



FINAL SUBMITTAL
1676 JAMES
BED N DRINKS HOSTEL LLC
FILE NUMBER ZBA19-0098

Distance Variance: Allow an alcoholic beverage establishment with a distance of 289' where 300' is required.



LEHTINEN
SCHULTZ
RIEDI
DE LA FUENTE

BOB DE LA FUENTE
305.760.8540
BDELAFUENTE@LEHTINEN-SCHULTZ.COM

December 6, 2019

Thomas Mooney
Planning Director
City of Miami Beach
1700 Convention Center Drive
2nd Floor
Miami Beach, FL 33139

Re: 1676 James Ave. (the "Property"): Variance Application

Dear Mr. Mooney:

This law firm represents the Beds N Drinks Hostel LLC ("Applicant" or "Bed N Drinks") regarding a variance request to allow the sale of alcoholic beverage in a commercial establishment within 289' of a school and a house of worship where 300' is required.

Prior Building Permit Numbers for Renovations of the Property

Prior Building Permit numbers for the Property:

1. BC1705387
2. RV1805088
3. BCO14202
4. BL132855
5. BCU1200120
6. BCU1400580

Background Information

The Property is a popular hostel with twenty-six rooms. It currently uses the lobby as a seating area and breakfast bar, where guests lounge and take their meals. Bed N Drinks serves limited food and non-alcoholic beverages in the public areas, and also features an outdoor courtyard on the south side of the building, which is surrounded by the Bed N Drinks building on the East, North and West sides. There is a hotel located to the south of the Property.

Bed N Drinks would like to enhance its guest experience by serving alcohol to its patrons. The current build-out will accommodate either an outdoor café or bar, with minimal revisions. The plans therefore show both options. Bed N Drinks requires a variance since it is located 289' from a house of worship, which also has a nursery school, where 300' is required. Locations in the immediate vicinity that serve alcohol include, but are not limited to:

Casa Tua, 1700 James Ave.
Cadet Hotel, 1701 James Ave.

The Gale South Beach, 1690 Collins Ave.
The Fillmore Miami Beach, 1700 Collins Ave.

Our request is therefore consistent with the area. We request the ability to serve alcoholic beverages at either an outdoor café or a bar, as shown in the two options contained in the plans.

Variance Criteria: 118-353(d), City Code

This application satisfies the variance criteria in the City Code as follows:

1. 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.

The Property is zoned CD-3, Commercial, High Intensity District. Its intent is to accommodate a highly concentrated business core in which activities serving the entire city are located. Bars and outdoor cafes which serve alcoholic beverages are permitted accessory uses in CD-3 properties. There are numerous establishments in CD-3 zoned properties which serve alcoholic beverages. As outlined above, there are numerous existing establishments in the area serving alcohol. However, the Property faces special conditions and circumstances which may not be applicable to those other properties because of its proximity to a house of worship and a school.

2. The special conditions and circumstances do not result from the action of the applicant.

The applicant acquired the business in 2019. None of the existing conditions of the Property result from the applicant's actions.

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.

CD-3 zoned properties generally allow the serving of alcoholic beverages in commercial establishments. The ability for a bar or an outdoor café to serve alcohol would not be a special privilege for Bed N Drinks. Indeed, as listed above, numerous establishments in the immediate area serve alcoholic beverages.

4. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant.

CD-3 zoned properties commonly allow outdoor cafes and/or bars to sell alcoholic beverages. Prohibiting the Applicant from doing so would be an unnecessary and undue hardship since there would be no detrimental impacts to the surrounding area or to the City, and the Applicant would be unable to realize the Property's full potential.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The variance request is truly minimal, as it is only an 11' request from what is required (289' where 300' is required). Granting this 11' variance request would allow Bed N Drinks to make reasonable use of the Property, since the use is permitted for CD-3 zoned properties.

6. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The land development regulations generally provide that CD-3 zoned properties allow outdoor cafes and/or bars to serve alcoholic beverages. The Property is not adjacent to any residential properties. Further, serving alcohol is consistent with the area, as demonstrated by the nearby numerous bars and restaurants.

7. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board voting on the applicant's request.

No levels of service will be reduced by this request.

Section 133-50, City Code

This application requests the ability to add a use to an already-functioning business, with minimal construction. Accordingly, the provisions of Section 113-50 are generally inapplicable, and this application complies with that criteria.

1. A recycling or salvage plan for partial or total demolition shall be provided.

Not applicable.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

Not applicable.

3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

Not applicable.

4. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with [chapter 126](#) of the city Code.

Not applicable.

5. The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.

Not applicable.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three additional feet in height.

Not applicable.

7. As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.

Not applicable.

8. Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

Not applicable.

9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with chapter 54 of the city Code.

Not applicable.

10. As applicable to all new construction, stormwater retention systems shall be provided.

Not applicable.

11. Cool pavement materials or porous pavement materials shall be utilized.

Satisfied.

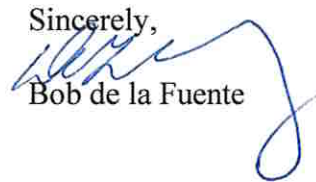
Thomas Mooney
Planning Director
December 6, 2019
Page 5

12. The design of each project shall minimize the potential for heat island effects on-site.

Satisfied.

We look forward to appearing before the Board of Adjustment. Please contact us with any questions or comments that you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Bob de la Fuente', with a large, stylized loop at the end.

Bob de la Fuente

Encl.

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
 Miami Beach, Florida 33139-1819

TRADE NAME: Beds N Drinks Hostel llc
 DBA: Beds N Drinks Hostel
 IN CARE OF:
 ADDRESS: 1676 James Ave
 Miami Beach, FL 33139

LICENSE NUMBER: BTR006993-07-2019
 Beginning: 10/25/2019
 Expires: 09/30/2020
 Parcel No: 0232340190700

TRADE ADDRESS: 1676 James Ave

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Additional Information

Storage Locations

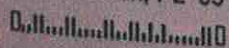
Code	Business Type
95016600	ROOMING HOUSE (SMOKE DETECTOR)

Rooming Houses/Lodging: #Rooms	26
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FROM: CITY OF MIAMI BEACH
 1700 CONVENTION CENTER DRIVE
 MIAMI BEACH, FL 33139-1819

PRESORTED
 FIRST CLASS
 U.S. POSTAGE
 PAID
 MIAMI BEACH, FL
 PERMIT No 1525

Beds N Drinks Hostel llc
 1676 James Ave
 Miami Beach, FL 33139



THE BACK OF THIS DOCUMENT CONTAINS A WATERMARK

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: BEDS & DRINKS HOLDINGS, LLC / DBA BEDS N' DRINKS HI LICENSE NUMBER: RL-10007139
DBA: BEDS & DRINKS HOLDINGS, LLC / DBA BEDS N' DRINKS HI Beginning: 10/12/2018
IN CARE OF: BEDS & DRINKS HOLDINGS, LLC (ADRIAN POVEDA) Expires: 09/30/2019
ADDRESS: 1676 James Ave Parcel No: 0332340190700
MIAMI BEACH, FL 33139-3115

TRADE ADDRESS: 1676 James Ave

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

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A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the additional information

Storage Locations

Code	Business Type
95018800	ROOMING HOUSE (SMOKE DETECTOR)
Rooming Houses/Lodging: #Rooms	29

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

BEDS & DRINKS HOLDINGS, LLC / DBA BEDS N' DRINKS HOST
1676 James Ave
MIAMI BEACH, FL 33139-3115
0332340190700



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

August 29, 2019

City of Miami Beach
Planning Department
1700 Convention Center Dr.
Miami Beach, FL 33139

Re: Property owners within 375 feet of:

SUBJECT: 1676 James Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-019-0700

LEGAL DESCRIPTION: 3-34 53 42 ALTON BEACH 1ST SUB PB 2-77 LOT 10 & N30FT LOT 9 BLK 31

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **64, including 0 international**

Name	Address	City	State	Zip	Country
1665 WASHINGTON AVE LLC	1665 WASHINGTON AVE STE 400	MIAMI BEACH	FL	33139-3172	USA
1676 JAMES LLC	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
1725 JAMES AVE NO 26 LLC	1760 NE 144 ST	MIAMI	FL	33181	USA
300 17TH STREET INVESTMENT LLC	4770 BISCAYNE BLVD STE #640	MIAMI	FL	33137	USA
318 LINCOLN LLC	390 PARK AVE	NEW YORK	NY	10022	USA
337 LINCOLN ROAD HOLDINGS LLC	1407 BROADWAY 41 FL	NEW YORK	NY	10018	USA
ADHY ADVISORS LLC LESSEE: NEW REX CORP	515 E LAS OLAS BLVD #400	FT LAUDERDALE	FL	33301	USA
ADHY INVEST PROP LLC LESSEE: NEW REX CORP	500 W CYPRESS CREEK RD STE 350	FT LAUDERDALE	FL	33309-6155	USA
ALBERTO RIVERO MIRIAM SUAREZ	1725 JAMES AVE #12A	MIAMI BEACH	FL	33139-7511	USA
ALBERTO RIVERO & JUAN B SUAREZ & W MIRIAM	1725 JAMES AVE UNIT 4	MIAMI BEACH	FL	33139-7510	USA
ALBION ASSOCIATES LTD	311 LINCOLN ROAD SUITE 200	MIAMI BEACH	FL	33139-3150	USA
ALCIDES GONZALEZ CHRISTINA GONZALEZ	39-19 220 ST	BAYSIDE	NY	11361	USA
ALFREDO A ACUNA & W ESTELA & MARGARITA SALABERRY EST OF	13311 SW 99 ST	MIAMI	FL	33186	USA
ALVARO MORENO & W CARMELITA & CHARITO J DAVIS	312 LAMELLA LN	PEACHTREE CITY	GA	30269	USA
ANO LLC	844 ALTON RD # 3	MIAMI BEACH	FL	33139	USA
BSD RALEIGH PROPCO LLC	745 5 AVE	NEW YORK	NY	10151	USA
CAMFORD CORP C/O S KARAM CARIB MALL ASSOCIATES LLC	4955 SW 83 ST	MIAMI	FL	33143	USA
CARLOS HERNANDEZ ORLANDO HERNANDEZ	12231 NW 12 ST	PLANTATION	FL	33323	USA
CARMEN CASTELLANOS	152 FERNWOOD DR	OLD TAPPAN	NJ	07675	USA
CITY OF MIAMI BEACH	FLA BAY SHORE CLUB COURSE	MIAMI	FL	33125	USA
COLLINS HOTEL ASSN LLC C/O MORGANS HOTEL GROUP LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
CREST HOTEL GROUP LLC	1111 KANE CONCOURSE 217	BAY HARBOR ISLANDS	FL	33154	USA
DI LIDO BEACH HOTEL CORP	605 LINCOLN RD FIFTH FLOOR	MIAMI BEACH	FL	33139	USA
EBJ INSITE SAGAMORE LLC	910 SE 17 ST 400	FT LAUDERDALE	FL	33316	USA
ENRIQUE J GOMEZ	1725 JAMES AVE #14	MIAMI BEACH	FL	33139	USA
EUROAMERICAN GROUP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
EUROAMERICAN GRP INC	401 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
GREENVIEW HOTEL LLC	1671 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
HERBERT Z BOOKSTEIN FH	17834 DEAUVILLE LANE	BOCA RATON	FL	33496	USA
HILDA GOITIA (EST OF) % IVETTE VELAZQUEZ	6239 BROADWAY APT A19	BRONX	NY	10471	USA
INRES CORPORATION	210 71 STREET #309	MIAMI BEACH	FL	33141	USA
JANET L EYMAN	1725 JAMES AVE UNIT 12	MIAMI BEACH	FL	33139-7511	USA
JOAQUIN TOYOS LAMADRID TRS JOAQUIN TOYOS LAMADRID TRUST JOAQUIN TOYOS LAMADRID	1725 JAMES AVE #29	MIAMI BEACH	FL	33139	USA
JOSEPH R D'ACOSTA JR	1725 JAMES AVE UNIT 20	MIAMI BEACH	FL	33139-7565	USA
JULIA DAVILA JTRS MAYRA A MIRABENT JTRS	1725 JAMES AVE APT 2	MIAMI BEACH	FL	33139-7510	USA
KATERINE B DOYLE	12014 SW 116 TER	MIAMI	FL	33186	USA
LILIANA MILLAN	1725 JAMES AVE 28	MIAMI BEACH	FL	33139	USA
LINCOLN ROAD OWNER LLC	500 BOYLSTON ST 1880	BOSTON	MA	02116	USA
LIONSTONE DI LIDO RETAIL LESSOR % BRUCE E LAZAR	605 LINCOLN RD 5TH FLOOR	MIAMI BEACH	FL	33139	USA
M B JEWISH COMM CTR & L ROMANOFF % PERLIMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MANHATTAN HOUSE INC	1655 WASHINGTON AVE	MIAMI BEACH	FL	33139-3106	USA

