



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

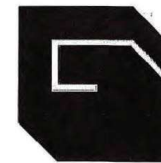


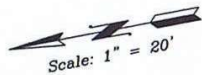
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signed by Ira D
Giller
Date:
2024.05.30
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Giller & Giller, Inc.

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

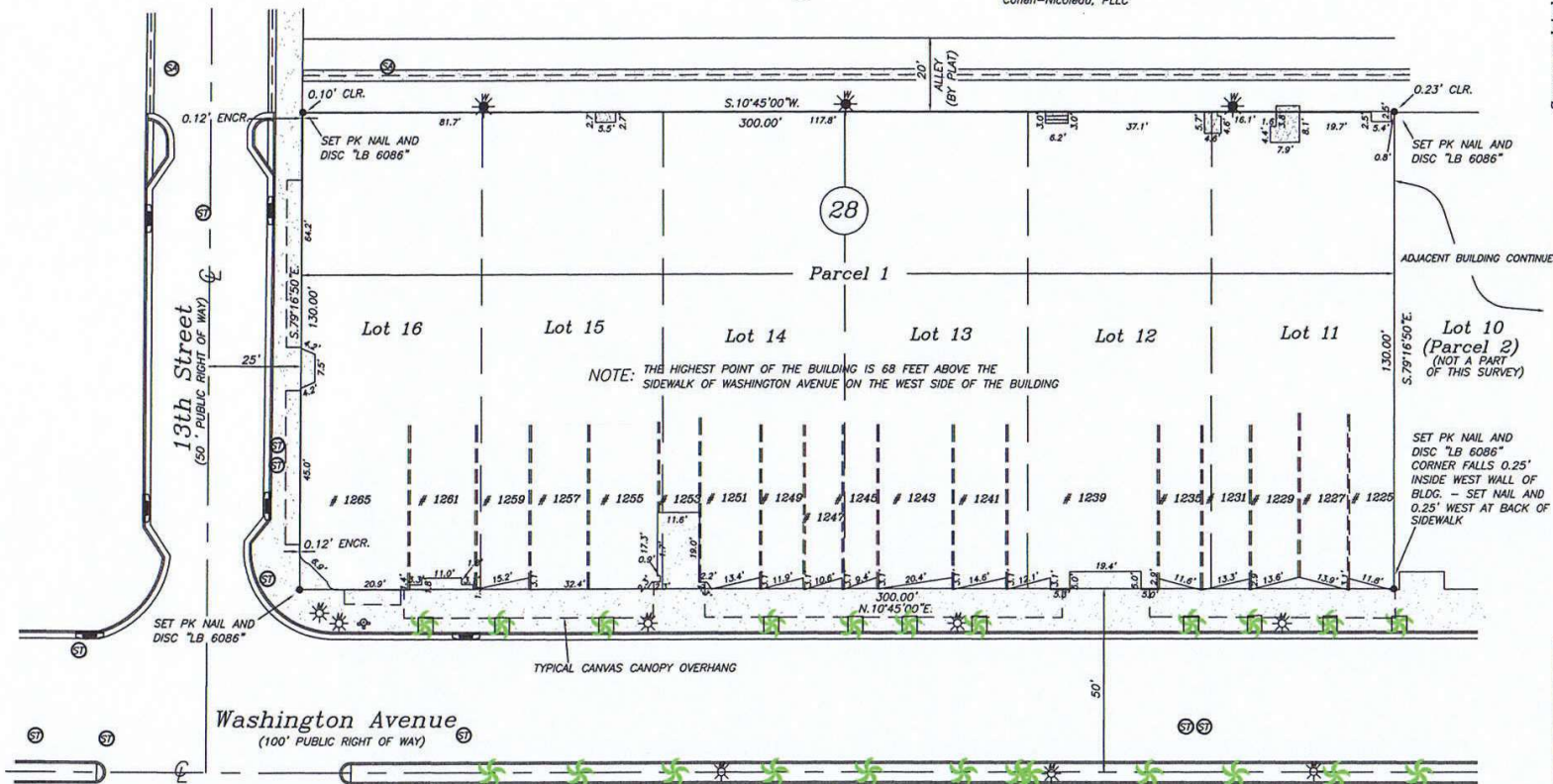
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS





CERTIFIED TO:

Pix Realty, L.P., a Delaware limited partnership
Chicago Title Insurance Company
Sabadell 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.CRD

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
12340 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.

