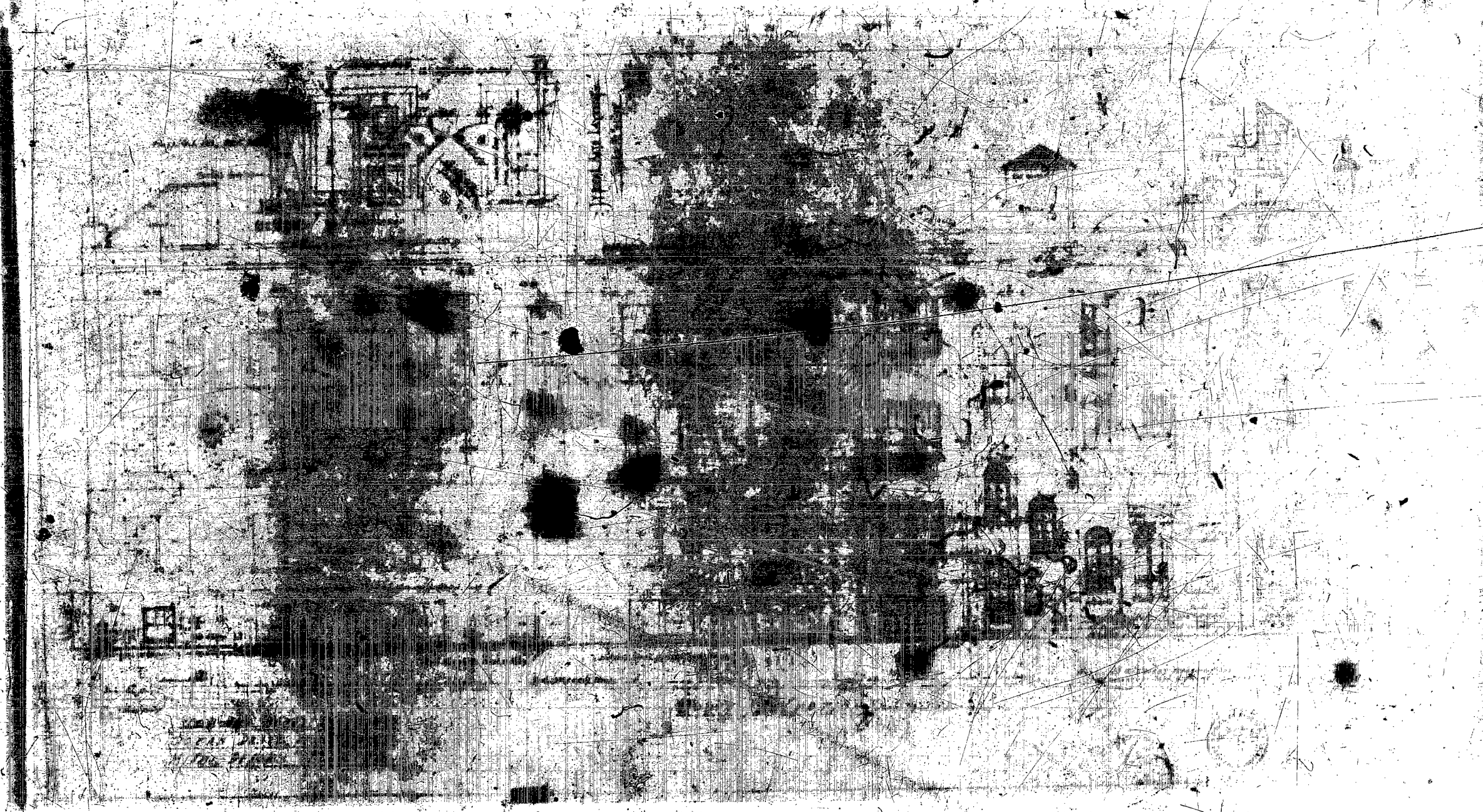
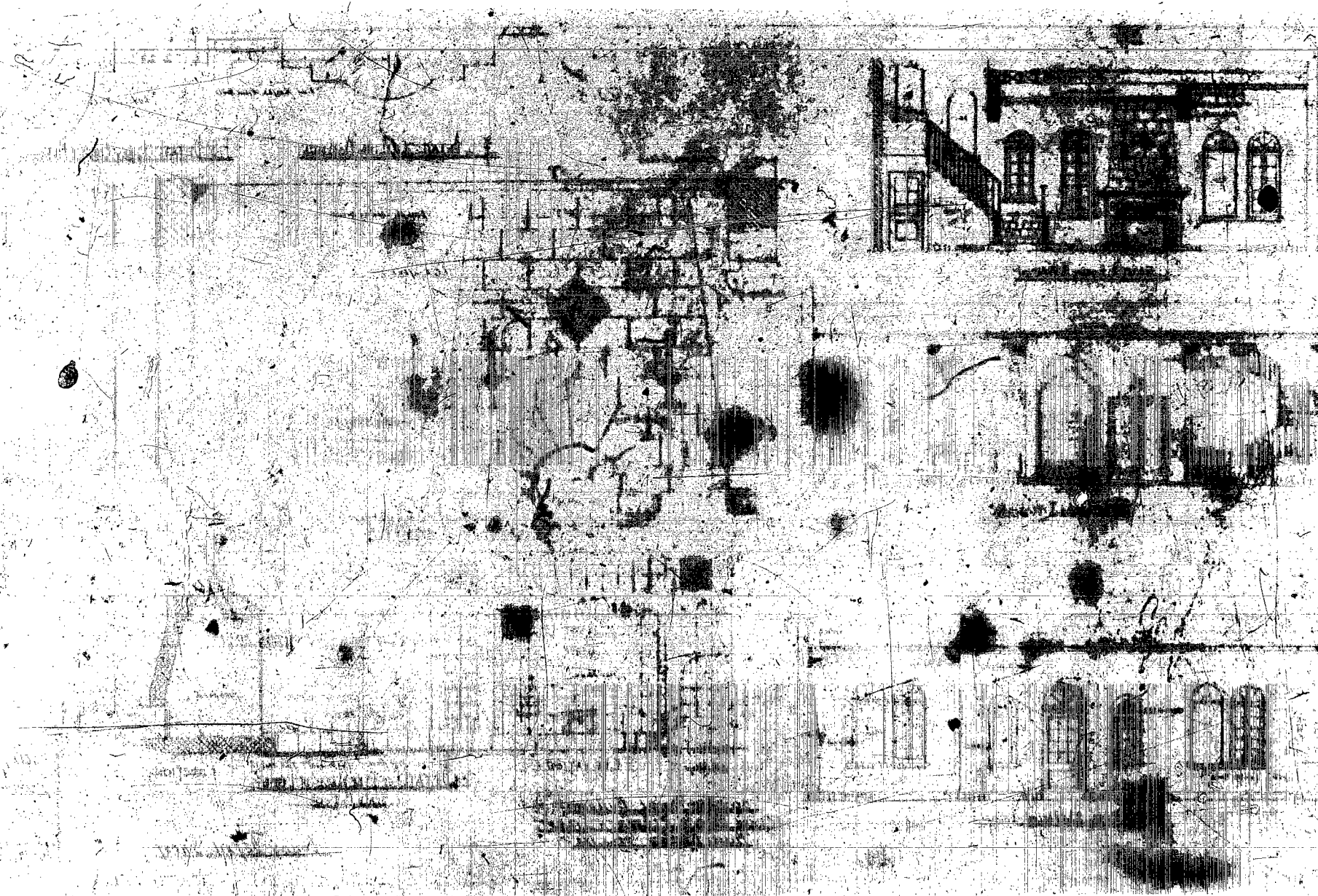