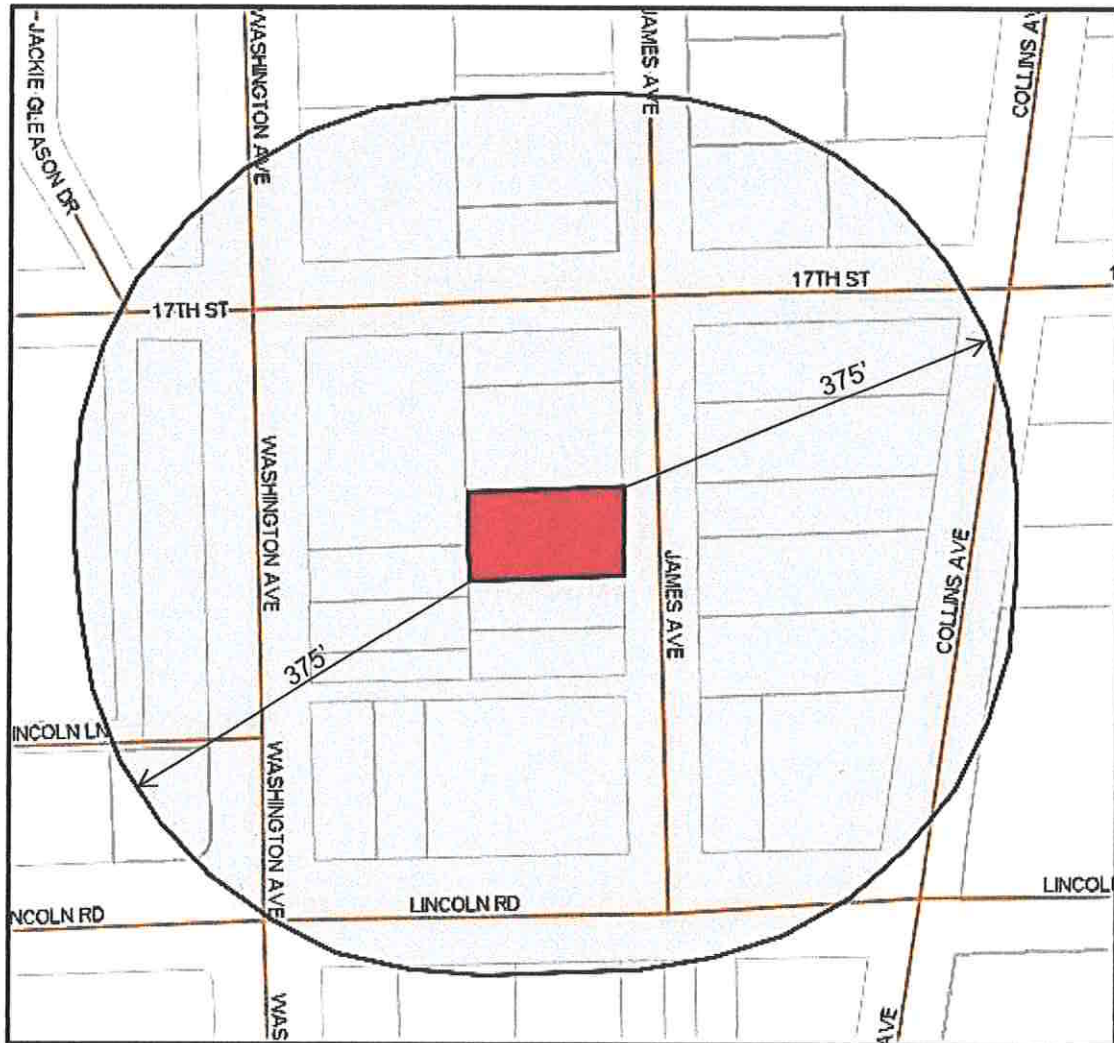
MARILYN UDELL (LESSOR) BELLA FISHMAN (LESSOR) PRIME HOTELS USA LLC (LEASEE)	1238 COLLINS AVE	MIAMI BEACH	FL	33139	USA
MARIO W VASQUEZ & W CISSIE J LE REM RICHARD E VASQUEZ	9701 SW 105 AVE	MIAMI	FL	33176-2745	USA
MIAMI BCH JEWISH COMM CENTER % PERLMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MIAMI BEACH FED SAV & LOAN ASSOC % NC1-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255	USA
NEW NATIONAL LLC	1677 COLLINS AVE	MIAMI BEACH	FL	33139-3136	USA
NEW REX CORP	500 W CYPRESS CREEK ROAD STE 350	FT LAUDERDALE	FL	33309	USA
PHILIPPE MULLER & W ANNE MULLER	1725 JAMES AVENUE #18	MIAMI BEACH	FL	33139	USA
RANDOLPH A MIMS	1725 JAMES AVE #24	MIAMI BEACH	FL	33139	USA
ROBERT MATTHEWS RITA MATTHEWS	18 E 94 ST	NEW YORK	NY	10128	USA
SAN JUAN HOTEL LLC	1680 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SARA G LIMA	1725 JAMES #7	MIAMI BEACH	FL	33139	USA
SIOCAM USA LLC	1000 5 STREET # 206	MIAMI BEACH	FL	33139	USA
SOBE CENTER LLC	9425 HARDING AVE	SURFSIDE	FL	33154	USA
SONIA KINBLAD	1725 JAMES AVE UNIT 15	MIAMI BEACH	FL	33139-7511	USA
SOUTHERN PROPERTY INVT GROUP INC	1701 JAMES AVE	MIAMI BEACH	FL	33139-7508	USA
SUNNY WUYE INVESTMENT LLC	2634 TYRON PLACE	WINDERMERE	FL	34786	USA
TEMPLE EMANUE-EL	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 21 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 30 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 6 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 8 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TIFFANY MADERA	1725 JAMES AVE #19	MIAMI BEACH	FL	33139-7565	USA
TORR INC	1680 JAMES AVE	MIAMI BEACH	FL	33139-3115	USA



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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 1676 James Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-019-0700