1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139
305.673.7550

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

MIAMI BEACH, FL

1235 WASHINGTON AVE, WASHINGTON AVE

Digitally signed by
Giller & Giller, Inc.
Date: 2024.08.23
15:10:00
+0400

RECEIVED
DATE: 8/23/24
TIME: 10:00 AM
BY: [Signature]

INDEX, SCOPE, LEGAL,
ZONING, AERIAL

A-1



1/2 mile rad.

SHEET NO. **A-2**
 TOTAL SHEETS **2**
 PROJECT NO. **1235**
 DATE **08/20/20**

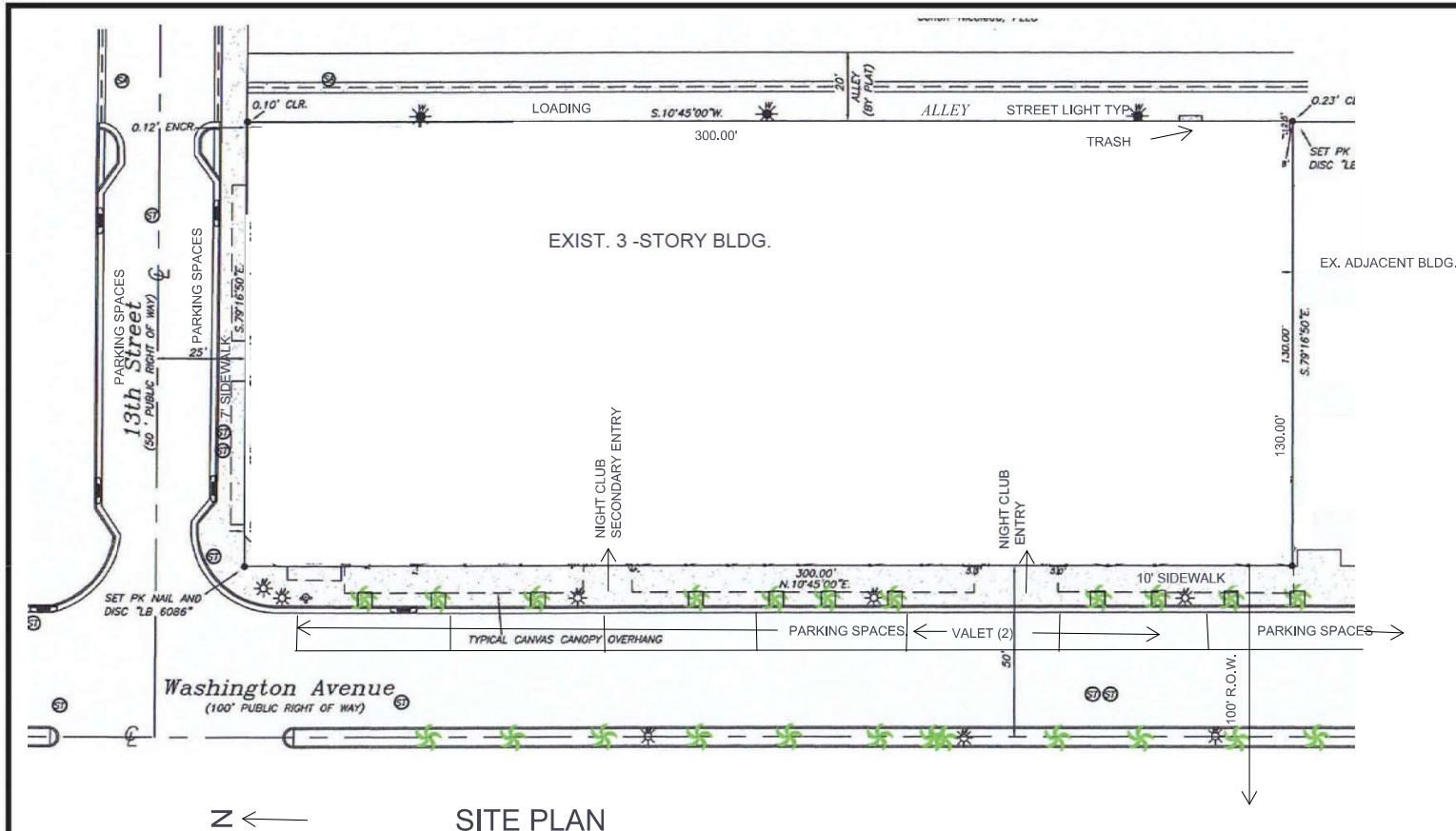
CONTEXT LOCATION
 PLAN



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

Giller & Giller, Inc.
 1235 WASHINGTON AVE, WASHINGTON AVE
 MIAMI BEACH, FL





SITE PLAN

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



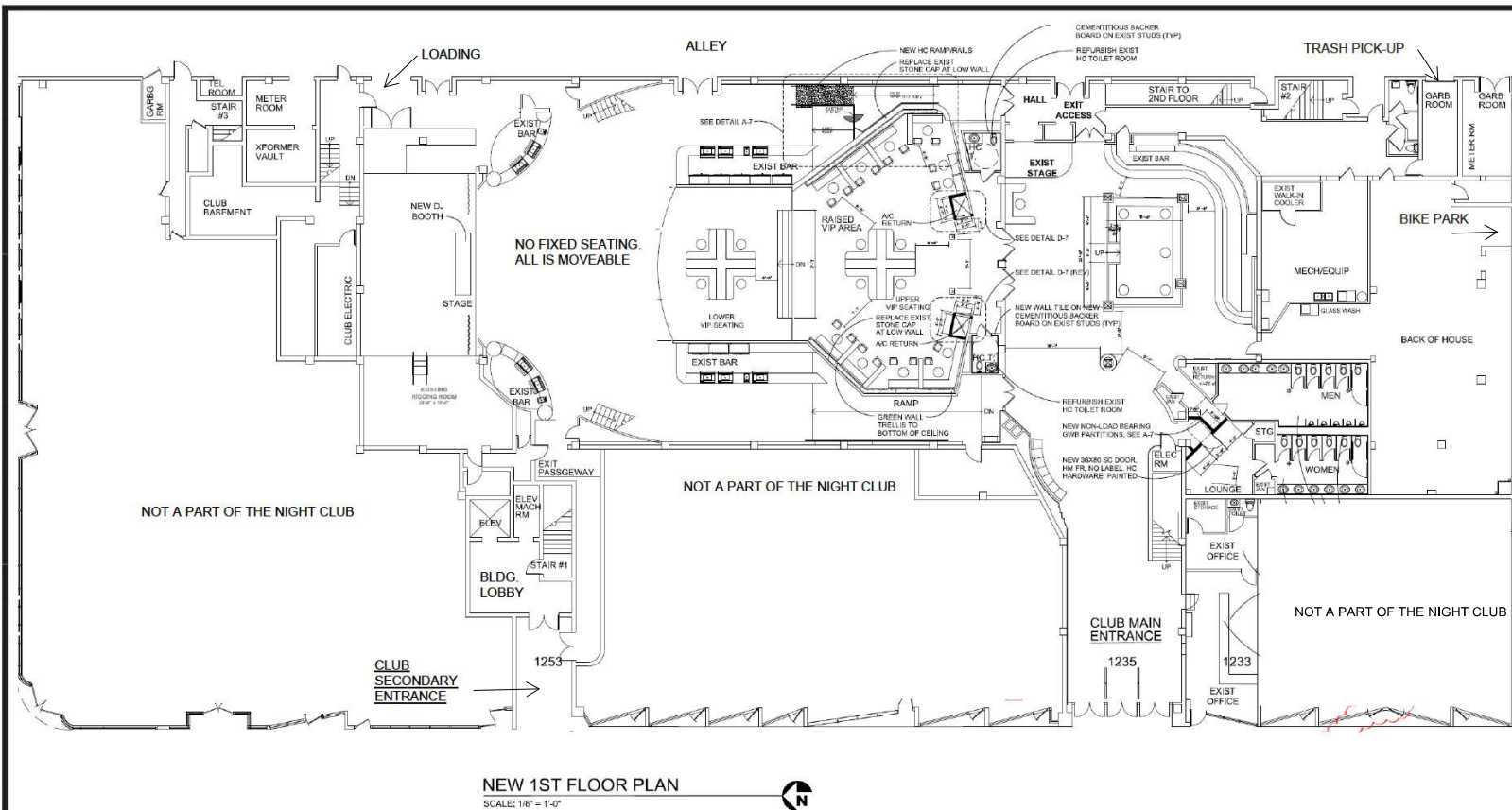
Giller & Giller, Inc.
 1235 Washington Ave., Suite 100
 Miami Beach, FL 33139
 (305) 673-1234
 FAX: (305) 673-1235
 INTERNET: WWW.GILLER-INC.COM