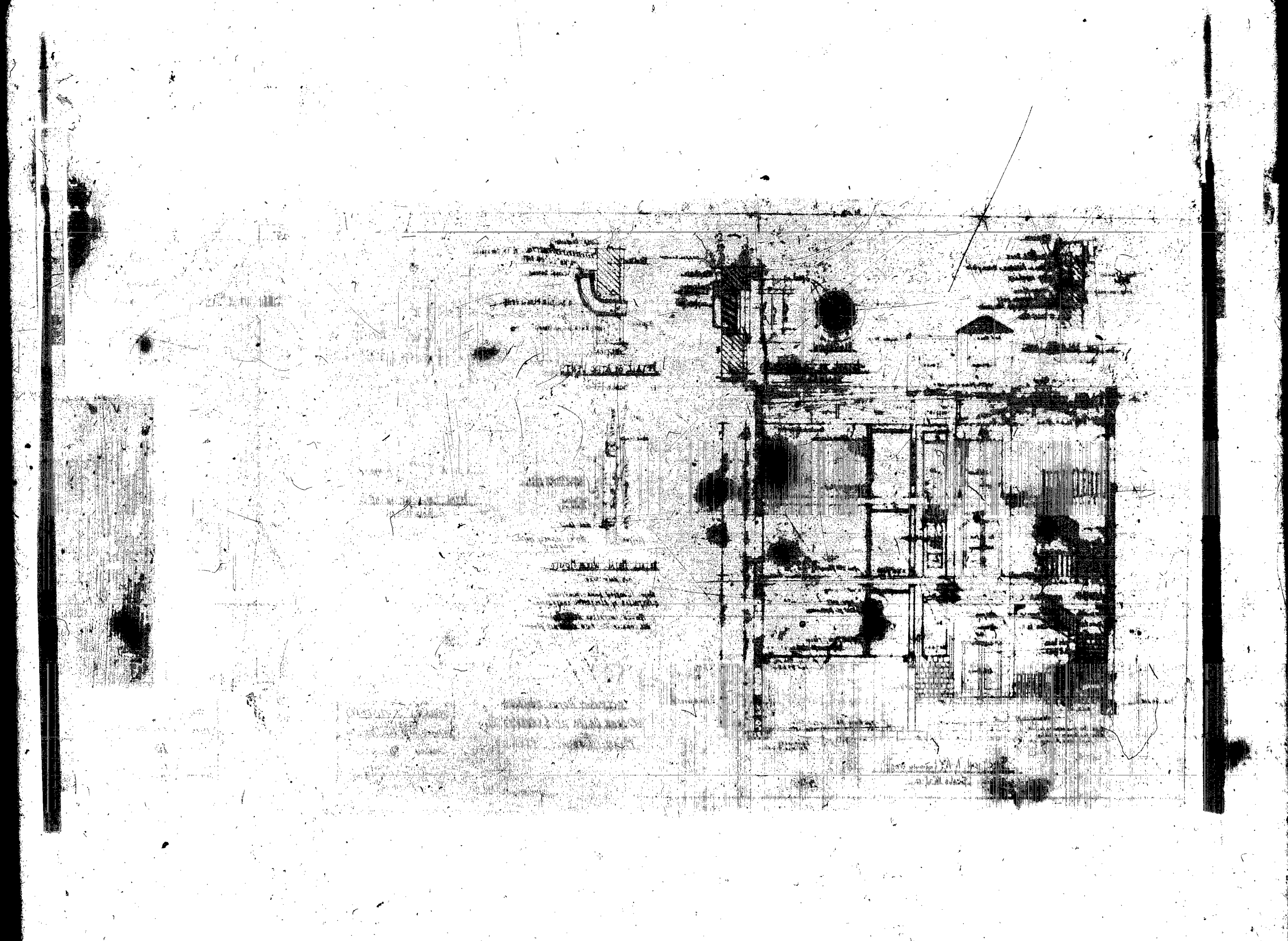
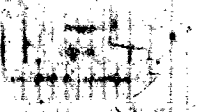
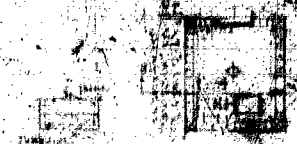


