



**BOARD OF ADJUSTMENT**

**AFTER ACTION REPORT**

**FRIDAY, FEBRUARY 3, 2012**

**9:00 A.M.**

CITY COMMISSION CHAMBERS, THIRD FLOOR  
1700 CONVENTION CENTER DR., MIAMI BEACH, FLORIDA

**A. CONTINUED CASE**

1. **FILE NO. 3545**      **WALGREEN CO.  
7340 COLLINS AVENUE  
A PORTION OF LOT 6, BLOCK 9,  
"HARDING TOWNSITE", PLAT BOOK 34, PG 4;  
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to sell beer, wine and liquor for off-premise consumption at a Walgreens:

1. A variance to waive 157' of the minimum required 300 foot separation between retail stores primarily selling alcoholic beverages in order to sell beer, wine and liquor for off-premise consumption within a Walgreens with a distance of 143' to a retail store, Collins Liquor Store.

**THE APPLICANT REQUESTED CONTINUANCE TO THE MARCH 2, 2012 MEETING.**

**B. NEW CASES**

2. **FILE NO. 3552**      **HUAHUA'S, LLC.  
1211 LINCOLN ROAD  
LOTS 1, BLOCK 40 OF COMMERCIAL  
SUBDIVISION 1 ADD, PLAT BOOK 6, PG 30;  
MIAMI-DADE COUNTY, FLORIDA**

**BOARD OF ADJUSTMENT AFTER ACTION REPORT**  
**FEBRUARY 3, 2012**

The applicant is requesting the following variance in order to sell beer and wine for consumption at a restaurant:

1. A variance to waive twenty-six (25) seats of the minimum requirement of thirty (30) seats for a five (5) seat restaurant to serve beer and wine for consumption on the premises.

**APPROVED WITH MODIFIED CONDITION, AND ADDITIONAL CONDITION.**

3. **FILE NO. 3553**      **MIAMI BEACH CHAMBER OF COMMERCE**  
**1920 MERIDIAN AVENUE**  
**GOLF COURSE SUBDIVISION AMD PL,**  
**E ½ BLK 8-A LESS S 100 FT LESS BEG NE COR S**  
**11 FT NLY TO PT ON N/L BLK 8A 4 FT PO8 NELY**  
**TO PO8, PLAT BOOK 6, PG 26;**  
**MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting a variance in order to permit an accessory sign to be above the ground floor:

1. A variance to permit an accessory sign to be above the ground floor.

**APPROVED.**

4. **FILE NO. 3554**      **OCEAN FIRST GROUP, LLC.**  
**2000 COLLINS AVENUE**  
**LOTS 1, 2, 3, & 4 AND THE E 25.5 FEET OF LOT 6**  
**OF BLOCK C OF THE PLAT OF "MIAMI BEACH**  
**IMPROVEMENT COMPANY", PLAT BOOK 5, PG 7;**  
**MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to dance hall / entertainment establishment not also operating as a restaurant at the subject location:

1. A variance to waive a range between 81 feet and 48 feet of the minimum distance separation of 300 feet required between dance hall/entertainment establishments licensed to sell alcoholic beverages, and not also operating as a restaurant with full kitchen and serving full meals in order to operate within 219 feet from Mynt Lounge and 252 feet from Rokbar Nightclub.

**APPROVED WITH MODIFIED CONDITIONS.**

**BOARD OF ADJUSTMENT AFTER ACTION REPORT**  
**FEBRUARY 3, 2012**

5. **FILE NO. 3555**      **LFP CHURROS MIAMI, LLC.**  
511 LINCOLN ROAD  
LOTS 6, BLOCK 2, LINCOLN ROAD  
SUBDIVISION A, PLAT BOOK 34, PG 66;  
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variance in order to sell beer, wine and liquor for consumption at a restaurant:

1. A variance to waive twenty-eight (28) seats of the minimum requirement of sixty (60) seats for a thirty-two (32) seat restaurant to serve beer, wine and liquor for consumption on the premises.

**APPROVED.**

6. **FILE NO. 3556**      **730 FIRST STREET ASSOCIATES, LLC. AND**  
**FIRST STREET DEVELOPMENT, LLC.**  
730-804 1<sup>ST</sup> STREET  
THE WEST 8.00 FEET OF LOT 7 & ALL OF LOTS 8,  
9, 10 AND 11, BLOCK 52, "OCEAN BEACH, FLA.",  
PLAT BOOK 2, PG 81;  
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variance in order to exceed the maximum permitted building height to construct a 7 story mixed-use structure, which includes accessory ground floor commercial uses, 4 stories of robotic parking garage, and 2 stories of single-family residential use at the top, on a site containing an existing surface parking lot.

1. A variance to exceed by 3'-0" the maximum building height of 75'-0" as measured from grade to the highest roof in order to build the structure at 78'-0" from grade.

**VARIANCE TO EXCEED THE BUILDING HEIGHT BY 1' 7" WAS APPROVED. THE REMAINDER OF THE REQUESTED VARIANCE WAS CONTINUED TO THE MARCH 2, 2012 MEETING.**

**C. NEXT MEETING DATE**

March 2, 2012

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*In accordance with the Americans With Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding, persons with disabilities, or to request material in accessible format, contact the Board's administrator at (305)673-7550 no later than four (4) days prior to the proceeding.*



**BOARD OF ADJUSTMENT AFTER ACTION REPORT**  
**FEBRUARY 3, 2012**

*language interpreters, telephone (305)673-7219 (TDD) five (5) days prior to the proceeding.*

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