LEGAL DESCRIPTION: 3-34 53 42 ALTON BEACH 1ST SUB PB 2-77 LOT 10 & N30FT LOT 9 BLK 31

1665 WASHINGTON AVE LLC
1665 WASHINGTON AVE STE 400
MIAMI BEACH, FL 33139-3172

1676 JAMES LLC
227 E RIVO ALTO DR
MIAMI BEACH, FL 33139

1725 JAMES AVE NO 26 LLC
1760 NE 144 ST
MIAMI, FL 33181

300 17TH STREET INVESTMENT LLC
4770 BISCAYNE BLVD STE #640
MIAMI, FL 33137

318 LINCOLN LLC
390 PARK AVE
NEW YORK, NY 10022

337 LINCOLN ROAD HOLDINGS LLC
1407 BROADWAY 41 FL
NEW YORK, NY 10018

ADHY ADVISORS LLC
LESSEE: NEW REX CORP
515 E LAS OLAS BLVD #400
FT LAUDERDALE, FL 33301

ADHY INVEST PROP LLC
LESSEE: NEW REX CORP
500 W CYPRESS CREEK RD STE 350
FT LAUDERDALE, FL 33309-6155

ALBERTO RIVERO
MIRIAM SUAREZ
1725 JAMES AVE #12A
MIAMI BEACH, FL 33139-7511

ALBERTO RIVERO &
JUAN B SUAREZ &W MIRIAM
1725 JAMES AVE UNIT 4
MIAMI BEACH, FL 33139-7510

ALBION ASSOCIATES LTD
311 LINCOLN ROAD SUITE 200
MIAMI BEACH, FL 33139-3150

ALCIDES GONZALEZ
CHRISTINA GONZALEZ
39-19 220 ST
BAYSIDE, NY 11361

ALFREDO A ACUNA &W ESTELA &
MARGARITA SALABERRY EST OF
13311 SW 99 ST
MIAMI, FL 33186

ALVARO MORENO &W CARMELITA &
CHARITO J DAVIS
312 LAMELLA LN
PEACHTREE CITY, GA 30269

ANO LLC
844 ALTON RD # 3
MIAMI BEACH, FL 33139

BSD RALEIGH PROPCO LLC
745 5 AVE
NEW YORK, NY 10151

CAMFORD CORP
C/O S KARAM
CARIB MALL ASSOCIATES LLC
4955 SW 83 ST
MIAMI, FL 33143

CARLOS HERNANDEZ
ORLANDO HERNANDEZ
12231 NW 12 ST
PLANTATION, FL 33323

CARMEN CASTELLANOS
152 FERNWOOD DR
OLD TAPPAN, NJ 07675

CITY OF MIAMI BEACH
FLA BAY SHORE CLUB COURSE
MIAMI, FL 33125

COLLINS HOTEL ASSN LLC
C/O MORGANS HOTEL GROUP LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

CREST HOTEL GROUP LLC
1111 KANE CONCOURSE 217
BAY HARBOR ISLANDS, FL 33154

DI LIDO BEACH HOTEL CORP
605 LINCOLN RD FIFTH FLOOR
MIAMI BEACH, FL 33139

EBJ INSITE SAGAMORE LLC
910 SE 17 ST 400
FT LAUDERDALE, FL 33316

ENRIQUE J GOMEZ
1725 JAMES AVE #14
MIAMI BEACH, FL 33139

EUROAMERICAN GROUP INC
407 LINCOLN RD PH-N
MIAMI BEACH, FL 33139

EUROAMERICAN GRP INC
401 LINCOLN RD PH-N
MIAMI BEACH, FL 33139

GREENVIEW HOTEL LLC
1671 WASHINGTON AVE
MIAMI BEACH, FL 33139

HERBERT Z BOOKSTEIN FH
17834 DEAUVILLE LANE
BOCA RATON, FL 33496

HILDA GOITIA (EST OF)
% IVETTE VELAZQUEZ
6239 BROADWAY APT A19
BRONX, NY 10471

INRES CORPORATION
210 71 STREET #309
MIAMI BEACH, FL 33141

JANET L EYMAN
1725 JAMES AVE UNIT 12
MIAMI BEACH, FL 33139-7511

JOAQUIN TOYOS LAMADRID TRS
JOAQUIN TOYOS LAMADRID TRUST
JOAQUIN TOYOS LAMADRID
1725 JAMES AVE #29
MIAMI BEACH, FL 33139

JOSEPH R D'ACOSTA JR
1725 JAMES AVE UNIT 20
MIAMI BEACH, FL 33139-7565

JULIA DAVILA JTRS
MAYRA A MIRABENT JTRS
1725 JAMES AVE APT 2
MIAMI BEACH, FL 33139-7510

KATERINE B DOYLE
12014 SW 116 TER
MIAMI, FL 33186

LILIANA MILLAN
1725 JAMES AVE 28
MIAMI BEACH, FL 33139

LINCOLN ROAD OWNER LLC
500 BOYLSTON ST 1880
BOSTON, MA 02116

LIONSTONE DI LIDO RETAIL LESSOR
% BRUCE E LAZAR
605 LINCOLN RD 5TH FLOOR
MIAMI BEACH, FL 33139

M B JEWISH COMM CTR & L ROMANOFF
% PERLMUTTER
1701 WASHINGTON AVE
MIAMI BEACH, FL 33139

MANHATTAN HOUSE INC
1655 WASHINGTON AVE
MIAMI BEACH, FL 33139-3106

MARILYN UDELL (LESSOR)
BELLA FISHMAN (LESSOR)
PRIME HOTELS USA LLC (LEASEE)
1238 COLLINS AVE
MIAMI BEACH, FL 33139

MARIO W VASQUEZ & W CISSIE J LE
REM RICHARD E VASQUEZ
9701 SW 105 AVE
MIAMI, FL 33176-2745

MIAMI BCH JEWISH COMM CENTER
% PERLMUTTER
1701 WASHINGTON AVE
MIAMI BEACH, FL 33139

MIAMI BEACH FED SAV & LOAN ASSOC
% NC1-001-03-81
101 N TRYON ST
CHARLOTTE, NC 28255

NEW NATIONAL LLC
1677 COLLINS AVE
MIAMI BEACH, FL 33139-3136

NEW REX CORP
500 W CYPRESS CREEK ROAD STE 350
FT LAUDERDALE, FL 33309

PHILIPPE MULLER & W
ANNE MULLER
1725 JAMES AVENUE #18
MIAMI BEACH, FL 33139

RANDOLPH A MIMS
1725 JAMES AVE #24
MIAMI BEACH, FL 33139

ROBERT MATTHEWS
RITA MATTHEWS
18 E 94 ST
NEW YORK, NY 10128

SAN JUAN HOTEL LLC
1680 COLLINS AVE
MIAMI BEACH, FL 33139

SARA G LIMA
1725 JAMES #7
MIAMI BEACH, FL 33139

SIOCAM USA LLC
1000 5 STREET # 206
MIAMI BEACH, FL 33139

SOBE CENTER LLC
9425 HARDING AVE
SURFSIDE, FL 33154

SONIA KINBLAD
1725 JAMES AVE UNIT 15
MIAMI BEACH, FL 33139-7511

SOUTHERN PROPERTY INVT GROUP INC
1701 JAMES AVE
MIAMI BEACH, FL 33139-7508

SUNNY WUYE INVESTMENT LLC
2634 TYRON PLACE
WINDERMERE, FL 34786

TEMPLE EMANUE-EL
1701 WASHINGTON AVE
MIAMI BEACH, FL 33139

TERRUNIO 21 LLC
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MIAMI BEACH, FL 33139

TERRUNIO 30 LLC
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MIAMI BEACH, FL 33139

TERRUNIO 6 LLC
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MIAMI BEACH, FL 33139

TERRUNIO 8 LLC
1701 JAMES AVE
MIAMI BEACH, FL 33139

TIFFANY MADERA
1725 JAMES AVE #19
MIAMI BEACH, FL 33139-7565

TORR INC
1680 JAMES AVE
MIAMI BEACH, FL 33139-3115

BED N' DRINKS HOSTEL

Miami Beach, Florida

DISTANCE VARIANCE

Board of Adjustment

Final Submission

December 9, 2019



MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1676 James Avenue, Miami Beach FL 33139		
2	Board and File numbers:	RV1805088_BC1705387		
3	Folio number(s):	02-3234-019-0700		
4	Year constructed:	1941	Zoning District:	CD-3, Museum Historic District
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	4.89'
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	12,000 SF
7	Lot Width	80'-0"	Lot Depth:	150'-0"
8	Minimum Unit Size	301 SF	N/A	
9	Existing User	HOTEL	Proposed Use:	HOTEL

		Maximum	Existing	Proposed	Deficiencies
10	Height	75'-0"	21'-6"	21'-6"	
11	Number of Stories	7 STORIES	2 STORIES	2 STORIES	-
12	FAR	2.75	1.24	1.24	-
13	FLOOR AREA Square Footage	33,000 SF	14,908 SF	14,908 SF	-
14	Square Footage by use				-
15	Number of Units Residential	N/A	N/A	N/A	-
16	Number of Units Hotel	40 UNITS	26 UNITS	26 UNITS	-
17	Number of Seats				-
18	Occupancy Load	R-1 Hotel (accessory uses: Business & Mercantile	R-1 Hotel (accessory uses: Business & Mercantile	R-1 Hotel (accessory uses: Business & Mercantile	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal (CD-3)				
19	Front Setback (EAST):	0'-0"	20'-3"	20'-3"	-
20	Rear Setback (WEST):	5'-0"	4'-4"	4'-4"	-
21	Side Setback facing Street (NORTH):	0'-0"	5'-6"	5'-6"	-
22	Side Setback (SOUTH):	0'-0"	4'-0"	4'-0"	-

	Parking	Required	Existing	Proposed	Deficiencies
23	Parking District	1	1	1	-
24	Total # of parking spaces	0	0	0	-
25	# of parking spaces required	N/A	N/A	N/A	
26	Parking Space Dimensions	8.5' X 18'	8.5' X 18'	8.5' X 18'	-
27	Parking Space Configurations (45°, 60°, 90°, Parallel)	90 DEGREE	90 DEGREE	90 DEGREE	-
28	ADA Spaces	1	1	1	-
29	Tandem Spaces	N/A	N/A	N/A	-
30	Drive Aisle Width	22'	22'	22'	-
31	Valet Drop off and pick up	11'	11'	11'	-
32	Loading zones and Trash collection areas	0	0	0	-
33	Bike Racks (15% of required parking)	1	1	1	-

GUEST ROOM SIZES

Level	300-335 SF	336+ SF	Area
Level 1			
101		1	337 SF
102		1	350 SF
103		1	357 SF
104		1	420 SF
105		1	454 SF
106		1	453 SF
107		1	437 SF
108		1	435 SF
109		1	442 SF
110		1	428 SF
Level 2			
201		1	337 SF
202		1	350 SF
203		1	357 SF
204		1	420 SF
205		1	454 SF
206		1	453 SF
207		1	437 SF
208		1	435 SF
209		1	442 SF
210		1	428 SF
211		1	375 SF
212		1	337 SF
213	1		302 SF
214	1		300 SF
215	1		332 SF
216		1	342 SF
Total:	3	23	
26	11.54%	88.46%	10,214 SF

INDEX

NUMBER	SHEET
A0.00	COVER
A0.01	INDEX AND DATA
2	SURVEY
A0.02	CONTEXT PLAN
A0.03	EXISTING PHOTOGRAPHY
A0.04	EXISTING PHOTOGRAPHY
A0.05	EXISTING PHOTOGRAPHY
A0.06	EXISTING STREET ELEVATIONS
A1.00	SITE PLAN
A1.01	PLAN LEVEL 1
A1.02	PLAN LEVEL 2
A1.03	PLAN LEVEL 3 ROOF
A2.00	NORTH AND SOUTH ELEVATIONS
A2.01	EAST AND WEST ELEVATIONS



7500 NE 4th Court
Studio 103
Miami, FL 33138

1930

PROJECT NUMBER

PROJECT:
BED N' DRINKS

1676 James Avenue
Miami Beach, FL 33139

DRAWING:

INDEX
AND DATA

	Restaurants, Cafes, Bars, Lounges,	Required	Existing	Proposed	Deficiencies
34	Type of use	N/A	26 hotel units	26 hotel units	-
35	Total # of Seats	N/A	0	TBD	-
36	Total # of Seats per venue	N/A	0	TBD	-
37	Total Occupant Content	N/A			-
38	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	-
39	Is this a contributing building?	YES			
40	Located within a Local Historic District?	YES			

Notes: If not applicable write N/A
All other data information may be required and presented like the above format.
* SEE PARKING REQUIREMENTS (A)

JENNIFER McCONNEY FLORIDA LIC# AR93044
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SCALE:
CHECK: JMcG
DATE: 11/07/2019
SHEET NUMBER

A0.01

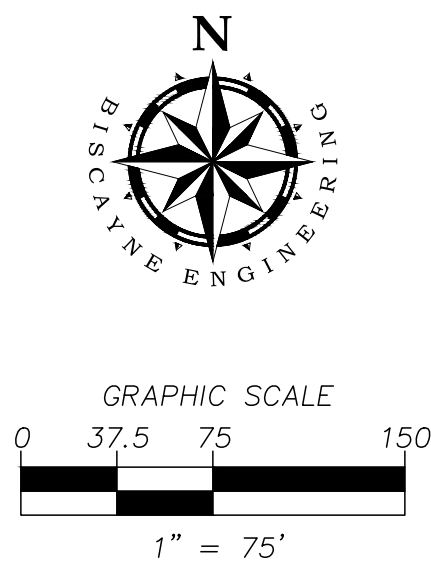


*FIELD-DATE: 09-10-2019	SCALE: 1" = 20'	DRAWN BY: E.O. / PB.	DWG. No.: 222971
-------------------------	-----------------	----------------------	------------------

FLOOD ZONE: AE	PROPERTY OF: 1676 JAMES LLC.
MAP & PANEL= 12086C0317	
COMMUNITY*No.: 120651	
SUFFIX: L	
DATE OF FIRM: 09-11-2009	
BASE ELEV.= +8.00 NGVD 1929	1676 JAMES AVENUE MIAMI BEACH, FLORIDA 33139
L.F. ELEV. = 5.70 / 6.16 / 8.60 NOTES LOWEST HABITABLE FLOOR ELEVATION.	
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.	
LOWEST ADJACENT GRADE = 5.70	
B.M. # A-371 ELEV. = 5.38 (MIAMI-DADE COUNTY)	
GARAGE ELEV.= N/A	
E.R.P. = 5.41	