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



DATE	REVISION DESCRIPTION

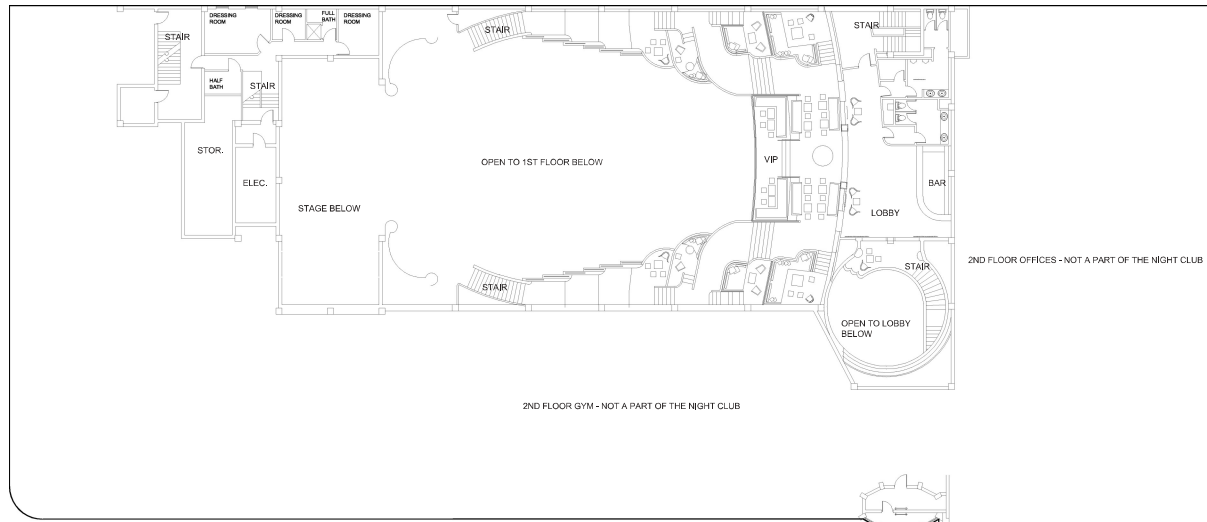
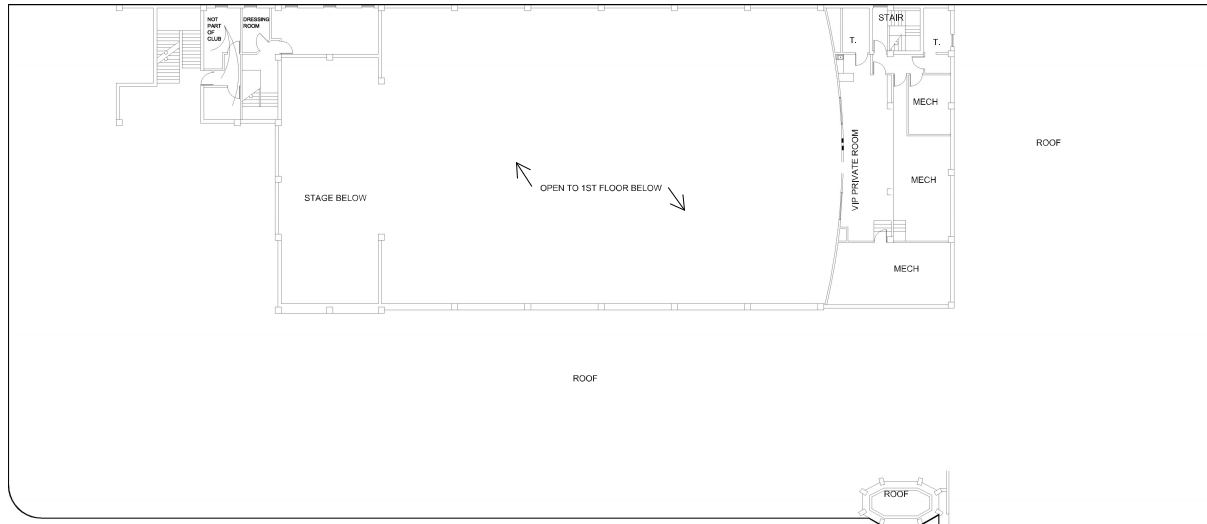
DATE: 12/15/2023	PROJECT: NIGHT CLUB C.U.P.
DRAWN BY: J. GILLER	CHECKED BY: D. GILLER
SCALE: 1/16" = 1'-0"	DATE: 12/15/2023



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. MAINE BEACH, FL 33157 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. MAINE BEACH, FL 33157	
DATE: 10/15/2021 REVISION: 1	DESIGNER: J. GILLER CHECKER: J. GILLER APPROVER: J. GILLER
PROJECT: 1235 WASHINGTON AVE. WASHINGTON AVE. MAINE BEACH, FL 33157	CLIENT: 1235 WASHINGTON AVE. WASHINGTON AVE. MAINE BEACH, FL 33157
1ST FLOOR PLAN & SECTION	DATE: 10/15/2021 REVISION: 1
NO. 1 A-4	DATE: 10/15/2021 REVISION: 1



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		© 2021 User & Owner. All Rights Reserved.

