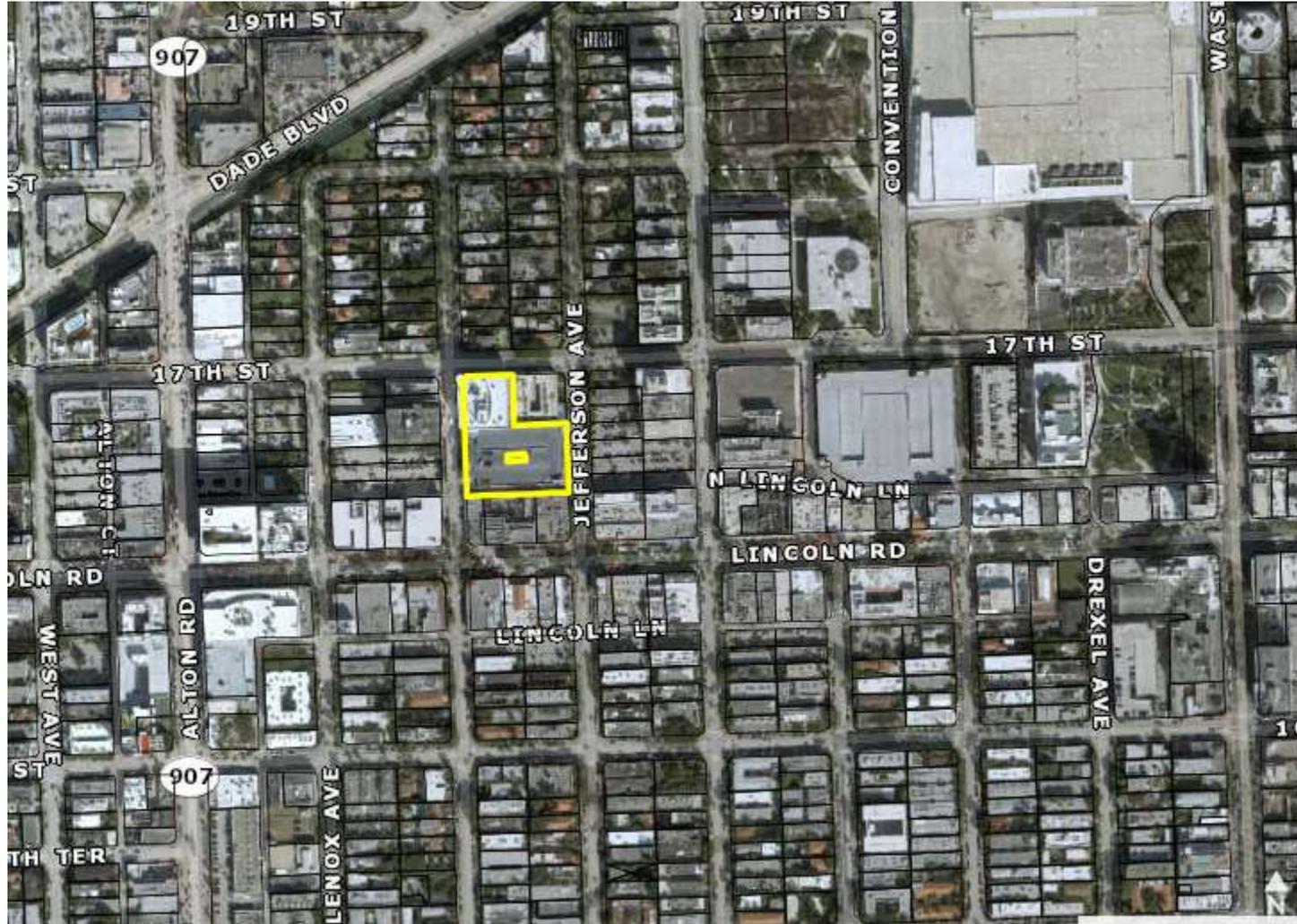


ZBA24-0162– 1691 Michigan Avenue Speakeasy

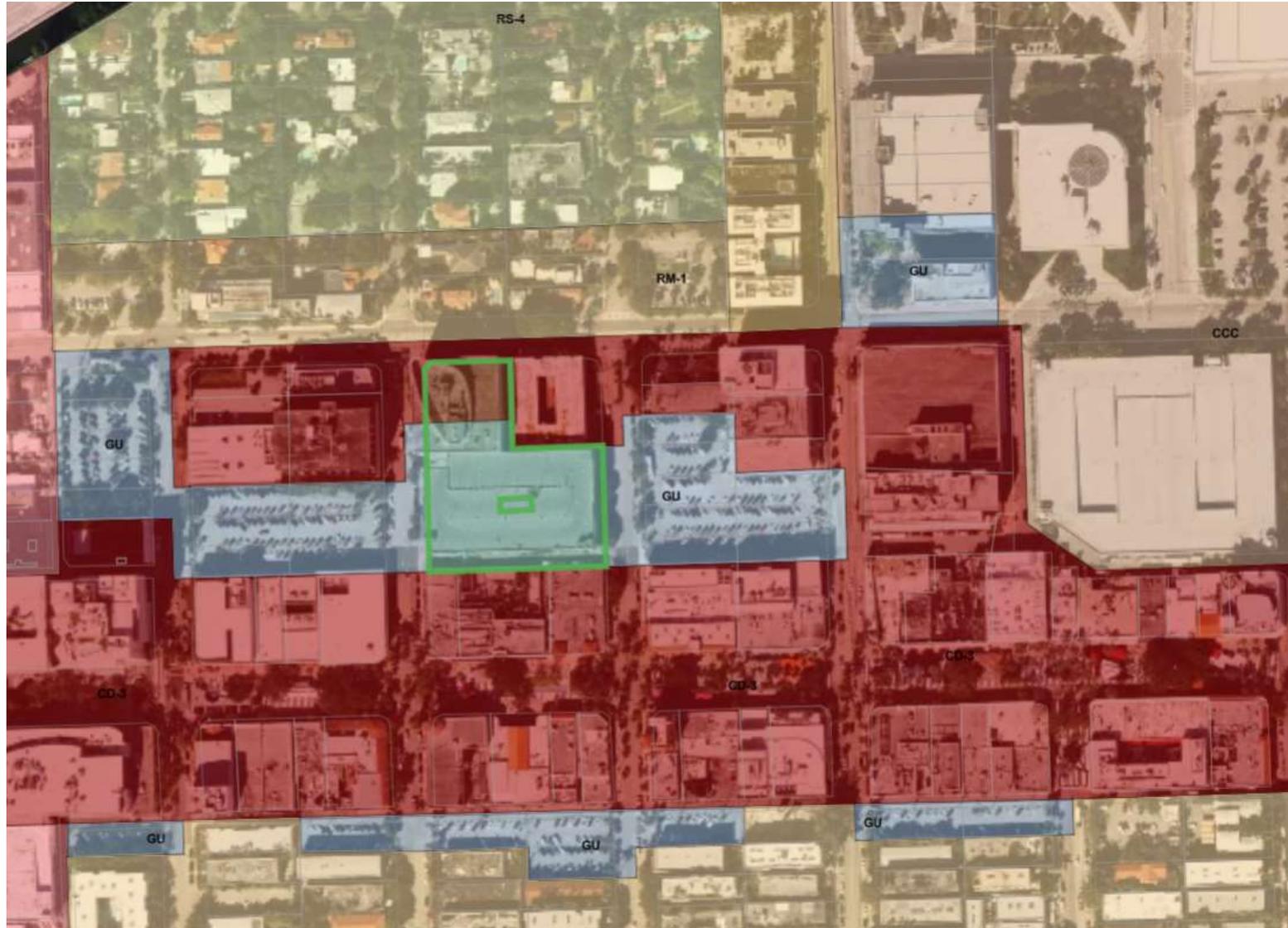
Board of Adjustment – October 11, 2024



Context



CD-3 Zoning



Existing Building



C SITE IMAGE



D SITE IMAGE

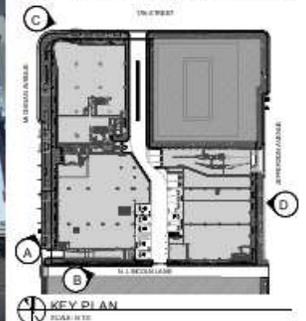


A SITE IMAGE



B SITE IMAGE

