

PLAN CORRECTIONS REPORT (PB20-0339)

PLAN ADDRESS: 550 Washington Ave
Miami Beach, FL 33139

PARCEL: 0242030091900

APPLICATION DATE: 01/15/2020

SQUARE FEET: 0

DESCRIPTION: Modification of CUP

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS	Name	Company	Address
Applicant	Gregory Fontela		200 South Biscayne Miami, FL 33131
	c/o Mickey Marrero	550 Washington, LLC	
	MICKEY MARRERO	BERCOW RADELL & FERNAN	200 South Biscayne Blvd 850 Miami, FL 33131

Plan Review **Version: 1** **Date Received: 02/05/2020** **Date Completed: 03/13/2020**

1. Planning Department Review - Fail Alejandro Garavito Ph: [email: agaravito@miamibeachfl.gov](mailto:agaravito@miamibeachfl.gov)

Comments: Staff First Submittal Review Comments:

Comments Issued: March 13, 2020 | AG

Tentative PB Meeting Date: 05/19/20

1.The submitted application is still insufficient; with the information provided it cannot be determined to be a modification to the previously approved CUP. Please provide the plans that were previously approved and the proposed ones, in a side by side format, in order to clearly see any changes and label them with big bold letters as approved and proposed.

Plans have been updated to include previously approved sheets for comparison.

2.LOI : include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.

These criteria have been addressed in the updated LOI

3.Previous recorded final order: Missing, please provide.

PB 1947 has been provided.

4.Survey : missing provided survey per check list item 10 and 11B and written note: Verify easement on the property for construction.

Survey has been provided.

5.Plans must be set up on 11"X 17" format not 24"x36" (Check list item 12), make sure all text, dimensions are legible.

Noted and addressed.

6.Copy of previously approved building permit for the last renovation: Missing please provide.

Permit history and permit plans have been provided along with the building card.

7.Provide prior seating and occupancy loads plans as requested on check list. Item 43, 43a,b,c and written notes.

Prior seating & occupancy load plans have been provided as best possible based on the previous plans on file.

8.Provide seating count per floor and totals, label each seat grouping. Provide previous seat count and layout and identify changes.

Noted and addressed.

9.Sound Study: provide any previous studies: missing

No previous sound study was available on record for the file. Previous CUP orders and operations plan address noise. No changes are proposed to the approved noise regulations/conditions.

10.On the proposed operational plan include what was approved previously to note the differences.

See LOI for outline of requested changes to conditions of approval for existing CUP. Changes of note in the operations plan include the utilization of valet parking services.

11.Provide a narrative

Noted and addressed

Paris Theater

550 Washington Avenue

OPERATIONAL BREAKDOWN

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OPERATIONAL BREAKDOWN

CONCEPT

Our concept for this venue is an upscale restaurant and entertainment establishment.

Our company is hiring the best team to create a unique décor and create a unique menu that will reveal unforgettable saviors.

Our clients will be immersed in a magical atmosphere that changes as the evening goes on.

Operating hours

Dinning Hours 6.00 pm – 12.00 am
Entertainment 12.00 am – 5.00 am

Capacity

Restaurant _____ seats

Access

General public
Enter from 550 Washington Avenue
Entrance from Euclid Avenue shall only be used as emergency egress

Music

6.00 pm to 5.00 am
Background music: 6.00 pm to 11.00 pm
Lounge music: 11.00 pm to 5.00 am

OPERATIONAL BREAKDOWN

MR. HOSPITALITY GROUP

Mr. Hospitality is a fully integrated hospitality management group that conceptualizes, owns and operates restaurants and nightlife destinations.

In 2008 Mr. Hospitality founder, Mathieu Massa has imported the European culinary and entertainment culture to the United States.

With 20 years of combined experience in the food and beverage industry, Mr. Hospitality has brought dining, art, fashion and entertainment to a new level of sophistication by fully understanding the U.S market.

Mr. Hospitality is responsible for the creation and operations of bâoli, Marion, and el tucán.

MR | HOSPITALITY
MIAMI

Marion
RESTAURANT & LOUNGE
1111 SW 1st Ave
Miami, FL 33130
marionmiami.com
786.717.7512

bâoli
— MIAMI —
1906 Collins Ave
Miami Beach, FL 33139
baolimiami.com
305.674.8822

el tucán
RESTAURANT • LOUNGE
1111 SW 1st Ave
Miami, FL 33130
eltucanmiami.com
305.535.0065

WEEKLY LADIES' NIGHT PARTIES

MY BOYFRIEND IS OUT OF TOWN!
by bâoli
Every Wednesday

Marion
— THURSDAY —
SOIRÉE
Every Thursday

PASSIONATA
BY EL TUCÁN
Every Wednesday

OPERATIONAL BREAKDOWN

VALET PARKING

550 Landlord LLC is planning to use a local valet Parking company to operate its valet parking service. Previously approved operation plan did not provide for valet services.

Our valet service would operate from 6pm to closing time.

OPERATIONAL BREAKDOWN

STAFFING LEVELS

According to the hours of operation applied for under the condition use permit, we expect to have the below staffing levels:

	<u>Low Season</u>	<u>High Season</u>
Server	8	15
Bar Tender	2	4
Busser	8	15
Food Runner	3	5
Dishwasher	2	5
Hostess	3	5
Kitchen	6	10
Station	1	2
TOTAL	33	61

OPERATIONAL BREAKDOWN

PRIVATE EVENTS

There are two ways to enjoy a private evening at our venue

100% privacy or partial privacy, individual clients and professional organizers can structure dinners and evenings around a whole range of

options to suit their requirements:

- Seated dinner
- Buffet meal
- Dinner cocktail
- Cocktail party
- Different type of open bar
- Fashion show
- Concert
- Premier party
- After party
- And other types of events

100% privacy implies free run of the entire establishment

Partial privacy ensures clients occupy a private area with the opportunity of accessing those same services.

OPERATIONAL BREAKDOWN

ACCESS & SECURITY

Our location is located at 550 Washington Avenue, Miami Beach, FL, 33139.

