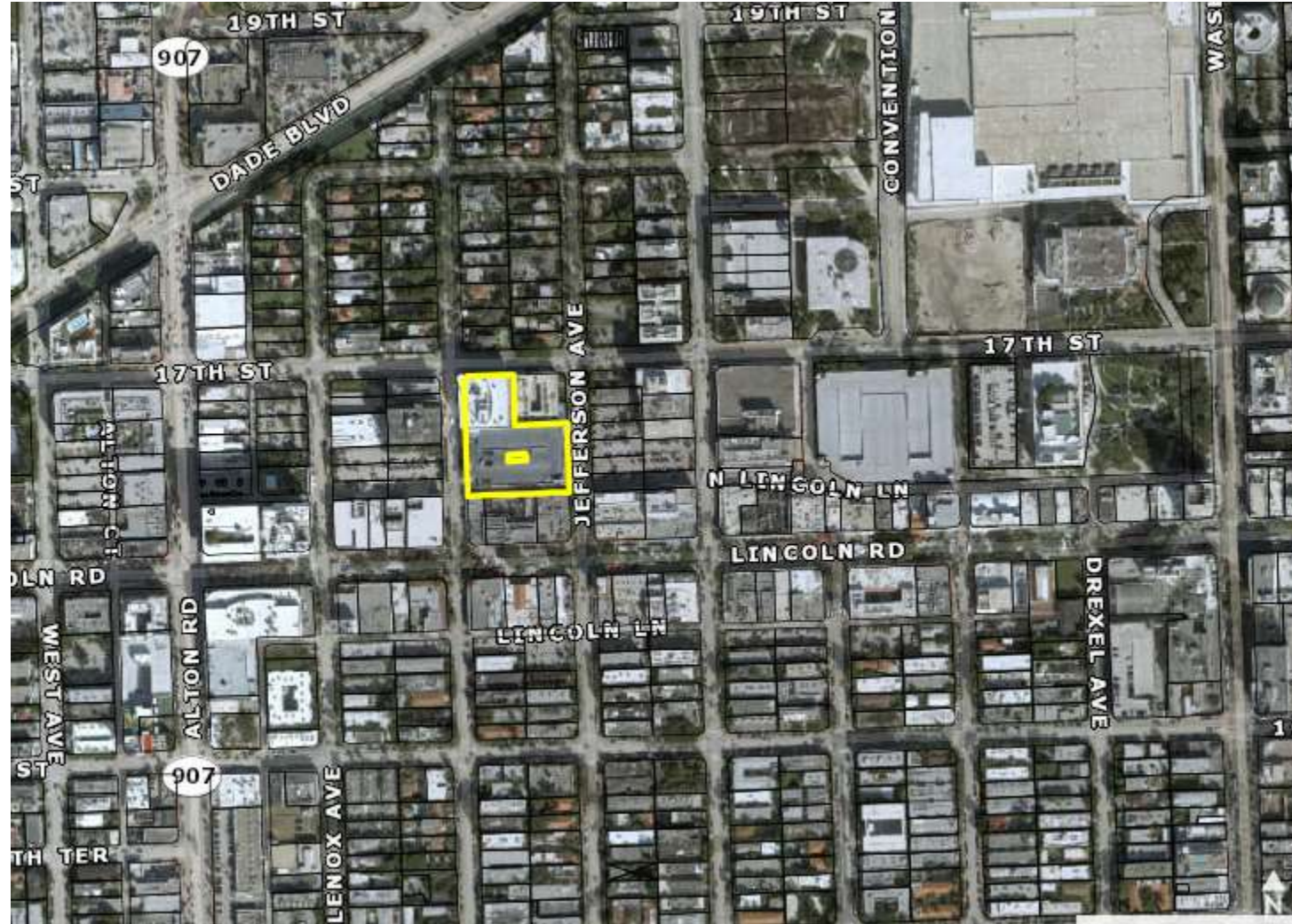


# ZBA24-0162– 1691 Michigan Avenue Speakeasy

Board of Adjustment – October 11, 2024



# Context





# CD-3 Zoning



# Existing Building



C SITE IMAGE\*



D SITE IMAGE\*

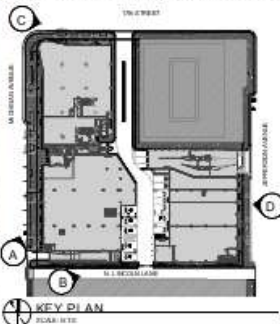


A SITE IMAGE\*



B SITE IMAGE\*

\*PHOTOS WERE TAKEN ON 01/16/2024



KEY PLAN  
PLAN IN 10'



