

# MIAMI BEACH

## PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: [www.miamibeachfl.gov/planning](http://www.miamibeachfl.gov/planning)

### LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER HPB19-0336		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
<b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		<b>Design Review Board</b> <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<b>Planning Board</b> <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		<b>Historic Preservation Board</b> <input type="checkbox"/> Certificate of Appropriateness for design <input checked="" type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 245 and 251 Washington Avenue			
FOLIO NUMBER(S) 02-4203-003-1090, 02-4203-003-1080			
Property Owner Information			
PROPERTY OWNER NAME 251 Washington, LLC			
ADDRESS P.O. Box 190778		CITY Miami Beach	STATE FL
ZIP CODE 33119			
BUSINESS PHONE (305) 791 -1702	CELL PHONE	EMAIL ADDRESS 2242street@gmail.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST After-the-fact Certificate of Appropriateness for demolition. See Letter of Intent for additional details.			

<b>Project Information</b>			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
<b>Party responsible for project design</b>			
NAME Carlos Touzet		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 65 NW 24th St #108		CITY Miami	STATE FL      ZIPCODE 33127
BUSINESS PHONE 305.789.2870	CELL PHONE 786.281.6187	EMAIL ADDRESS carlos@touzetstudio.com	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME Michael Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL      ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Emily Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL      ZIPCODE 33131
BUSINESS PHONE (305) 673-6232	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE      ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

**Please note the following information:**

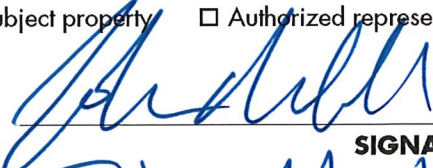
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

**Please read the following and acknowledge below:**

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
  - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☒ Owner of the subject property    ☐ Authorized representative

  
 \_\_\_\_\_  
 John Marshall  
 \_\_\_\_\_  
 6/20/19  
 \_\_\_\_\_  
 DATE SIGNED



**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

**SIGNATURE**

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The foregoing instrument was acknowledged before me by \_\_\_\_\_, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

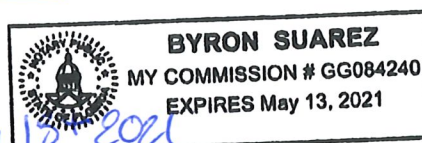
**PRINT NAME****ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

I, John Marshall, being first duly sworn, depose and certify as follows: (1) I am the Principal (print title) of 251 Washington, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

**SIGNATURE**

Sworn to and subscribed before me this 20<sup>th</sup> day of June, 2019. The foregoing instrument was acknowledged before me by John Marshall, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

**NOTARY PUBLIC**My Commission Expires: May 13, 2021**PRINT NAME**



**POWER OF ATTORNEY AFFIDAVIT**

STATE OF Florida

COUNTY OF Miami-Dade

I, \_\_\_\_\_, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael Larkin and Emily Balter to be my representative before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

\_\_\_\_\_  
**PRINT NAME (and Title, if applicable)**

\_\_\_\_\_  
**SIGNATURE**

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The foregoing instrument was acknowledged before me by \_\_\_\_\_, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

\_\_\_\_\_  
**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
**PRINT NAME**

**CONTRACT FOR PURCHASE**

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

\_\_\_\_\_  
**NAME**

\_\_\_\_\_  
**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

**DISCLOSURE OF INTEREST**  
**CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

251 Washington, LLC

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS	% OF OWNERSHIP
John Daniel Marshall, Revocable Trust U/A/D	100%
<del>July 3, 2013, as amended</del> 	
P.O. Box 190778	
Miami Beach, FL 33119	

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS	% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

**DISCLOSURE OF INTEREST**  
**TRUSTEE**

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

John Daniel Marshall, Revocable Trust U/A/D July 3,  
 2013, as amended

**TRUST NAME**

NAME AND ADDRESS	% INTEREST
John Marshall, Trustee and Beneficiary	100%
P.O. Box 190778	
Miami Beach, FL 33119	



**COMPENSATED LOBBYIST**

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
Michael Larkin and Emily Balter	200 S. Biscayne Blvd., Suite 850	305.374.5300
Carlos Touzet	65 NW 24th St #108, Miami, FL 33127	786.281.6187
Adrian Dabkowski	600 North Pine Island Road, Plantation, FL 33324	954.535.5114

Additional names can be placed on a separate page attached to this application.

**APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.**

**APPLICANT AFFIDAVIT**

STATE OF Florida

COUNTY OF Miami-Dade

I, John Marshall, Principal, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

[Signature]  
SIGNATURE

Sworn to and subscribed before me this 20<sup>th</sup> day of June, 2019. The foregoing instrument was acknowledged before me by John Marshall, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: May 13 2021

[Signature]  
NOTARY PUBLIC  
Byron Suarez  
PRINT NAME

## **EXHIBIT A**

LEGAL DESCRIPTION: LOTS 14 AND 15, BLOCK 8, OF OCEAN BEACH FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



# BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6231  
E-Mail: MLarkin@brzoninglaw.com

## VIA HAND DELIVERY AND ELECTRONIC SUBMISSION

July 11, 2019

Debbie Tackett, Chief of Historic Preservation  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: Request for Certificate of Appropriateness for After the Fact Demolition of the Property located at 245-251 Washington Avenue, Miami Beach

Dear Ms. Tackett:

This firm represents 251 Washington, LLC (the "Applicant"), the owner of the property located at 245-251 Washington Avenue (the "Property") in the City of Miami Beach ("City"). This letter shall serve as the Letter of Intent supporting a request to the Historic Preservation Board ("HPB") for a Certificate of Appropriateness for after the fact demolition at the Property.

Property Description. The Property is currently an undeveloped, vacant lot located on the east side of the Washington Avenue, and south of 3rd Street. The Miami-Dade County Property Appraiser identifies the Property with two Folio Nos. 02-4203-003-1090 and 02-4203-003-1080. See Exhibit A, Property Appraiser Summary Report. The total lot area is approximately 13,000 square feet (0.29 acres) in size. The Property is zoned "Medium-High Density Residential Performance Standard" District ("R-PS3"), and is also located within the Ocean Beach Local Historic District.

Historical Summary. In June of 1912, the Property was platted as two separate lots according to the plat titled "Ocean Beach, Florida, a subdivision of part of the south 2340 feet of Section 3, Township 54 S, Range 42 E." See Exhibit B, Plat recorded in the Official Public Records of Miami-Dade County at Book 2, Page 38.



The northern lot ("251 Parcel") was originally developed with a two-story apartment building in 1937. See Exhibit C, Historic Resources Report prepared by Touzet Studio. Then in 1952, a second, one-story structure was built to the east of the original building. By January 15, 1991, two separate demolition permits were filed for the buildings on the 251 Parcel, one notes that the building was deemed an unsafe structure. See Composite Exhibit D, Permit No. BD890055 and BD900010. A fire inspection, filed on May 4, 1993, notes that the status of the Property 251 Parcel is "demolish." See Exhibit E, Case No. 93FI2487. The structures were not considered historically contributing buildings.

In 1936, a one-story, mixed apartment and hotel building was developed on the southern lot ("245 Parcel"). See Exhibit C. The Building Card lists a number of roof repairs in 1951 and 1952, and a reroofing in 1979 and 1982. The single-story structure was a historically contributing structure according to the City's historic properties index. See Exhibit F, Miami Beach Historic Property Viewer.

In September of 2003, the HPB continued a discussion item relating to the Emergency Demolition Order for the 245 Parcel. See Exhibit G, HPB File No. 1697 on HPB September 9, 2003 After Action. The After Action for this HPB meeting details that the Building Official had given ninety (90) days to secure or demolish the building. Although, continued to the November 2003 HPB meeting, the item was not heard again, likely because the then property owner secured a demolition permit and demolished the building. See Exhibit H, HPB November 12, 2003 After Action.

According to a building violation inspection, last dated November 30, 2004, "it was observed at the time of the inspection that ... the roof of both buildings have collapsed and all debris remains inside of the buildings as well as other building related materials. At this time, the Building Department is requiring that the property be free of all roof and miscellaneous debris which is located on the interior of both structures." See Exhibit I, Violation No. BV990806. The notes also state that there was an existing unsafe structures violation, which went before the Unsafe Structures Board on November 14, 1987, and the Order from that date had not been complied with and a new case could not be brought before the Board again. Subsequently, a permit for "emergency total demolition of building structures (2-Buildings)" was filed. See Exhibit J, Permit No. BD040041.

Request. The Applicant requests an after-the-fact Certificate of Appropriateness for Demolition as it relates to the 245 Parcel. The 245 Parcel

was demolished due to life safety issues prior to the Applicant's ownership in June of 2019. See Exhibit K, Warranty Deed. As a resident of this neighborhood, the Applicant has seen the Property vacant and would like the opportunity to develop the idle land.

Pursuant to Section 118-503(2) of the City's Code of Ordinances ("City Code"), it is the City's general policy that a contributing building demolished without obtaining a Certificate of Appropriateness from the HPB shall only be replaced with a new structure that incorporates the same height, massing and square footage of the previous structure on site, not to exceed the maximum FAR and height permitted under the City Code, with no additional square footage added. This policy is applicable to a request for an After the Fact Certificate of Appropriateness. However, the policy may be rebutted, and the HPB may allow for the addition of more square footage, where appropriate, not to exceed the maximum permitted under the City Code, if it is established to the satisfaction of the historic preservation board that the following criteria have been satisfied:

- a. The proposed new structure is consistent with the context and character of the immediate area; and
- b. The property owner made a reasonable effort to regularly inspect and maintain the structure free of structural deficiencies and in compliance with the minimum maintenance standards of this Code.

Additionally, pursuant to Section 118-503(3) of the City Code the HPB shall determine, on a case-by-case basis, whether the replication of an original, contributing structure is warranted. Therefore, it is within the HPB's authority to determine that replication of the original structure on the 245 Parcel does not warrant imitation.

The 245 Parcel is unique in that it previously contained a structure that was found to be dangerous because the roof caved-in, and consequently found to be an unsafe structure and required demolition. The City has very limited records on what was previously constructed. Replication of the building on the 245 Parcel would be extremely difficult and would not be warranted for viable development of this Property. As described above, the contributing building on the 245 Parcel had a number of roofing issues until it ultimately collapsed in 2004. This type of construction does not warrant replication. Any future development will be more consistent with the context and character of the area.

Debbie Tackett, Chief of Historic Preservation

July 11, 2019

Page 4 of 4

It is unknown why the previous owners did not obtain a Certificate of Appropriateness for demolition. However, according to the City's records, the HPB did discuss the demolition order by the Building Official, and no official action was taken at that time. The Applicant, in good faith, wishes to follow the Code and permit new entitlements for this Property.