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

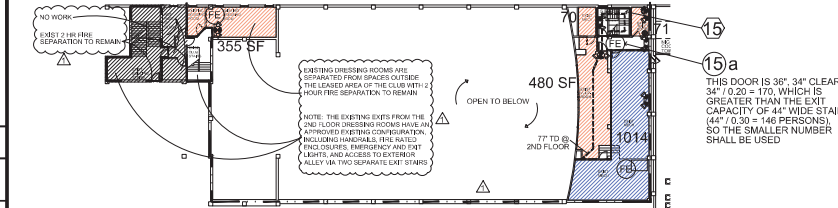
NET SF & OCCUPANT LOAD OVERVIEW (PER FFPC 14.8.1.2)															
	STAGE/				MECH / BACK OF				BARREMENT &		CORRIDORS STAIRS				
	PUBLIC	BAR	STAGE	DRESS	ROOMS	TOILETS	EQUIP	HOUSE	OFFICE	STORAGE					
1ST FLOOR	9,585	1,078	2,038	2,417	1,051	500							17,114	1ST FLOOR SUBTOTAL NSF	
MEZZANINE	3,627	135		404	445	640		1,592	623				-	24,351	MEZZ FLOOR SUBTOTAL NSF
2ND FLOOR				355	71	1,094							1,960	2ND FLOOR SUBTOTAL NSF	
SUBTOTALS	13,892	1,214	2,038	759	1,567	2,314	1,917	623		241			-	25,265	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
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-0400

DATE	REVISION DESCRIPTION

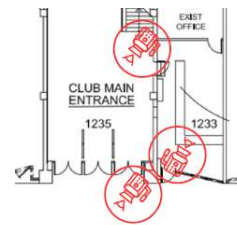
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LIFE SAFETY PLANS

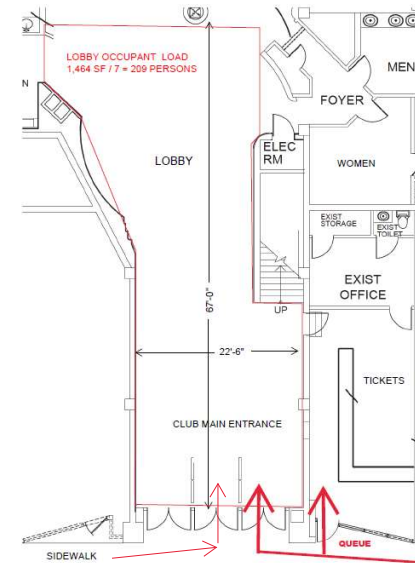
A-6 SHEET #

ENTRY LINE PROCEDURES:

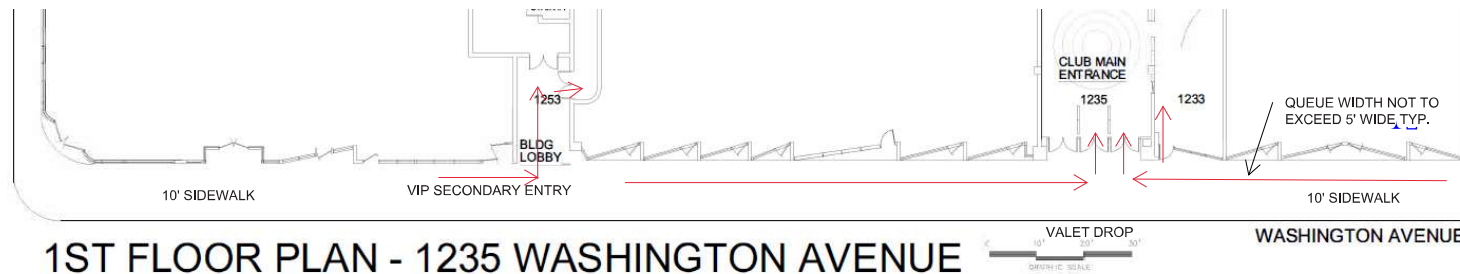
1. MAIN ENTRANCE WILL BE AT THE FRONT DOORS TO THE LOBBY. TICKETS WILL BE CHECKED AT THE DOOR. MOST TICKETING IS ELECTRONIC VIA SMARTPHONES.
2. LINES WILL BE FORMED IN FRONT OF THE MAIN ENTRANCE AS NEEDED AND EXTEND NORTH AND SOUTH ALONG THE STOREFRONTS AS SHOWN. THE LINE WILL BE MAINTAINED NEXT TO THE 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.

