

Addendum to Application for Conditional Use

Location: 743 Washington Avenue, Miami Beach, Florida 33139

Principal: 743 Washington Entertainment, LLC

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

Total Occupancy: To be determined by the City of Miami Beach Fire Marshall.

1) **OPERATIONAL/BUSINESS PLAN:**

743 Washington Entertainment, LLC intends to operate the historical site to promote special events. The subject premises has undertaken numerous transformations, from nightclub to retail store and back. In the last several years the property has been the subject of numerous conditional use permits, including the latest on August 23, 2011 for a nightclub establishment. Due to severe economic times the latest endeavors have not been successful. As a result, 743 Washington Entertainment, LLC was created to allow the greatest use for the space. The subject operator is desirous of operating the space to promote special events, mainly as a hall for hire.

The applicant would seek to maintain all allowances previously granted to the property. While the applicant is desirous of operating mainly as a hall for hire, allowing for continual special events, it does not desire to lose any of the allowances previously granted. To that end, the applicant agrees to abide by all the conditions stated in the Conditional Use Permit granted during the August 11, 2011 Planning Board hearing.

In its latest re-configuration, it is expected that the facility will operate mostly on weekends, from Thursday through Sunday, however occasional events may take place during the week (Monday through Wednesday). 743 Washington Entertainment, LLC intends to operate an upscale entertainment establishment with weekday (Monday through Wednesday) hours from 10:30 a.m. through 5:00 a.m. and weekend (Thursday through Sunday) hours of 5:00 p.m. through 5:00 a.m., as stated in condition number five (5) of the Conditional Use Permit granted on August 23, 2011. The facility will mainly cater to private functions, including corporate events, children's parties, launch parties and the like.¹

Unlike prior applicants, this applicant will not use any portion of the space for retail, rather the operations will remain as identified herein.

¹ For the time being, all food and alcoholic services will be provided by outside sources.

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. The existing garages, will house the vehicular traffic visiting the property.

If valet services are desired for a special event, the special event coordinator would have to contract with a company licensed to provide valet services in the City of Miami Beach. A parking circulation diagram is attached hereto as Exhibit "A."

3) **INDOOR/OUTDOOR CROWD CONTROL PLAN:**

In an effort to avoid any impact on the surrounding businesses, queuing will occur within the property confines. Specifically, two entrances will be provided at the front of the property, facing Washington Avenue. The northernmost entrance opens to a sixteen by nineteen foot (16' x 19') space, which will allow for most of the patrons to enter the facility, and prevent unnecessary crowding in the exterior of the property. The size of the interior corridor should minimize the need for queuing on Washington Avenue. The entrance on the southern end of the property can cater to the elite, "VIP," crowd. Providing two (2) entrances to the facility and maintaining adequate staffing should serve to prevent the effects of crowds on neighboring businesses.

The property also has a rear door, which will be maintained closed during operations.²

743 Washington Entertainment, LLC, will ensure sufficient staff and security personnel are on staff to assist during contracted events. The number of staff and security will depend on the size and type of event for which the space is being used.

² The rear door will serve as a means of access for the trash room and as emergency egress.

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

Security personnel will be retained on an as needed basis, depending on the event.³ 743 Washington Entertainment, LLC will ensure that at all times of events security and staffing levels are adequate to ensure the safety and welfare of patrons, as well as Miami Beach's residents and guests.

Security personnel will be posted at each of the front entrances, as well as the rear entrance. The security at the rear of the facility will ensure that the door is not opened during operations, except in the case of an emergency or need of staff. Not only will having security at the rear prevent the exiting into the alley and the effects on neighboring businesses, but it will also prevent the escaping of sound from that facility.

In addition, 743 Washington Entertainment, LLC will promote that whenever needed or possible, off-duty police officers be employed to assist with security. 743 Washington Entertainment, LLC is committed to this community and intends to maintain a professional, upscale facility for its patrons and this City.

5) **TRAFFIC CIRCULATION PLAN:**

The property which is the subject of this application previously housed a nightclub facility and it is not expected that 743 Washington Entertainment LLC's intended use will increase the volume of traffic in the surrounding areas. Nevertheless, attached hereto as Exhibit "A" is a proposed parking circulation diagram.

6) **SANITATION PLAN:**

The subject property has an air-conditioned, internal garbage collection room, which will maintain any malodorous garbage and will avoid any garbage from escaping into the alley at the rear of the property.

³ Since the facility will not be opened to the public, absent a special event, 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 event scheduled.

In addition, 743 Washington Entertainment, LLC will work with Waste Services, Inc. (WSI) for garbage collection. It is intended that there will be pick-ups on Saturdays and Sundays. Also, whenever an event is scheduled at the facility during the week, additional garbage pick-ups will be coordinated with WSI, as necessary.

7) NOISE ATTENUATION:

The physical configuration of the property will assist in the reduction of sound escaping from the property. Double-door vestibules will be maintained at the front entrances of the facility, which will assist in preventing sound escaping through the front of the property. Furthermore, the main entrance of the facility opens to a sixteen by nineteen foot (16' x 19') corridor, which will also alleviate the escape of sound levels.

While fire restrictions and requirements prevent the creation of a double door vestibule system for the rear entrance, the rear door will be closed during operations, absent emergencies or need of staff.

Although the property is located within a purely commercial area of the City, surrounded by restaurants and nightclubs and is not expected to generate any additional sound levels, 743 Washington Entertainment, LLC intends to take all reasonable measures to ensure the surrounding establishments are not affected by the sound levels within its facility.

8) PROXIMITY OF PROPOSED ESTABLISHMENT TO RESIDENTIAL USES:

The subject property is located in a commercial building, within a commercial district. The facility's entrances face westward on Washington Avenue, directly across from other commercial establishments.

In the current economic state, when most of the businesses surrounding the facility are closing or being sold, it is expected that the re-opening of this property will have a positive economic impact on the neighboring businesses.

It is expected that many of 743 Washington Entertainment, LLC's employees will come from the surrounding neighborhoods, which will help to minimize the effects on traffic flow and will help keep employment and local revenue within the City of Miami Beach.

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

The property is located in a primarily business area, surrounded by mostly nightclubs, restaurants and retail establishments. It is expected that the re-opening of this facility will help to re-invigorate and revitalize the area. 743 Washington Entertainment, LLC intends to promote high quality events, in the hopes that those events will expectedly transcend into the surrounding neighborhood and help surrounding area businesses to flourish.