RECORD SURVEY

(LIQUOR RADIUS SURVEY)
MIAMI BEACH, FLORIDA

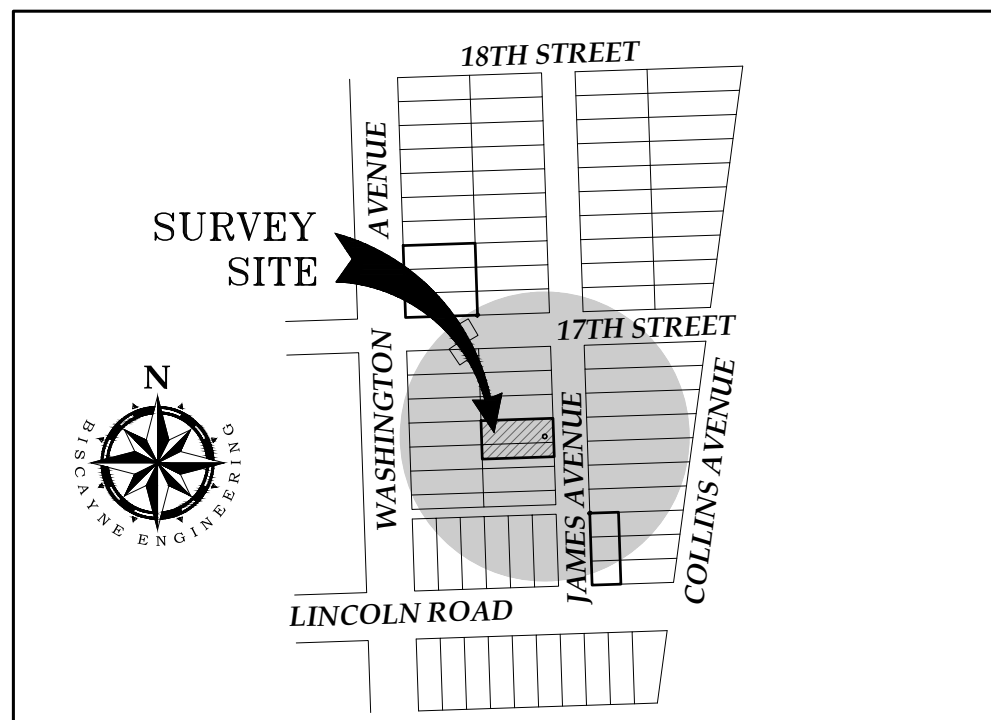
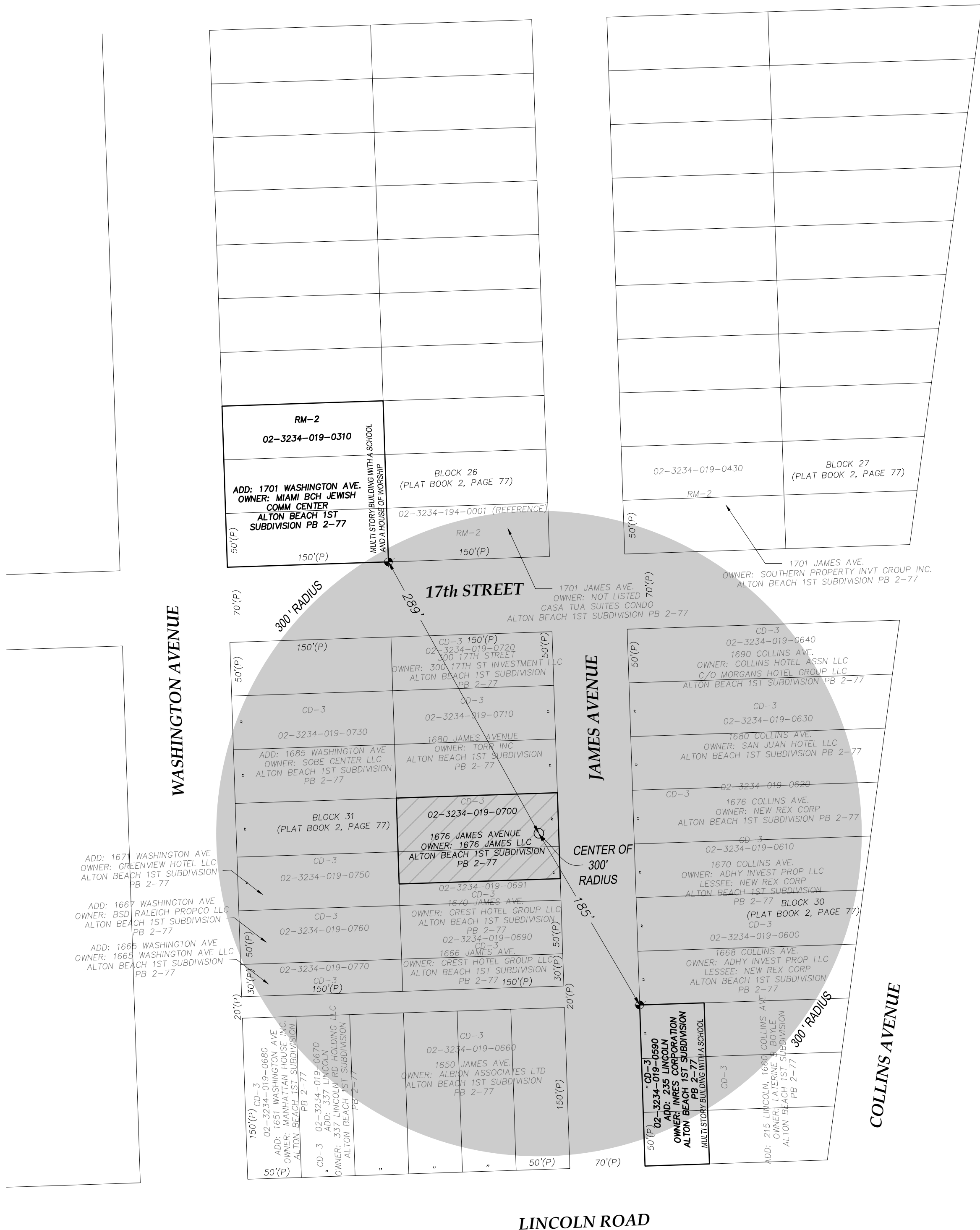


SUBJECT PROPERTY:
FOLIO NUMBERS:
02-3234-019-0700
ALTON BEACH 1ST SUBDIVISION PLAT BOO 2-77
PRIMARY LAND USE: HOTEL OR MOTEL: HOTEL

THIS IS NOT A BOUNDARY SURVEY

LEGEND:

- INDICATED LIMITS OF 300' RADIUS
- INDICATES THE SUBJECT PROPERTY
- INDICATES LOCATED DOOR WAY
- INDICATES REFERENCE POINT FOR MEASUREMENTS



LOCATION MAP
IN SECTION 34, TOWNSHIP 53S, RANGE 42E,
MIAMI-DADE, COUNTY, FL.
(NOT TO SCALE)

SURVEYOR'S NOTES:

- THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE DISTANCES BETWEEN THE ENTRANCE OF THE SUBJECT PROPERTY, AS SHOWN HEREON, AND HOUSES OF WORSHIP AND PUBLIC/PRIVATE SCHOOLS OPERATING FOR THE INSTRUCTION OF MINORS IN THE COMMON BRANCHES OF LEARNING; SAID DISTANCES WERE MEASURED PER THE LAWS OF THE CITY OF MIAMI BEACH PERTAINING TO PERMITTING FOR THE SALE OF ALCOHOL, AS DESCRIBED IN ITEM 5 BELOW.
- THE SUBJECT PROPERTY LIES IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST.
- THIS RADIUS MAP WAS PREPARED BY A LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY MUST BE APPROVED BY THE JURISDICTIONAL AGENCIES, TO SEE THAT IT MEETS ALL OF THE REQUIREMENTS AND IS NOT TO BE USED FOR ANY PERMIT UNTIL APPROVALS ARE RECEIVED.
- PER THE LAWS OF THE CITY OF MIAMI BEACH, FLORIDA:
FOR THE PURPOSE OF DETERMINING MINIMUM DISTANCE SEPARATION, DISTANCES WERE MEASURED IN A STRAIGHT LINE FROM THE MAIN ENTRANCE OR EXIT IN WHICH THE USE ASSOCIATED WITH ALCOHOLIC BEVERAGES OCCURS TO THE NEAREST POINT OF THE PROPERTY USED FOR PUBLIC OR PRIVATE SCHOOL.
(A) GENERALLY, THE FOLLOWING LOCATION AND USE RESTRICTIONS ARE APPLICABLE FOR FACILITIES SELLING OR OFFERING ALCOHOL BEVERAGES FOR CONSUMPTION:
(i) EDUCATIONAL FACILITIES. NO ALCOHOL BEVERAGE SHALL BE SOLD OR OFFERED FOR CONSUMPTION IN A COMMERCIAL USE WITHIN 300 FEET OF ANY PROPERTY USED AS A PUBLIC OR PRIVATE SCHOOL OPERATED FOR THE INSTRUCTION OF MINORS IN THE COMMON BRANCHES OF LEARNING. EXCEPT FOR USES IN THE CIVIC AND CONVENTION CENTER (CCC) DISTRICT, HOSPITAL (HD) DISTRICT OR WITHIN 300 FEET OF A MARINA.
(ii) PLACES OF WORSHIP. NO ALCOHOL BEVERAGE SHALL BE SOLD OR OFFERED FOR CONSUMPTION IN AN ALCOHOLIC BEVERAGE ESTABLISHMENT, INCLUDING BOTTLE CLUBS, WITHIN 300 FEET OF ANY PROPERTY USED AS A PLACE OF WORSHIP, EXCEPT IN RESTAURANTS OPERATING WITH FULL KITCHENS AND SERVING FULL MEALS FOR CONSUMPTION ON THE PREMISES.
- THE FINAL RESPONSIBILITY FOR THE EXISTENCE OF ANY LICENSE PERMIT TO THIS SURVEY ARE THE SOLE RESPONSIBILITY OF THE GOVERNING AUTHORITIES.
- LOT, BLOCK, AND RIGHT OF WAY LINES SHOWN HEREON WERE PLOTTED PER THE PLATTED DIMENSIONS, AS SHOWN IN PLAT BOOK 2, PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE LOCATION OF RIGHT OF WAY LINES WERE DETERMINED BASED ON ON MONUMENTS AND EVIDENCE FOUND IN THE FIELD ON 6-18-2019; HOWEVER, THIS IS NOT A BOUNDARY SURVEY.
- SUBJECT SITE: 1676 JAMES AVENUE
- ZONING, FOLIO, OWNER, ADDRESS INFORMATION: AS PER MIAMI-DADE COUNTY e-Maps WEBSITE: <http://gisweb.miamidade.gov/emap/>
- PURSUANT TO ITEM 5 SUBHEADING (A) (i) OF THE SURVEYOR'S NOTES AS LISTED ABOVE:
i) AS A RESULT OF A FIELD INSPECTION OF THE SITE BEING SURVEYED, IT APPEARS THAT THE SOUTHEAST CORNER OF THE PROPERTY LOCATED AT 1701 WASHINGTON AVENUE LIES 289 FEET IN A STRAIGHT LINE NORTHWESTERLY FROM THE MAIN ENTRANCE OF 1676 JAMES AVENUE AND THEREFORE FALLS WITHIN THE 300 FEET RADIUS LIMITS. SAID PROPERTY IS OPERATED BY TEMPLE EMANUEL-EL SYNAGOGUE. THIS IS A TRADITIONAL EGALITARIAN CONGREGATION AND THIS PROPERTY ALSO HOUSES A MONTESSORI SCHOOL (THE MUSS FAMILY MONTESSORI SCHOOL AT TEMPLE EMANUEL-EL; WWW.MUSSMONTESSORI.COM)
- AS A RESULT OF A FIELD INSPECTION OF THE SITE BEING SURVEYED, IT APPEARS THAT THE NORTHWEST CORNER OF THE PROPERTY LOCATED AT 235 LINCOLN ROAD LIES 185 FEET IN A STRAIGHT LINE SOUTHEASTERLY FROM THE MAIN ENTRANCE OF 1676 JAMES AVENUE AND THEREFORE FALLS WITHIN THE 300 FEET RADIUS LIMITS. SAID PROPERTY HOUSES THE FLORIDA ENGLISH CENTER (ENGLISH.UFL.EDU) AND THE MIND FUEL SCHOOL (MINDFUELSCHOOL.EDU).
- PER THE CLIENT'S ATTORNEY, MR. BOB DE LA FUENTE, P.A., OF THE FIRM LEHTINEN SCHULTZ, PLLC, HIS FIRM HAS DETERMINED THAT THE AFOREMENTIONED PROPERTY DESCRIBED IN COMMENT 10(ii), WHICH HOUSES THE FLORIDA ENGLISH CENTER AND MIND FUEL SCHOOL, IS NOT AFFECTED BY THE CITY OF MIAMI BEACH LAWS DESCRIBED IN COMMENT 5.