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

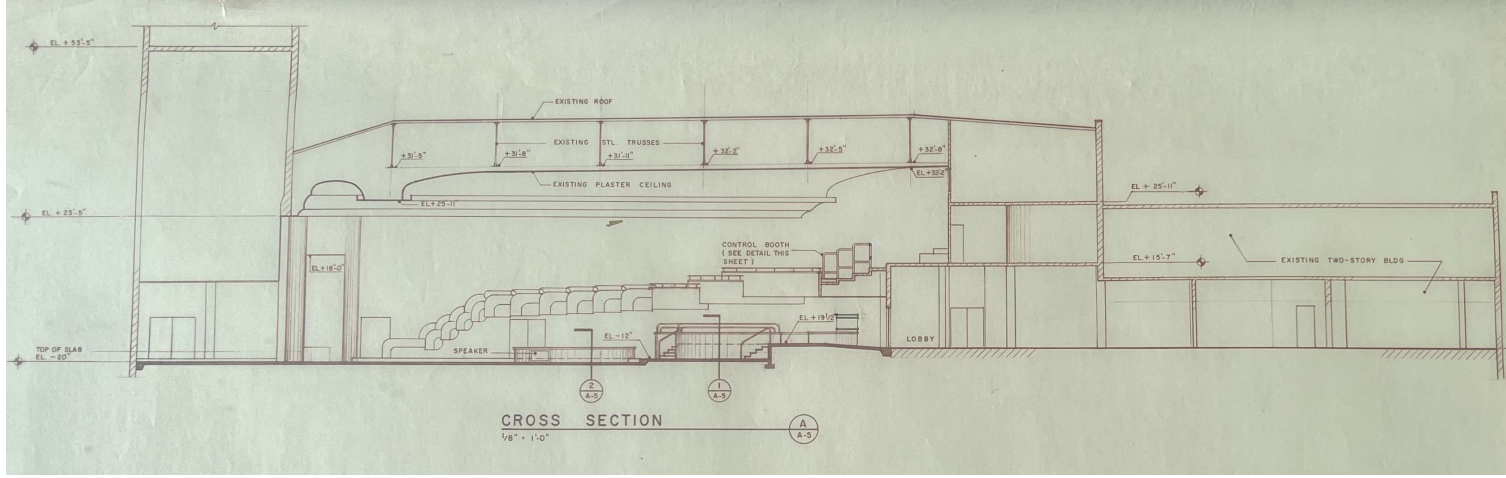
1235 WASHINGTON AVE, WASHINGTON AVE
MIAMI BEACH, FL

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Date: 2024.05.18
16:11:01 -0400

REVISIONS TO DRAWING
DATE
BY
REVISION

ENTRY DETAILS

DATE: 5/18/24
DRAWN BY: A-7
CHECKED BY: [Signature]
APPROVED BY: [Signature]



Giller & Giller, Inc.