All customers arriving at our restaurant will enter through the enclosed corridor located at the east side of the building on Washington Avenue. The corridor will then lead to the hostess desk towards the center of the property. Guests will either be directed to their tables or to the bar or the lounge area while their table is being prepared.

Two other doorways on the Euclid Avenue frontage are for emergency exit only.

Security cameras will be pointed at the entrance and exits of the property.

OPERATIONAL BREAKDOWN

DELIVERIES & COLLECTIONS

The following procedures will be implemented to ensure minimal impact on local residents.

The operator intends to make the proper arrangements so that deliveries of all food produce, beverage and sundries will be received at the west side of the property on Euclid Avenue.

Deliveries will only be accepted between the hours of 8am to 12pm.

Refuse collection will take place between 8am and 9am from the same location.

Refuse will be collected 6 days a week. All refuse will be walked from the refuse room, located at the west corner of the property.

Two goods receivers will be employed during these hours to keep noise or disturbances to a minimum.

OPERATIONAL BREAKDOWN

MENU

CHEF’S RECOMMENDATION	
“OMAKASE” MENU	
(Available for whole table only)	
Allow our Executive Chef to choose from daily market’s ingredients to create a whole experience of new flavors and decadent presentation.	
SIGNATURE _____	78
PREMIUM _____	98
ULTIMATE _____	135

SMALL PLATES & SALADS

SWEET AND SPICY EDAMAME (V)	9.5
Smoky Chili, Ito Togarashi	
GRILLED SHISHITO PEPPERS (V)	13
Paprika Aioli, Parmesan	
POPCORN ROCK SHRIMP	16
Spicy Aioli, Butter Lettuce, Radish	
CHICKEN WINGS LOLLIPOPS	17
Sesame, Sweet and Sour	
SATAY OF CHILEAN SEABASS (2PCS)	25
Ginger Miso Glaze, Peanuts	
IMPERIAL WAGYU BEEF SLIDERS (2PCS)	19
Caramelized Onions, Aged Manchego Cheese, Quail Egg	
PORK BELLY BAO BUNS (2PCS)	17
Cucumber Pickles, Shiso Leafs	
AVOCADO SALAD (V)	14
Spinach, Arugula, Thai Basil Aioli	
KALE GOBO SALAD (V)	12
Baby Kale Salad, Kaffir Lime Dressing	
BLACK TRUFFLE PIZZETTA (V)	26
Ricotta, Fontina, Mozzarella Cheese, Shaved Black Truffle	
ADD JAMON IBERICO, PATA NEGRA, SLICED HAM 2oz +39	
COAL ROASTED OCTOPUS	21
Korean BBQ, Agrumato Lemon	
BURRATA CHEESE AND BURNT TOMATOES (V)	18
Kosho Vinaigrette, Citrus Yuzu Confiture	
SALT N’ PEPPER CALAMARI	16.5
Lime, Wasabi Tartar Sauce	

CRUDOS & RAW BAR *

CRISPY RICE SPICY TUNA	17
Sesame, Micro Cilantro	
SPICY SALMON TACOS	17.5
Mango, Avocado, Lemon Kimchi	
TUNA PIZZETTA	23
Truffle Aioli	
ADD SHAVED BLACK TRUFFLES +25	
YELLOWTAIL CRUNCHY TACOS	17.5
Micro Cilantro, Guacamole	
WAGYU BEEF CARPACCIO	18
Australian Wagyu, Truffle Aioli, Crispy Filo, Arugula Salad	
FLORIDA WAHOO CEVICHE	19
Leche de Tigre, Avocado, Red Onions, Grilled Corn, Cilantro	

PARIS THEATRE

SUSHI & SASHIMI PLATTER*	
(Please allow 20mn to prepare)	
Chef’s inspired selection of the freshest seasonal Sashimi, Nigiri & Maki Rolls	
SMALL : _____	95
LARGE : _____	155

SIGNATURE ROLLS *

TWO-TIMING TUNA	18
Spicy Tuna, Tuna Sashimi, Avocado, Cucumber	
MANGO TANGO	18.5
Shrimp Tempura, Hamachi, Asparagus, Cucumber, Avocado, Mango Sauce	
TORO-TORO	25
Fatty Tuna, Scallions, Smoked Soy	
HAMACHI JALAPEÑO	18
Soy Paper, Chopped Hamachi, Jalapeño, Cilantro	
Wasabi Mayo, Cucumber, Avocado	
ROCK & ROLL	17.5
Spicy Tuna, Rock Shrimp, Mango, Avocado	
KOBE ROLL	39
Torchd at the table, Shrimp Tempura, Asparagus Tempura	
A5 Wagu Beef, Truffle Sauce	
CRISPY CRAB	19
Soy Paper, Avocado, Crunchy Tempura Flakes, Ranch Miso Sauce	

NEW STYLE SUSHI & SASHIMI*	
TUNA TATAKI SASHIMI (6PCS)	
Smoked Ponzu, Avocado, Gooseberry	
HOTATE TRUFFLE SUSHI (2PCS)	23
Hokkaido Scallops, White Truffle Butter, Lime Zest	
TORO SUSHI (2PCS)	23
Chu Toro Tuna, Smoke Soy	

SUSHI & SASHIMI *
(1PC)

BLUEFIN TUNA 5.5 KING SALMON 7
TORO TUNA 12.5 YELLOWTAIL 4.5 OCTOPUS 4
(V) VEGETARIAN

*There is risk associated with consuming raw food. If you have chronic illness of the liver, stomach or blood or have immune disorders you are at greater risk of serious illness from raw food. If unsure of your risk, consult a physician.