Conclusion. Approval of the Certificate of Appropriateness for after the fact demolition is necessary for any future development of the Property. Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6231.

Sincerely,



Michael W. Larkin

Enclosures

cc: Emily K. Balter





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

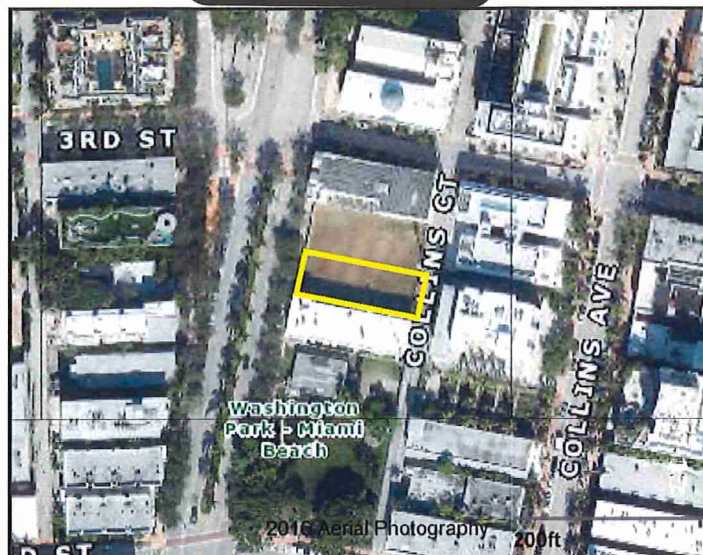
EXHIBIT

tabbies

A

Generated On : 5/2/2019

Property Information	
Folio:	02-4203-003-1080
Property Address:	
Owner	SOUTH5 LLC C/O FEILDSTONE
Mailing Address	200 S BISCAYNE BLVD 3600 MIAMI BEACH, FL 33139 USA
PA Primary Zone	3003 MULTI-FAMILY
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2018	2017	2016
Land Value	\$2,600,000	\$2,600,000	\$2,600,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$2,600,000	\$2,600,000	\$2,600,000
Assessed Value	\$2,600,000	\$2,600,000	\$2,600,000

Benefits Information				
Benefit	Type	2018	2017	2016
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
3 54 42 OCEAN BEACH FLA SUB PB 2-38 LOT 14 BLK 8 LOT SIZE 50.000 X 130 COC 25494-1959 03 2007 6	

Taxable Value Information			
	2018	2017	2016
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/04/2015	\$8,250,000	29526-2117	Non-market financing or assumption of lease
02/28/2014	\$3,950,000	29055-4929	Qual on DOS, multi-parcel sale
03/01/2007	\$1,950,000	25494-1959	Other disqualified
07/01/2004	\$0	22597-2417	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 5/2/2019

Property Information	
Folio:	02-4203-003-1090
Property Address:	251 WASHINGTON AVE Miami Beach, FL 33139-7115
Owner	SOUTH5 LLC C/O FEILDSTONE
Mailing Address	23240 CA 1 MARSHALL, FL 94940 USA
PA Primary Zone	3003 MULTI-FAMILY
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2018	2017	2016
Land Value	\$2,600,000	\$2,600,000	\$2,600,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$2,600,000	\$2,600,000	\$2,600,000
Assessed Value	\$2,600,000	\$2,600,000	\$2,600,000

Benefits Information				
Benefit	Type	2018	2017	2016
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
OCEAN BEACH FLA SUB PB 2-38 LOT 15 BLK 8 LOT SIZE 50 X 130 OR 18469-4345 0798 5 COC 22848-3487 11 2004 1	

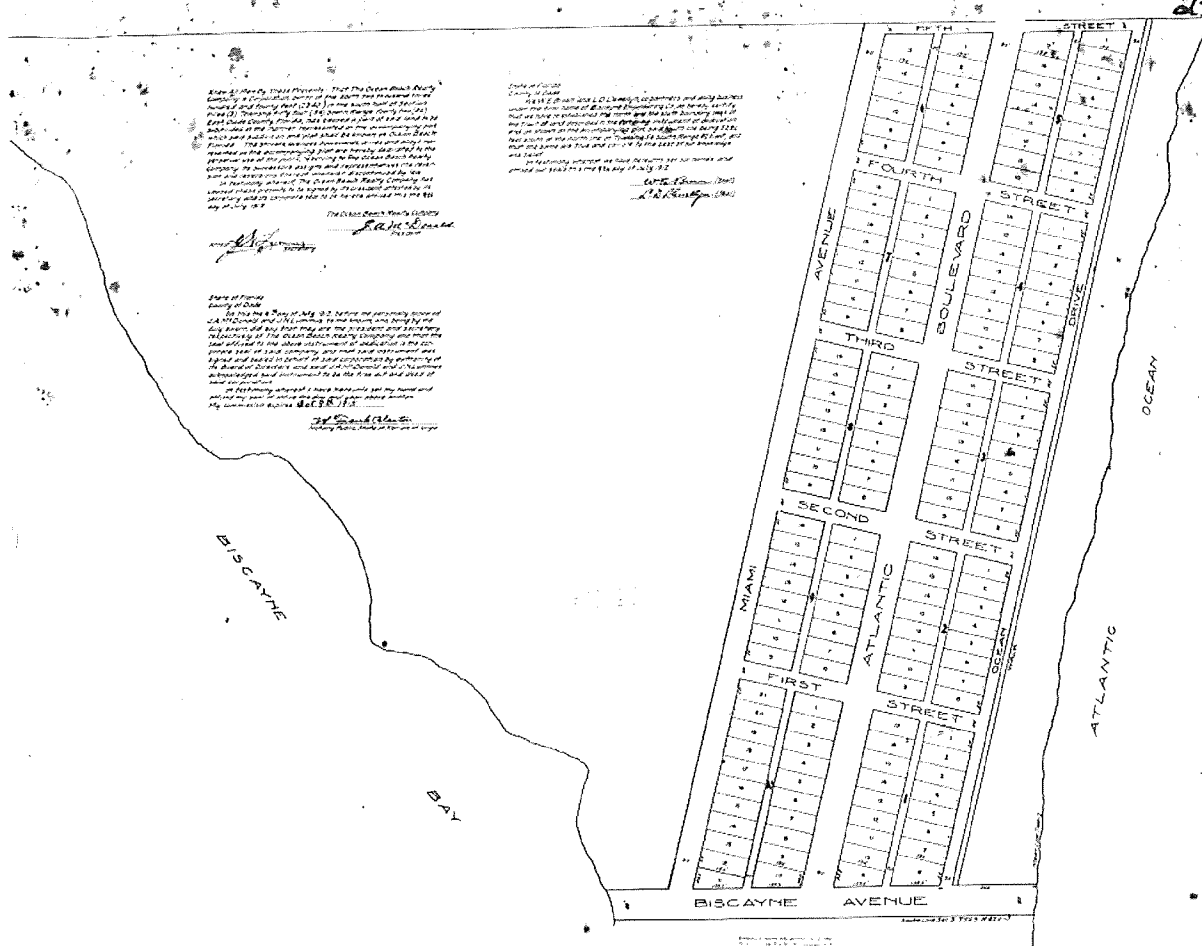
Taxable Value Information			
	2018	2017	2016
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$2,600,000	\$2,600,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/04/2015	\$8,250,000	29526-2117	Non-market financing or assumption of lease
02/28/2014	\$3,950,000	29055-4929	Qual on DOS, multi-parcel sale
11/01/2004	\$925,000	22848-3487	Sales which are qualified
07/01/1998	\$0	18469-4345	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:





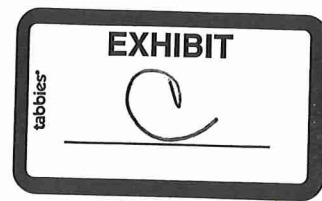
A SUBDIVISION OF  
PART OF THE SOUTH 2340 FEET OF SECTION 3,  
TOWNSHIP 54 S, RANGE 42 E





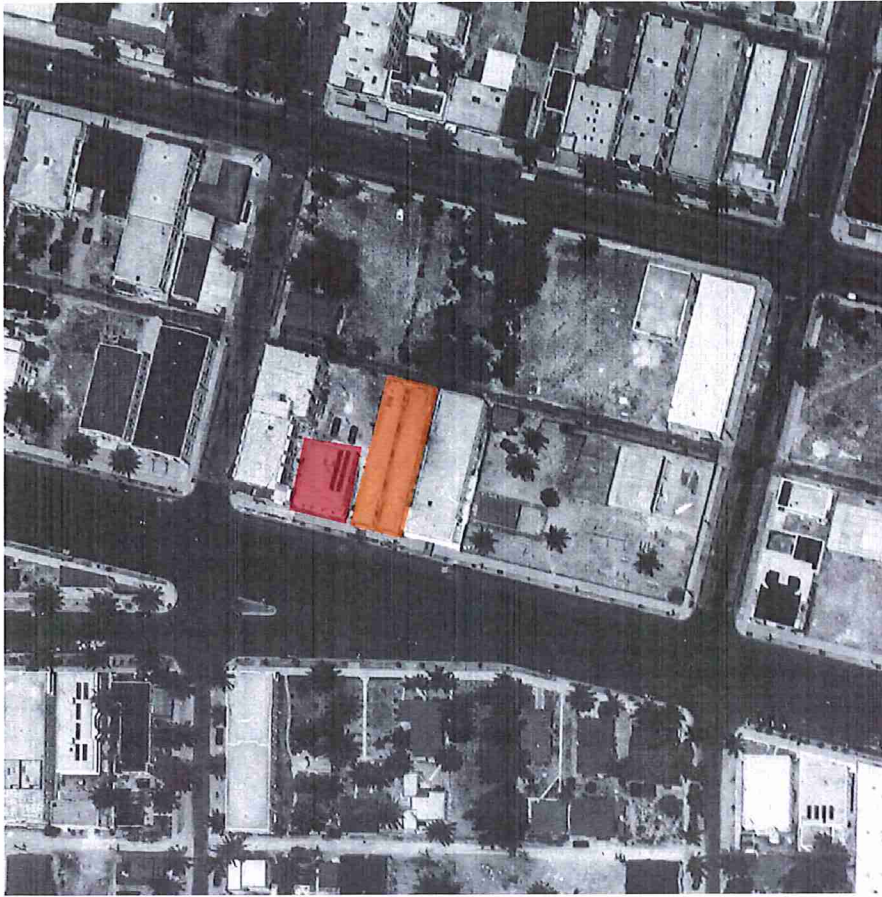
**HISTORICAL RESOURCES REPORT**  
**FOR**  
**245 / 251 WASHINGTON AVENUE**  
**MIAMI BEACH, FLORIDA**

PREPARED BY TOUZET STUDIO  
JULY 8, 2019



The "district represents a significant part of the first settlement on Miami Beach, becoming a magnet for pioneer tourists and adventurous residents of fledgling Miami in the early twentieth century. It is also the site of the first subdivision and infrastructure on the Beach, known as the Ocean Beach subdivision platted in 1912. The first hotel (still in existence at 112 Ocean Drive) is located within that original subdivision. The first recreational bathing facility, Smith's Casino, preceded even the original Ocean Beach subdivision. The "Ocean Beach" area was also at the site of Government Cut, which upon opening, enabled Biscayne Bay to be dredged for ocean liner use and influenced the development of the greater Miami area."<sup>12</sup>

*"Ocean Beach was not built for the social elite as areas further north, but as a modest resort community by the sea welcoming the common man. The small scale and simplicity of the architecture is reflective of generally modest Art Deco and Mediterranean Revival Hotels and small apartment houses within the center."<sup>15</sup>*



251 WASHINGTON AVENUE



245 WASHINGTON AVENUE



Visible in the 1941 aerial are both the Pail Mall Apartments at 251 Washington Avenue and 245 Washington Avenue. Both would have been completed by 1937.