*PHOTOS WERE TAKEN ON 01/16/2024



KEY PLAN
FLOOR: 3RD



THE LINCOLN BL. 3RD FLOOR/ SPEAKEASY & EMPL. LOUNGE
301 N. CHICKEN



NO. 12	TITLE	DATE
NO. 13	SCALE	NO. 14

Existing Building



A CONTRACT IMAGE



B CONTRACT IMAGE



C CONTRACT IMAGE



D CONTRACT IMAGE

*PHOTOGRAPHS WERE TAKEN ON 08/25/2024



THE LINCOLN BL
1000 N. LINCOLN BL
MIAMI BEACH, FL 33139



NO.	DATE	DESCRIPTION

Proposed Renovation



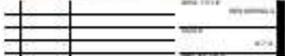
Proposed Renovation



Proposed Renovation

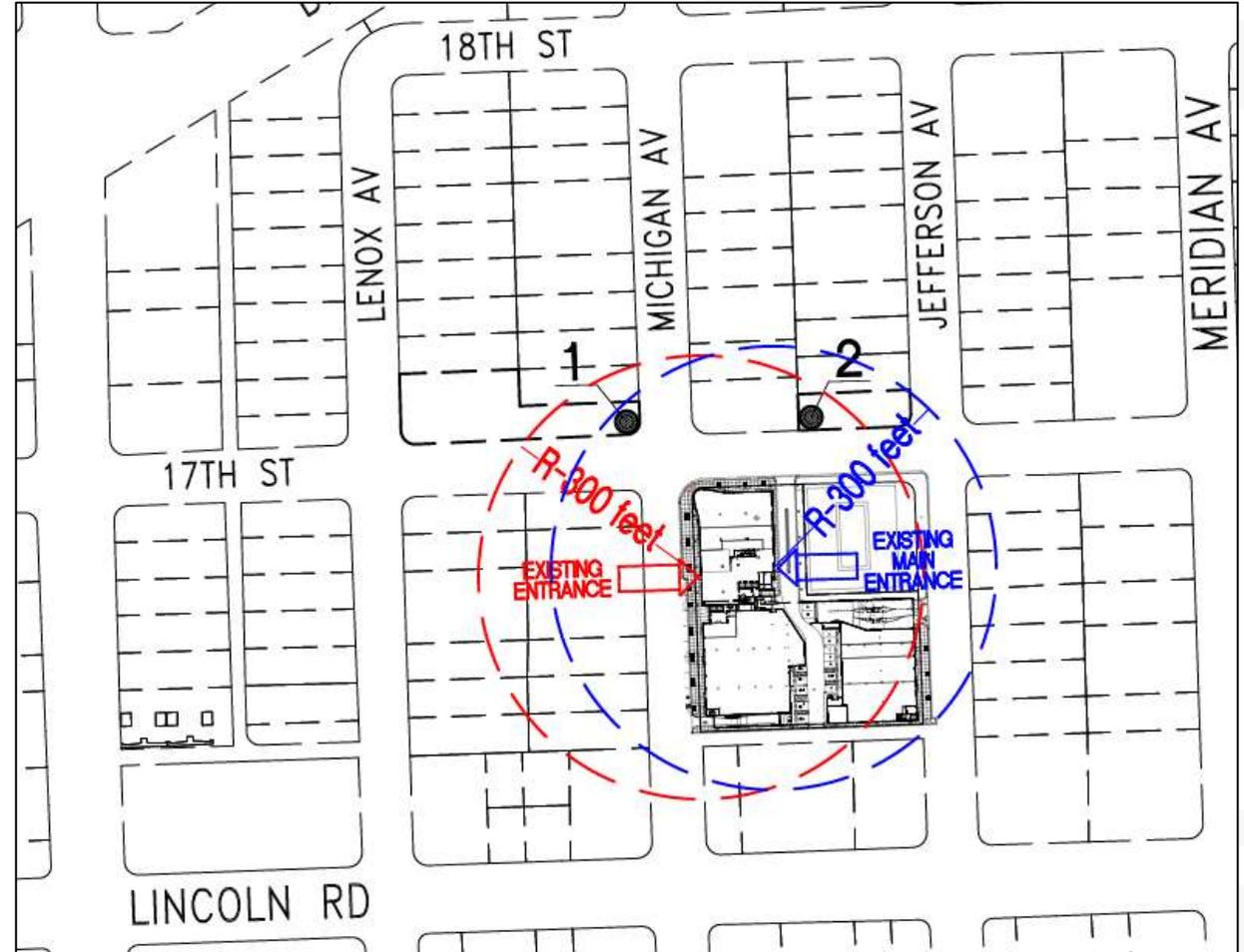


THE LINCOLN BL.
1000 BROADWAY
NEW YORK, NY 10018



Requests

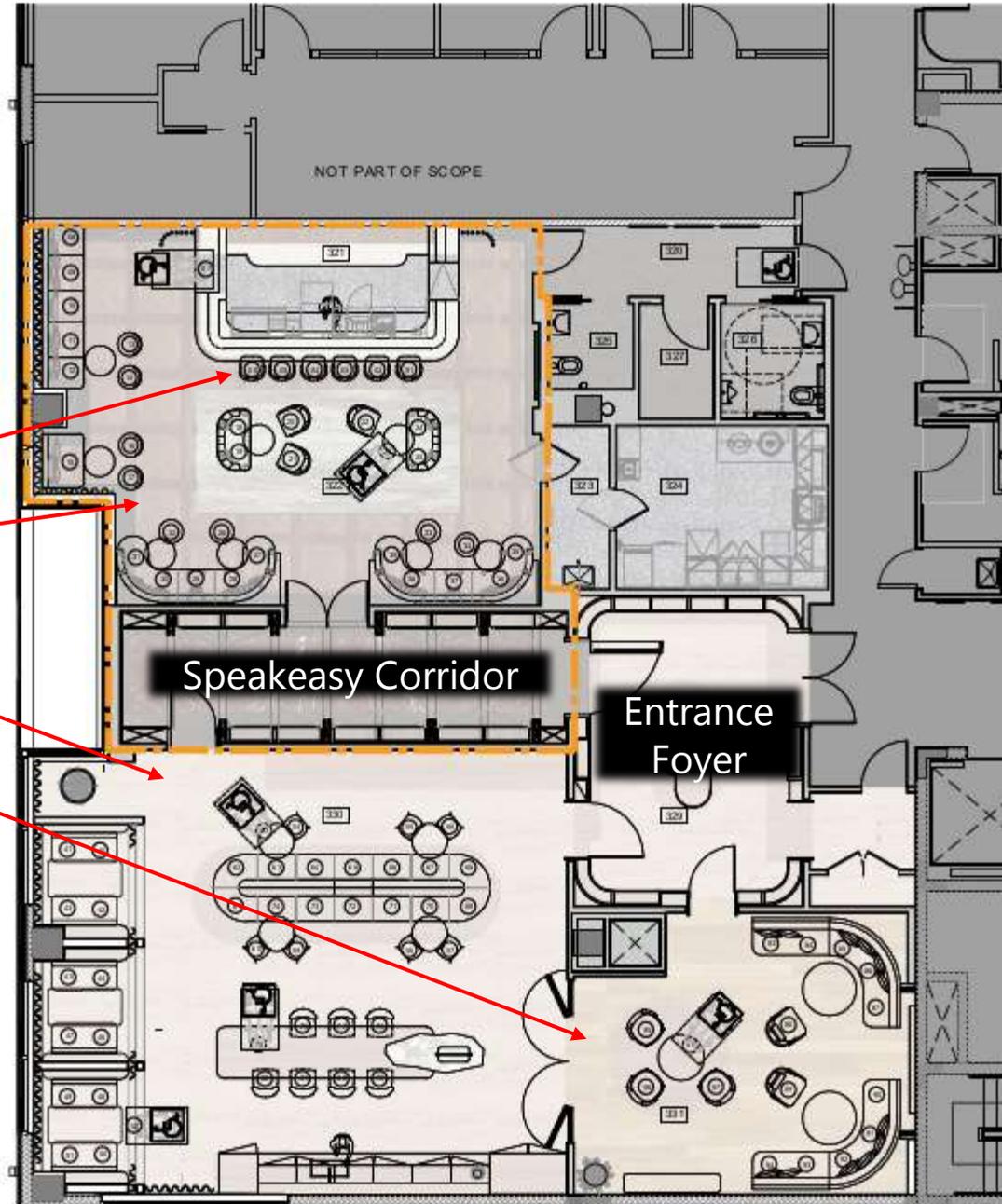
- 1) Variance to permit an alcoholic beverage establishment approximately 189 feet from an educational facility where the minimum distance separation is 300 feet.
- 2) Variance to permit an alcoholic beverage establishment approximately 216 feet from a place of worship where the minimum distance separation is 300 feet.