ROBATA GRILL & KITCHEN

PINEAPPLE TERIYAKI SALMON	29
Ginger Rice, Cucumber Tonkatsu	
THAI MISO GINGER CHICKEN	25.5
Robata Grill Free Range Chicken, Wild Mushrooms	
SPICY GINGER FILET MIGNON (8OZ)	42
Red Amaranth, Micro Cilantro	
TEPPANYAKI BONE MARROW RIBEYE (12OZ)	49
Truffle Sauce, Spring Onions	
RISOTTO HOT POT (V)	35
Acquerello Rice, Shimeshi, Shiitake Mushrooms, Porcini Broth, Cremini, Enoki	
ADD SHAVED BLACK TRUFFLES +25	
WOOD GRILLED BRANZINO (1LB)	39
Mediterranean Sea Bass, Yuzu Butter	
PRIME SKIRT STEAK	32
Wasabi Chimichurri	
FIRE ROASTED LAMB CHOPS	39
Wasabi Cucumber, Yakiniku Sauce	
CHARCOALED BABY BACK RIBS	29
Sesame, Green Onions, Korean BBQ	

MIYAZAKI A5 WAGYU BEEF (3OZ MIN)	
35/OZ	
(Cooked Tableside on our Signature Hot Stone)	
Garlic Wafu, Truffle Aioli, Maldon Sea Salt	

LARGE PLATES

WOOD-FIRE WAGYU BEEF TOMAHAWK (32 OZ)	160
Grilled Shishito Peppers, Garlic Wafu, Ponzu, Truffle Aioli	

SIDE DISHES

TRUFFLE MAC AND CHEESE (V)	21
Shaved Black Truffle	
MISO ROASTED CAULIFLOWER (V)	11
Garlic Miso, Tempura Flakes	
CRISPY BRUSSELS SPROUTS MISO & BACON	13
Smoked Bacon, White Miso, Crispy Shallot	
TRUFFLE FRENCH FRIES (V)	12
Parmesan Cheese, Shaved Black Truffle	
GRILLED ASPARAGUS (V)	13
Onions, Wafu Sauce	
GINGER RICE (V)	9
Akita Short Rice	

Location: 550 Washington Avenue, Miami Beach, Florida 33139

Principal: Eugene Rodriguez

Hours: Sunday – Wednesday 5.00 p.m. – 2.00 am
Thursday – Saturday 10.30 a.m. – 5.00 am

Total Occupancy: To be determined by Ricardo Arnao with the City of Miami Beach's Building Department.¹

2009 DEC -2 PM 4:07

¹ In past years, the facility had an occupant load close to 1,300 persons. The latest occupant load held at the property was 975 persons. However, in order to maximize the use of the theater, in compliance with the requirements from the Miami Beach Fire Department, interior structures were removed, including bars, stands, etc. While one bar was retained in the balcony area of the theater, the interior changes are expected to increase the occupant load. An application has been submitted to the City's Building Department to determine the final occupant load.

Addendum to Application for Conditional Use

1) **OPERATIONAL/BUSINESS PLAN:**

Big Time Production, LLC intends to operate the historical Paris Theatre, located in the heart of South Beach. The Paris Theatre is an historical Miami Beach Building which was designed by renowned architect Henry Hohausser and opened in 1946. Since its inauguration in 1946 the Paris Theatre has undertaken numerous endeavors; having operated as a performance theater, later screenings movies and revamped in the late 1980s early 1990s to operate as a nightclub. Thereafter, the Paris was used to promote special events and has housed a production studio, which continues to operate today.

The applicant is desirous of restoring this facility to its true intended nature and to return it to a performance art theater with a lounge component.² It is the goal of the applicant to allow patrons to enjoy a drink in an upscale lounge setting while appreciating live performances.³

It is expected that the theater will operate mostly on weekends, from Thursday through Sunday, with occasional performances during the week (Monday through Thursday).

2) **PARKING PLAN:**

The subject property is in the heart of South Beach and is surrounded by parking facilities, including the 6th and 7th Street Parking Garages, as well as the Collins Court Parking Garage.⁴ The existing garages, will house the vehicular traffic attending theater performances. Most importantly, the operator is desirous of creating a facility where local Miami Beach residents can walk to, and will have a separate entrance to facilitate same. Further parking analyses is

² The production studio will continue to operate as a separate business.

³ Whenever necessary, the house PA system, DJ set-up or the multi-media projectors may be used to enhance the performances. The DJ system is a movable system that can be set-up according to the production needs. However, the projectors are located in the balcony area pointed toward the stage area of the facility. The technical specification list for all of this equipment is being submitted under separate cover.

Since the lounge will not be open separate from the theater operations, no permanent seating will be set-up. Lounge seating will be set-up based on the performance needs (the size of the performance, the length of time that the performance will be running and sales for the attendance at same.)

⁴ Valet services will not be offered, at this time, at the facility.

Big Time Production, LLC
Paris Theatre

contained within the traffic study prepared by Kimley-Horn and Associates, Inc. and is being provided under separate cover.

3) INDOOR/OUTDOOR CROWD CONTROL PLAN:

In an effort to avoid any impact on the surrounding businesses, all queuing will take place in the interior of the facility. Specifically, two entrances are being provided to the facility, one on the west side of Washington Avenue and the other on Euclid Avenue. The entrance on Washington Avenue opens to a twenty-foot corridor, which allows for patrons to enter the facility and wait to be taken to their seats. The size of the interior corridor should minimize the need for any queuing on Washington Avenue. Local and repeat patrons will likely use the rear entrance, located on Euclid Avenue. Similarly, most if not all queuing is expected to take place within the facility.

Big Time Productions, LLC, will employ sufficient staff and security personnel to assist when the theater is operational. The number of staff and security will depend on the size and length of time that a performance will be bound to the theater. All staff and security personnel will be subject to training prior to the commencement of any performance at the theater. As part of the training, staff and security alike will be educated on ushering patrons into the facility in order to avoid any impact on the surrounding business establishments.

4) SECURITY PLAN FOR THE ESTABLISHMENT AND ANY PARKING FACILITY:

Trained Security Personnel will be retained on an as needed basis, depending on the length of performances bound to the Theatre.⁵ Management will ensure that security and staffing levels are adequate, at all times, to ensure the safety and welfare of Theatre patrons and Miami Beach's residents and guests.

Big Time Production, LLC, intends to implement and maintain policies focusing on a preventative time-line. All staff and security personnel will be subject to training prior to the commencement of any performance at the theater. Security and staff, alike, will be trained on recognizing key elements to aid in mitigating and preventing potentially conflictive situations.

