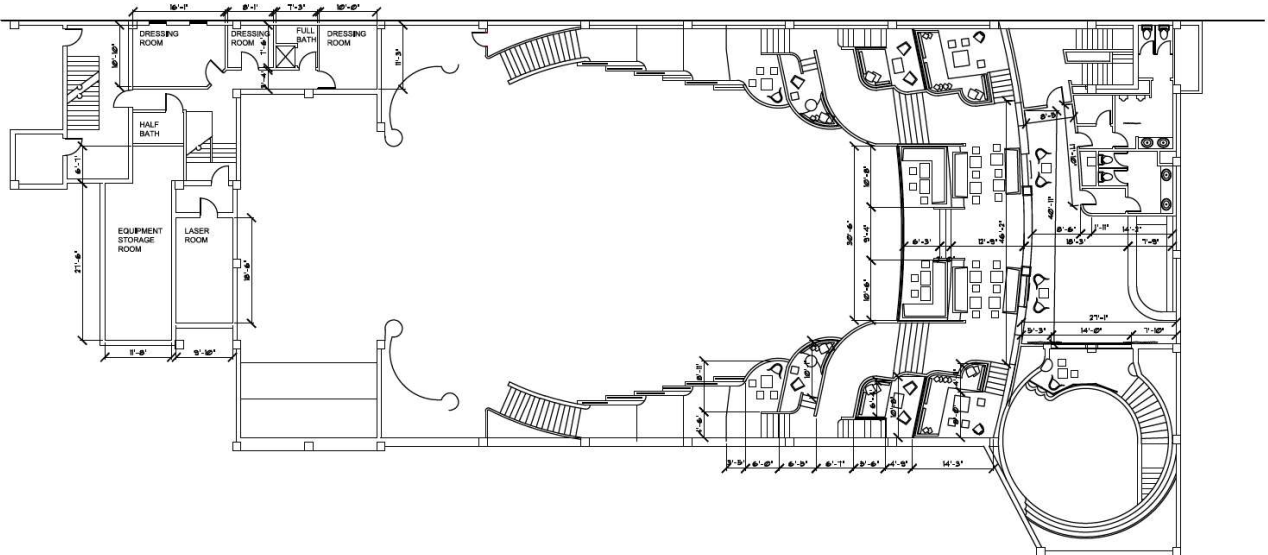
SHEET #
A-1

SHEET TITLE
1ST FLOOR PLAN

APPROVED BY:
 DATE:

2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



NOTE: DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED



Giller & Giller, Inc.
1234 5th Ave, Suite 100
Miami, FL 33133
Tel: 305-123-4567
Fax: 305-987-6543
www.gillerandgiller.com
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

NIGHTCLUB
ROUGH DIMENSIONS
FOR PPK REALTY L.P.
1235 WASHINGTON AVE. MB, FL

Digitally
signed by
J. D. Giller
Date:
2024.04.24
010:12:34
+04'00'

DATE	REVISION DESCRIPTION

SHEET #	SHEET TITLE	DESIGNED BY	APPROVED BY
A-2	2ND FLOOR PLAN		
OF TOTAL			
PRINT DATE			



PHOTOS - EXTERIOR PH-1 PHOTO COUNT: 1 TOTAL: 1	DATE: 10/12/24 CHECKED BY: J. GILLER APPROVED BY: J. GILLER		NIGHT CLUB C.U.P. FOR 1235 REDUX, LLC 1235 WASHINGTON AVE, WASHINGTON AVE MIAMI BEACH, FL	Giller & Giller, Inc. 1235 Washington Ave, Suite 1010 Miami Beach, FL 33139 305.673.1234 ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS
	RETURN RESERVATION DATE: 10/12/24 CHECKED BY: J. GILLER APPROVED BY: J. GILLER			



SHEET # PH-2 OF TOTAL ARCH CONT

GET THE
PHOTOS - AERIAL

TD:	CHECKED BY:	APPROVED BY:	CAD ID NAME:

TD:	CHECKED BY:	APPROVED BY:	CAD ID NAME:

A	DATE	REVISION DESCRIPTION
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DATE	REVISION DESCRIPTION
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Digitally signed by Ira D Gilman
Date: 2024.06.01 10:12:04 -04'00'

Digitally signed by Ira D Gilman
Date: 2024.06.01 10:12:04 -04'00'

Digitally signed by Ira D Gilman
Date: 2024.06.01 10:12:04 -04'00'

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Date: 2024.06.01 10:12:04 -04'00'

Digitally signed by Ira D Gilman
Date: 2024.06.01 10:12:04 -04'00'

NIGHT CLUB C.U.P.
FOR 1235 REDUX, LLC

NIGHT CLUB C.U.P.
FOR 1235 REDUX, LLC

Giller & Giller, Inc.
The Giller Baking

