



La Casita

1439 Alton Road

ZBA23-0148

April 14, 2023

Request:

- Variance to permit establishment 204 feet from a place of worship when 300 feet required.



March 2, 2023
Chair and Members of the Design Review Board
City of Miami Beach
1700 Convention Center Drive
Miami Beach FL 33139

Re: DRB22-0604 – 1439 Alton Road

Chair and Members of the Board:

My name is Jose Toruno and I am the Pastor of Iglesia de Dios Pentecostal M.I., a place of worship located at 1431 Alton Road, Suite A, Miami Beach, FL.

Please be advised that we have no objections to the approval of the above-referenced distance separation variance request..

Sincerely,

A handwritten signature in black ink, appearing to read "Jose Toruno".

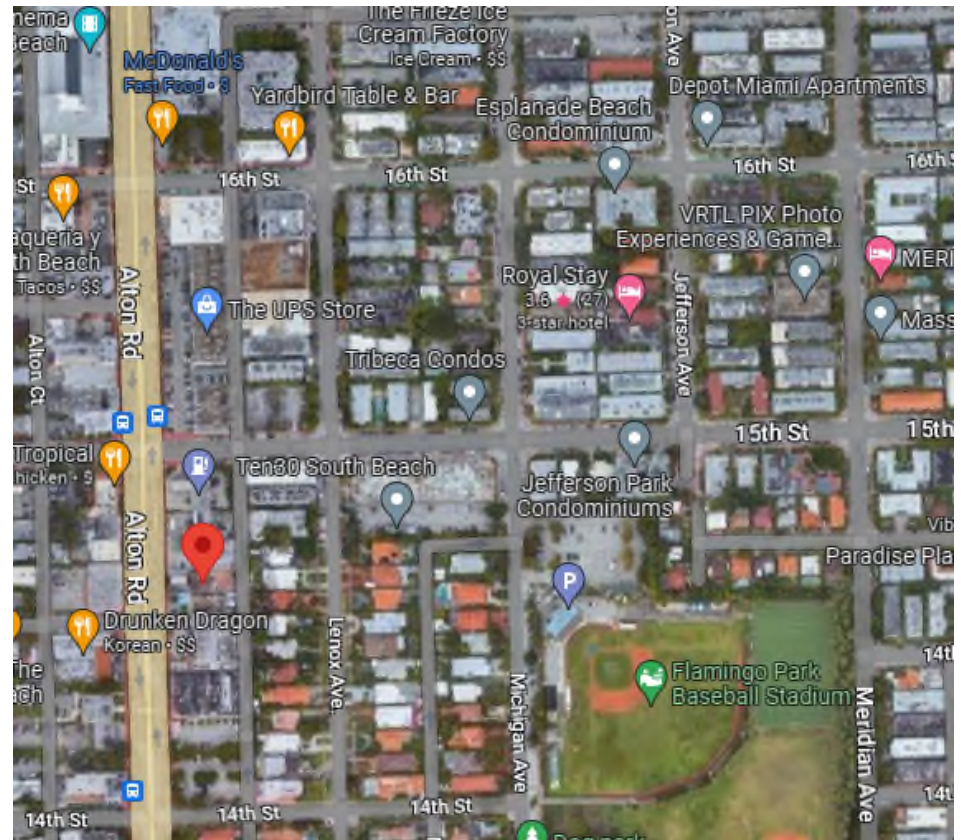
Pastor Jose Toruno

A handwritten signature in black ink, appearing to read "Sheila Tamayo".

Secretary Sheila Tamayo

Property: 1439 Alton Road

- Located within the CD-2 Commercial corridor along Alton Rd.
- Proximity to major mixed use activity centers such as Lincoln Road.