⁵ Since the facility will not be opened to the public, absent a live performance being scheduled at the theater, security will not be needed nor retained on a day-to-day basis. Rather, security staff will be retained for particular events. The number of the security staff will depend on the size of the performance that has been scheduled and the length of time that the performance will booked at the theater.

Furthermore, during special performances, off-duty police officers may be employed to assist with security. Big Time Production, LLC, is committed to this community and intends to maintain a professional, upscale facility for its patrons and this City.

5) **TRAFFIC CIRCULATION PLAN:**

A separate Traffic Impact Analysis, prepared by Kimley-Horn and Associates, Inc. has been provided for the City's review.

6) **SANITATION PLAN:**

Big Time Production, LLC, will continue to work with All Service, Inc. for garbage collection twice per week. Whenever a performance is scheduled at the facility, supplemental pick-ups will be coordinated with Rogers Cleaning. Rogers Cleaning Service will be used to clean nightly after each performance. After the facility has been cleaned, Rogers Cleaning Service will remove all garbage from the facility, nightly. No garbage, associated with any performance, will be stored at the property.

Currently, there is a wooden deck on the south side of the property that is used by the production studio for day-to-day garbage. However, no perishables are disposed of in the area.⁶

7) **NOISE ATTENUATION:**

Although the Theatre is located within a purely commercial area and is not expected to generate any additional sound levels, noise attenuation devices have already been put in place to minimize any affects the Theatre may have on surrounding establishments. In addition to the thick concrete walls, sound absorption devices have been installed in the wall panels in the interior of the facility to assist in containing all sound levels within the facility. Also, the property has been equipped with hurricane resistant windows, which in effect reduce sound levels from escaping the facility.

⁶ Whenever a special event has taken place at the subject property, Rogers Cleaning Service has been retained to clean the facility and remove all garbage. Perishable garbage has not been maintained at the facility, despite special events.

8) **PROXIMITY OF PROPOSED ESTABLISHMENT TO RESIDENTIAL USES:**

The Theatre is located in a commercial building, within a commercial district. The building has entrances located on Washington Avenue facing east and on Euclid Ave.

It is expected that many of the Theatre's employees will come from the surrounding neighborhoods, minimizing commuting time and traffic flow. In the current economic state, when most of the businesses surrounding the Theatre are closing or being sold, it is expected that the Theatre will have a positive economic impact on the neighboring businesses.

Furthermore, efforts will be made to promote the productions within local area hotels, to promote existing Miami Beach tourist attendance at the performances, which will minimize traffic congestion.

9) **CUMULATIVE EFFECT ON ADJACENT PRE-EXISTING USES:**

The Theatre is located in a primarily business area, surrounded by mostly nightclubs, restaurants and retail establishments. It is expected that the re-opening of the performance art theater will help to re-invigorate the area and add some needed flare. Big Time Production, LLC intends to promote high quality performances, whose excellence will expectedly transcend into the surroundings.

Paris Theatre

Technical specification list

Main house PA

- 4- Klipsch 800 fullrange speakers
- 4- Klipsch subs
- 4- Klipsch 800 fullrange speakers for upper level in rafters
- 2- Yamaha fullrange fill/delay speakers
- 4- QSC Powerlight 4.0 amplifiers
- 1- DBX Driverack 260 speaker management system

This system is capable of full harmonic reproduction and distortion free Operation for any scale of event. The system is fully configurable and able to provide any sound needs that any user may have.

DJ Setup

- 1- Rane Mojo Mixer
- 2- Denon CD Players
- 1- Tascam CD writer
- 1- Alesis RA-amp for DJ Booth Monitors
- 2- Yamaha Full Range speakers (DJ monitors)

Video Gear

- 2- Panasonic 3000 lumen Multi-media Projectors (xga)
- 1- Sony Professional DVD Player
- 1- Sony Hi-Fi VHS Player/Recorder
- 1- Beta SP Player/Recorder

The video system is a state-of-the art multimedia system with the ability of standard video operation for the playback of any video source through a switcher or any type of video mix system that can be integrated. A computer can also be used through the VGA inputs and can handle scan rates of up to

1200x1600, the projectors are double-stacked and adequately able to fill the projected area. The computer input can be VGA or XGA.

Owner HENRY HOHAUSER Mailing Address Permit No 10399 Cost \$ 8,000.
 Lot 2 Block 48 Subdivision OCEAN BEACH #3 Address 550 - 552 - 554 Washington Avenue
 General Contractor Henry Hohauser 1522 Bond No. 4203-09-191
 Architect Henry Hohauser Engineer
 Zoning Regulations: Use BB Area 19 Lot Size
 Building Size: Front 50' Depth 75' Height Stories
 Certificate of Occupancy No. Use STORES (3)
 Type of Construction C B S Foundation Spread footing Roof Flat Date Oct.9,1937
 Plumbing Contractor Sewer Connection Date
 Temporary Closet
 Plumbing Contractor ? Date
 Water Closets Bath Tubs Floor Drains
 Lavatories Showers Grease Traps
 Urinals Sinks Drinking Fountains
 Gas Stoves Gas Heater Rough Approved J. J. Farrey Date Oct.26, 1937
 Gas Radiators Gas Turn On Approved
 Septic Tank Contractor Tank Size Date
 Oil Burner Contractor Tank Size Date
 Sprinkler System
 Electrical Contractor #9837 Greater Miami Electric Co: Address Date Nov.10,1937
 Switch 12, Range Motors Fans Temporary Service
 OUTLETS Light 23, HEATERS Water Centers of Distribution 3,
 Receptacles 4, Space
 Refrigerators 2,
 Irons Sign Outlets
 No. FIXTURES 24, Electrical Contractor #10104 Greater Miami Electric Co Date Dec. 6,1937
 FINAL APPROVED BY H. C. Inman Date of Service December 6, 1937

ALTERATIONS OR REPAIRS

\$ 110.00 November 24, 1937

12163 Greater Miami Electric Co: 17 Fixtures, 1 motor, December 9, 1937

10198 Ace Electric: 3 Neon transformers December 17, 1937
10261 1 Switch outlet, 5 Light outlets, 2 Receptacles, December 22,