[Faint, illegible text or markings at the bottom center of the page.]

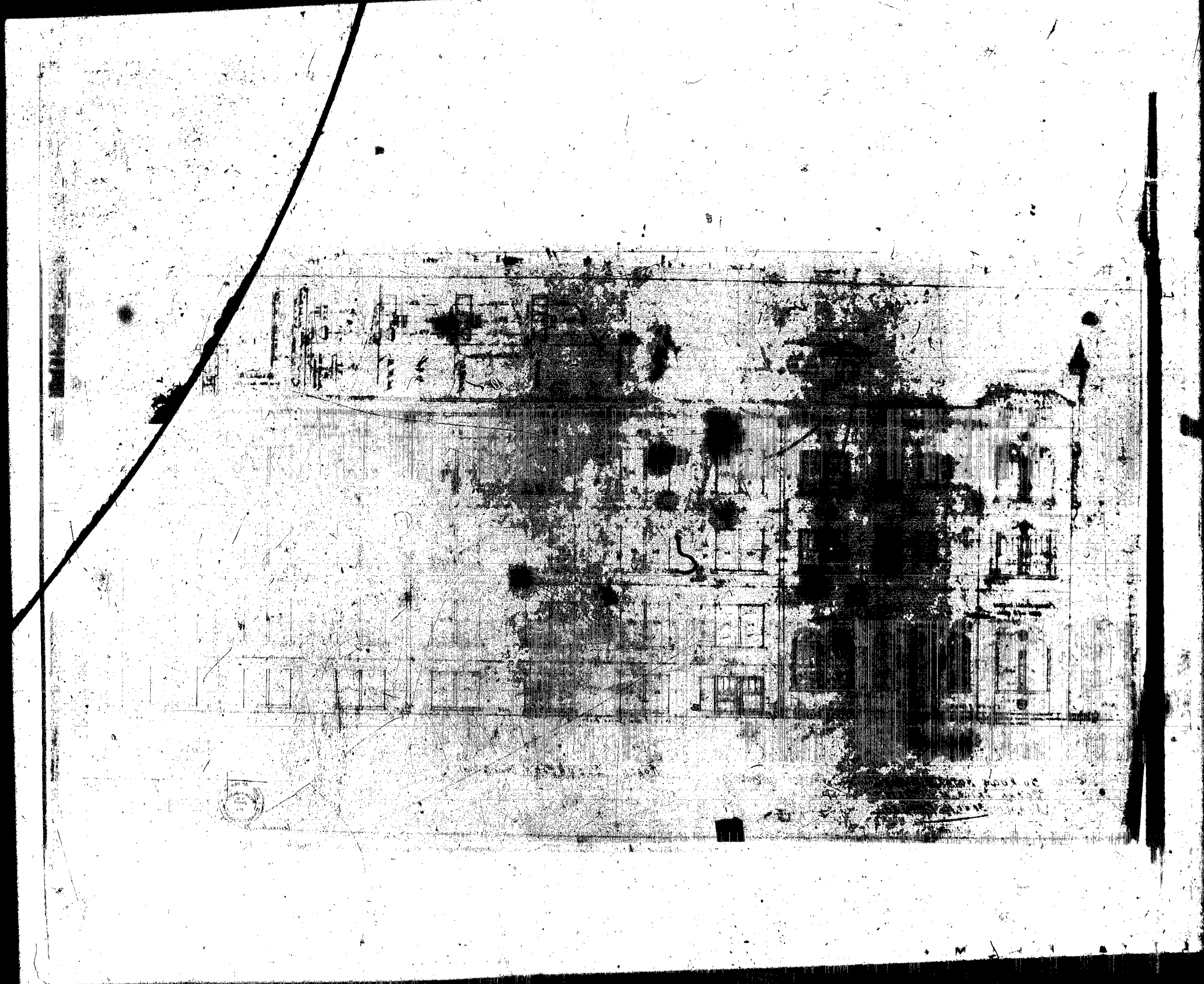