ABBREVIATIONS:

CD-3 COMMERCIAL, HIGH INTENSITY
RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY
(P) PER PLAT

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "RECORD SURVEY" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

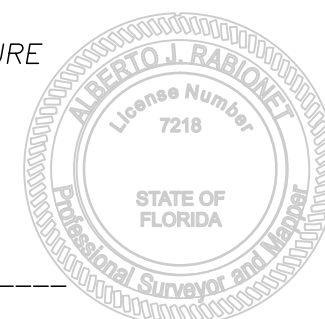
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET, MIAMI, FL. 33130
(305) 324-7671
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LB-0000129

SURVEY DATE: 06-18-2019

Alberto J. Rabionet

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA



1676 JAMES AVENUE, MIAMI BEACH, FL
FOR: CONVEXITY PROPERTIES LLC

SCALE: 1"=75'
DRAWN BY: W.J.R.
DESIGNED BY: N/A

ORDER No.
03-86560

SHEET No.
1 of 1

COMMENTS

DATE

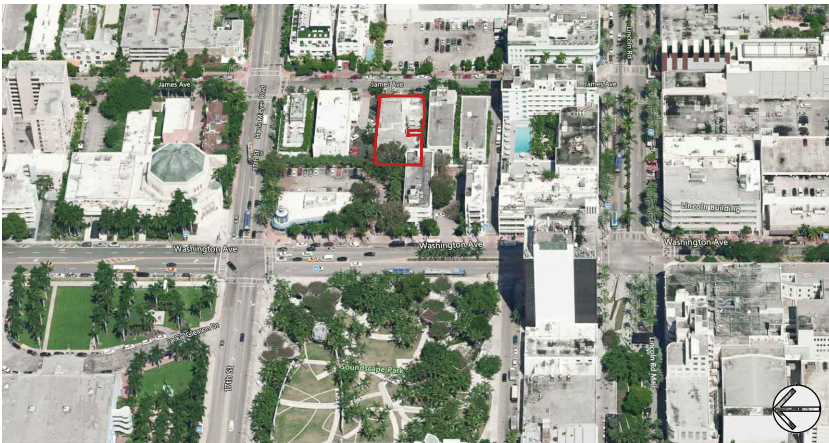
ORDER #

F.B.#

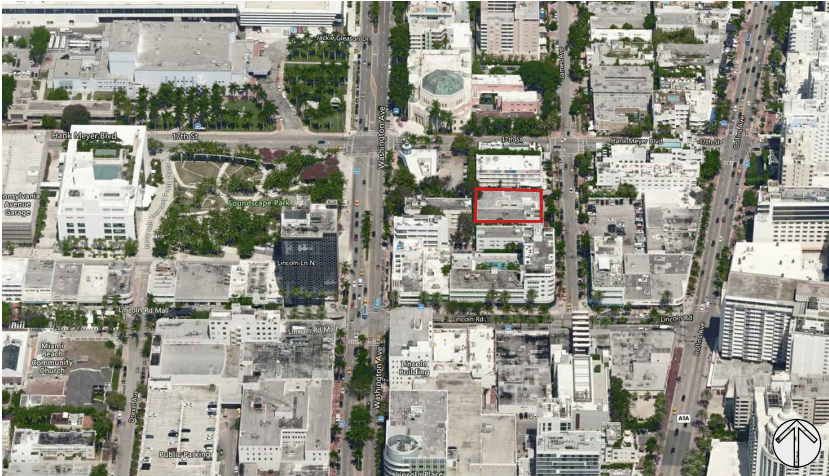
MIAMI-DADE
529 W. FLAGLER ST. MIAMI, FL 33130
TEL (305) 324-7671 FAX (305) 324-0809
449 NW 35TH ST. BOCA RATON, FL 33431
TEL (561) 609-2329
E-MAIL: INFO@BISCAYNEENGINEERING.COM
WEB: WWW.BISCAYNEENGINEERING.COM

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CHECKED BY: S.P.B./A.J.R.
DATE: 06-18-19
APPROVED BY: S.P.B./A.J.R.
2997/56-58