# Existing Building



A CONTEXT IMAGE



B CONTEXT IMAGE



C CONTEXT IMAGE



D CONTEXT IMAGE

\*PHOTOGRAPHS WERE TAKEN ON  
08/25/2024





# Proposed Renovation



# Proposed Renovation





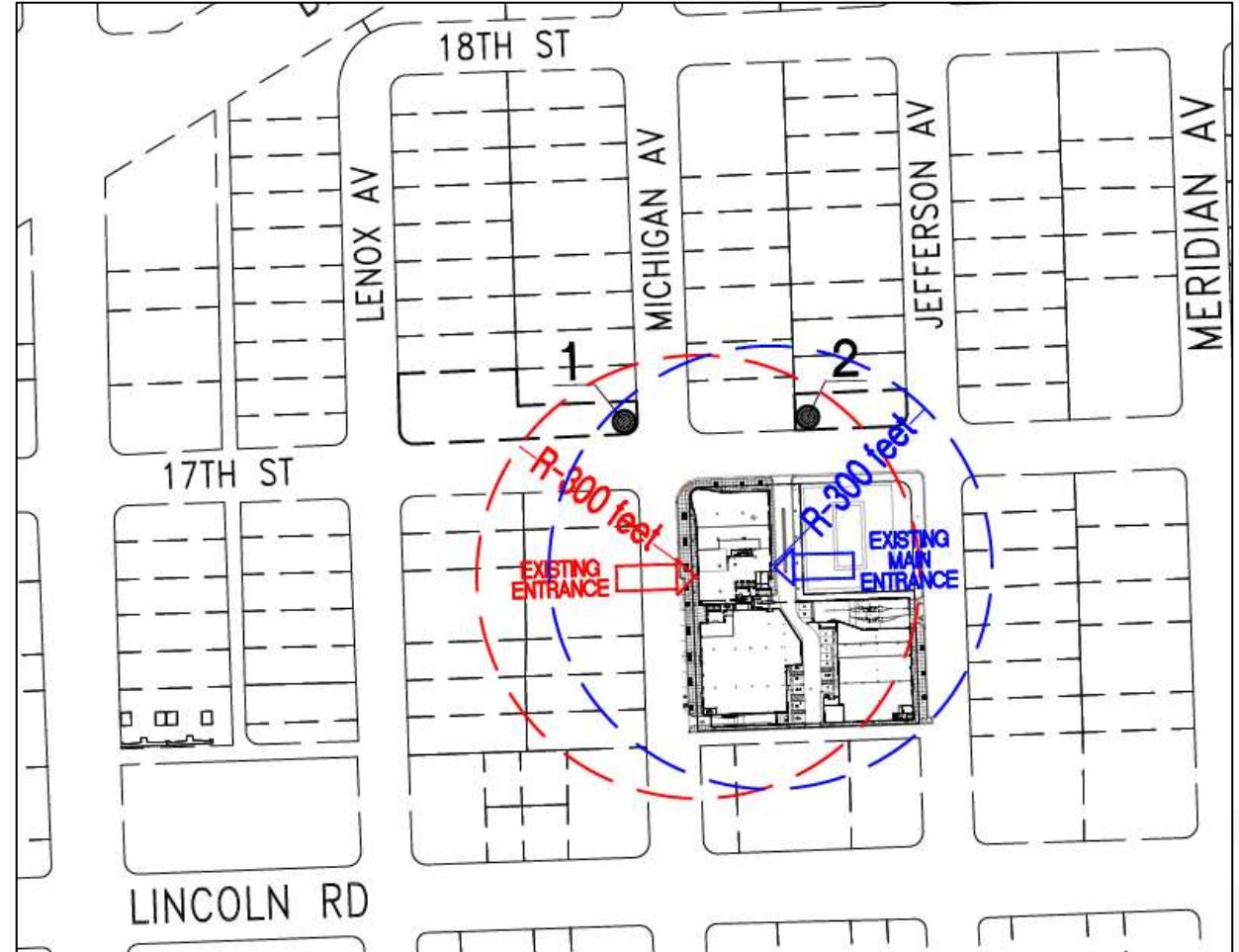