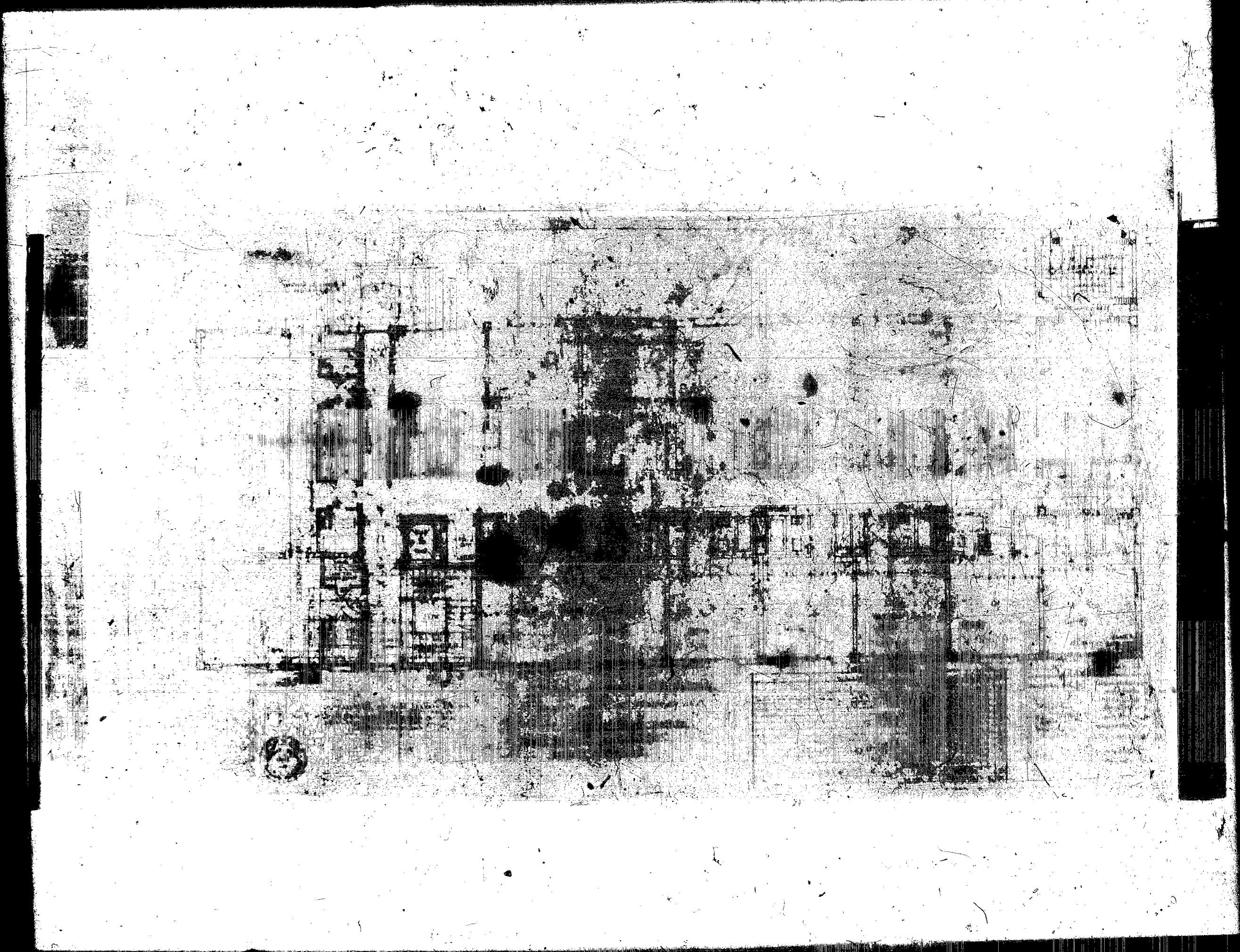


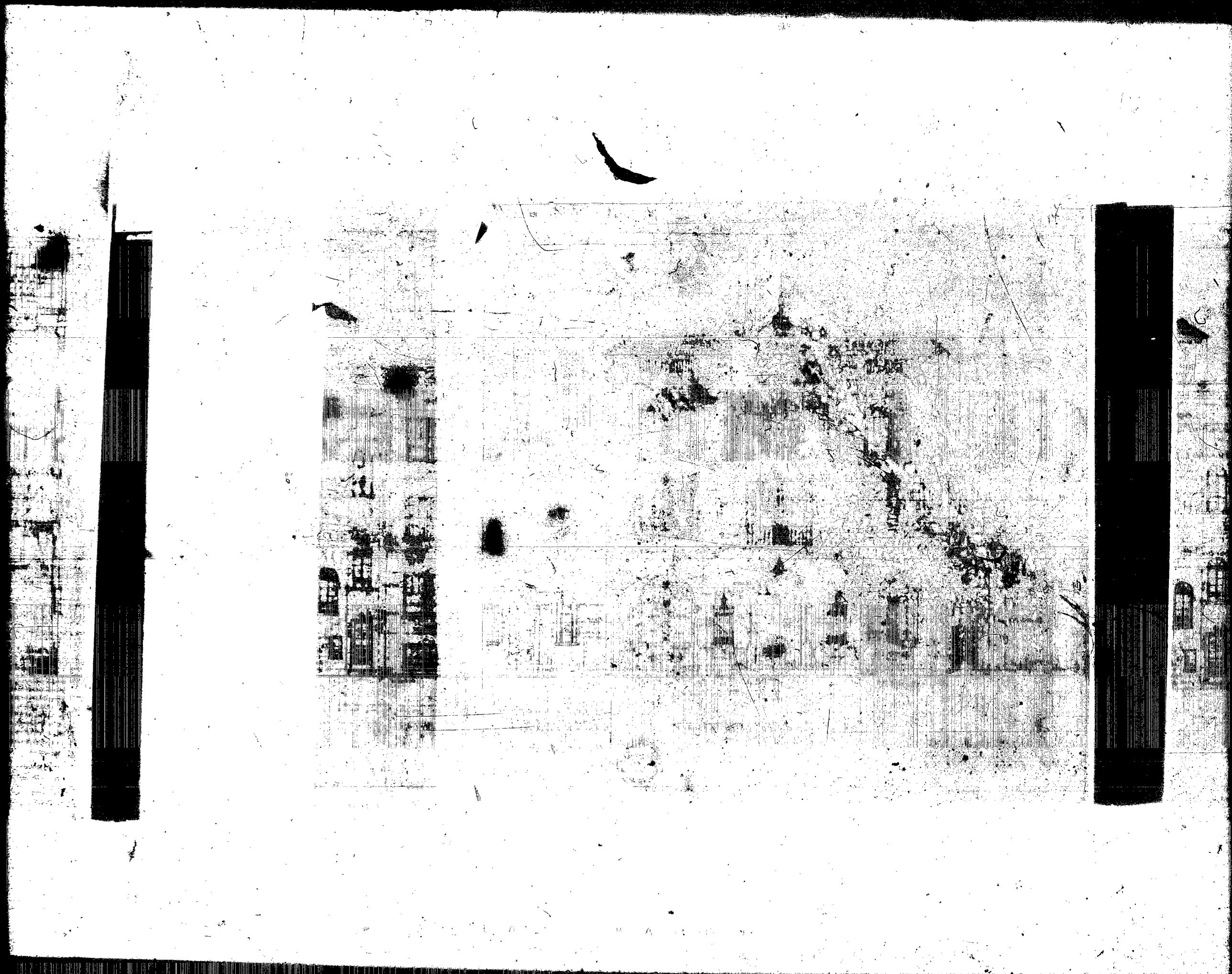


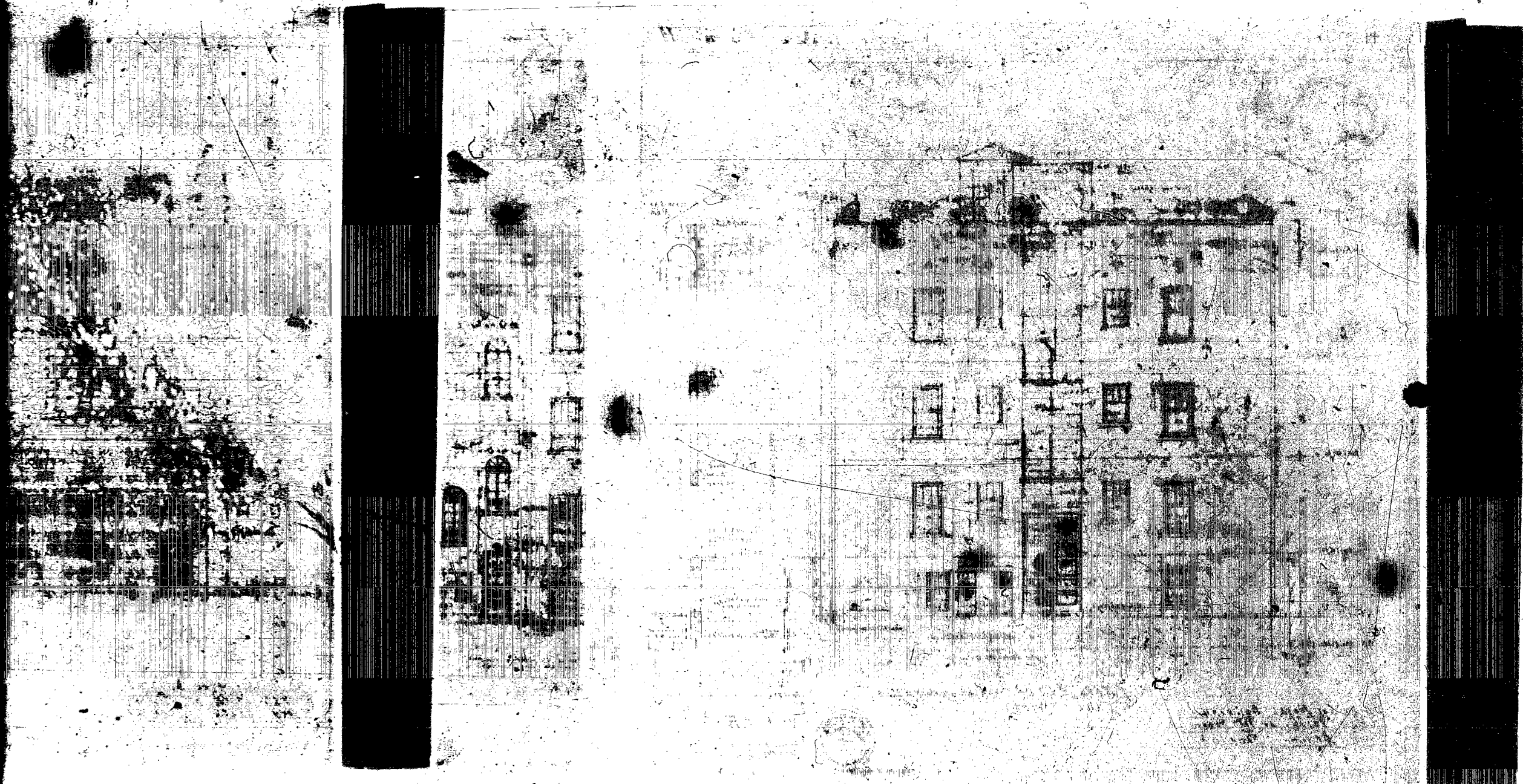


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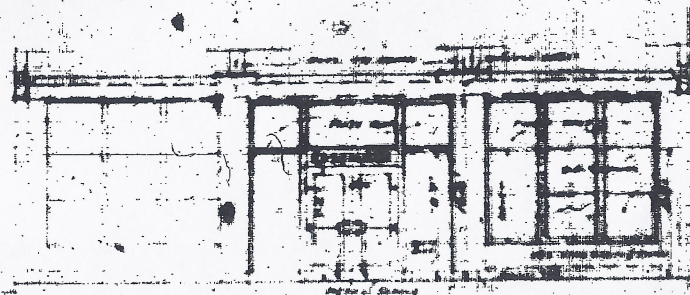