251 WASHINGTON AVENUE

245 WASHINGTON AVENUE

The 1954 aerial now includes the addition of a 4-unit, one-story apartment building at the rear of 251 Washington Avenue.

# AERIAL PHOTOGRAPH, 1954

245/ 251 WASHINGTON AVENUE, MIAMI BEACH FL  
HISTORIC RESOURCES REPORT

HISTORIC PRESERVATION BOARD SUBMITTAL | 06 JULY 2019

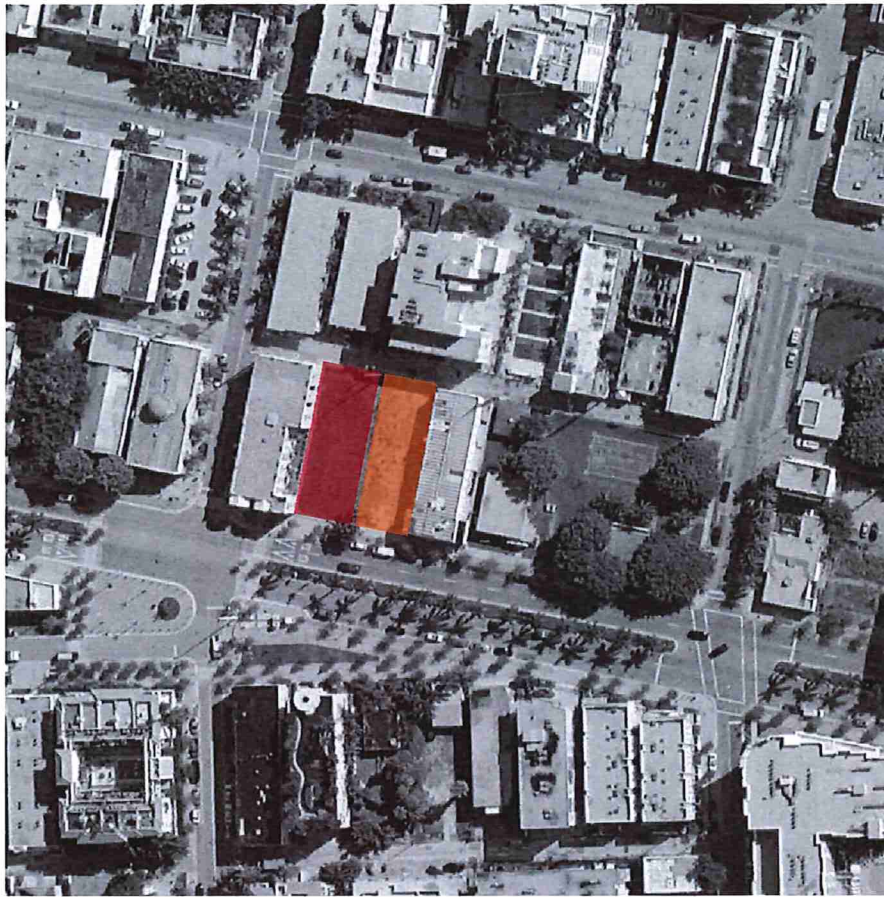


251 WASHINGTON AVENUE

245 WASHINGTON AVENUE

In 1989 both of the apartment buildings on 251 Washington Avenue have been demolished, as shown in this aerial from 1994.





251 WASHINGTON AVENUE



245 WASHINGTON AVENUE



An Emergency Demolition Order is issued by a City Official in 2003 for 245 Washington Avenue. In this aerial from 2004, both parcels are shown vacant.

## 245 WASHINGTON AVENUE

Demolished by Emergency Demolition Order  
of Building Official 2003



STATUS: CONTRIBUTING

ADDRESS: 245 WASHINGTON AVENUE

OTHER ADDRESSES:

LEGAL: BLOCK 8, LOT 14 ZONING: LPS-3

NEIGHBORHOOD DISTRICT: OCEAN BEACH - ORIGINAL SUBDIVISION

ORIGINAL OWNER: M. STEINHARDT  
CURRENT OWNER: BEATRICE KASTNER  
245 WASHINGTON AVE. MIAMI  
BEACH, FL 33139

PROPERTY NAME: MECCA APARTMENTS  
PREVIOUS NAMES:

ARCHITECT: B. KINGSTON HALL DATE OF CONSTRUCTION: 1936



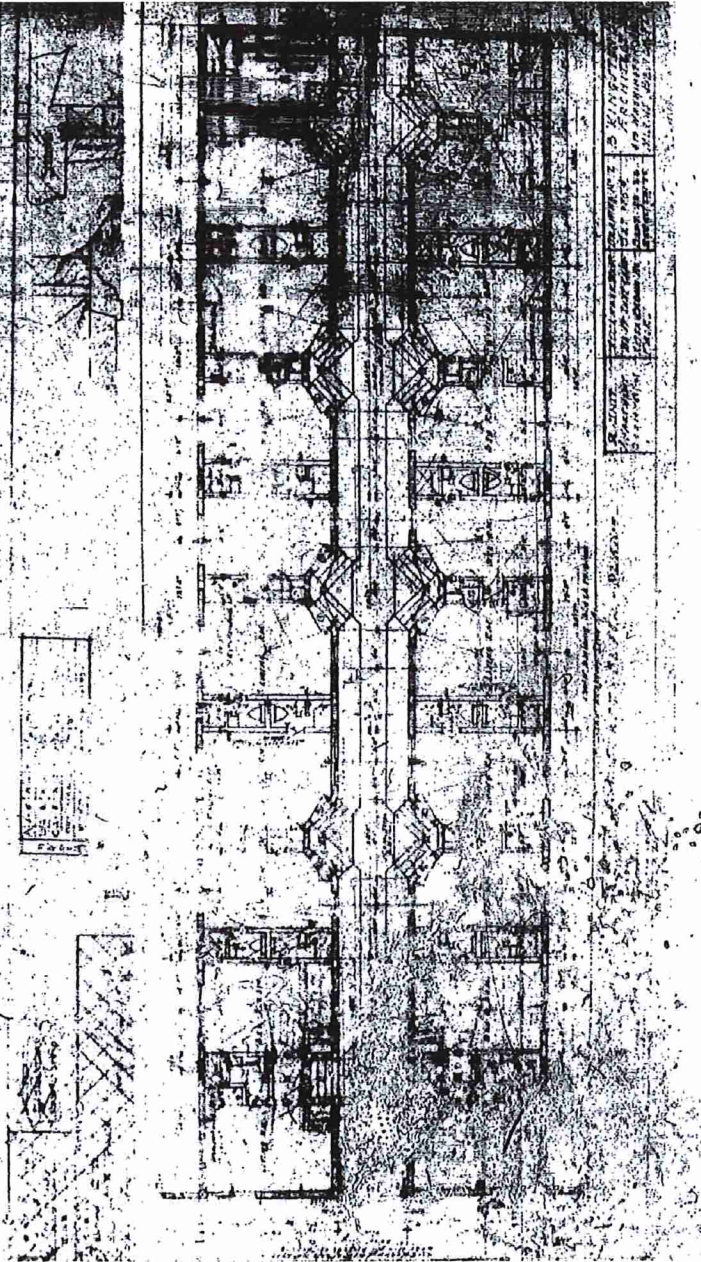
STYLE/PERIOD: MEDITERRANEAN / ART DECO  
EXTERIOR CONDITION: IMPROVED POOR (UNIFORM)  
CURRENT USE: RESIDENTIAL (VACANT)  
STATEMENT OF SIGNIFICANCE: MODERAT FINE ARTS (STYLIC) W/ SLOPPED ARTS WITH  
HANDLING ARTISTS' SIGNATURES W/ BLENDED & FINE  
PREPARED BY: J. Del Rio  
F. Del Rio  
DATE: 1976

## SUMMARY

On November 30th of 1936, a permit was issued to M. Steinhardt by the Building Department of the City of Miami Beach for the construction of a one-story, concrete block and stucco building. The building, named the Mecca Apartments during the ownership of O. Engelberg, would consist of eight apartments and three hotel rooms.<sup>1</sup> The modest apartment building was designed by B. Kingston Hall, a respected local architect known for his Art Deco work. From the Building Records it appears that the building exhibited minimal upkeep and improvements, other than limited roofing repairs. The building appears to have begun to fall into disrepair by the mid-80's. The continued decline in its upkeep would lead to its demolition in 2003 under an Emergency Demolition Order issued by the Building Official.<sup>2</sup> The demolition would occur without a Certificate of Appropriateness.







ARCHITECTURAL PLAN FROM MICROFICHE, 1936

## 245 WASHINGTON AVENUE

The one-story structure is classified as "contributing" in the Historic District Designation Report and as being designed in a Mediterranean Revival – Art Deco Transitional ("Med-Deco") style.<sup>6</sup>

The front façade is symmetrical about a central portal that decoratively edged by a rectangular frame consisting of convex fluting. The front wall is composed of a series of horizontal bands with wide, shallow recesses marking the bands. Two rectangular, horizontal windows flank the portal. The top of the parapet is capped by a single row of barrel tiles.

The plan is arranged as two 16 ft wide bars set apart by a 6 ft wide passageway. An interesting detail is the articulation of the apartment entries. Each apartment appeared to have a central entry feature consisting of two, 3 riser steps stairs meeting at 45° and leading to two door openings – one leading to the bedroom and one to the living room.