10481 Hodges: 1 Burglar alarm, January 21, 1938

8--10525-- Neon Sign & Display: 1 Neon transformer, January 31, 1938

10884 L. S. Martin: - Claude Neon - 1 neon transformer: May 20, 1938

15423 G & H Electric: 1 Switch outlet, 5 light outlets, 6 fixtures, 1 center,

17830 Lyon Electric: 3 light outlets, 2 motors, 1 service, October 24, 1941

19046 B & W Electric: 1 Receptacle (coin machine) December 29, 1942

19558 Lyon Electric; 1 Fixture, July 22, 1943

19604 Lyon Electric: 1 Iron outlet, August 1964

20183 Lyon Electric: 1 Motor, April 4, 1944

21584 LOWRY ELECTRIC: 2 SWITCH OUTLETS, 2 LIGHT OUTLETS, 1 RECEPTACLE, NOV 10, 1975

21503 LOWE ELECTRIC : 4 CENTERS OF ALUMINUM, 1 DETECTOR, 16 switch outlets, 20 light outlets, 5 receptacles, 34 fixture

21320

27894 Astor Flight: 1 Reception - Dec. 14, 1948

[illegible]

117018 Astor #1's Serv. 8 Light Outlets 20 Fixtures. Nov 14 1953 OK Bossert 1-7-51

[illegible]

41612 Ace Electric Co., 3 receptacles, 2 refrigerator outlets, 1 space heater..3/30/5

46848 A B C Neon Sign Company: one neon transformer February 24, 1956

on Elec: 2 Fan Outlets - Feb. 2, 1959 OK 2/13/59 Newbold

15, 1960

R. Goddard Elec: I switch outlet, I receptacle, 2 fixtures, 1 center of distribution, 4 motors (1 hp) - 7/10/68 New

#59827 C. J. Kay Elec. Co.: 1 violation - 7/10/63 - OK FIDLER 8/14/63

J. Ray Elec Co. : 32 fixtures, lamps - 4/22/64

Kay Elec. Co. #61118: 2 motors, 2-5 hp; 1 cent. of dist.; 1 serv. equip. - 7/6/64

MARY & MACK # 10775 2--Signs Neon Sign & Display Mfgs: 250... December 16, 1936 \$
 # 10903 SIGN -- Neon Sign & Display Company 75... January 30, 1938 \$
 TABLE SUPPLY # 14371 Addition on rear of store: 39'6 x 25' x one story: 1,000... July 29, 1940 \$
 MARY & MACK # 15190 Sign: Claude Neon Southern Corp: 150... December 9, 1940 \$
 # 16047 Wire Fence: 4 ft high: W.J. Carlson, contractor-- 100... August 20, 1941 \$
 # 17095 Remodeling office space for apartment use: Owner 50... December 17, 1942 \$
 # 17502 Garbage Room: Day Labor 150... August 23, 1943 \$
 # 17947 Interior alterations for restaurant: Gerard Pitt, Architect: \$ 200... 1/1/1944----- \$
 # 28324 Fixing shelves & counters - Owner by day Labor 200... Sept. 28, 1948 \$
 # 43210 Painted sign only (no neon): Van Dyke Signs: 50: Nov 5, 1953 \$
 # 49838 A. B. C. Neon Sign Co: Flat wall-neon sign 100.00 Feb. 24, 1956 \$
 544 Washington Ave. #58074 A. B. C. Neon Sign Co: Flat wall sign, plastic letters - \$250.00 - Nov. 8, 1957 \$
 542 Washington Ave. #6815: Witters Constr. Co.: Rework front of store at 542; painting & minor repairs - \$700. - 2/6/63 \$150.00 December 10, 1958

554 Wash. #71428 Miami Beach Awning Co.: 29 x 5 roller awning - \$131.00 - 4/21/64
 554 Wash. #71431 Owner, Gulliant: 26 ft wood partition, 2/3 to ceiling, replace front doors, paint - \$200. - 4/21/64
 554 Wash. #76208 Owner, Gulliant: Ext. and int. painting; non structural general repairs - \$500 - 4/29/66 OK D. McLaughlin
 OK BROWN 1/20/65 5/20/66

Plumbing Permits:

Table Supply Co: # 13898 Fixzit System: 1 water closet, 1 lavatory, August 12, 1940 # 16881 Economy Plumbing Co: 1 Sink, December 21, 1942 # 16895 Economy Plumbing Co: 1 gas range, January 4, 1943 # 17227 Leo Hohauser: 1 gas range: November 18, 1943 # 17345 Leo Hohauser: 1 Sink, 1 glass sink, 1 floor drain, 1 gas water heater, 1-1-44 # 18133 C. Ray Martin: Relocate 1 water closet, 1 lavatory; 1 new sand trap, 3-15-45
 Mary & Mack Carryette # 27175 Pitsch & Morgen: 1 sink, 2 floor drains, 1 safe waste drain, Sept. 3, 1948
 552 Washington # 27175 Pitsch & Morgen: 1 sink, 2 floor drains, 1 safe waste drain, Sept. 3, 1948
 554 Wash. #41297 Hohauser Flg: 1 water closet - Jan. 29, 1959
 Final Gas-TA.O'Neill 10-21-48

Electrical Permits: #67863 - C.J. Kay Elect. - 1motors 0-1 HP 4/20/70
, #73932-Mesa Brothers- 1 compreser(5ton)-3-23-77
#74115-Ocean Electric- service repair-6-3-77

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

[illegible]

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
1-26-87		SECURE AND CLEANOUT STRUCTURE.	\$1000	\$ 1000				29728

DEFERRED BY THE APPLICANT TO THE MEETING OF FEBRUARY 13, 1989.

16. FILE NO. 1892 VARIETY ENTERTAINMENT, INC

(PARIS THEATER)

550 WASHINGTON AVENUE

PORTION OF LOT 2, AND THE WEST 135 FT. OF LOT

3, BLOCK 48, OCEAN BEACH FL ADDITION NO. 3

PB 2/81

"THIS CASE WAS DEFERRED BY THE BOARD AT ITS MEETING OF DECEMBER 2, 1988."