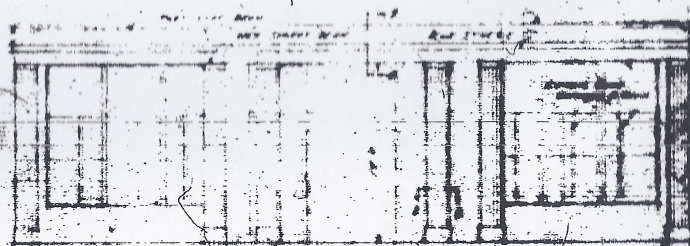




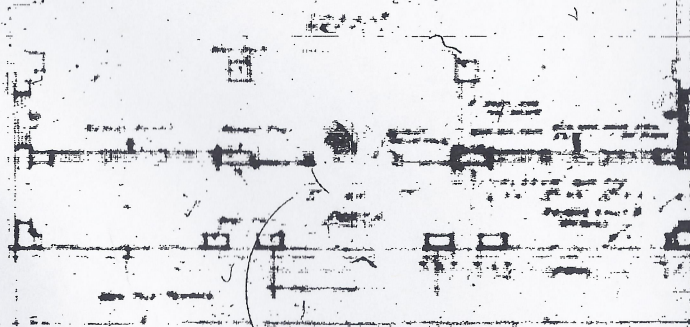




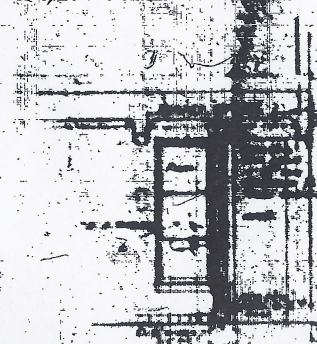
EXTERIOR ELEVATION



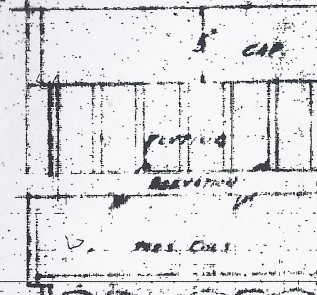
EXTERIOR ELEVATION



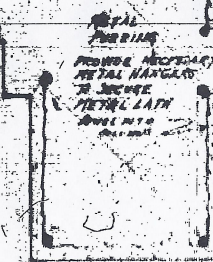
PLAN OF PORCH
SCALE 1/4" = 1'-0"



SECTION



SECTION A-A
SCALE 1/4" = 1'-0"
DETAIL OF PILASTERS



SECTION B-B
DETAIL OF STUCCO
BEAM & MOULD
SCALE 3/4" = 1'-0"

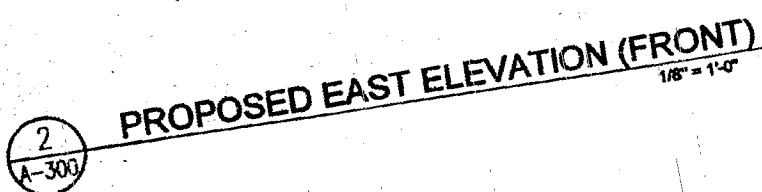
DETAILS OF REMODELING OF LOBBY
BON AIR HOTEL
OCEAN DRIVE & ELEVENTH ST.
MIAMI BEACH FLORIDA

ALBERT A. ANIS
ARCHITECT

6/21/41 REVISED 7/2/41

NOTE
CHECK REMODELING
CONTRACTS BY DRAWING
DETAILS OF DOOR &
WINDOW FRAMES TO FOLLOW

#18641 1060 Ocean Dr.
Remodel front, Anis 1944



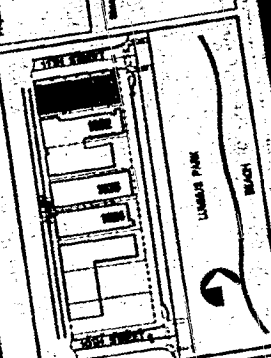
- ### DEMOLITION ELEVATION LEGEND
- ◆ REMOVE NON-ORIGINAL FROM TILED BALCONY/STAIRWELL BUILDING; SEE LANDING AREA ABOVE FOR NEW AREAS.
 - ◆ REMOVE EXISTING NON-ORIGINAL FRONT RAILING.
 - ◆ REMOVE EXISTING NON-ORIGINAL FRONT STOREFRONT GLASS AND FRAMING.
 - ◆ EXISTING DOUBLE MASONRY/CONCRETE COLUMNS PLANNING DISTANCE TO REMAIN!
 - ◆ REMOVE EXISTING NON-ORIGINAL FRONT DOOR AND TRANSOM.
 - ◆ REMOVE NON-ORIGINAL STUCCO BANDING.
 - ◆ REMOVE EXISTING NON-ORIGINAL WINDOW.
 - ◆ EXISTING WINDOWS TO BE REMOVED AND DISCHARGED.
 - ◆ CHIMNEY BELOW WINDOW TO BE REMOVED TO TOP OF REAR SUPPORTING FLOOR SYSTEM.
 - ◆ EXISTING DOOR TO BE REMOVED AND DISCHARGED.
- COPY