## B. KINGSTON HALL

A local Miami Beach architect with offices during the 1930's on Washington Avenue.<sup>7</sup> There are over 20 remaining structures designed by Hall remaining on Miami Beach. Of these, most are designated as "contributing" structures.<sup>8</sup>

## THE BLACKSTONE HOTEL

In 1929 Kingston Hall designed the Blackstone Hotel. It was the tallest structure in Miami Beach, which at that time was still "a resort town of low-rise structures."<sup>9</sup> "In 1934, V.H. Nellenbogen remodeled the hotel. Originally the structure had 246 hotel rooms but in 1953, Henry Hohauser did the remodeling of 88 apartment units with one bedroom and two baths. In 1988, there were also some renovations but overall the structure has remained essentially unchanged over the years."<sup>10</sup>



## THE SEYMOUR HOTEL

The Seymour Hotel, located at 945 Pennsylvania Avenue, was built in 1936. It has been recently acquired by a boutique hotel brand and will be renovated.





**OWNER'S INFORMATION**  
 Owner: **W. STEINHAUS**  
 Lot: **14** Block: **8** Subdivision: **C.B.**  
 General Contractor: **A. Kaplan**  
 Architect: **B. Kingston Hall**  
 Front: **39-10** Depth: **129-9** Height: **1099**  
 Type of construction: **C-B-8** Cost: **\$ 20,000.00**

**PERMIT INFORMATION**  
 Permit No.: **9253**  
 No. 245 Street Washington Ave. Date: **Nov. 30-1936**  
 Address: **1099**  
 Address: **1099**  
 Stories: **1** Use: **Apartment houses**  
 Foundation: **Spread footing** Roof: **Flat**

**PLUMBING CONTRACTOR**  
 Fixzit # **9658** Address: **Dec. 3-1936**  
 No. fixtures: **82** Rough approved by: **Gas ok JJ Parry-June 1937** Date:  
 No. Replacements:  
 Plumbing Contractor: **People's Gas Co. #10144** Address: **June 14-1937**  
 No. fixtures set: **1 Gas stove - 9 Gas heater** Date:  
 Sewer connection: **-- 1 --** Septic tank: **Make** Date:  
 Electrical Contractor: **Goldard # 7910** Address: **Dec. 15-1936**  
 No. outlets: **Heaters** Stoves: **Motors** Fans: **Temporary service**  
 Rough approved by: **Refrigerators 55** Date:  
 Electrical Contractor: **Goldard # 8017** Address: **Jan. 12-1937**  
 No. fixtures set: **99** Final approved by: **H.C. Imman** Date:  
 Date of service: **Jan. 15-1937**

**ALTERATIONS OR REPAIRS**  
 Alterations or repairs # **12156** - Alteration for boiler room  
 Permit # **12156** - **1 001 Burner & tank (275 gal) Merritt Oil Burner Mfg. Co. 3170-Jan. 25-1939**  
 # **35609** Roof repairs Guaranty Roofing Co. Inc. \$ **82** April 16, 1951  
 # **37871** Roofing - Pearce No-Roof Coating Co. Inc. \$ **840** Jan. 21, 1952

#11877-Jordan Roofing-Re-roof 35 sqs-12000-4-10-79  
 #21848 3/22/82 Levv Gray Roof - re-roof \$4,900.

ELECTRICAL PERMITS: #79578 7/27/84 Victoria Elect - 20 light outlets, 20 fixtures, 1 repair

DATE PERMIT 1936 AMT. PERMIT 420303-108 PERMIT NO. DATE CK'D 6-2-59 DEPUTY Severin

FOLIO 420303-108 NAME FRIEDA KALSTEIN

LEGAL DESCRIPT. Ocean Beach File. ADDRESS OF PROP. 245 Washington Ave

Lot 14 (99) Blk. 8 MAIL ADDRESS MIAMI BEACH FLA.

SCHOOL DIST. 14 PB 2/38

BUILDINGS	A	B	C	OPERATORS		YR.	LAND	IMPR.	TOTAL	REMARKS
				FOLIO	PLATES					
QUEST FOR RECHECK										
TYPE BLDG.	Apt. HSE									
MATERIAL	CBS.	31								
STORIES	1									
FOUND.	Spn.									
FLOORS	OAK	12								
BED ROOMS	19									
BATHS	19									
ROOF	TAR	10								
FASH	w/dh									
PLUMBING	Aver	11								
ELECTRIC	Aver	5								
A/C - HEAT	-									
PROJ./CUST.	Cred.	30								
MISC'L										

6/4/82



02-4203-03-1080\_FRONT  
JUNE 4, 1982

12/15/82



02-4203-03-1080 \_ SIGNED J. CHAY  
DECEMBER 15, 1982

11/3/83



02-4203-03-108 \_ FRONT  
NOVEMBER 3, 1983

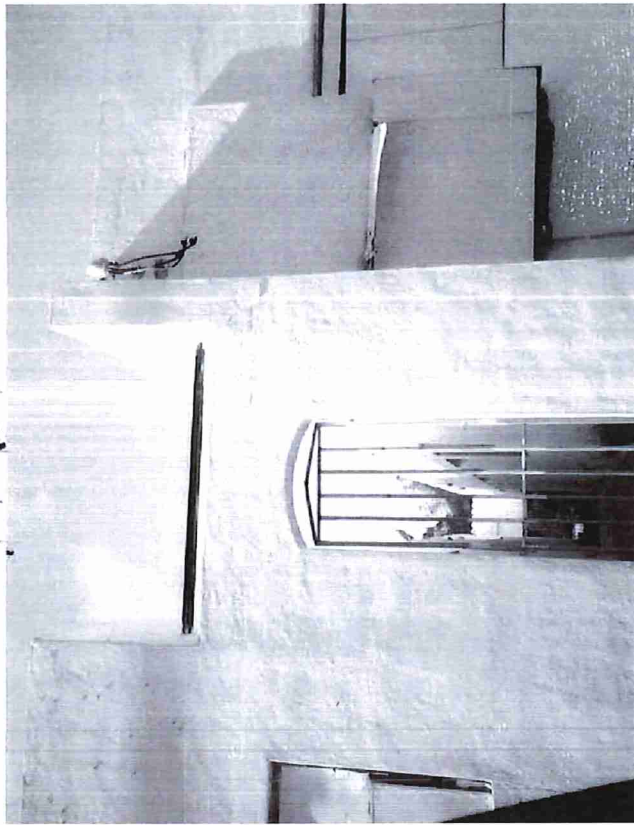
12/31/84



02-4203-03-1080 \_ SIGNED MARQUEZ  
DECEMBER 13, 1984



12/31/84



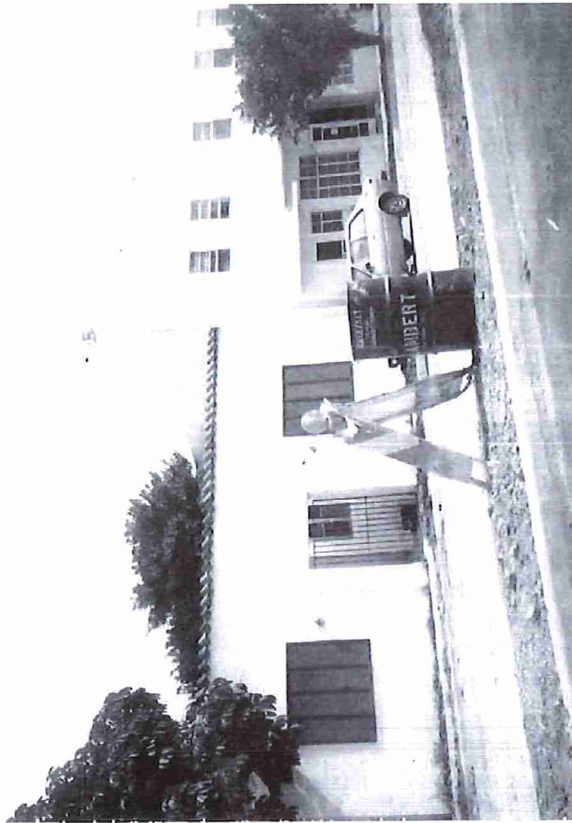
02-4203-03-1080 \_ SIGNED MARQUEZ  
DECEMBER 31, 1984

8/1/85



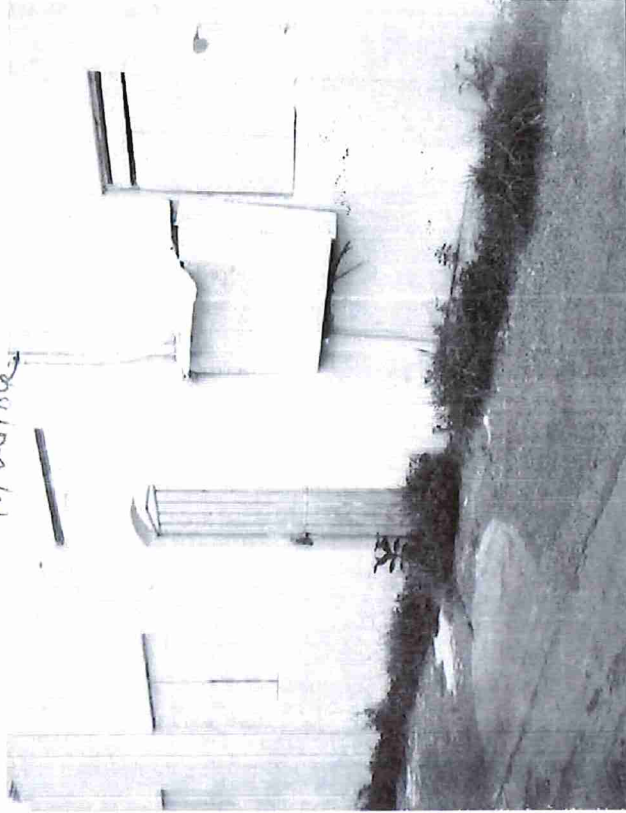
02-3227-08-1190 \_ SIGNED RDARITY  
AUGUST 1, 1985

58/1/85



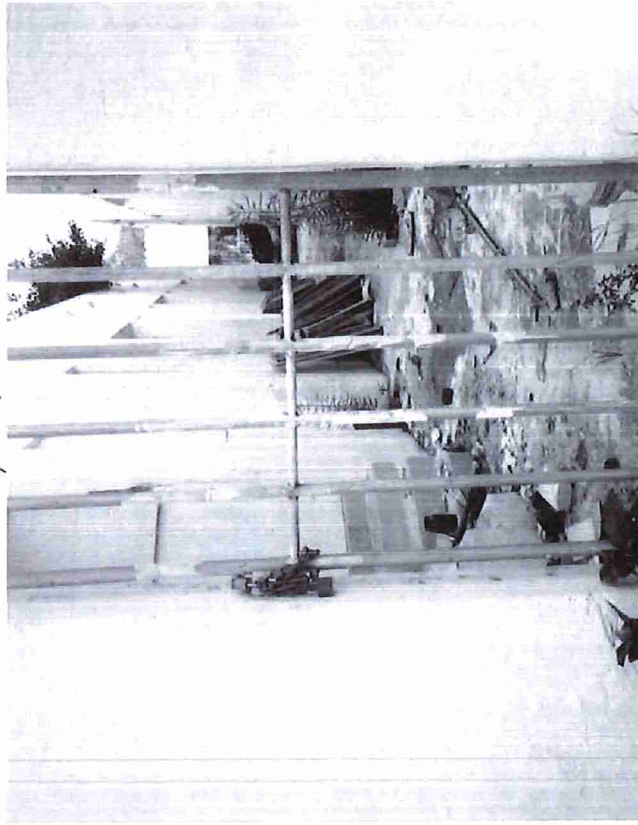
02-4203-03-1080 \_ SIGNED RDARITY  
DECEMBER 1, 1985