Property: 1439 Alton Road

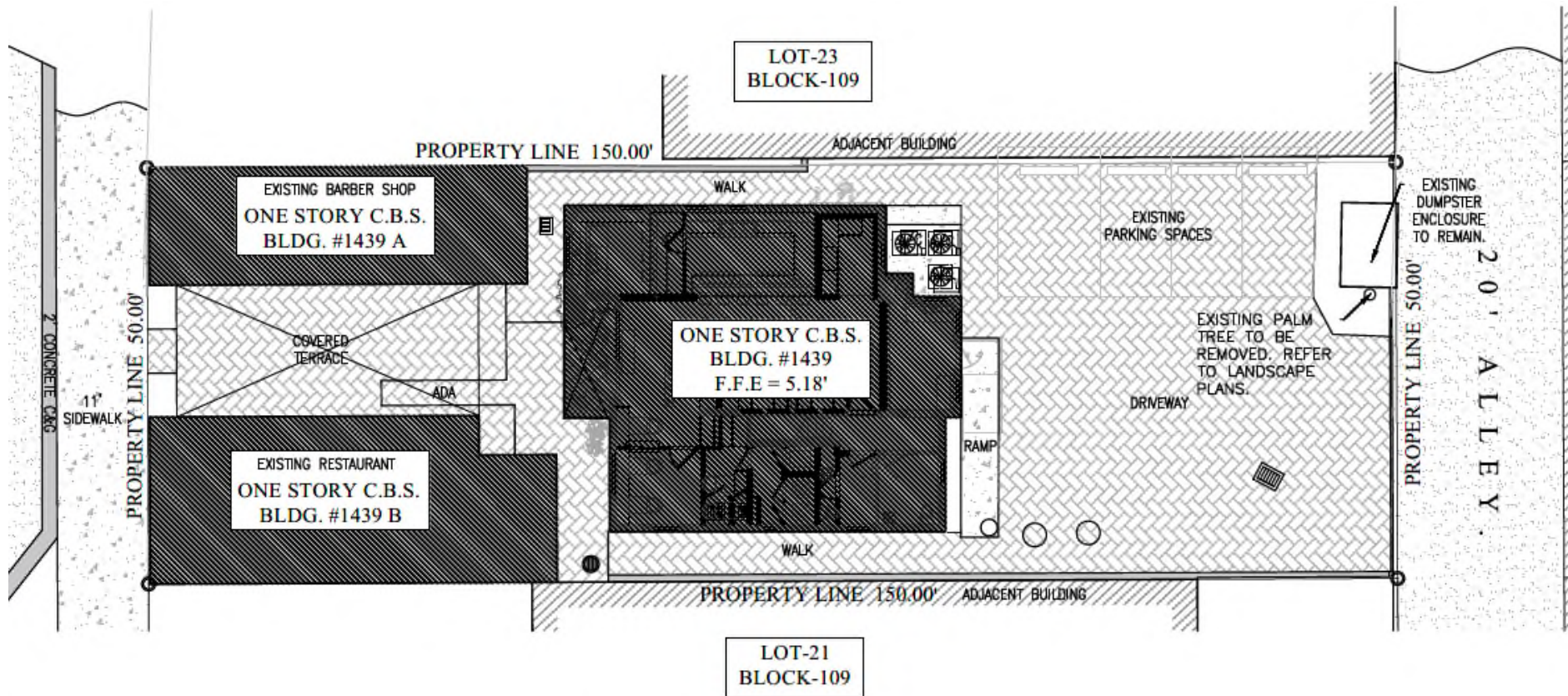


Alton Rd. View

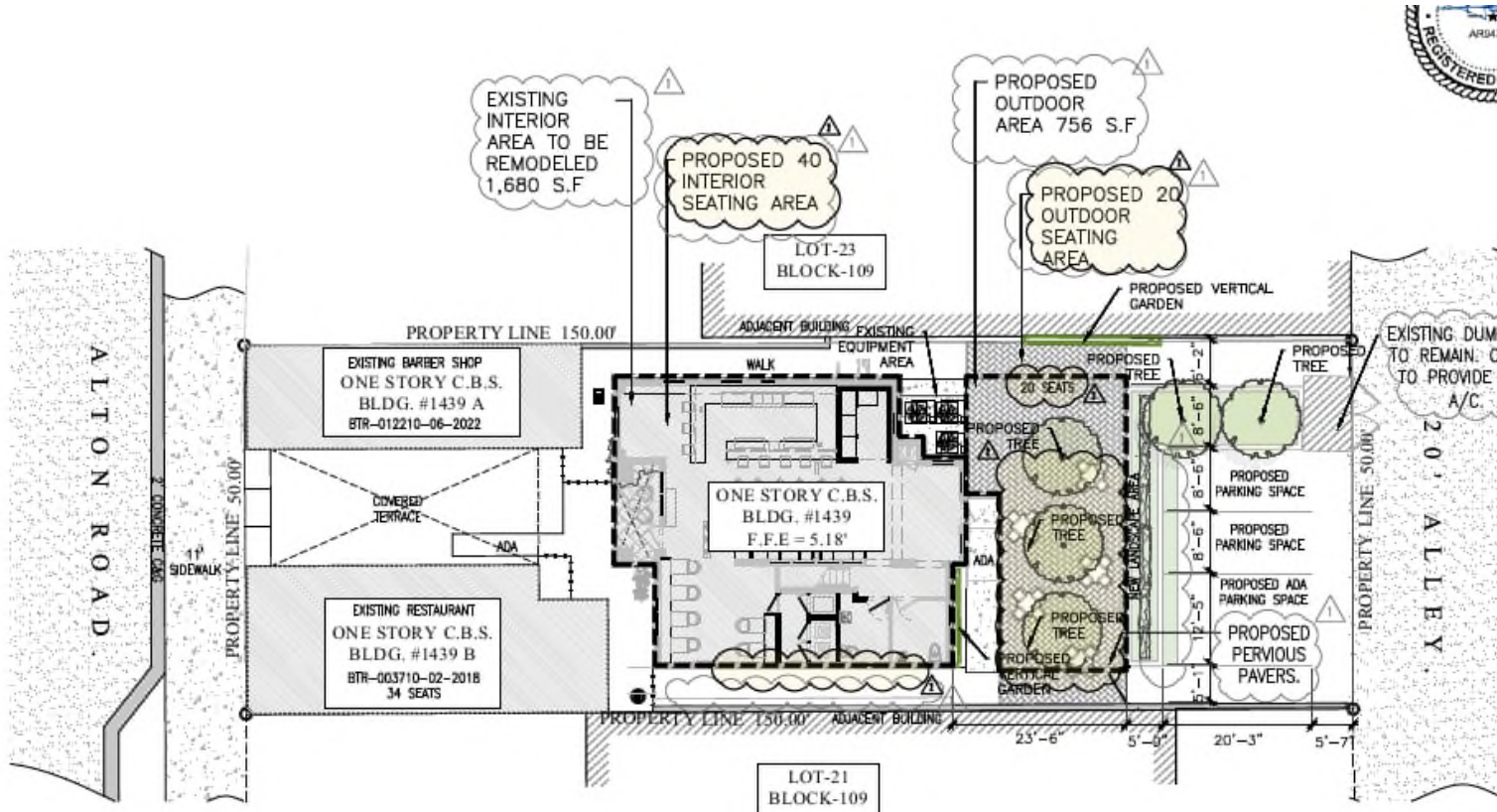
Lenox Ct. View



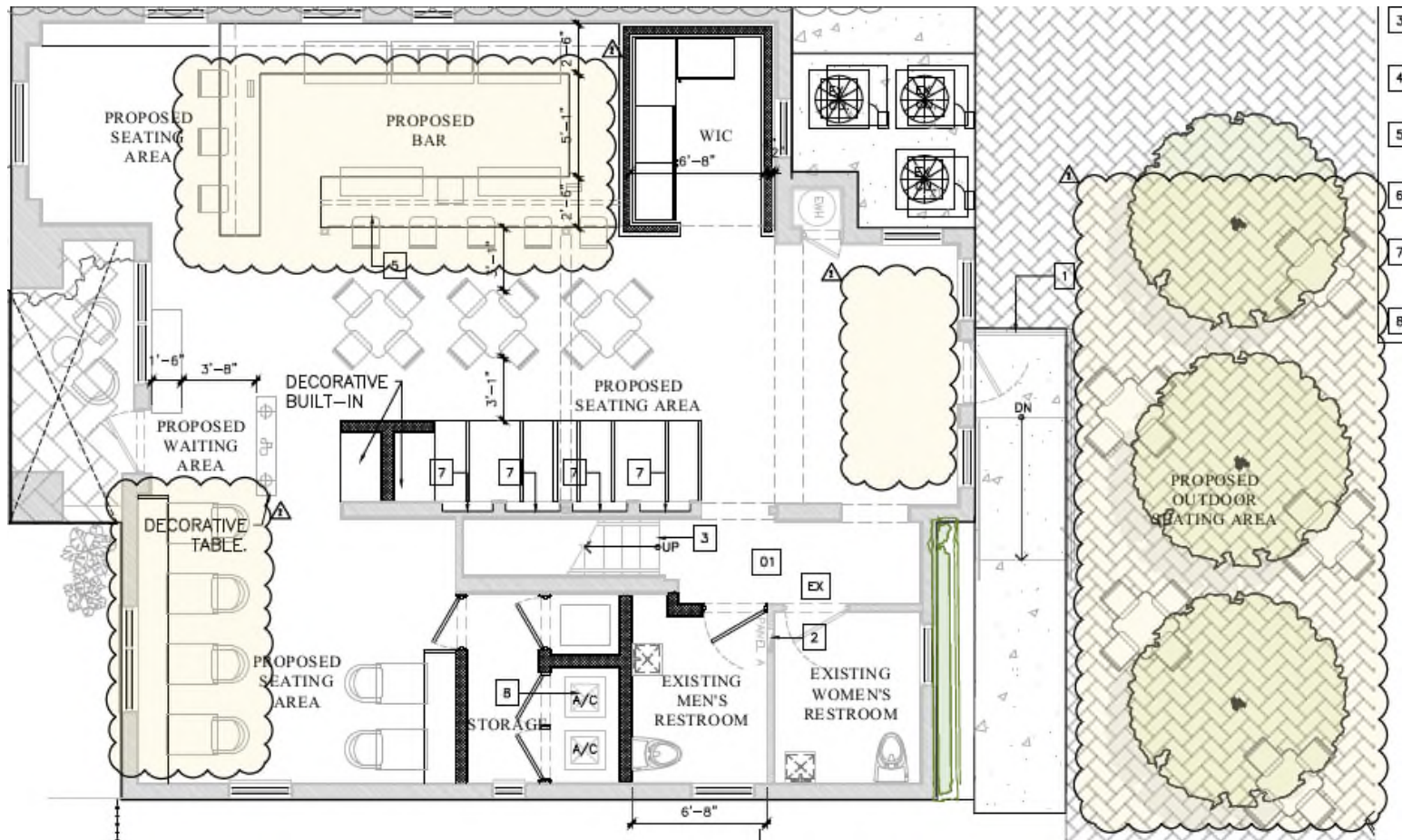
Property: Existing Site Plan



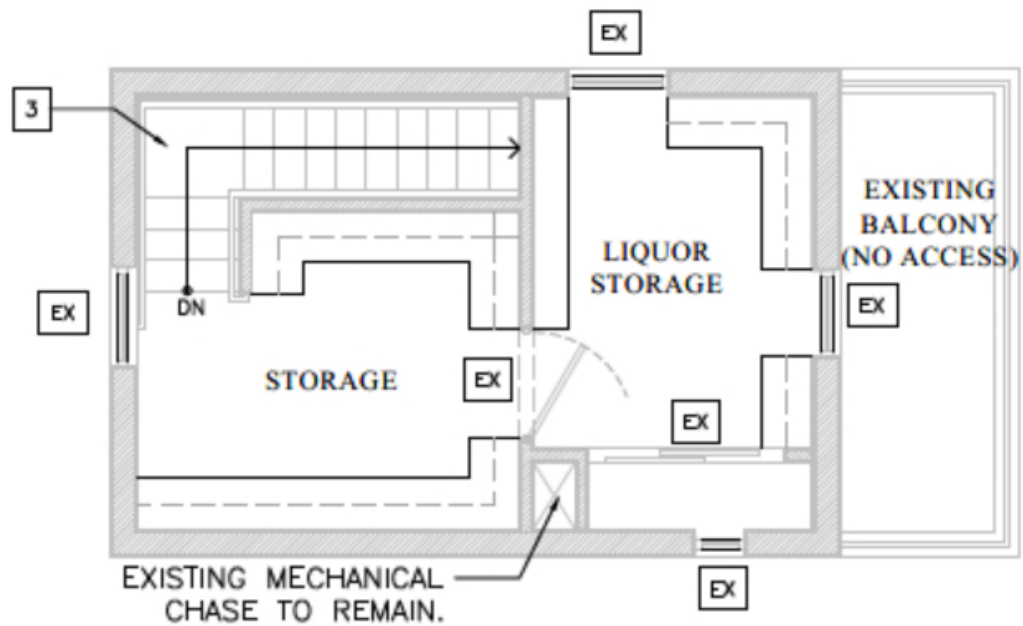
La Casita: Proposed Site Plan



La Casita: Proposed First Floor



La Casita: Proposed Second Floor



La Casita: Operator and Concept







La Casita: Hours of Operation



Amend Condition 1.B.4 and 5 to permitted hours of operation allowed by the Code.

- Residential Uses are Adequately Protected – This is a small establishment with 60 seats. No music is proposed outdoors and there is no patron access from Lenox Court (except for an emergency exit). The residential use to the east are 50'-10'' away from our outdoor patio buffered by thick landscape buffer, parking, a 20-foot alley and the residences tall concrete wall.
- Ray is a Responsible Operator - Ray Rigazio has been operating the Abbey at 1115 16th Street which abuts residential uses since 1995. He has never received a noise violation.
- Suggested Closing Times will Kill the Business - The majority of Ray's loyal customer base is hospitality industry workers, medical professionals and other locals who work late hours and need a space to unwind and relax after a long day at work. A lot of these patrons don't even leave work until around 2AM. Recommending 2AM closing is akin to recommending denial as it would make Ray forego 30-45% of his business.
- Progress Reports – Any issues can be handled when Applicant comes back for mandated Progress Report.