Proposed Venue Floor Plan

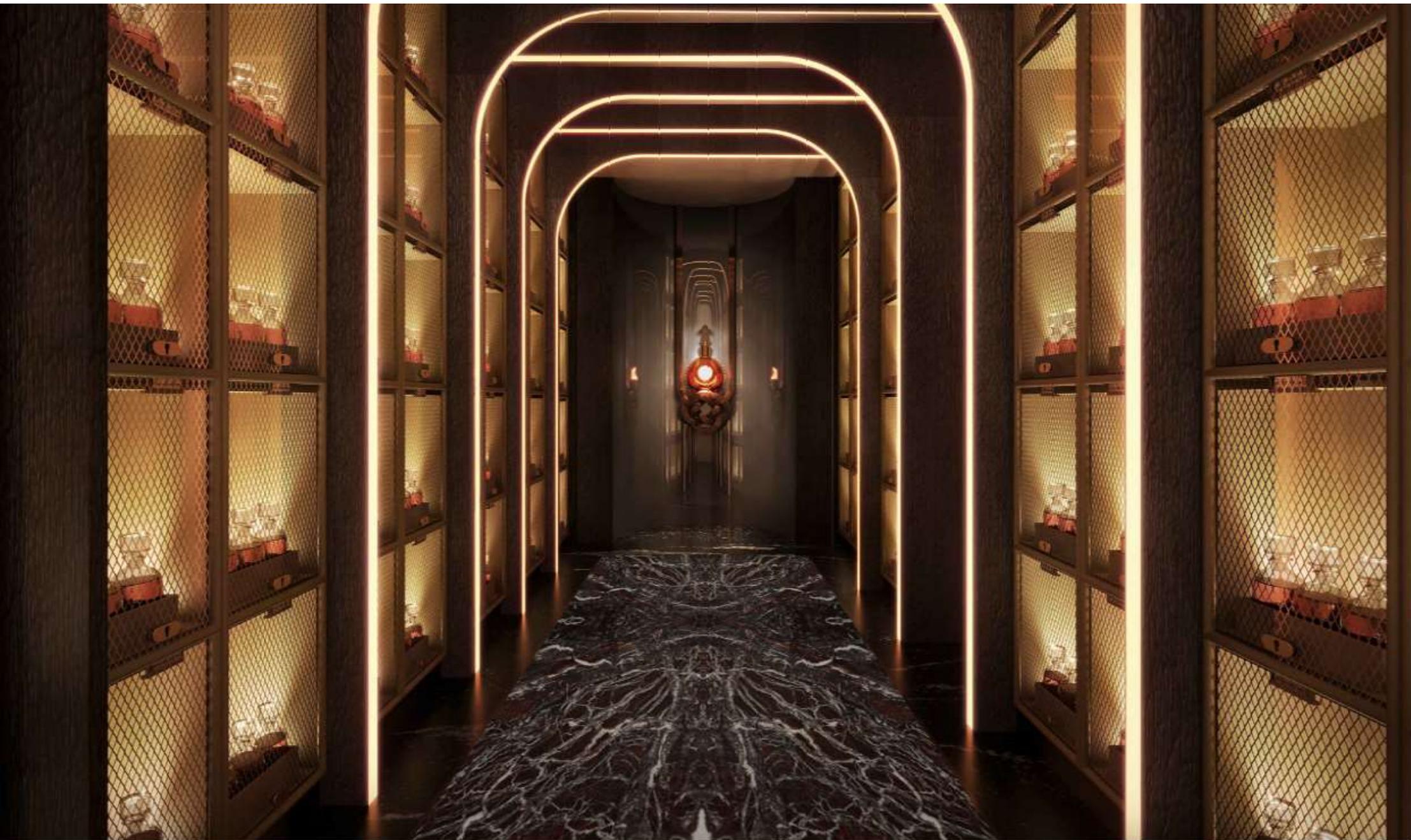
SEATING

SPEAKEASY BAR	07
SPEAKEASY	32
EMPLOYEE LOUNGE	43
LIVING ROOM	16
<hr/>	
TOTAL SEATING	97

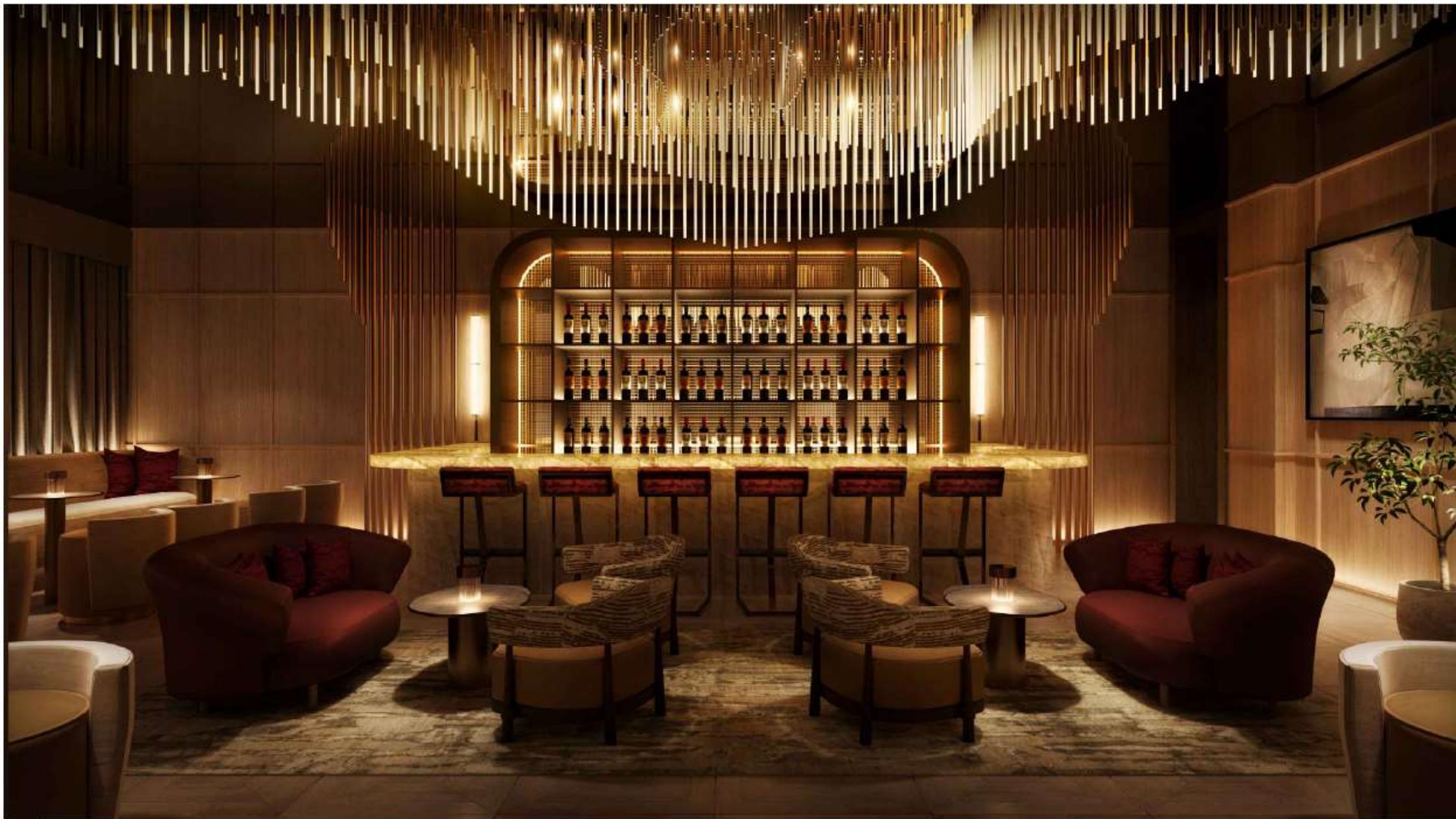




FOYER RENDER



SPEAKEASY
CORRIDOR RENDER



SPEAKEASY
LOUNGE RENDER





LIVING ROOM RENDER

Proposed Operational Conditions

Hours of Operations

- For Office Tenants: 8:00 AM -5:59 PM
- To Public: 6:00 PM – 2:00 AM on Monday – Thursday, 3:00 AM Friday and Saturday*

Music/Noise Mitigation

- Pre-recorded, live music, or DJ limited to ambient background level volume
- Acoustic paneling and ceiling treatments to be used to prevent noise disturbances to adjacent offices and outside of building

Access/Parking

- Pedestrian access via Michigan Avenue entrance and valet service. Existing garage has sufficient parking for the establishment

Security

- 24/7 security to be present on-site at building

Patron Age Restriction

- 21+ during public hours of operation

*Requested modification to condition B.4.



Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

From: Demetrio Perez <djp@lincoln-marti.com>
Sent: Friday, September 13, 2024 4:18 PM
To: Patrick Khoury <patrick@blacklionig.com>
Subject: Re: Lincoln Marti - Miami Beach neighbor

Patrick,

That's fine, there's no need to bother with a call or take it any further. I appreciate the heads up and your willingness to educate me as to the use, but there's no need. We will not oppose the variance.

Thank you for offering to host the children for your Halloween event. It would be best for Maria to meet the director of the childcare center, Leonor, and discuss that with her. I will let Leonor know that Maria may reach out to her regarding this.

I hope that everything goes well.

Regards,

Demetrio

Demetrio Pérez

LINCOLN-MARTI

CHILDCARE CENTERS AND SCHOOLS
2700 SW 8 STREET
MIAMI, FLORIDA 33135
305-643-4889 – DIRECT
305-643-0581 – FAX
DJP@LINCOLN-MARTI.COM