11/26/86



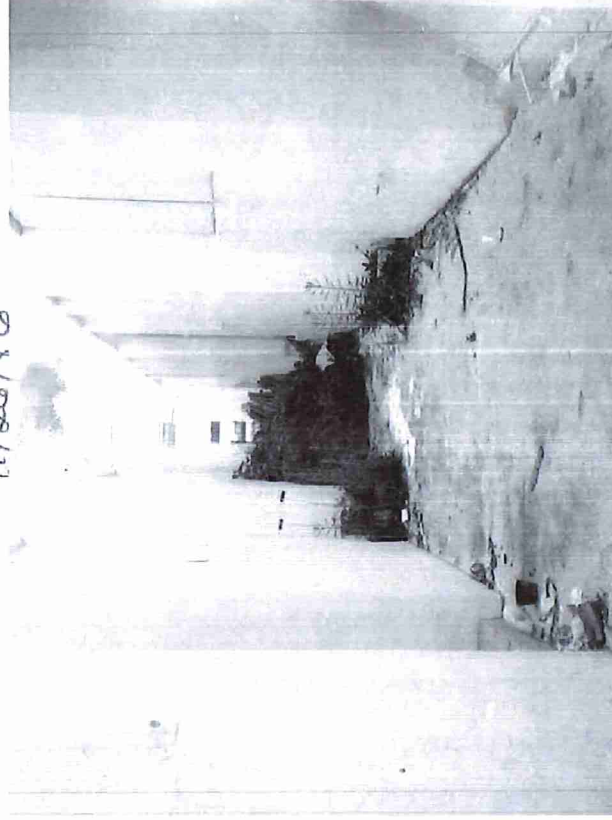
02-4203-03-1080 \_ SIGNED RLOUIE  
"REAR - NO ELECTRIC CONNECTION.  
METERS ARE RUSTED AND BROKEN."  
NOVEMBER 26, 1986

11/26/86



02-4203-03-1080 - SIGNED R.LOUJE  
"BETWEEN THE BUILDINGS FROM REAR"  
(NOTE BOULE PADILOCK)"  
NOVEMBER 26, 1986

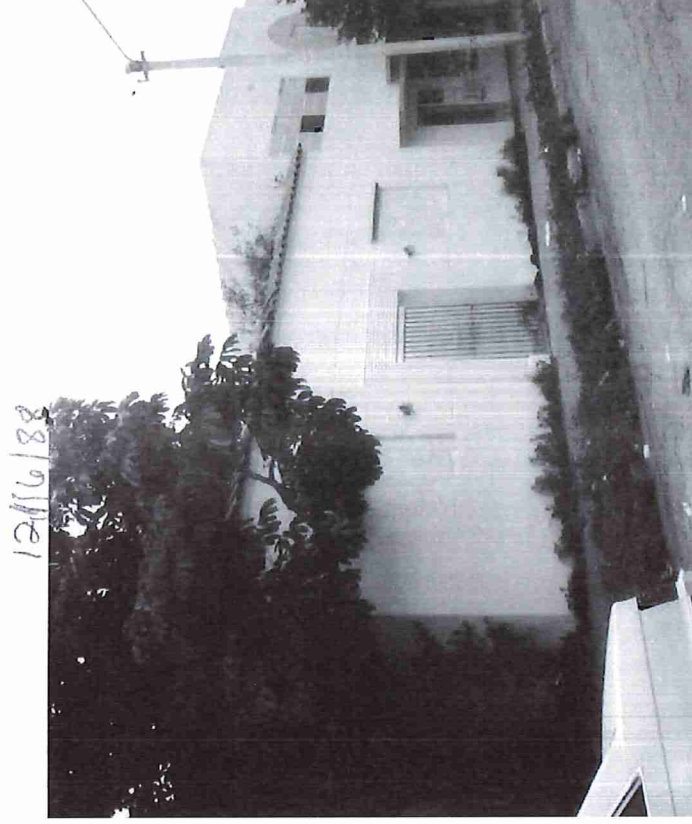
11/26/86



02-4203-03-1080 - SIGNED R.LOUJE  
"BETWEEN THE BUILDINGS FROM THE FRONT"  
NOVEMBER 26, 1986



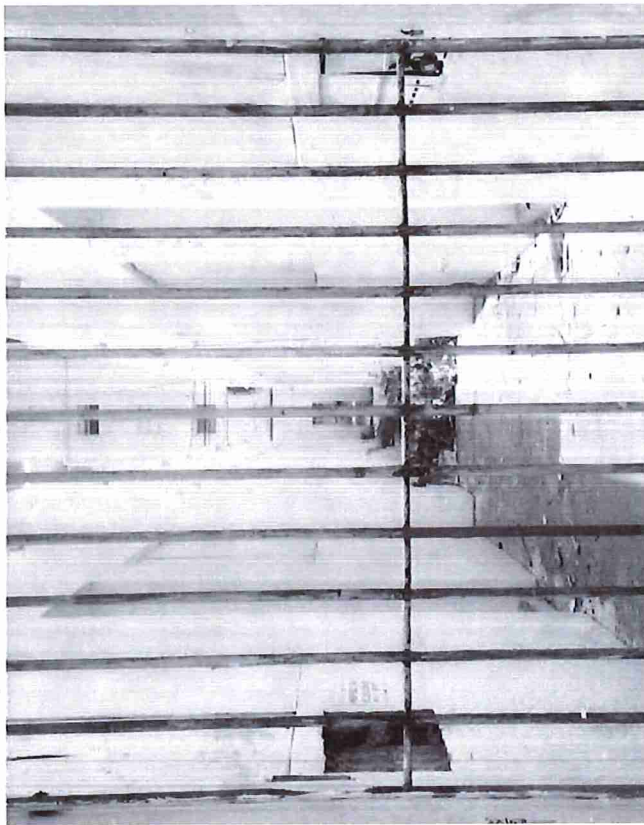
UNTITLED



UNTITLED  
DECEMBER 16, 1988

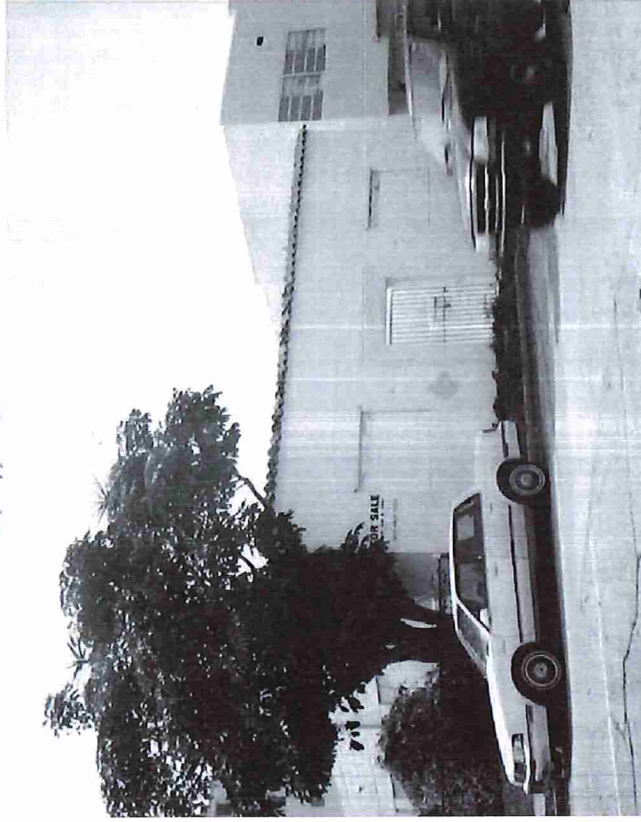


02-4203-003-1080



02-4203-003-1080 \_ SIGNED W.S  
MAY 17, 2000

5/17/00



02-4203-003-1080 \_ SIGNED W.S  
MAY 17, 2000

251 WASHINGTON AVENUE

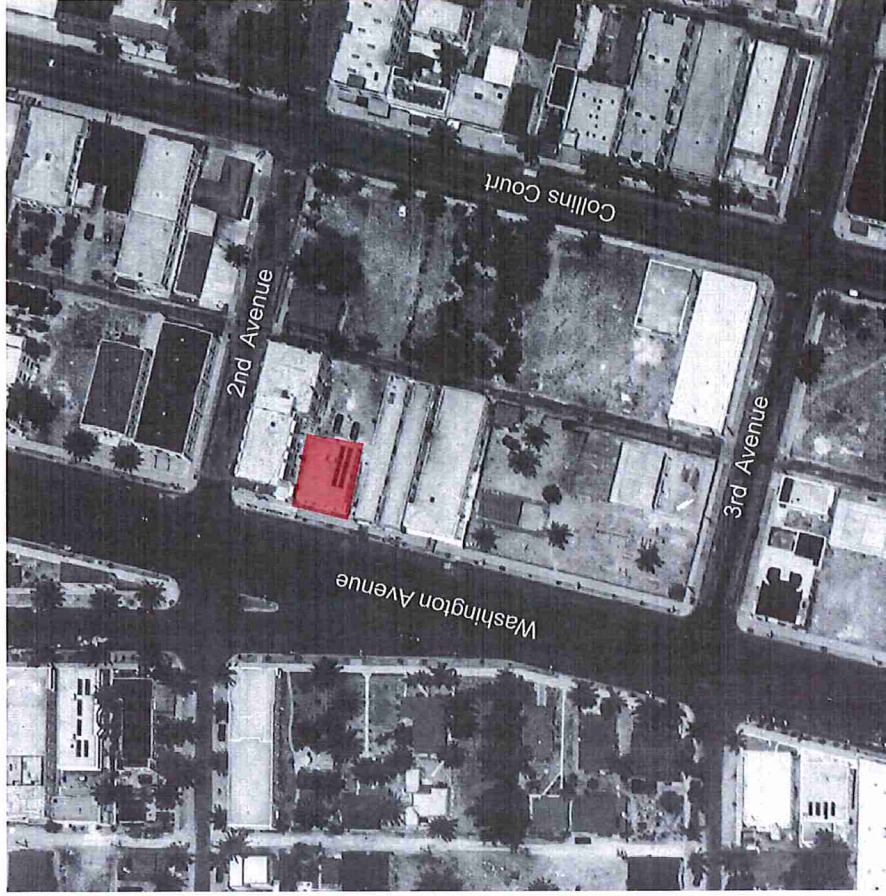
## 251 WASHINGTON AVENUE

The original structure on 251 Washington Avenue was designed by Edward A. Nolan and built in 1937. It was a two-story, concrete block and stucco apartment building, The Pall Mall Apartments, which was designed for Louis Pall. The building contained four apartments and had a relatively small footprint – 40 feet in width by a depth of 55 feet.