APPLICANT HAS BEEN REQUESTED TO APPEAR BEFORE THE BOARD TO SHOW CAUSE WHY VARIANCES GRANTED ON APRIL 7, 1988 SHALL NOT BE REVOKED FOR FAILURE TO MEET CONDITIONS (PAYMENT OF PARKING IMPACT FEE).

DEFERRED BY THE BOARD TO THE MEETING OF FEBRUARY 13, 1989

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPAISED BLDG.			PERMIT NO.	BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS		
6-6-88	171	Interior + Exterior Restoration	\$250,000.00					08801018	
7-25-88		Roof repairs 3/25/88	\$900.00					08801092	

BUILDING PERMITS: #B8801018 - 6-6-88 - Rafferty Construction - Removal of interior and exterior restoration - \$250,000.00 *OK*
#M8801025 - Igloo Air Conditioning - A/C wind 7 units, 35ton A/C central, duct work, mechanical ventilation - 6-7-88 *OK*
#SB881292 - 7-25-88 - Miami Roofing and Insulation - Roof repairs 31/2 sqs. - \$900.00 *OK*
#M8801257 - Ever Cool Air Conditioning - 2-2ton Refrigeration - 7-27-88 *OK*
#5377 - Certificate of Occupancy - Variety Entertainment, Inc. - 8-11-88 *OK*

PLUMBING PERMITS: #65365 - Fire Sprinklers Inc. - 1 Riser, 71 fire sprinkler, inspector test - 5-13-88 *OK*

ELECTRICAL PERMITS: #E8801064 - Aztect Electric - 5 Switch outlets, 55 light outlets, 40 receptacles, 1200 service size in amp's, 2 water heater, 2-2ton A/C, double fee + \$100.00 - 6-16-88 *OK*
#E8801107 - Holmes Protection ~~on~~ - 1 Burglar alarm control, 15 devices - 6-24-88 *OK*
#E8900952 - Victory Electric Inc. - Service temporary - 4-26-89 *OK*

LOT: _____ BLOCK: _____ SUBDIVISION: _____ ADDRESS: _____

ALTERATIONS & ADDITIONS

APRIL 7, 1988

TO: PAUL GIOIA
BUILDING SERVICES DIRECTOR

FROM: JUD KURLANCHEEK
PLANNING & ZONING DIRECTOR

SUBJECT: DESIGN REVIEW FILE NO. 1226
PARIS THEATER
550 WASHINGTON AVENUE

BUILDING PERMITS

At its April 5, 1988 meeting, the Miami Beach Design Review Board granted final approval for the above noted project subject to the following conditions:

1. The applicant shall restore the ticket booth either in its present location or incorporate it within the structure. The Board suggests that the ticket booth represents a unique architectural feature and should be incorporated within the project. If the existing booth is not restorable, the applicant shall construct a replica;
2. The applicant shall submit a landscape plan to the Department which indicates landscaping on the applicant's property and on the Euclid Avenue right-of-way. These improvements shall include three trees in grates and a facade plan to provide visual interest to the blank wall. The plans shall be approved by the Planning and Zoning Department prior to the issuance of a building permit and the installed material prior to the issuance of an Occupational License;

PLUMBING PERMITS

3. Plans shall specify the retention/restoration of ceiling panels beneath the entry marquee; and,
4. Plans shall include construction materials which mitigate the impact of noise on surrounding properties and an engineer's report indicating that sound levels outside of the building will be within the standards listed in the City's regulations. The engineer's report shall be approved by the City prior to the issuance of a building permit.

In order to ensure that the appropriate staff is aware of these requirements, please record these actions on the building card for the subject property. If the building permit is not issued within one (1) year of the meeting date (April 5, 1988), the Design Review Board approval will become void.

Thank you for your assistance in this matter.

RECEIVED
CITY OF MIAMI BEACH
APR 11 AM 8:28
1988

ELECTRICAL PERMITS

LOT: _____ BLOCK: _____ SUBDIVISION: _____ ADDRESS: _____

ALTERATIONS & ADDITIONS

BUILDING PERMITS

FILE NO. 1892

VARIETY ENTERTAINMENT INC.
550 WASHINGTON AVENUE

Oct. 7, 1988

1523

Board scheduled this case for a progress report at the November 4, 1988 meeting.

PC/ah
Z XXI

PLUMBING P

PAGE EIGHT OF EIGHT

ELECTRICAL

51344-1025

88 JUL -5 AM 8:52

CITY OF MIAMI BEACH

BOARD OF ADJUSTMENT

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 873-7660

ZONING BOARD OF ADJUSTMENT — AMENDED SUMMARY
REFLECTING CHANGES FOR FILE NO. 1892
HEARD AT THE MEETING OF JUNE 3, 1988

1523

FILE NO. 1892 VARIETY ENTERTAINMENT, INC.
350 WASHINGTON AVENUE

Applicant requests that the impact fee be due prior to the issuance of a Certificate of Occupancy instead of prior to the issuance of a building permit.

APPROVED with the following conditions as previously agreed by the applicant and that no request for a temporary C.O. be issued, and that the second payment shall be due 18 months after the first payment, and then annually (These changes represent an amendment to conditions #3 and #10 below, as imposed by the Board on April 7, 1988).