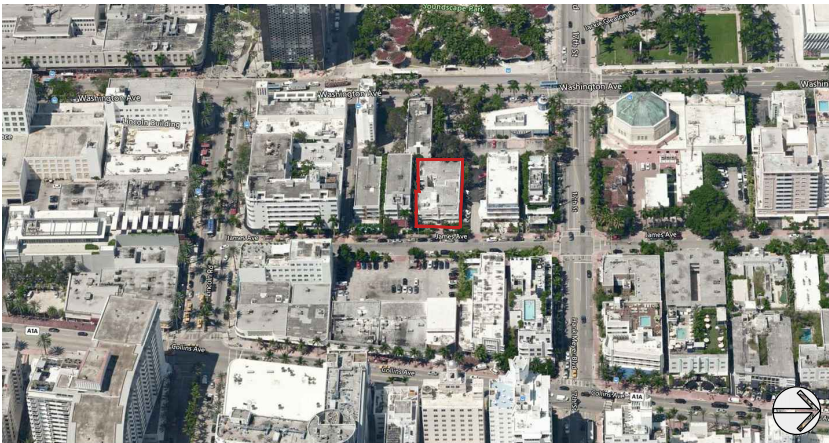
AXONOMETRIC VIEW - WEST



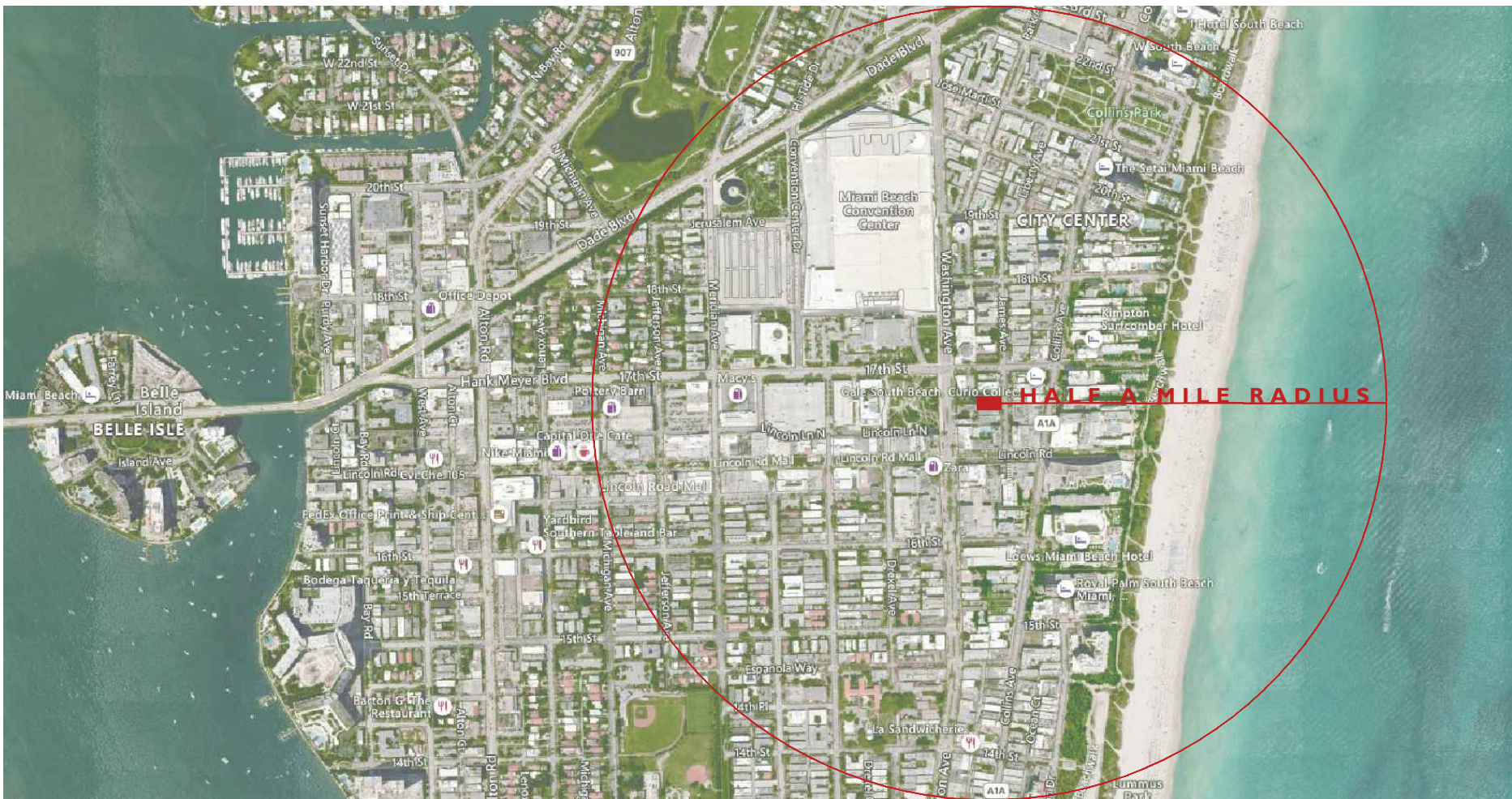
AXONOMETRIC VIEW - SOUTH



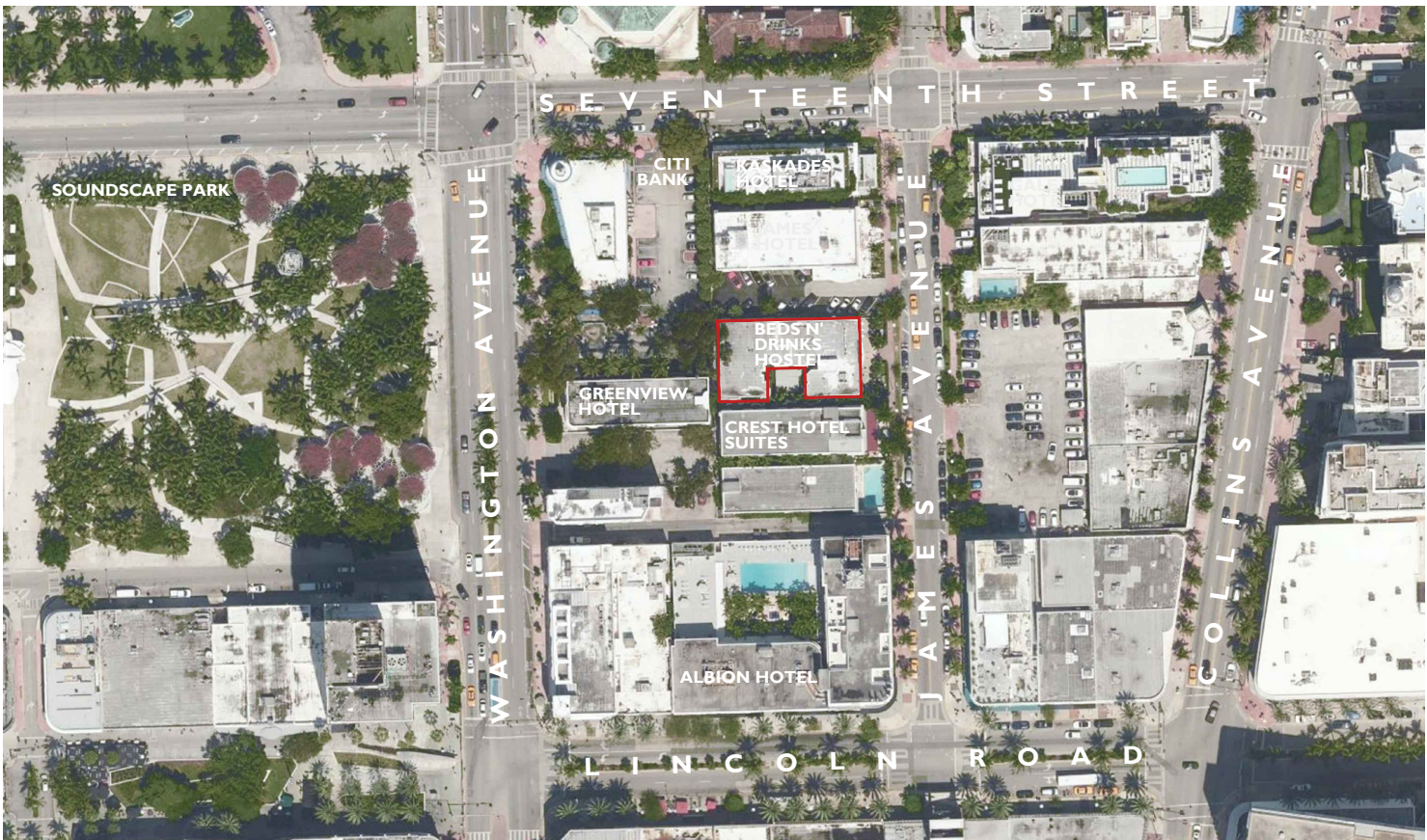
AXONOMETRIC VIEW - NORTH



AXONOMETRIC VIEW - EAST



AERIAL

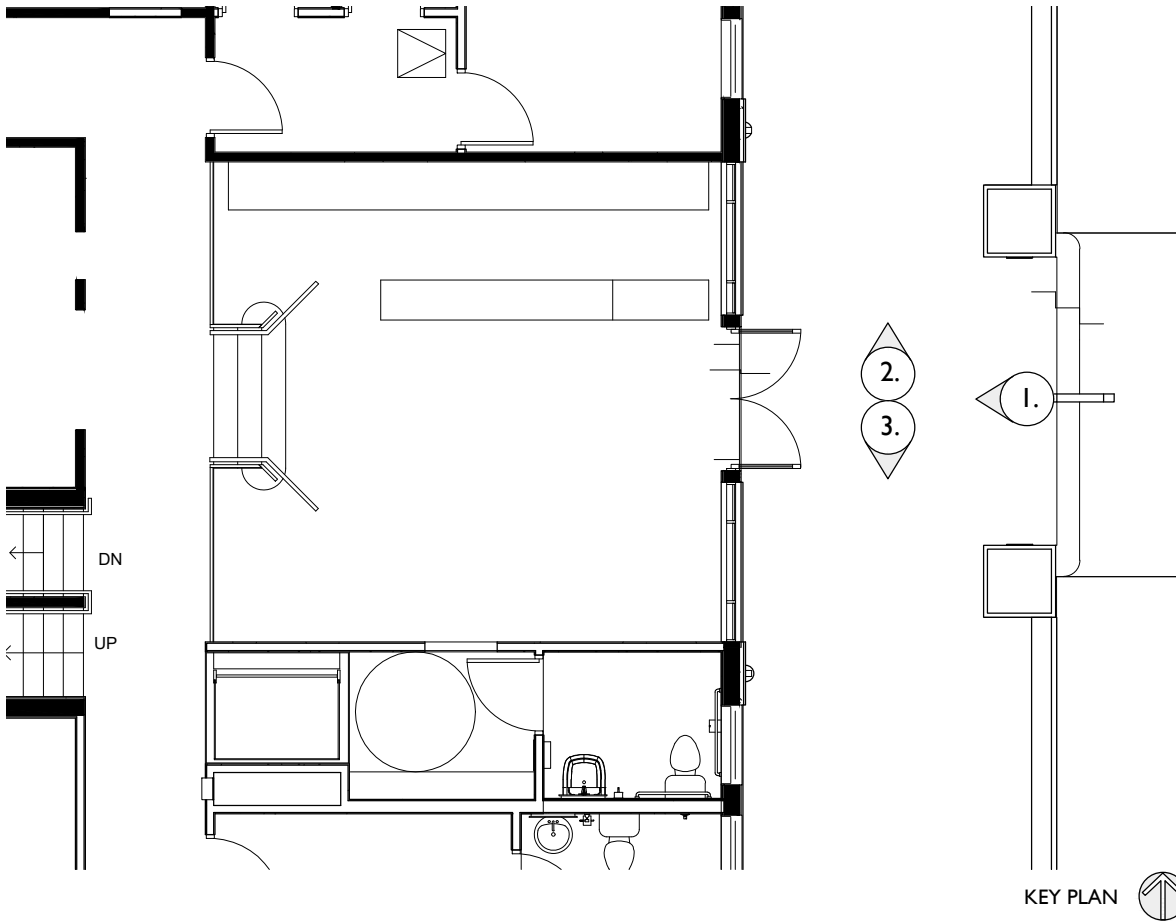




1. HOTEL ENTRANCE



2. HOTEL TERRACE