The small footprint of the Pall Mall allowed the construction of a separate, smaller structure in 1952 for Lina Pascual. The second structure was designed by Leonard Glasser and it consisted of a one-story, flat roof, concrete block and stucco apartment building of four units. The footprint of this second structure on the site was 30 feet in width by a depth of 58 feet.

A building permit was issued on September 22nd of 1989 for an Unsafe Structure Demolition. The Building Permit record appears to show that the Unsafe Structure Demolition permit was possibly issued first for the 1937 structure and that a subsequent Demolition permit was then issued for the building at the rear, the 1952 structure.

We are unable to find any images of 251 Washington Avenue.



Aerial c. 1941



## EDWARD A. NOLAN



The Chatham Apartments.



The first structure to be built at 251 Washington Avenue was designed by Edward A. Nolan, a well-known, local architect that worked in South Florida between the 1910's through the 1940's. One of his earlier projects in 1916 was The Chamberlain Apartments. He also designed The Chatham Apartments. Noted in the Historic report for the Chatham: "Symmetric tripartite front facade; zigzag roofline; eyebrows above windows; horizontal striping on parapet wall; marquee "Chatham Apts" sign above primary entryway; applied wrought iron ornamentation above roofline in the center of the facade; rounded southeast corner of the building."





Owner <b>LOUIS PALL</b>	Block <b>8</b>	Mailing Address		Permit No. <b>10413</b>	Date <b>Oct. 12-1937</b>
Lot <b>15</b>	Subdivision <b>Ocean Beach</b>	Address		No. <b>251</b> Street <b>Washington</b>	Use <b>Apartment house</b>
General Contractor <b>Jess E. Wagoner</b>	Architect <b>Edw. A. Nolan</b>	Address		Stories <b>2</b>	Use <b>Apartment house</b>
Architect <b>Edw. A. Nolan</b>	Height <b>55'</b>	Address		Foundation <b>concrete footing</b>	Roof <b>flat</b>
Front lot Depth <b>55'</b>	Type of construction <b>c/t/h/</b>	Cost <b>\$ 18,000.00</b>		Date <b>Oct. 21-1937</b>	
Plumbing Contractor <b>Flizitz # 10503</b>	Address		Date		
No. fixtures <b>42</b>	Rough approved by <b>Gas OK JJ Farrey- Nov. 5-1937</b>		Date		
<del>NEAR 10503</del> GAS - 12 -	Gas OK <b>JJ Farrey- Nov. 10-1937</b>		Date		
Plumbing Contractor	Address		Date		
No. fixtures set	Final approved by		Date		
Sewer connection - <b>1 --</b>	Septic tank		Date		
Electrical Contractor <b>Harold E. Dore # 9814</b>	Address		Date <b>Nov. 8-1937</b>		
No. outlets <b>14</b>	Fans		Temporary service		
Haters <b>10--ventilators</b>	Motors		Date		
Rough approved by <b>Centers 4</b>	Refrigerators <b>4</b>		Date		
Electrical Contractor <b>Harold E. Dore # 10215</b>	Address		Date <b>Dec. 20-1937</b>		
No. fixtures set <b>49</b>	Final approved by <b>H. C. Zeman</b>		Date		
Date of service <b>December 28th-1937</b>					
Alterations or repairs <b>1937</b> Painting - <b>John Painter</b> Sanitary permit # <b>7025</b> Remains no up-lifts on City property. \$ <b>100.00</b> Building permit # <b>7059</b> work: Each apartment unit must contain at least <b>100</b> sq. ft. Joseph J. Peas, contractor \$ <b>3,000.00</b> ..... July 18, 1939					

BUILDING PERMIT # 93565 For new kitchen window on plans - Owner, day labor \$100.00 April 24, 1956  
# 93592 Painting, outside Owner \$200.00 June 7, 1956  
# 94031 by owner, day labor: Installing new windows: \$500.00 June 7, 1956  
# 94078 The Central Co. of Flai Ruxford 244 squares \$2,082.00 - Jan. 7, 1956  
# 94100 Central Roofing Co. - 3643 squares \$3,643.00 Jan. 1956  
# 94199, 94200, 94201, 94202, 94203, 94204, 94205, 94206, 94207, 94208, 94209, 94210, 94211, 94212, 94213, 94214, 94215, 94216, 94217, 94218, 94219, 94220, 94221, 94222, 94223, 94224, 94225, 94226, 94227, 94228, 94229, 94230, 94231, 94232, 94233, 94234, 94235, 94236, 94237, 94238, 94239, 94240, 94241, 94242, 94243, 94244, 94245, 94246, 94247, 94248, 94249, 94250, 94251, 94252, 94253, 94254, 94255, 94256, 94257, 94258, 94259, 94260, 94261, 94262, 94263, 94264, 94265, 94266, 94267, 94268, 94269, 94270, 94271, 94272, 94273, 94274, 94275, 94276, 94277, 94278, 94279, 94280, 94281, 94282, 94283, 94284, 94285, 94286, 94287, 94288, 94289, 94290, 94291, 94292, 94293, 94294, 94295, 94296, 94297, 94298, 94299, 94300, 94301, 94302, 94303, 94304, 94305, 94306, 94307, 94308, 94309, 94310, 94311, 94312, 94313, 94314, 94315, 94316, 94317, 94318, 94319, 94320, 94321, 94322, 94323, 94324, 94325, 94326, 94327, 94328, 94329, 94330, 94331, 94332, 94333, 94334, 94335, 94336, 94337, 94338, 94339, 94340, 94341, 94342, 94343, 94344, 94345, 94346, 94347, 94348, 94349, 94350, 94351, 94352, 94353, 94354, 94355, 94356, 94357, 94358, 94359, 94360, 94361, 94362, 94363, 94364, 94365, 94366, 94367, 94368, 94369, 94370, 94371, 94372, 94373, 94374, 94375, 94376, 94377, 94378, 94379, 94380, 94381, 94382, 94383, 94384, 94385, 94386, 94387, 94388, 94389, 94390, 94391, 94392, 94393, 94394, 94395, 94396, 94397, 94398, 94399, 94400, 94401, 94402, 94403, 94404, 94405, 94406, 94407, 94408, 94409, 94410, 94411, 94412, 94413, 94414, 94415, 94416, 94417, 94418, 94419, 94420, 94421, 94422, 94423, 94424, 94425, 94426, 94427, 94428, 94429, 94430, 94431, 94432, 94433, 94434, 94435, 94436, 94437, 94438, 94439, 94440, 94441, 94442, 94443, 94444, 94445, 94446, 94447, 94448, 94449, 94450, 94451, 94452, 94453, 94454, 94455, 94456, 94457, 94458, 94459, 94460, 94461, 94462, 94463, 94464, 94465, 94466, 94467, 94468, 94469, 94470, 94471, 94472, 94473, 94474, 94475, 94476, 94477, 94478, 94479, 94480, 94481, 94482, 94483, 94484, 94485, 94486, 94487, 94488, 94489, 94490, 94491, 94492, 94493, 94494, 94495, 94496, 94497, 94498, 94499, 94500, 94501, 94502, 94503, 94504, 94505, 94506, 94507, 94508, 94509, 94510, 94511, 94512, 94513, 94514, 94515, 94516, 94517, 94518, 94519, 94520, 94521, 94522, 94523, 94524, 94525, 94526, 94527, 94528, 94529, 94530, 94531, 94532, 94533, 94534, 94535, 94536, 94537, 94538, 94539, 94540, 94541, 94542, 94543, 94544, 94545, 94546, 94547, 94548, 94549, 94550, 94551, 94552, 94553, 94554, 94555, 94556, 94557, 94558, 94559, 94560, 94561, 94562, 94563, 94564, 94565, 94566, 94567, 94568, 94569, 94570, 94571, 94572, 94573, 94574, 94575, 94576, 94577, 94578, 94579, 94580, 94581, 94582, 94583, 94584, 94585, 94586, 94587, 94588, 94589, 94590, 94591, 94592, 94593, 94594, 94595, 94596, 94597, 94598, 94599, 94600, 94601, 94602, 94603, 94604, 94605, 94606, 94607, 94608, 94609, 94610, 94611, 94612, 94613, 94614, 94615, 94616, 94617, 94618, 94619, 94620, 94621, 94622, 94623, 94624, 94625, 94626, 94627, 94628, 94629, 94630, 94631, 94632, 94633, 94634, 94635, 94636, 94637, 94638, 94639, 94640, 94641, 94642, 94643, 94644, 94645, 94646, 94647, 94648, 94649, 94650, 94651, 94652, 94653, 94654, 94655, 94656, 94657, 94658, 94659, 94660, 94661, 94662, 94663, 94664, 94665, 94666, 94667, 94668, 94669, 94670, 94671, 94672, 94673, 94674, 94675, 94676, 94677, 94678, 94679, 94680, 94681, 94682, 94683, 94684, 94685, 94686, 94687, 94688, 94689, 94690, 94691, 94692, 94693, 94694, 94695, 94696, 94697, 94698, 94699, 94700, 94701, 94702, 94703, 94704, 94705, 94706, 94707, 94708, 94709, 94710, 94711, 94712, 94713, 94714, 94715, 94716, 94717, 94718, 94719, 94720, 94721, 94722, 94723, 94724, 94725, 94726, 94727, 94728, 94729, 94730, 94731, 94732, 94733, 94734, 94735, 94736, 94737, 94738, 94739, 94740, 94741, 94742, 94743, 94744, 94745, 94746, 94747, 94748, 94749, 94750, 94751, 94752, 94753, 94754, 94755, 94756,

PLUMBING PERMIT # 28522 J.B. Forbes - 4 sinks, August 1, 1949  
3009; Dixie Bell Oil Company: One hot water heater New 7, 1956  
#47079 G.J. Pitsch, 1 Gas Water Heater 2/20/69  
#20898 9/17/61 Palmetto Reef - reset 17 gas \$1,300.  
#62244 9/9/65 Vega & Son Plumbing 1 replace gas pump, reset gas piping