1. The applicant shall restore the ticket booth either in its present location or incorporate it within the structure. The Department suggests that the ticket booth represents a unique architectural feature and should be incorporated within the project;
2. The applicant shall submit a landscape plan to the Department which indicates landscaping on the applicant's property and on the Euclid Avenue right-of-way. These improvements shall include three trees in grates and a facade plan to provide visual interest to the blank wall. The plans shall be approved by the Planning & Zoning Department prior to the issuance of a building permit and the installed material prior to the issuance of an Occupational License;
3. The applicant and his successors shall contribute an amount of money equivalent to the purchase of seventy-eight parking decals (cash in lieu of parking decal program) on an annual basis. The first payment shall be received by the City prior to the issuance of a building permit and subsequent payments shall be received annually on the anniversary date that the Certificate of Occupancy for the nightclub was issued. Funds generated through the receipt of the cash in lieu of parking decal program shall be placed in a City account entitled, "South Pointe Improvement Fund", which is dedicated towards the construction of improvements in the vicinity of the site and which are consistent with the Department's neighborhood plan for this area. The amount of funds may be reduced in the event that the applicant leases parking facilities within the neighborhood. However, the return of funds will occur at the end of each year. In this manner, the Department is ensured that properties have been leased for the previous year. Should the lease be terminated and no other facilities provided, then the impact fee program shall be automatically reinstated;
4. The project shall include construction materials which mitigate the impact of noise on surrounding properties and an engineer's report indicating that sound levels outside of the building will be within the standards listed in the City's regulations. The engineer's report shall be approved by the City prior to the issuance of a building permit; and,
5. The entire building shall be restored as part of this building permit.
6. Owner to provide proper garbage facilities approved by the Building Department, and grease interceptor, if food is prepared on site;
7. Owner to also remove and replace all necessary sections of sidewalk and curb and gutter;
8. All City liens shall be satisfied by April 11, 1988;
9. The ramp on south side shall be a minimum 8 ft. wide;
10. The first payment of the impact fee shall be received at issuance of building permit and the following payment will be one year from the date of the Certificate of Occupancy.

PC/ah
Z XVIII

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.				
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.	

17. FILE NO. 1892 VARIETY ENTERTAINMENT, INC.

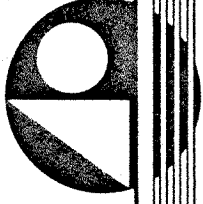
1523

(PARIS THEATRE)
550 WASHINGTON AVENUE
PORTION OF LOT 2, AND THE WEST 135FT. OF LOT 3
BLOCK 48; OCEAN BEACH FL ADDITION NO. 3
PB 2/81

APPLICANT HAS BEEN REQUESTED TO APPEAR BEFORE THE BOARD TO SHOW
CAUSE WHY VARIANCES GRANTED ON APRIL 7, 1988 SHALL NOT BE REVOKED
FOR FAILURE TO MEET CONDITIONS (PAYMENT OF PARKING IMPACT FEE).
CONTINUED by the Board to the meeting of January 13, 1989

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139




DEPARTMENT OF PLANNING

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7550

1523

TO: CHAIRMAN & MEMBERS
ZONING BOARD OF ADJUSTMENT

FROM: JUD KURLANCHEK 
PLANNING & ZONING DIRECTOR

SUBJECT: PLANNING & ZONING DEPARTMENT RECOMMENDATION:
JANUARY 13, 1989 MEETING

FILE NO. 1892 VARIETY ENTERTAINMENT, INC.
(PARIS THEATER)
550 WASHINGTON AVENUE

JANUARY 6, 1989

On November 4, 1988 the Board requested the applicant to appear at todays hearing to justify his failure to pay a \$19,500 impact fee. In order to accomodate the applicant's financial problems, the City entered into an agreement whereby the fee would be amortized over 12 months; however, the applicant failed to meet this schedule.

It is recommended that the applicant either pay the impact fee in its entirety within 5 days or make arrangements to provide the necessary parking within 30 days of todays meeting. Failure to comply with either of these alternatives, will result in the City continuing its prosecution of the violation before the Code Enforcement Board.

JK:jm

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

THE BOARD IS REQUESTED TO SET A PUBLIC HEARING DATE FOR PURPOSES OF CONSIDERING THE REVOCATION OF VARIANCES GRANTED ON APRIL 7, 1988 FOR NON-COMPLIANCE OF CONDITIONS (PAYMENT OF A PARKING IMPACT FEE).

The Board set a Public Hearing for the December meeting for consideration of revocation of variances granted on April 7, 1988.

TO: CHAIRMAN & BOARD MEMBERS
ZONING BOARD OF ADJUSTMENT

FROM: JUD KURLANCHEK
PLANNING & ZONING DIRECTOR

MARCH 25, 1988

1523

SUBJECT: PLANNING & ZONING DEPARTMENT RECOMMENDATION:
APRIL 7, 1988 MEETING

FILE NO. 1892

VARIETY ENTERTAINMENT, INC.
550 WASHINGTON AVENUE

It is recommended that the request be approved contingent upon the following:

1. The applicant shall restore the ticket booth either in its present location or incorporate it within the structure. The Department suggests that the ticket booth represents a unique architectural feature and should be incorporated within the project;
2. The applicant shall submit a landscape plan to the Department which indicates landscaping on the applicant's property and on the Euclid Avenue right-of-way. These improvements shall include three trees in grates and a facade plan to provide visual interest to the blank wall. The plans shall be approved by the Planning & Zoning Department prior to the issuance of a building permit and the installed material prior to the issuance of an Occupational License;
3. The applicant and his successors shall contribute an amount of money equivalent to the purchase of seventy-eight parking decals (cash in lieu of parking decal program) on an annual basis. The first payment shall be received by the City prior to the issuance of a building permit and subsequent payments shall be received annually on the anniversary date that the Certificate of Occupancy for the nightclub was issued. Funds generated through the receipt of the cash in lieu of parking decal program shall be placed in a City account entitled, "South Pointe Improvement Fund", which is dedicated towards the construction of improvements in the vicinity of the site and which are consistent with the Department's neighborhood plan for this area. The amount of funds may be reduced in the event that the applicant leases parking facilities within the neighborhood. However, the return of funds will occur at the end of each year. In this manner, the Department is ensured that properties have been leased for the previous year. Should the lease be terminated and no other facilities provided, then the impact fee program shall be automatically reinstated;

ZONING BOARD OF ADJUSTMENT
FILE #1892
APRIL 7, 1988

4. The project shall include construction materials which mitigate the impact of noise on surrounding properties and an engineer's report indicating that sound levels outside of the building will be within the standards listed in the City's regulations. The engineer's report shall be approved by the City prior to the issuance of a building permit; and,

5. The entire building shall be restored as part of this building permit.

The Department recommends approval as the substantial renovation of this building will have a positive impact on the neighborhood. Additionally, the irregular nature of this site and building makes it difficult to comply with the current regulations.

The project will be reviewed under the City's Design Review process on Tuesday, April 5. The results of that meeting will be made available to the Board.