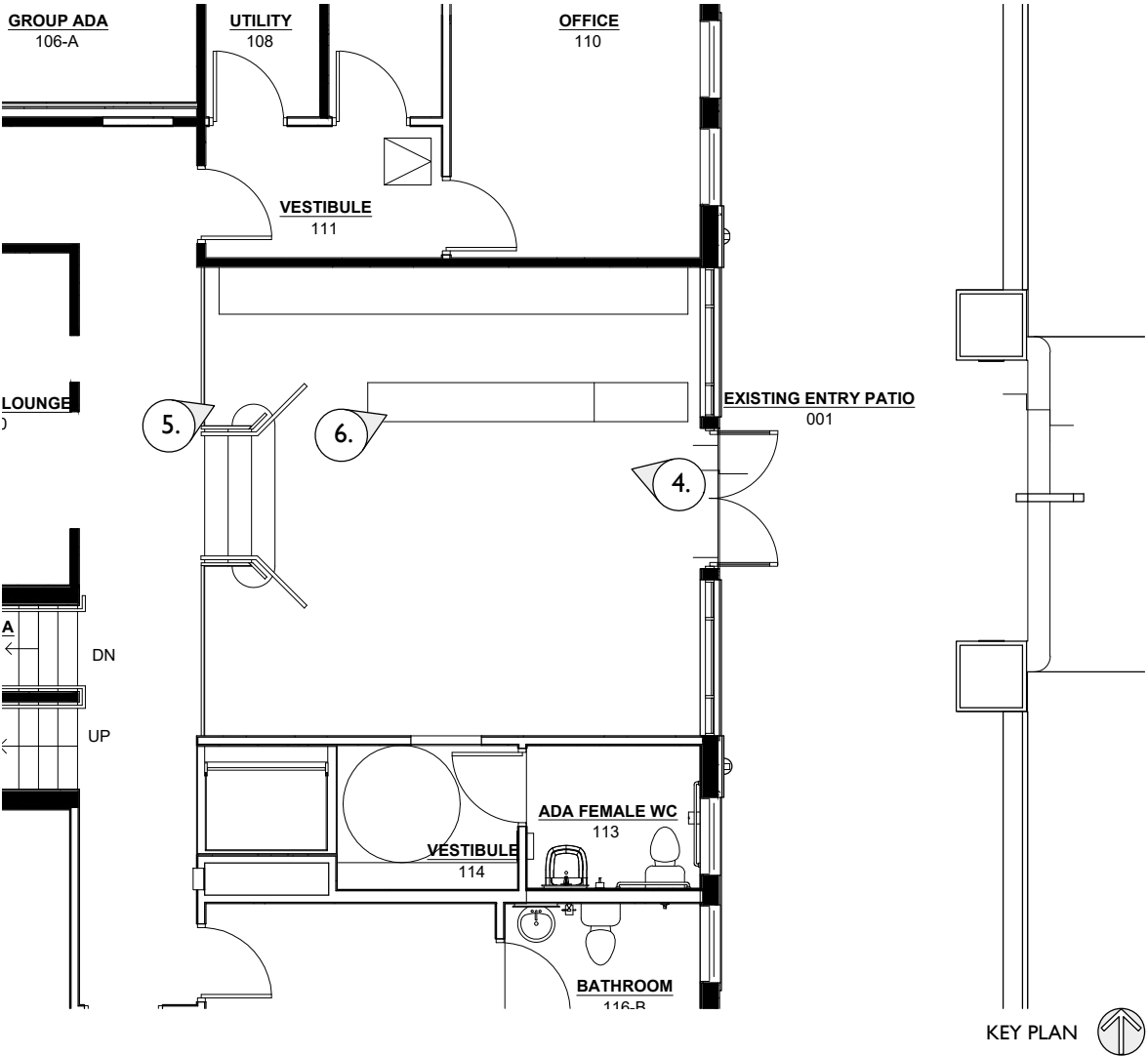


KEY PLAN



3. HOTEL TERRACE

4. BREAKFAST STATION



5. BREAKFAST STATION COUNTER

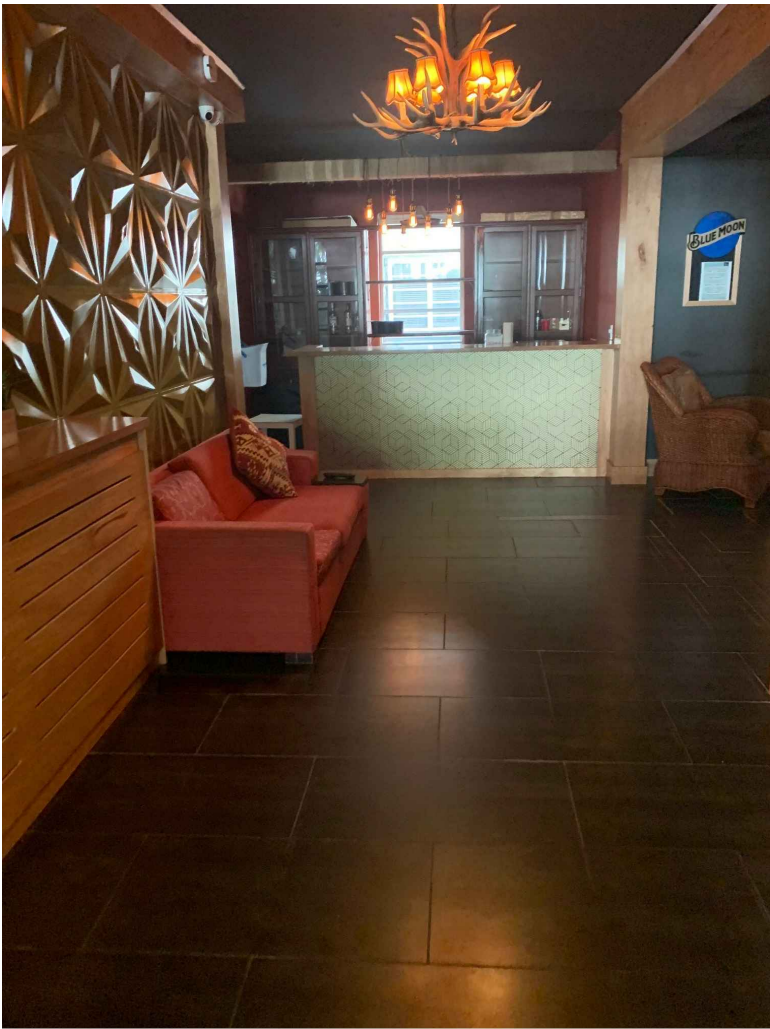


6. BREAKFAST STATION COUNTER DETAIL

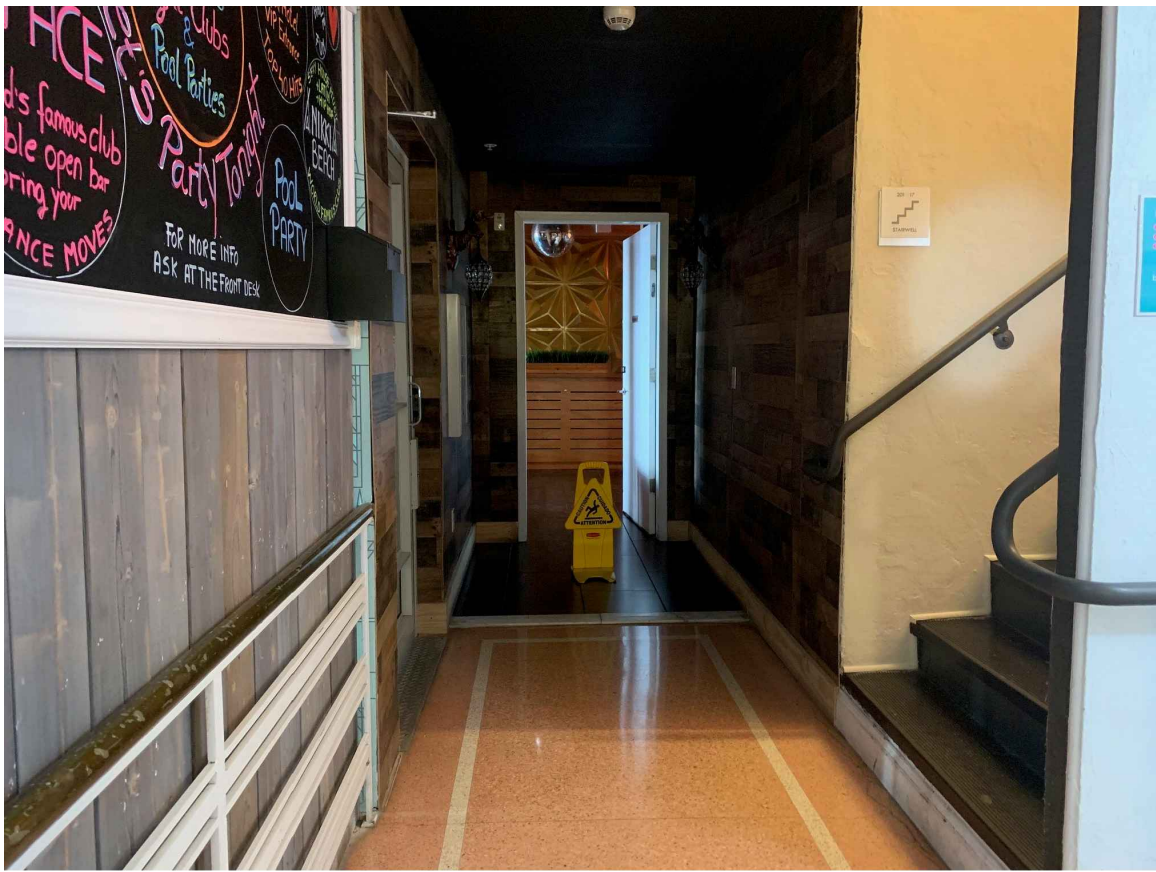
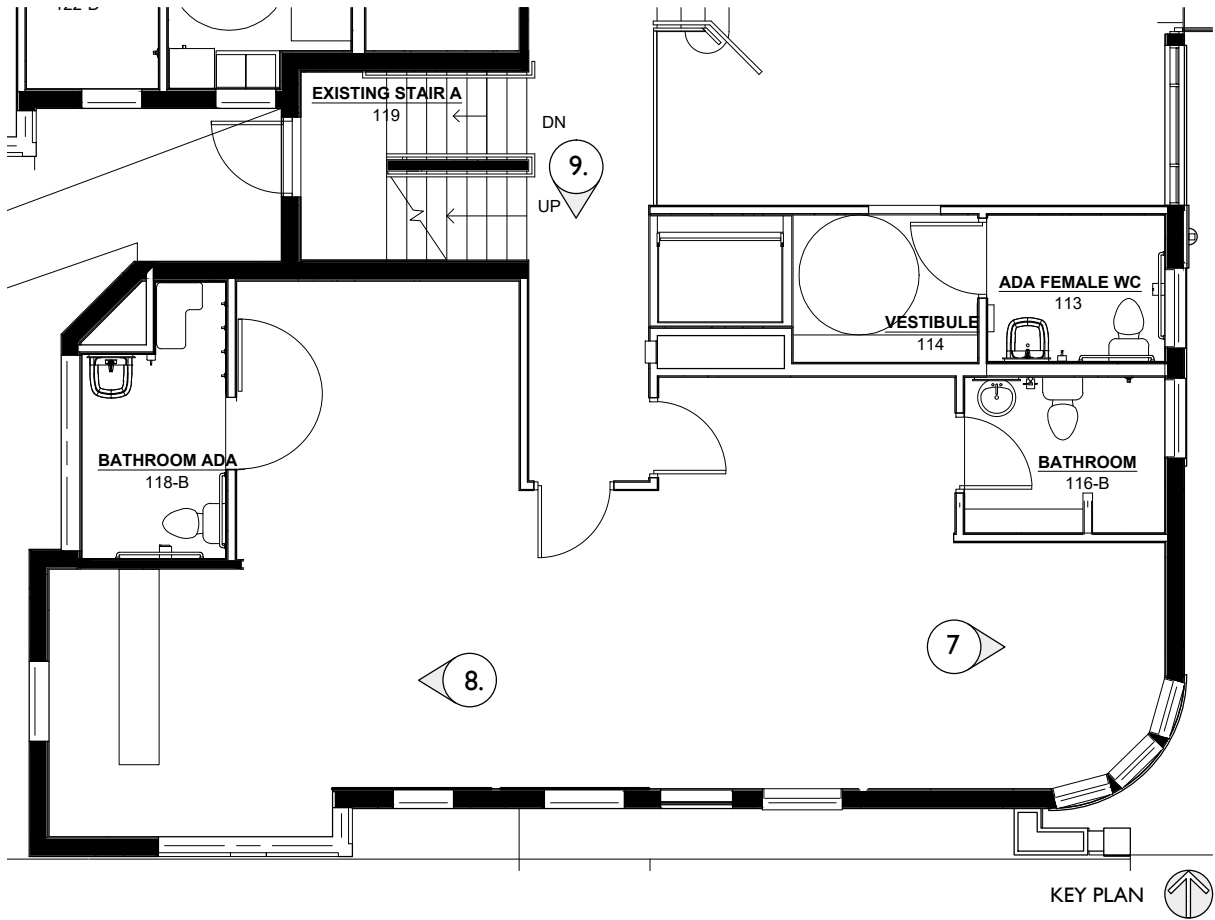
EXISTING
PHOTOGRAPHY