**REPRODUCTION PRINT #** 2923 **Said Electric:** 8 serial cables, 4 receptacles - July 25, 1949 **OK-Montreal**  
# 2926 **Said Electric:** 3 light outlets, 2 receptacles, 3 switches, 1 Rocker-switch,  
1 plug, 1 switch, 1 plug  
**# 47367** **Said Electric:** one receptacle May 14, 1956 **OK, Seattle 5/10/56**

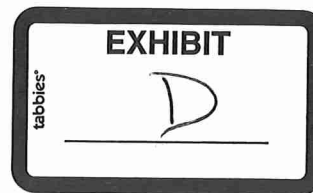
BUILDING PERMITS: #BD890055 - 9-22-89 - Juelle Inc. - Demo Unsafe Structure - \$7,000.00

PERMIT #	COMP. TYPE	SUB. TYPE	APPLIED	APPROVED	EXPIRED	STATUS	DESCRIPTION	STREET_NO	STREET_DIRECTION	STREET_NAME	PARCEL_NO
BA905557	AUTOPROJ	DMO	32997	32903	32918	CLOSED	GARBAGE AND DIRT ON ROOF	251		WASHINGTON AV	42030031090
BA910018	AUTOPROJ	DMO	32692		33253	CLOSED	DEMO UNSAFE STRUCTURE	251		WASHINGTON AV	42030031090
BA913280	AUTOPROJ	OTH	32786	32792	32792	CLOSED	GARBAGE - TRASH ON ROOF IN REAR	251		WASHINGTON AV	42030031090
BA913558	AUTOPROJ	OTH	32797	32804	32804	CLOSED	VACANT - TRASH - GARBAGE OF ALL KINDS	251		WASHINGTON AV	42030031090
BA914243	AUTOPROJ	OTH	32811	32827	32827	CLOSED	PM - GARBAGE & JUNK ON ROOF	251		WASHINGTON AV	42030031090
BC930548	BCOMPL	OTH	34214			CLOSED	BLDG FENCE W/O PERMIT/INCL 259 WASH AV	251		WASHINGTON AV	42030031090
BMS0407052	BMISC	RESEARCH	38064			CLOSED	RESEARCH	251		WASHINGTON AV	42030031090
BMS040715	BMISC	RESEARCH	38251			CLOSED	RESEARCH	251		WASHINGTON AV	42030031090
BMS0701008	BMISC	RESEARCH	39087			CLOSED	RESEARCH	251		WASHINGTON AV	42030031090
BMS92302	BMISC	OTH	36297	36297		CLOSED	MICROFILM	251		WASHINGTON AV	42030031090
BSL93011	BSECLIN	OTH	33983	32680	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BSL93012	BSECLIN	OTH	33983	32428	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BSL93013	BSECLIN	OTH	33983	32442	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BSL93014	BSECLIN	OTH	33983	32447	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BD890055	DEMO	DMO	32692	32773	33253	CLOSED	DEMO UNSAFE STRUCTURE	251		WASHINGTON AV	42030031090
BD900010	DEMO	DMO	32938	33073	33253	CLOSED	TOTAL DEMO OF REAR BUILDING PO#D316-74	251		WASHINGTON AV	42030031090

# FOOTNOTES/REFERENCES

- 1 245 Washington Avenue Building Card, City of Miami Beach Building Department
- 2 Ibid.
- 3 Miami Design Preservation League website
- 4 Ocean Beach Historic District Designation Report, Revised 12/10/95, pages 3, 4
- 5 MDPL website
- 6 Ocean Beach Historic District Designation Report, page 27
- 7 Microfiche of Architectural Plan for 245 Washington Avenue, City of Miami Beach Building Department
- 8 MDPL website
- 9 Ibid.
- 10 Ibid.



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## Permit Manager

Welcome to Miami Beach, Florida



City of Miami Beach Building Department

### Detail

[Info](#)

#### [Status](#)

Case / Application / Permit Number	BD890055
Type / Classification	DEMO
	DMO
Address	BLDG: Building 251 WASHINGTON AV Miami Beach, FL 33139
Parcel Number	<a href="#">42030031090</a>
File Date	1991-01-15
Status	CLOSED
Status Date	N/A
Valuation	\$7,000.00
Fees	\$0.00
Payments	\$0.00
Balance	\$0.00
Description	DEMO UNSAFE STRUCTURE

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### Contacts

Name	JUELLE INC
Business	N/A
Relationship	APPLICANT
Phone	N/A
Name	BENGAL BILL ENTERPRISES INC
Business	N/A
Relationship	OWNER
Phone	N/A

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### Detail

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#### [Status](#)

Case / Application / Permit Number	BD900010
Type / Classification	DEMO
	DMO
	BLDG: Building
Address	251 WASHINGTON AV
	Miami Beach, FL 33139
Parcel Number	<a href="#">42030031090</a>
File Date	1991-01-15
Status	CLOSED
Status Date	N/A
Valuation	\$4,250.00
Fees	\$0.00
Payments	\$0.00
Balance	\$0.00
Description	TOTAL DEMO OF REAR BUILDING
	PO#D316-74

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### Contacts

Name	JUELLE INC
Business	N/A
Relationship	APPLICANT
Phone	N/A
Name	BENGAL BILL ENTERPRISES INC
Business	N/A
Relationship	OWNER
Phone	N/A

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City of Miami Beach Building Department

### Detail

[Info](#)

#### [Status](#)

Case / Application / Permit Number	93FI2487
Type / Classification	FIREINSP OTH
Address	FIRE: Fire 251 WASHINGTON AV Miami Beach, FL 33139
Parcel Number	<a href="#">42030031090</a>
File Date	1993-05-04
Status	DEMOLISH
Status Date	N/A
Valuation	\$0.00
Fees	\$0.00
Payments	\$0.00
Balance	\$0.00
Description	

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### Contacts

Name	BENGAL BILL ENTERPRISES
Business	N/A
Relationship	APPLICANT
Phone	N/A
Name	BENGAL BILL ENTERPRISES INC
Business	N/A
Relationship	OWNER
Phone	N/A

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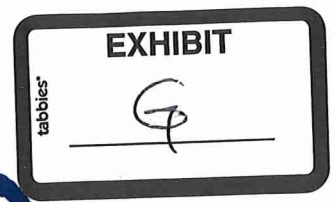
ID	HP District	Form Date	Contributing Field	Site Name Original	Site Names	Const Date	Address Number	Street	Style	Architect	Builder	Original use
							245	Washington				
15153	Ocean Beach	1/1/1996	Contributing	Original -		1936	245	Washington Ave	ART DECO / MEDITERRANEAN REVIVAL	Hall, B. Kingston		
Exterior Ornament												
Explanation Evaluation												
Notes												
Modest façade with scored horizontal banding across front; symmetrical axis with banded and fluted pilaster entry way, tile capped parapet.												





# CITY OF MIAMI BEACH

## PLANNING DEPARTMENT



### HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD TUESDAY, SEPTEMBER 9, 2003

#### I. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 1294, Various locations in the public right-of-way, city-wide. The applicant, Clear Channel Adshel, Inc, is requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness for the installation of new bus shelters and other miscellaneous street fixtures and furniture in various locations throughout the city.

#### APPROVED

2. HPB File No. 1307, 927-929 Meridian Avenue. The applicant, Ira D. Giller, is requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness in order to construct a three (3) story addition to an existing two (2) story apartment building.

#### APPROVED

#### II. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects
  - a. HPB File No. 1500, 7300 Ocean Terrace - Olsen Hotel. The applicant, Olsen Hotel Condominium Association, Inc., is requesting a Certificate of Appropriateness for the exterior renovation of an existing three (3) story condominium building, inclusive of the replacement of existing wall-mounted air conditioning units with new wall-mounted units.

#### APPROVED

- b. HPB File No. 1552, 4360 Collins Avenue. The applicant, 4360 Collins, LLC, is requesting a Certificate of Appropriateness to construct a new eight (8) story residential building on a vacant lot.

Continued to the October 7, 2003 meeting

2. New Projects

- a. HPB File No. 1698, 1776 Michigan Avenue. The applicant, Alan C. Freeman and Paul H. Freeman, Trust, is requesting a Certificate of Appropriateness to construct an addition to an existing single-family home.

**APPROVED**

- b. HPB File No. 1699, 532 Michigan Avenue - The Aimee. The applicant, Miami Beach Community Development Corp., is requesting a Certificate of Appropriateness to partially demolish, alter and modify an existing two (2) story apartment building by enclosing a portion at the rear of the structure, restoring the front elevation and altering the window configuration on the side and rear elevations.

**APPROVED**

- c. HPB File No. 1700, 1100 14th Street - Olhaber Residence. The applicant, Elmer Olhaber, is requesting a Certificate of Appropriateness to partially demolish, alter and modify an existing single-family home by replacing two (2) windows with French doors and constructing a new concrete landing and a site wall around a portion of the yard.

**APPROVED**

- d. HPB File No. 1701, 6860 Indian Creek Drive - Fire Station No. 4. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness to demolish an existing, historic fire station and construct a new fire station.

**APPROVED**

III. NEW BUSINESS

- 1. HPB File No. 1697, Discussion Item. Emergency Demolition Order for 245 Washington Avenue.

**Continued** to the November 11, 2003 meeting. The City's Building Official has given 90 days from August 18, 2003 to secure or to demolish the building.

- 2. Discussion: Potential designation of 4812 Pine Tree Drive.

Item discussed...

IV. NEXT MEETING DATE REMINDER:  
Tuesday, October 7, 2003

# CITY OF MIAMI BEACH

## PLANNING DEPARTMENT



### HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD WEDNESDAY, November 12, 2003

#### I. REVISIONS TO PREVIOUSLY APPROVED PLANS

1. HPB File No. 1701, 6860 Indian Creek Drive - Fire Station No. 4. The applicant, the City of Miami Beach, is requesting revisions to conditions of the Final Order for a previously issued Certificate of Appropriateness to construct a new fire station.

#### APPROVED

#### II. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects
  - a. HPB File No. 1733, 242 Washington Avenue. The applicant, Obiza II Corp., is requesting a Certificate of Appropriateness to remove the roof of an existing structure and replace it with a tiki style thatched roof, as well as partial demolition and alterations to the exterior and site modifications.

CONTINUED: to January 13, 2004

2. New Projects
  - a. HPB File No. 1818, 2206 Park Avenue - Mr. Chow. The applicant, Mr Chow of Miami, LLC, is requesting a Certificate of Appropriateness to construct a 4 story, mixed-use structure consisting of 2 floors of restaurant space and a 2 level penthouse apartment.

#### APPROVED

- b. HPB File No. 1820, 3924 Collins Avenue - The Crown Hotel Parking Lot. The applicant, Alan Cohen, is requesting a Certificate of Appropriateness to demolish an existing 1-story structure and construct a 6 level parking garage with accessory retail at the ground floor.