# Proposed Renovation





# 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

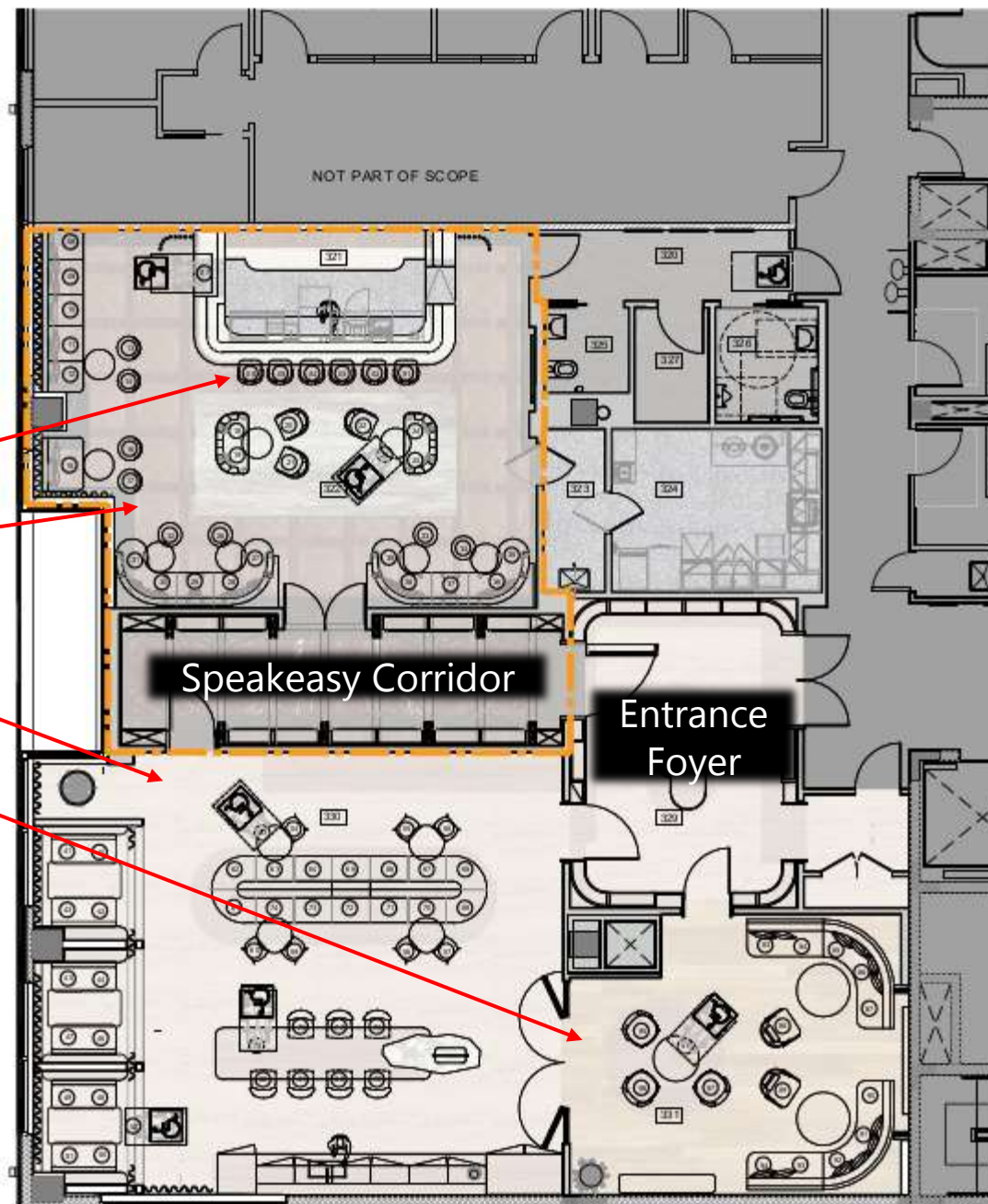
43

LIVING ROOM

16

TOTAL SEATING

97

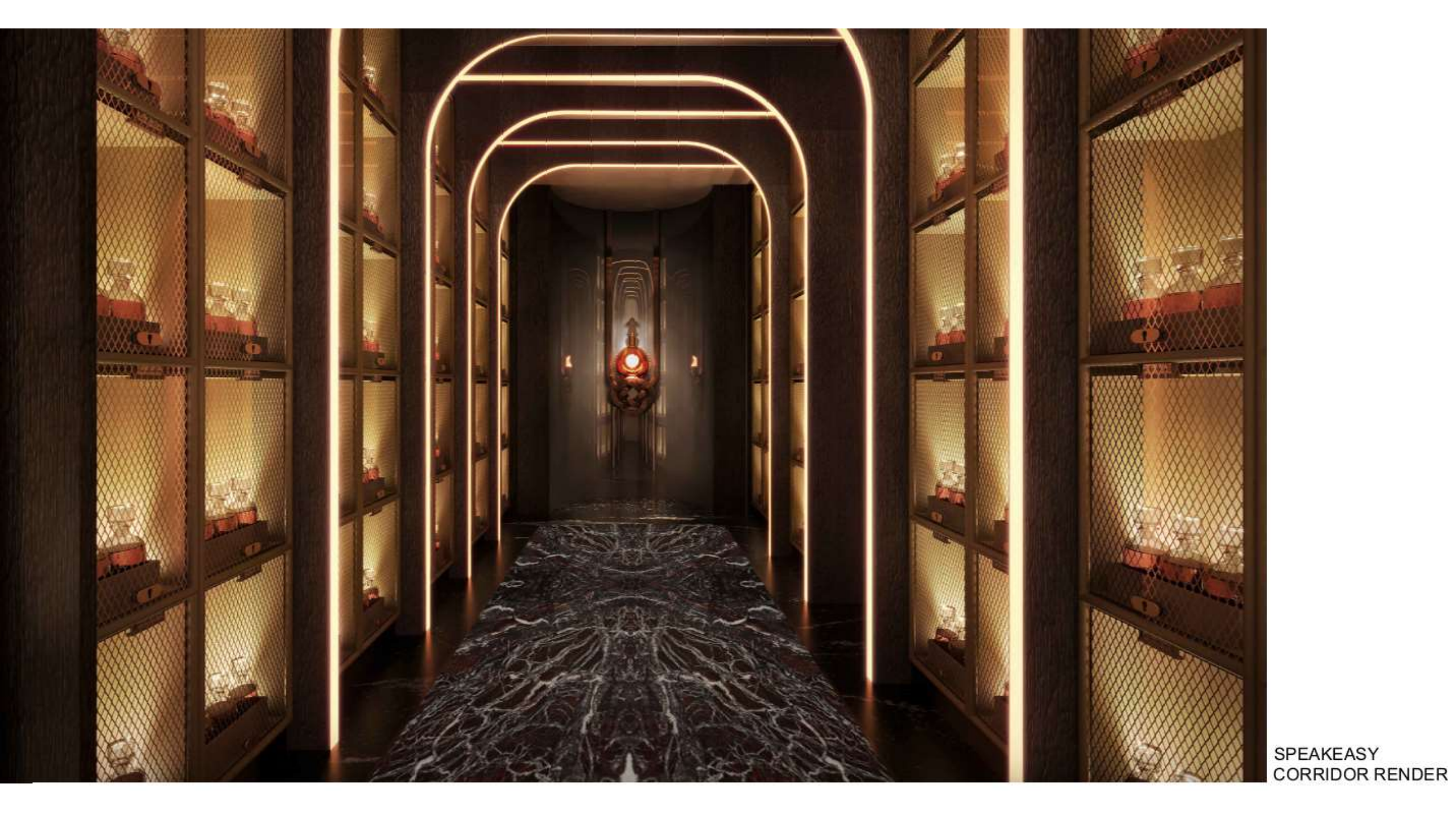