1235 Washington Ave., Suite 200
Miami Beach, FL 33139
Tel: 305.673.1111
Fax: 305.673.1112
www.gillerandgiller.com

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

1235 WASHINGTON AVE, WASHINGTON AVE
MIAMI BEACH, FL

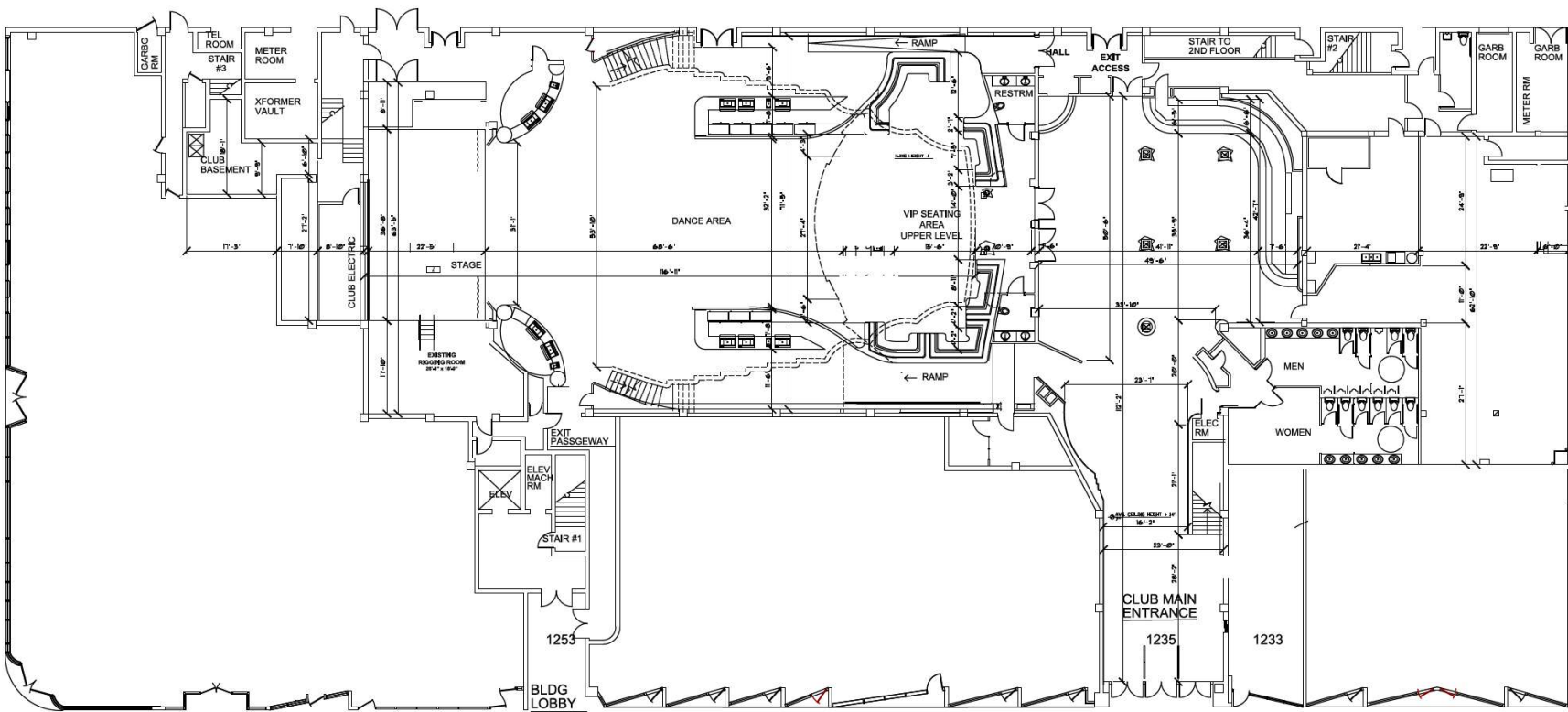


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BY	01/01/2000
CHECKED	01/01/2000
APPROVED	01/01/2000

SECTION

A-8

2/1/2008



1ST FLOOR PLAN

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



NOTE: DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED



Giller & Giller, Inc.

1261 WASHINGTON AVE. SUITE 200
MIAMI, FL 33136
305.556.1111
WWW.GILLERANDGILLER.COM
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

NIGHTCLUB ROUGH DIMENSIONS FOR PK REALTY L.P.

1261 WASHINGTON AVE. SUITE 200
MIAMI, FL 33136



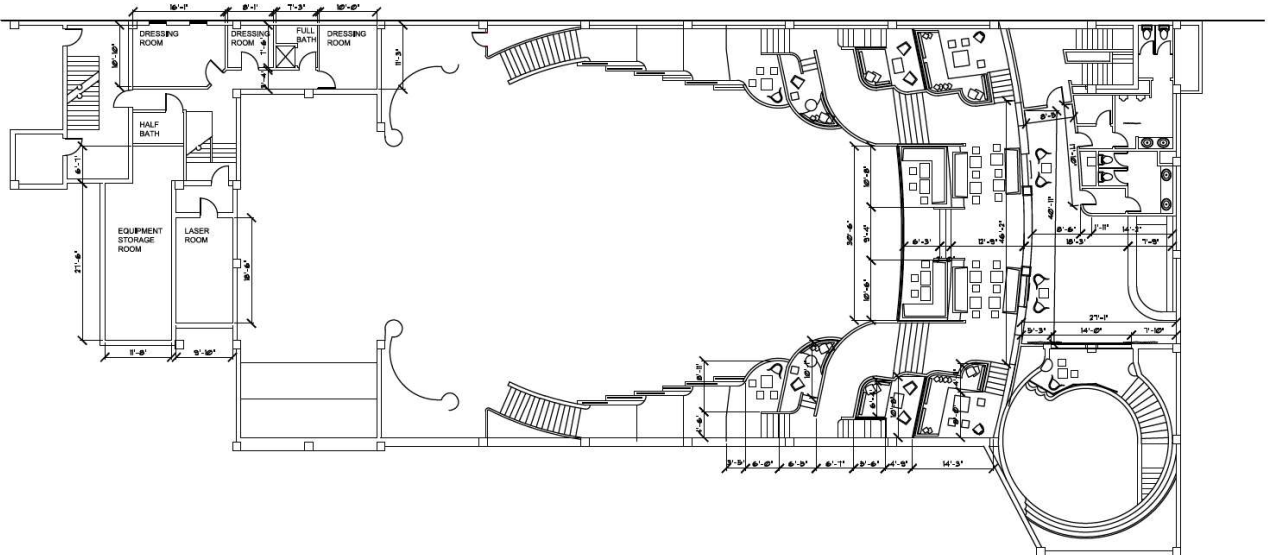
DATE	REVISION DESCRIPTION

SHEET #
A-1
1ST FLOOR PLAN

DESIGNED BY: APPROVED BY:

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 33134
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

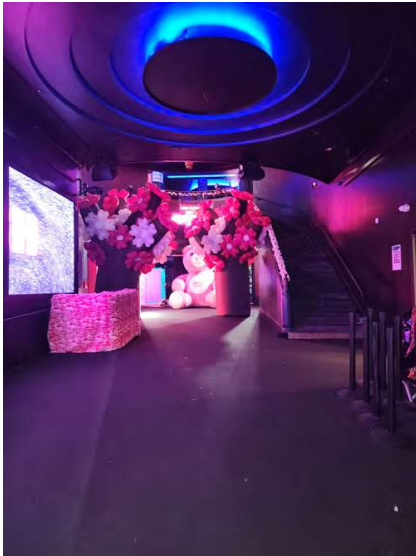
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signed by
J. D. Giller
Date:
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DATE	REVISION DESCRIPTION

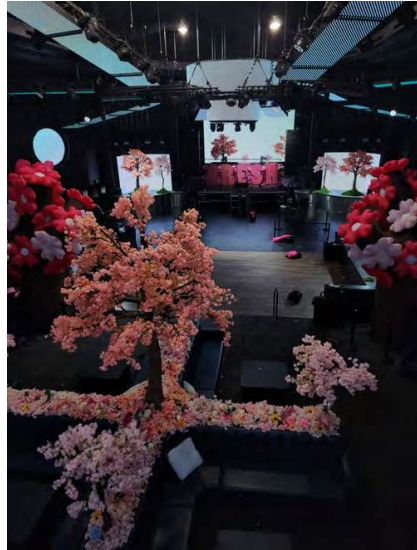
SHEET #	SHEET TITLE
A-2	2ND FLOOR PLAN
OF TOTAL	
APPROVED BY:	
DATE:	



PHOTOS - EXTERIOR SHEET # 1 PH-1 OF 1	DATE: _____ REVIEWER: _____ RESUBMIT: _____		NIGHT CLUB C.U.P. FOR 1235 REDUX, LLC 1235 WASHINGTON AVE, WASHINGTON AVE MIAMI BEACH, FL	Giller & Giller, Inc. 1235 Washington Ave, Suite 1000 Miami Beach, FL 33139 305.673.1234 AGENTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS
	CHECKED BY: _____ DATE: _____ APPROVED BY: _____ DATE: _____			



ENTRY LOBBY



MAIN ROOM FROM BALCONY



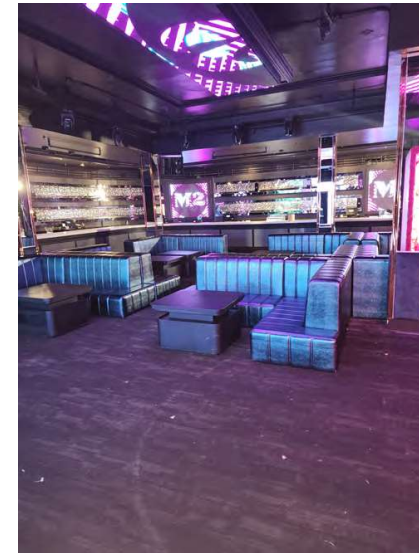
DANCE FLOOR & STAGE



BALCONY MEZZANINE



MAIN LEVEL VIP AREA



LOBBY BAR

		Giller & Giller, Inc. The Giller Group, Inc. 12000 Biscayne Blvd., Suite 1200 Miami Beach, FL 33147 (305) 555-1200 www.giller.com	
NIGHT CLUB C.U.P. FOR 1235 REDUX, LLC 1235 WASHINGTON AVE, WASHINGTON AVE MIAMI BEACH, FL		Architects INTERIOR DESIGNERS CONSTRUCTION MANAGERS	
Digitally signed by G. Giller Date: 2024.05.30 15:15:17 -0400		Approved	
DATE REVISION DESCRIPTION	APPROVED BY DATE REVISION DESCRIPTION		
PHOTO # PH-3 OF TOTAL	PHOTOS - INTERIOR APPROVED BY DATE REVISION DESCRIPTION		