CONTINUED: to December 9, 2003

- c. HPB File No. 1821, 1700 Meridian Avenue - The Montclair Lofts. The applicant, Meridian Assoc. LLC c/o Gregg Covin, is requesting a Certificate of Appropriateness to partially demolish, alter, and rehabilitate an existing two (2) story residential structure and to construct a five (5) story rear addition to the existing structure and two (2) five (5) story additions to the north and south of the existing structure.

**APPROVED**

- d. HPB File No. 1815, 310 Jefferson Avenue. The applicant, Mercator Investment, LLC, is requesting a Certificate of Appropriateness for partial demolition of an existing residence, inclusive of a 2 story addition, as well as the substantial rehabilitation of an existing 2 story structure in the rear of the property.

**APPROVED**

- e. HPB File No. 1817, 6261 Collins Avenue - The Allison. The applicant, BSG Development Corp, is requesting a Certificate of Appropriateness for the partial demolition and rehabilitation of an existing hotel structure inclusive of a 10 story addition, a new atrium, pool deck, cabanas, and a parking garage.

**APPROVED**

- f. HPB File No. 1816, 200 Lincoln Road - WINGS. The applicant, L & L Wings, Inc., is requesting a Certificate of Appropriateness to install new building signage in accordance with the Lincoln Road Signage District.

**APPROVED**

- g. HPB File No. 1838, 2300 Collins Avenue – Walgreens. The applicant, Walgreens Co., is requesting a Certificate of Appropriateness for the partial demolition and substantial rehabilitation of an existing commercial building.

**CONTINUED: to December 9, 2003**

**III. REQUESTS FOR PRELIMINARY EVALUATIONS**

- 1. HPB File No. 1819, 4041 Collins Avenue - The Crown Hotel. The applicant, Alan Cohen, is requesting a preliminary evaluation for the restoration and conversion of an existing hotel into apartments and the addition of new residential floors at the rear of the property.

**ITEM DISCUSSED**



IV. NEW BUSINESS

1. Historic Designations:

- a. HPB File No. 1837, 3156 Royal Palm Avenue. The applicant, Cheryl Model, is requesting that the Historic Preservation Board approve a request for the designation of an existing single family home as an historic structure.

**CONTINUED: to December 9, 2003**

2. Discussion Items:

- a. Design Guidelines for North Beach Historic District.

**ITEM DISCUSSED**

- b. Height Ordinance for North Beach Historic District.

**ITEM DISCUSSED**

- c. Proposed ordinance for non-designated structures.

**ITEM DISCUSSED**

- d. Proposed ordinance for Single Family Review Board.

**ITEM DISCUSSED**

- e. 5225 Collins, Replacement of exterior wall tiles.

**ITEM DISCUSSED**

- f. 1039 18<sup>th</sup> Street, After-The-Fact demolition.

**ITEM DISCUSSED**

V. NEXT MEETING DATE REMINDER:  
**Tuesday, December 9, 2003**

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## Permit Manager

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City of Miami Beach Building Department

### Detail

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#### [Status](#)

Case / Application / Permit Number	BV990806
Type / Classification	BVIO BVIO VIO: Building Violations
Address	245 WASHINGTON AV Miami Beach, FL 33139
Parcel Number	<a href="#">42030031080</a>
File Date	2004-11-30
Status	CLOSED
Status Date	N/A
Valuation	\$0.00
Fees	\$0.00
Payments	\$0.00
Balance	\$0.00
Description	IT WAS OBSERVED AT THE TIME OF THE INSPECTION THAT BOTH STRUCTURES ARE SECURE AT ALL OPENINGS (DOORS & WINDOWS). THERE IS A CHAIN LINK FENCE SECURING THE PROPERTY AS WELL AS A GATE (WITH A LOCK) ON THE EAST AND WEST OPENINGS OF THE BUILDING. THE ROOF OF BOTH BUILDINGS HAVE COLLAPSED AND ALL DEBRIS REMAINS INSIDE OF THE BUILDINGS AS WELL AS OTHER BUILDING RELATED MATERIALS. AT THIS TIME, THE BUILDING DEPARTMENT IS REQUIRING THAT THE PROPERTY BE FREE OF ALL ROOF AND MISCELLANEOUS DEBRIS WHICH IS LOCATED ON THE INTERIOR OF BOTH STRUCTURES. SHORING AND BRACING OF ALL EXTERIOR WALLS IS A MANDATORY REQUIREMENT AND IS TO BE PERFORMED IN CONJUNCTION WITH THE DEBRIS REMOVAL. THIS WORK SHOULD BE PERFORMED IN PHASES. A COMPLETE SET OF PLANS, SPECIFICATIONS AND ENGINEERING

CALCULATIONS ARE REQUIRED TO BE PRESENTED TO THE BUILDING DEPARTMENT FOR APPROVAL. A PERMIT IS REQUIRED TO BE OBTAINED AND A "SPECIAL INSPECTOR" IS REQUIRED TO BE ENGAGED TO SUPERVISE THE INSTALLATION OF THE SHORING AND BRACING. THE "SPECIAL INSPECTOR" INSPECTION LOG IS REQUIRED TO MAINTAINED ON THE PROJECT AT ALL TIMES, PERIODIC INSPECTIONS ARE TO BE PERFORMED BY THE BUILDING DEPARTMENT WITH THE "SPECIAL INSPECTOR" PRESENT AT EACH TIME. A FINAL INSPECTION IS TO BE PERFORMED BY THE CITY OF MIAMI BEACH BUILDING DEPARTMENT AND "SPECIAL INSPECTOR" IS TO BE PRESENT AT THAT INSPECTION. 07/12/1999 - THERE WAS AN EXISTING UNSAFE STRUCTURES VIOLATION WHICH WENT BEFORE THE UNSAFE STRUCTURES BOARD ON 11/14/1987 AND THAT ORDER HAS NOT BEEN COMPLIED WITH. THEREFORE, THE ORDER IS OPEN AND I CANNOT BRING THE CASE BEFORE THE BOARD AGAIN. LETTER IN FILE FROM FRANCISCO J. QUINTANA, SECRETARY OF THE UNSAFE STRUCTURES BOARD STATING THAT WE CANNOT BRING THE PROPERTY BACK TO THE BOARD DATED JULY 6, 1999. JANET, CHRISTINA AND RONNIE HAVE A COPY OF THIS ORDER AND WAITING FOR INSTRUCTIONS ON HOW TO PROCEED. JG

[View Map](#) (Click the "Back" button on the browser to return to Permit Manager.)

## Contacts

Name	BEATRICE KALSTEIN
Business	N/A
Relationship	OWNER
Phone	N/A
Name	BEATRICE KALSTEIN
Business	N/A
Relationship	APPLICANT
Phone	N/A
Name	LUCIA DOUGHERTY, ESQUIRE
Business	N/A
Relationship	ATTORNEY
Phone	N/A

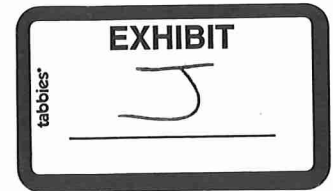
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City of Miami Beach Building Department

### Detail

[Info](#)

#### [Status](#)

Case / Application / Permit Number	BD040041
Type / Classification	BDEMO
	ALL: Complete Demolition
	BLDG: Building
Address	245 WASHINGTON AV
	Miami Beach, FL 33139
Parcel Number	<a href="#">42030031080</a>
File Date	2004-06-09
Status	CLOSED
Status Date	N/A
Valuation	\$14,300.00
Fees	\$400.60
Payments	\$400.60
Balance	\$0.00
Description	Emergency Total Demolition of Building Structures (2 - Buildings)

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### Contacts

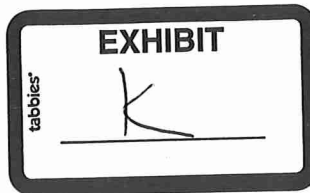
Name	BARKENTINE MANAGEMENT CORP
Business	N/A
Relationship	CONTRACTOR
Phone	N/A
Name	BEATRICE KALSTEIN
Business	N/A
Relationship	APPLICANT
Phone	N/A
Name	BEATRICE KALSTEIN
Business	N/A
Relationship	OWNER
Phone	N/A

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OR BK 31483 Pgs 2015-2016 (2Pgs)  
RECORDED 06/14/2019 10:54:01  
DEED DOC TAX \$36,750.00  
SURTAX \$27,562.50  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:  
Michael A. Bedke, Esq.  
DLA Piper LLP (US)  
3111 W. Dr. MLK Jr Blvd, Suite 300  
Tampa, FL 33611

After recording return to:  
Joseph M. Hernandez, Esq.  
Weiss Serota Helfman Cole & Bierman, P.L.  
2525 Ponce De Leon Blvd Suite 700,  
Coral Gables, FL 33134

**Tax Parcel IDs: 02-4203-003-1080 and 02-4203-003-1090**

### **WARRANTY DEED**

This Warranty Deed is made this 12 day of June, 2019, by **SOUTH5 LLC**, a Florida limited liability company, whose post office address is 245 Washington Avenue, Miami Beach, FL 33139 ("Grantor"), to **251 WASHINGTON, LLC**, a Florida limited liability company whose post office address is 120 Ocean Drive, #1000, Miami Beach, FL 33139 ("Grantee"):

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

Witnesseth, that Grantor, for and in consideration of the sum of ten and no/100 dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate, lying and being in Miami Dade County, Florida to-wit:

**Lots 14 and 15, Block 8, of OCEAN BEACH FLA., according to the Plat thereof, as recorded in Plat Book 2, Page 38, of the Public Records of Miami-Dade County, Florida.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018 and all restrictions, reservations, easements and matters of record, if any.



IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed as of the day and year first above written.

**GRANTOR:**

**WITNESSES:**

**SOUTH5 LLC**, a Florida limited liability company

By: Sofi Management, LLC, its Manager

By: Highway 1 Hospitality, LLC, its Manager

By: [Signature]  
Dena Grunt, Manager

[Signature]  
Print Name: Bonifacio I. Lemeli

[Signature]  
Print Name: APRIL M. SMITH

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of NAPA )

On June 12, 2019 before me, Barbara J. Barker, a Notary Public in and for said State, personally appeared Dena Grunt, who proved to me the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

STATE OF FLORIDA, COUNTY OF MIAMI-DADE  
I HEREBY CERTIFY that this is a true copy of the  
original filed in this office on JUN 14 2019 day of AD 20  
WITNESS my hand and Official Seal.  
HARVEY RUVIN, Clerk of Circuit and County Courts  
BY [Signature] D.C.  
**NICOLE DAVIS #79943**

