

# MIAMI BEACH

PLANNING DEPARTMENT

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

Tel: (305) 673-7550

April 15, 2026

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

Mansourandco LLC. DBA Vendome  
C/O RA Caysey Cummings  
690 Lincoln Road  
Unit 201  
Miami Beach, FL 33139

**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 September 24, 2024.

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. CC2025-20750 07/06/2025**

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 Trey Songz performance on July 4th, 2025.

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.

Notice of Violation Issued: First Offense \$1,000 fine  
BWC A. Munio 763

**2. Case No. CC2025-20814 07/13/2025**

Ref: Failing to provide a minimum of 8 hours of notice before the event began for ROB49 performance on July 12th, 2025. The time that was provided was 10:47 PM - 2:30 AM, arrival for the artist ROB49.

Section 6-3 (a)(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.

Notice of Violation Issued: Second Offense \$5,000 fine  
BWC A. Munio 763

**3. Case No. CC2025-20828 07/14/2025**

Ref: Failing to provide a minimum of 8 hours of notice before the event began for "A Boogie" performance on July 14th, 2025.

Section 6-3 (a)(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.

Notice of violation issued: Fourth Offense \$5,000 fine  
M. Quevedo 753

4. **Case No. CC2025-21736 12/27/2025**

Ref: Failing to provide a minimum of 8 hours of notice before the event began for "Bizzy Crook Birthday Celebration" on December 27th, 2025.

Section 6-3 (a)(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.

Notice of Violation Issued: Third Offense \$5000.00 fine  
CCO G Frank 760 BWC

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 Section 1.3.8, entitled "Violations and Penalties".
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 1.3.7 of the Land Development Regulations (LDRs), entitled "ENFORCEMENT", 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 May 5, 2026 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 July 7, 2026 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 Deborah Tackett at 786.394.4257 or via email at [deborah\\_tackett@miamibeachfl.gov](mailto:deborah_tackett@miamibeachfl.gov).

Sincerely,



Thomas R. Mooney, AICP  
Planning Director