7. LOUNGE



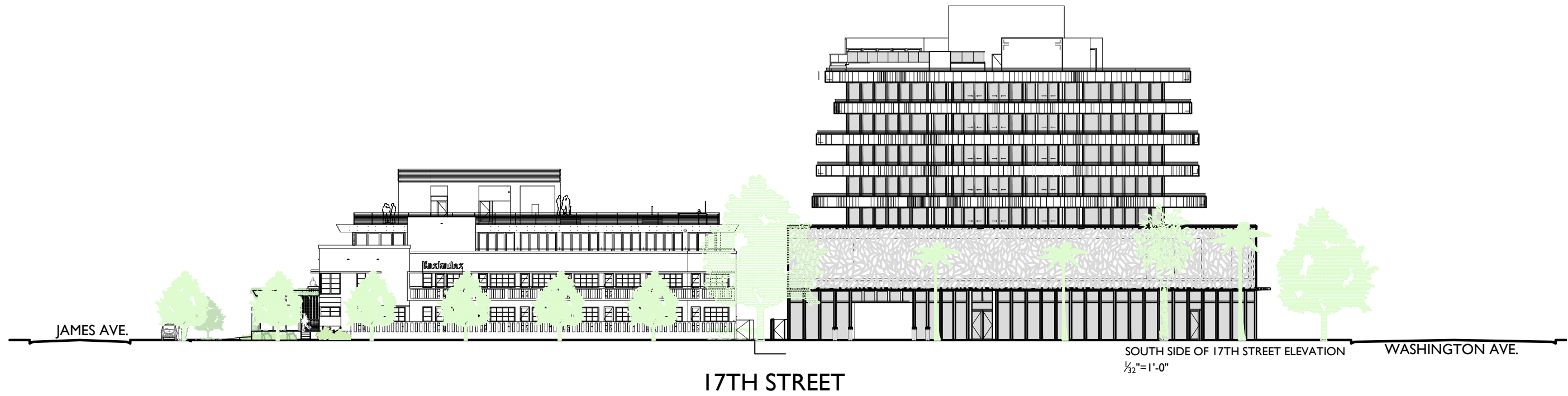
8. LOUNGE



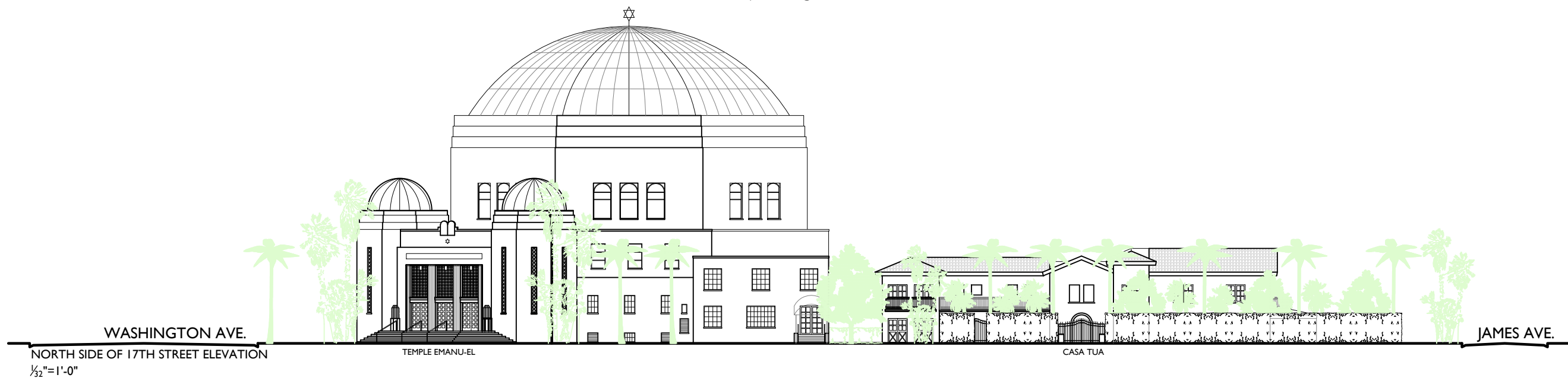
9. CORRIDOR LEADING TO THE LOUNGE



JAMES AVENUE



17TH STREET



17TH STREET

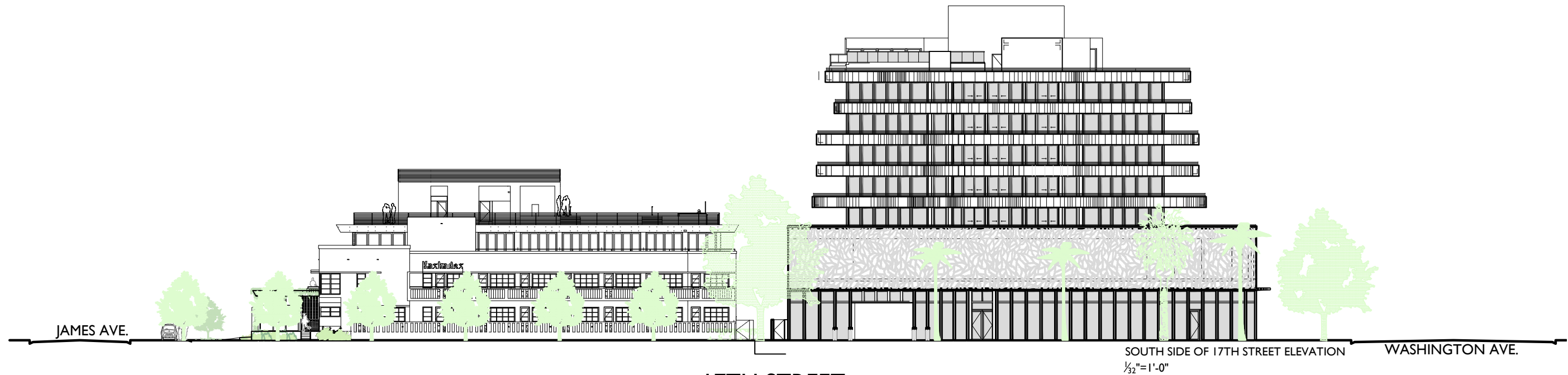
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A0.06



JAMES AVENUE



17TH STREET

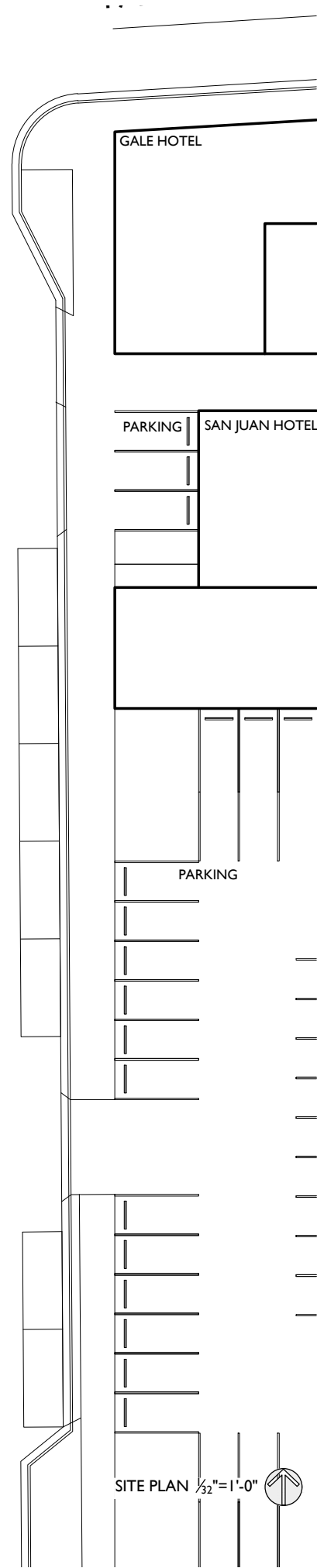
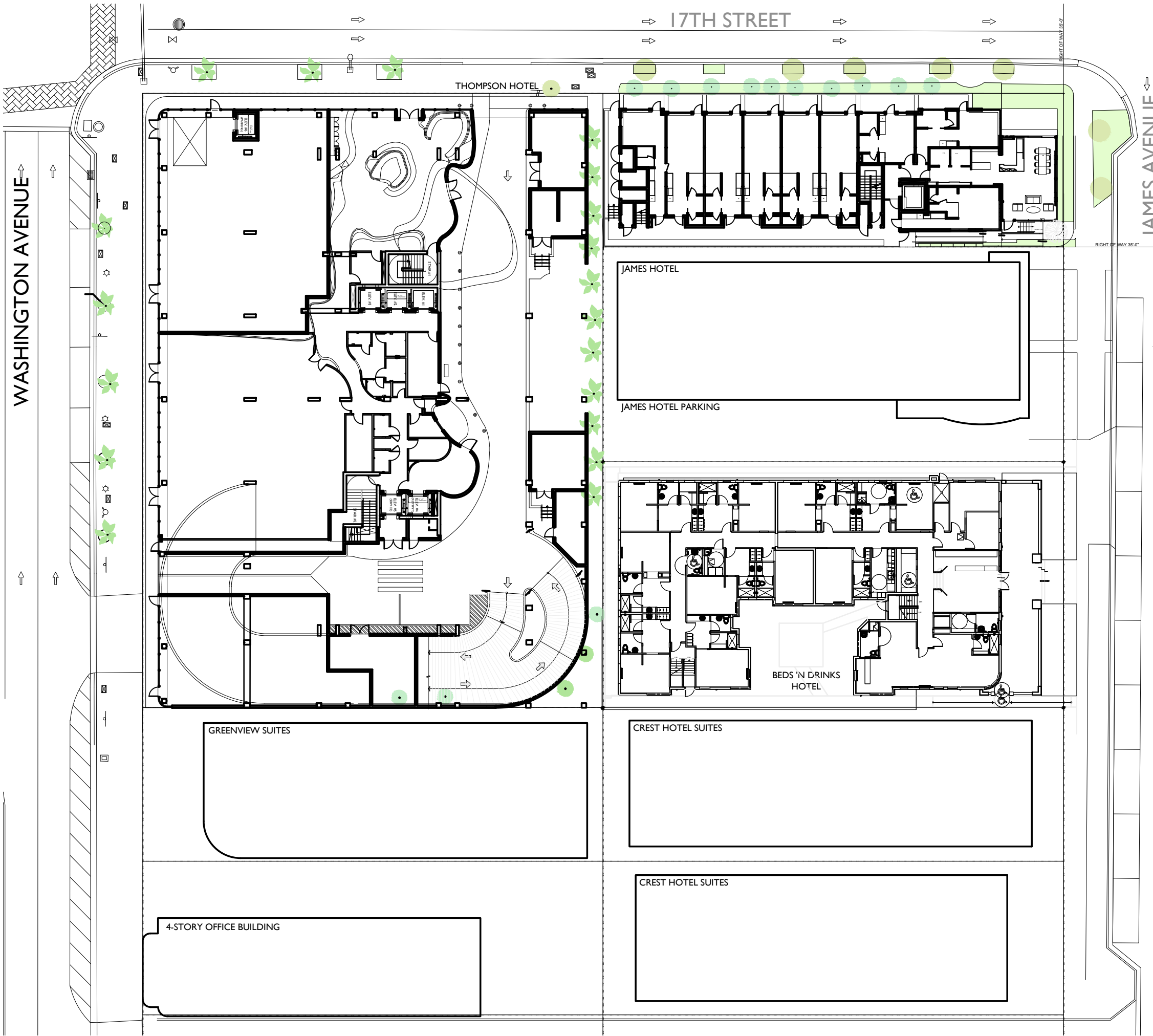


17TH STREET

EXISTING CONTEXT STREET ELEVATIONS $\frac{1}{32}"=1'-0"$



A0.07



7500 NE 4th Court
Studio 103
Miami, FL 33138

1930
PROJECT NUMBER

PROJECT:
BED N' DRINKS

1676 James Avenue
Miami Beach, FL 33139

DRAWING:

EXISTING SITE
PLAN

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SCALE: 1/32"=1'-0"
CHECK: JMcG
DATE: 11/07/2019
SHEET NUMBER

SITE PLAN 1/32"=1'-0"

A1.00





