

# ZBA21-0128: 743 Washington Ave.

Board of Adjustment Meeting

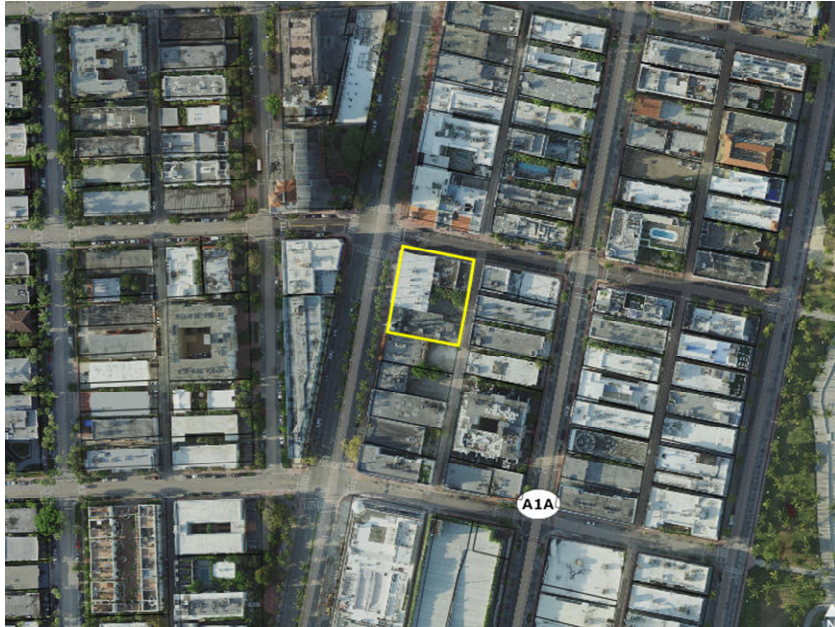
July 9, 2021

Item 1

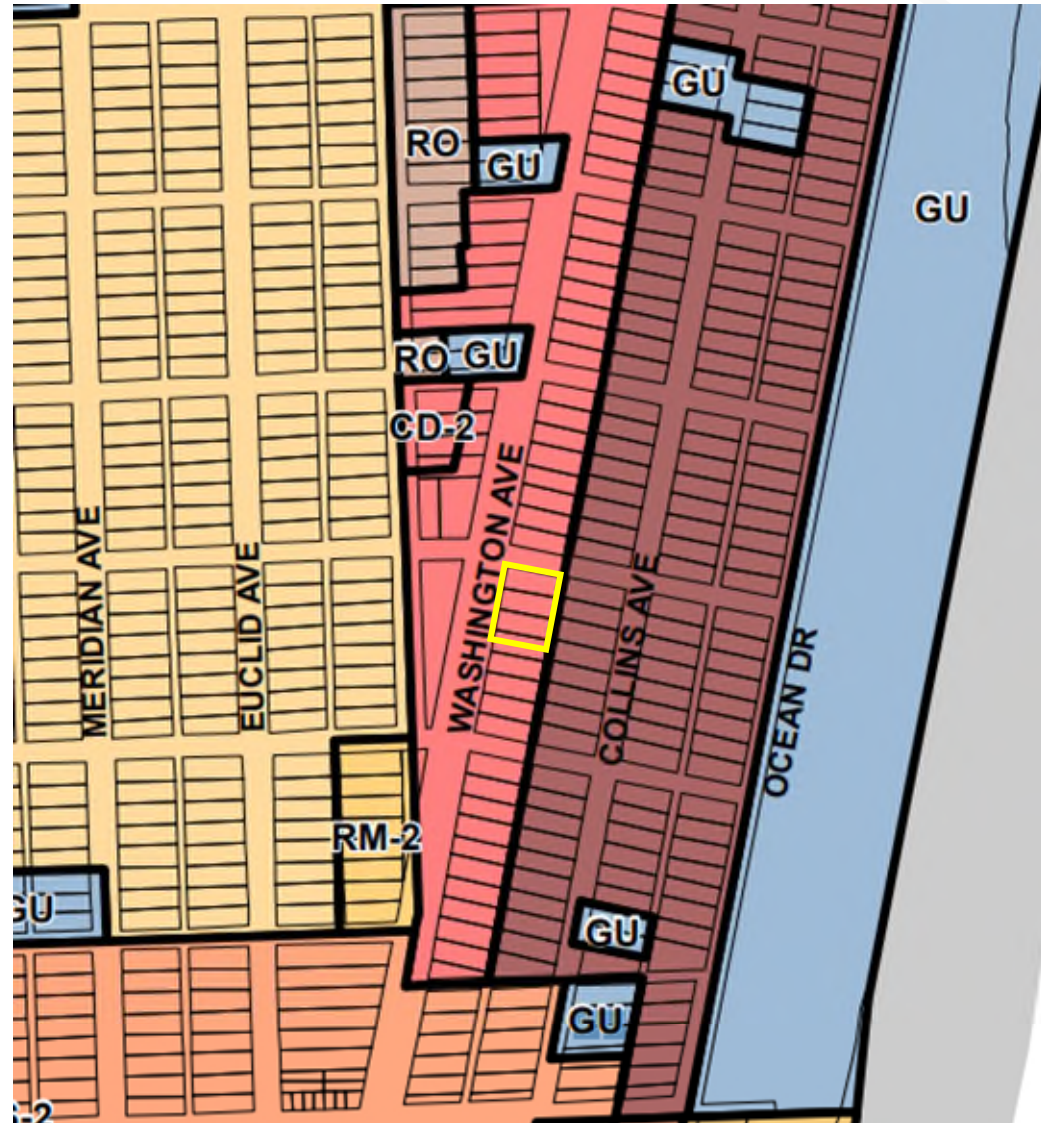


BERCOW RADELL FERNANDEZ LARKIN + TAPANES  
ZONING, LAND USE AND ENVIRONMENTAL LAW

# Property: 743 Washington Avenue



# Zoning Map: CD-2





# BOA File No. 3420: Permitted Operation of Rockwell Miami



CFN 2015R0388530  
OR BK 29660 Pgs 1715-1719 (5Pgs)  
RECORDED 08/17/2015 12:54:08  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

## BOARD OF ADJUSTMENT CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 743 Washington Avenue

FILE NO. 3420

IN RE: The application for modifications to conditions of approval for a previously approved variance for the reduction from the minimum required 300 foot distance separation between dance hall/entertainment establishments licensed to sell alcoholic beverages and not operating as a restaurant with full kitchen and serving full meals. Specifically, the applicant is requesting to change the name of the owner/operator.

LEGAL DESCRIPTION: Lot 14 thru 16, Block 33 of OCEAN BEACH ADDITION #1, According to the Plat Thereof, Recorded in Plat Book 3, Page 11, of the Public Records of Miami-Dade County, Florida.

MEETING DATE: June 5, 2015

### MODIFIED ORDER

The applicant, Keith Paciello / 743 Associates, LLC., filed an application with the Planning Department for modifications to a previously approved variance granted on June 5, 2009 to reduce the minimum required 300 foot distance separation between dance hall/entertainment establishments licensed to sell alcoholic beverages and not operating as a restaurant with full kitchen and serving full meals. The applicant requests to modify Condition No. 3 of the June 3, 2011 BOA "Modification Order" No. 3420, which granted the approval of the variance to the previous applicant and operator to permit the transfer of approval to Keith Paciello / 743 Associates, LLC., as follows:

3. This Order is issued modified approval is granted to Keith Paciello / 743 Associates, LLC. as operator of the establishment restaurant/lounge. Any subsequent owners or operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.

The City of Miami Beach Board of Adjustment makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the Planning Department Staff Report, the project as submitted satisfies the requirements of Section 118-353(d) of the Miami Beach Code. Accordingly, the Board of Adjustment has determined the following:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

mtb

# Rockwell Miami closes permanently during COVID-19 pandemic

ENTERTAINMENT

## Another big-name nightclub in South Beach just shut down: 'Unforgettable memories'

BY MADELEINE MARR

FEBRUARY 12, 2021 02:00 PM, UPDATED FEBRUARY 12, 2021 03:40 PM



MIAMI.COM FILE

# Request: Modify Previous Board Order to Allow New Operator— VENDÔME



# Request: Modify Previous Board Order to Allow New Operator— VENDÔME

- This Application was originally filed on June 5, 2009.
- Same request to change operators was granted on:
  - June 3, 2011 to Jack Flechner as Member of Washington Entertainment, LLC
  - June 5, 2015 to 743 Associates, LLC

The logo for VENDÔME, featuring the word in a bold, yellow, sans-serif font with a slight 3D effect, set against a solid black rectangular background. The background of the slide features a faint, stylized illustration of a city skyline with various building shapes in light gray.



# VENDÔME

- VENDÔME is under the experienced leadership of Jonathan Mansour who has successfully operated high-end entertainment establishments in Europe, Australia and the US and currently operates Victory Restaurant and Lounge in Midtown Miami
- VENDÔME's Team has thoroughly reviewed the approval and affirms that VENDÔME will comply with all conditions of the Approval to ensure safe operation of the new establishment





# Thank You

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