Thank you.

For questions or concerns, please contact:

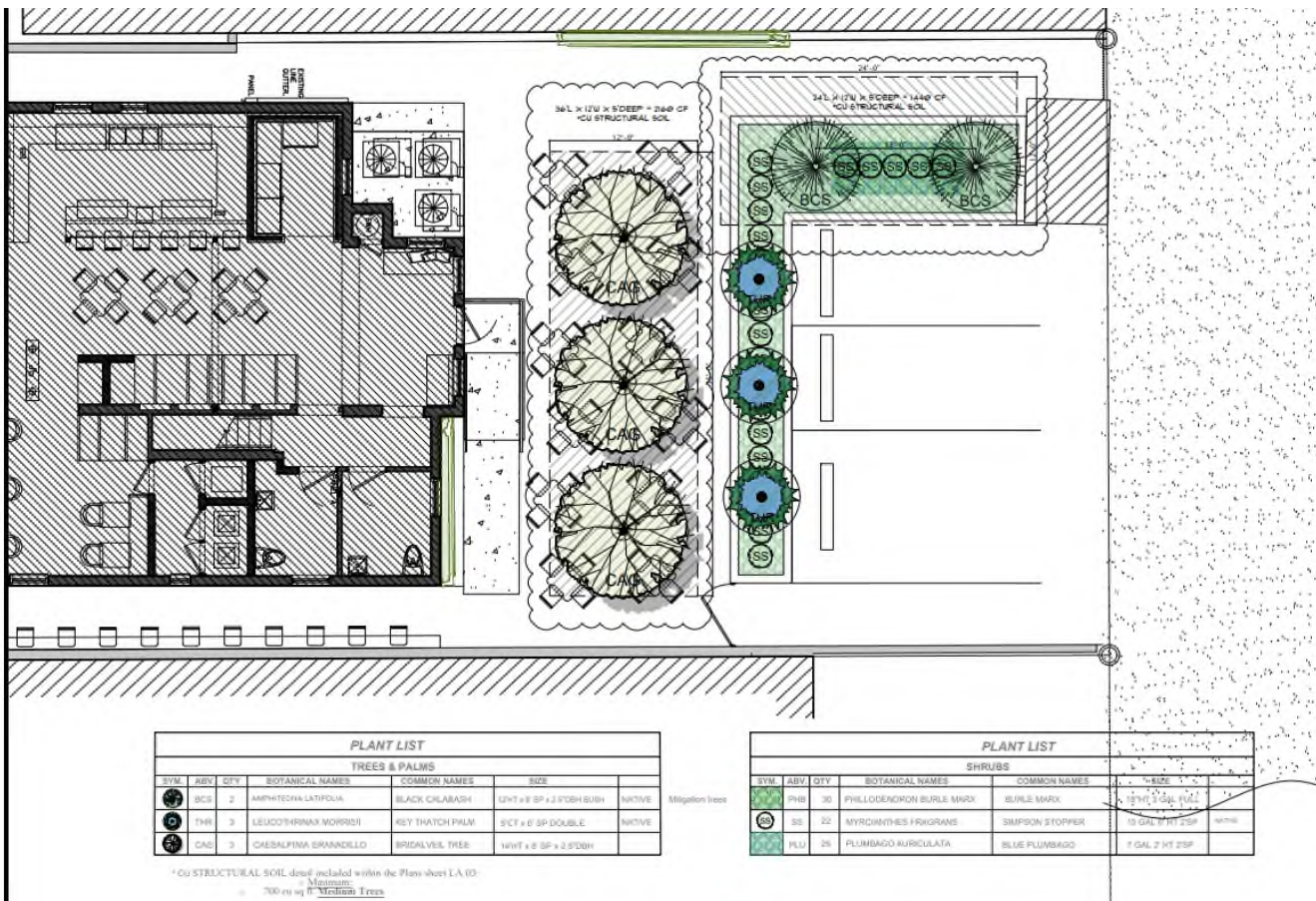
Raymond Rigazio – abbeybrewingco@icloud.com

Ian Bacheikov, Esq. – ian.bacheikov@akerman.com

Cecilia Torres-Toledo, Esq. – cecilia.torres-Toledo@akerman.com



La Casita: Landscaping



Property: 1439 Alton Road