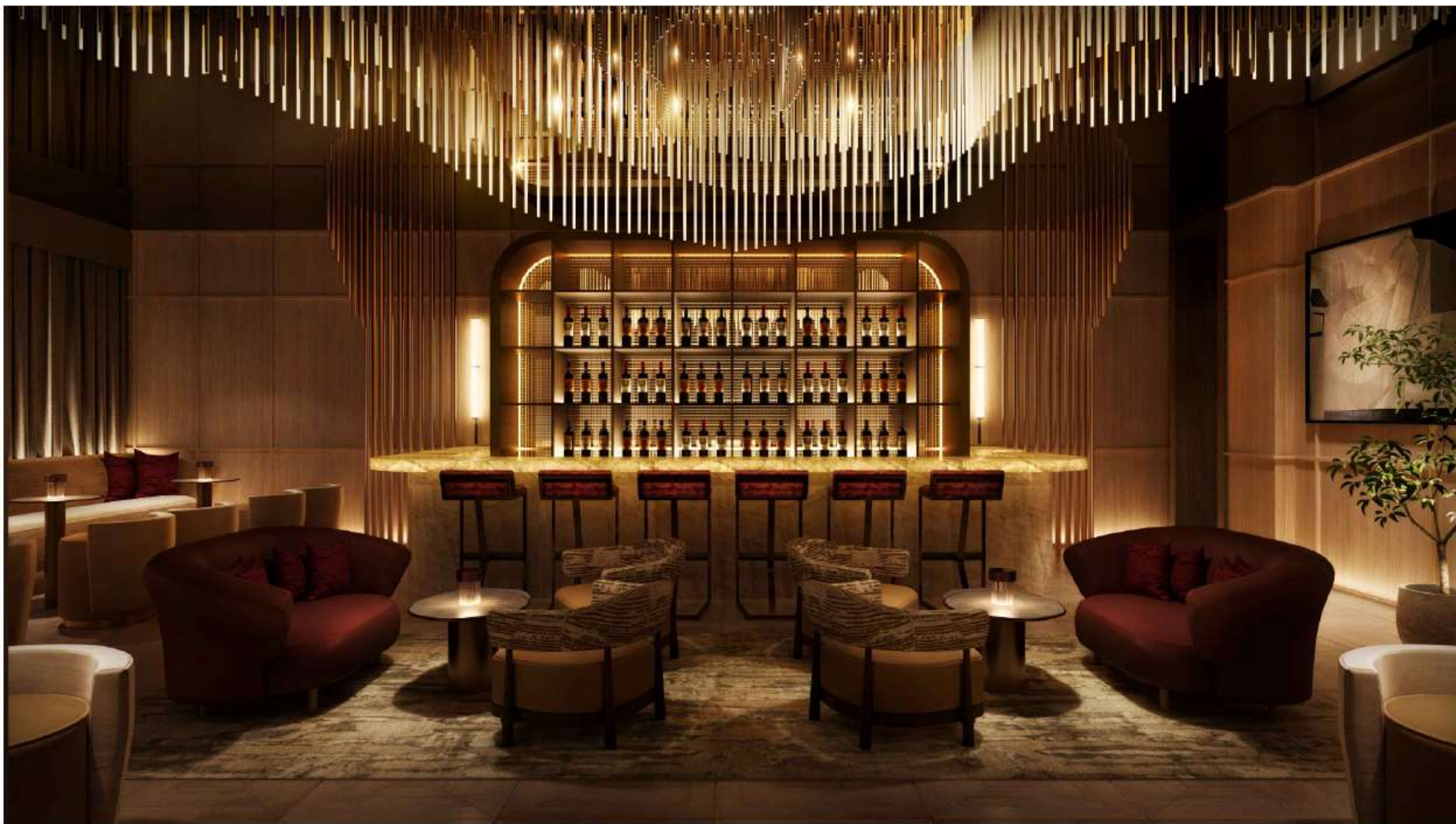
FOYER RENDER





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

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**From:** Demetrio Perez <[djp@lincoln-marti.com](mailto:djp@lincoln-marti.com)>  
**Sent:** Friday, September 13, 2024 4:18 PM  
**To:** Patrick Khoury <[patrick@blacklionig.com](mailto: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](mailto:DJP@LINCOLN-MARTI.COM)