JK:cmf
VAR 1

8 ft court on the north side of the building and
10 ft court on the south side of the building to be used for service from the
stores facing on Washington Avenue.

VARIETY THEATRE

Owner L.C. & E.N. CLAUGHTON Mailing Address

Lot 2 & 3 Block 48 Subdivision OCEAN BEACH

General Contractor Carson Bradford-BRADFORD BUILDERS

Architect Henry Hohauser *Paris Flea Market* 1523

Zoning Regulations: Use BB C-5 Area 19

Building Size: Front 58'6 Depth 125'

Certificate of Occupancy No. 4705-dated 4/17/75 (Paris Flea Mk. Use 550 Wash. Ave. (change of occupancy)

Type of Construction #1 Fireproof Foundation Concrete Piling Roof Robinson (metal) Date Oct. 18, 1945

Plumbing Contractor# 18868 -Orr Jr.

Plumbing Contractor

Water Closets 14

Lavatories 13

Urinals 4

Gas Stoves

Gas Radiators

Septic Tank Contractor

Oil Burner Contractor

Sprinkler System

Electrical Contractor # 25097 Lowry Electric*
22564- Dixie Neon Sign-

Switch 52*
OUTLETS Light 100 *85*
Receptacles 76*

#21723 -Lowry Electric *
11-28-1945 *

No. FIXTURES 185*

FINAL APPROVED BY WOODMANSEE

ALTERATIONS OR REPAIRS—Over # 21612- Lowrey Elect. Temporary service-----11-13-45

Permit No. 21003

Cost \$200,000

Address 550 Washington Ave.

Bond No. 3086 539 Euclid Ave.

Engineer Alex Kononoff

Lot Size 100 X 258

Height 46' 987 Stories 2

THEATRE --- 1,200 seats (\$175,000.)
Use APTS--8 units (\$25,000.)

Foundation Concrete Piling Roof Robinson (metal) Date Oct. 18, 1945

Sewer Connection 1

Temporary Closet 1

20180 Alex. Orr, Inc. 6 Downspouts -----Date Sept. 16, 1946

Floor Drains 2

Grease Traps

Drinking Fountains 1

Rough Approved

Tank Size

Tank Size

Address

Fans

(20Centers of Distribution # 25865 Lowry Elec.--2/18/48
Neon transformers 32

Sign Outlets

Date of Service February 18, 1948

METRO ORD. #75-34
CERTIFICATION DATE: 7-28-46

ALTERATIONS & ADDITIONS

Building Permits: # 22467 Vertical sign -- approx 72 sq ft - (Approved by City Council 5/15/46)
Dixie Neon Sign Co: \$1,000..... May 17, 1946

Variety Theatre: # 35890 Re-locate fire escape: Bradford Builders, contractor: \$ 700 May. 18, 1951
Variety Theatre: #65369 Brothers, Inc.: exterior painting - \$1200. - 7/17/61
#66132 Electro Neon Sign Co.: Remodeling existing sign by replacing two letters..to read New Paris..no new electrical work - \$700. - 10/16/61
#68477 All Weather Maintenance, Inc.: Replace cooling towers (80 tons) Variety Theatre - \$2,000, 11/21/62
#73697 All American Home Improvement Co.: Paint exterior - \$950 - 3/12/65
#80833 Yale-Ogdon Install 9 window units Series 800 \$375.00 8/15/68 OK 9/17/68
539 Euclid #81198 Owner Panel existing walls paint ceiling \$300.00 10/21/68
#83558 Pablo Aguilera Painting - Pressure clean & paint exterior \$2,500.00 1/5/70
#08863-Openour Roofing-Re-roof 28 sqs-\$2530-4-5-76
BLDG. Plumbing Permits: #3734-Hill York Sales- 1 10ton central a/c-\$3800-9-3-76
#06903-C & L Underground-Install booths, interior remodeling-\$8000-2-24-75 (FLEA MARKET)

Electrical Permits: # 22564 - Dixie Neon - 32 neon transformers - 5/8/46- OK Woodmansee
22665- Lowry Elect.----- 1 service temporary - 6-12-46
24195, Florida Power & Light Co: 1 Transformer vault, May 15, 1947
~~XX2509XX Lowry Electric XX 52 switch outlets, 85 light outlets, 76 receptacles, 185 fixtures, 2 refrigerator outlets, 8 iron outlets, 76 meters - Oct. 30, 1947~~
26911 Kenny Electric: 2 motors - August 5, 1948
27171 Lowry Electric: 1 appliance outlet, 2 motor, 1 meter - - - Sept. 10, 1948
30568 Astor Electric: 1 service-temporary -(temporary storage lighting)- Jan. 9, 1950
38677 Gates Elec Co: 12 Light Outlets, 12 Fixtures, 1 Temp Serv: 2/2/53OK, Rosser, Feb 10, 1953
40784 Elder Electric: 3 Fixtures: Nov 9, 1953 - OK, H. Rosser, 11-12-53
#56376 Jonesey Elec: Violation - Feb. 24, 1961
#58982 Astor Electric Service, Inc.: 2 violations 11/2/62
#59365 Phillips-Brock: 5 switch outlets, 5 light outlets 2/20/63
#71960-Ocean Electric- 55 light outlets; 50 receptacles; 55 fixtures-3-6-75
#81721 1/27/87 Daniel G. Palivoda & Sons 1 service temp

LOT 2-3

BLOCK

48

SUBDIVISION

Ocean Beach

ADDRESS 550 Washington Avenue

ALTERATIONS & ADDITIONS

Building Permits:

#09711-Paris Follies, Inc.-Owner-Interior remodeling -\$4900-9-8-76

#3901-Victor Abislaiman - 1 5HP refrigeration-\$4000-3-23-77

#28586 5/29/86 owner pressure clean & paint exterior \$4,000.

#29728 1/26/87 owner/bldger secure and cleanout exist stucture interior demo \$1,000.

Plumbing Permits:

Electrical Permits:

#73500-Ramsay Electric- sub feed 70 amps; 2 5ton a/c-9-27-76

#79509 6/27/84 Coral Gables Do All Elec - repair