EXISTING USE: **REPAIR**
CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
 THE FOLLOWING: *11/16/10*
 BUILDING: *11/16/10*
 ZONING: *11/16/10*
 DRIVEWAY: *11/16/10*
 CONCURRENCE: *11/16/10*
 PLUMBING: *11/16/10*
 ELECTRICAL: *11/16/10*
 MECHANICAL: *11/16/10*
 FIRE PREVENTION: *11/16/10*
 ENGINEERING: *11/16/10*
 PUBLIC WORKS: *11/16/10*
 STRUCTURAL: *11/16/10*
 ACCESSIBILITY: *11/16/10*
 ELEVATOR: *11/16/10*
 As per Florida Statute

0242

ALL PERSONS AND OTHERS HAVING AFFIDAVIT
SWORN CONTAINING THE NAMES AND ADDRESSES
OF JOHN W. W. JR. AND MAY BE OF
INTEREST TO THE PUBLIC. ON BEHALF OF THE
SHERIFF, THESE NAMES OF THE
PERSONS WHOSE NAMES ARE
CONTAINED IN THE AFFIDAVIT, ARE:
IN THE NAME OF THE SHERIFF, THE NAMES AND
ADDRESSES OF PERSONS WHOSE NAMES ARE
CONTAINED IN THE AFFIDAVIT ARE:
CONTAINED IN THE NAME OF THE SHERIFF
IN ACCORDANCE WITH THE TERMS OF THE
AFFIDAVIT, THE NAMES AND ADDRESSES OF
THE PERSONS WHOSE NAMES ARE
CONTAINED IN THE AFFIDAVIT ARE:
(JUNE 2004)

BON AIR
1000 OCEAN DRIVE
JUPITER BEACH, FLORIDA 33410



JUN 26 2003



Date	JUNE 28, 2003
Issued by	2nd. MA. ED. DC
Attended by	NS
Serial	NS NOTED

Amount	A-300
Order No.	

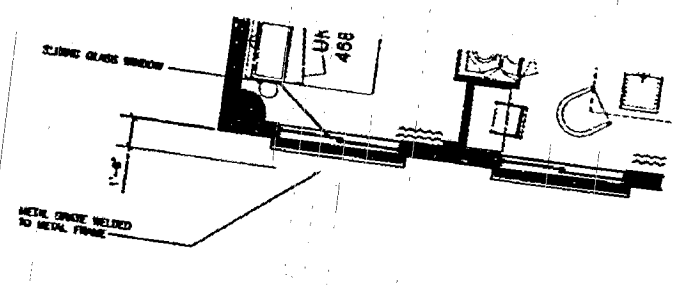
09



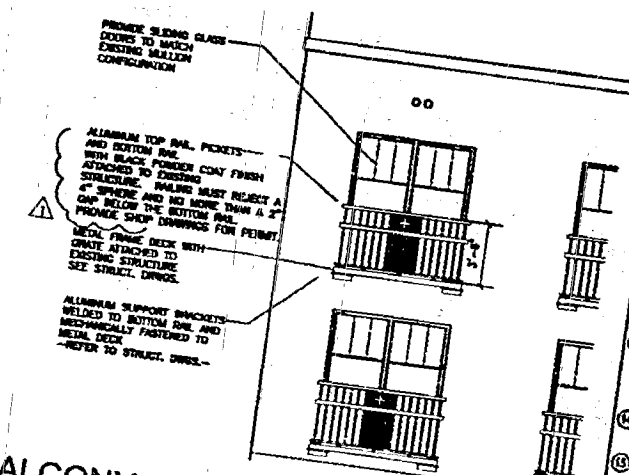
1 NORTH ELEVATION DEMOLITION
1/8" = 1'-0"



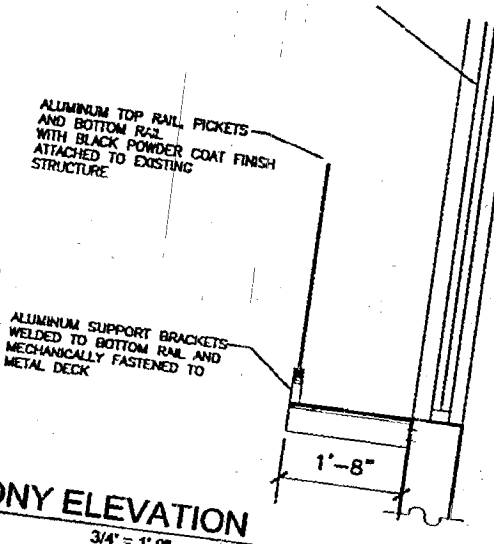
2 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



3 BALCONY PLAN
1/8" = 1'-0"



4 BALCONY ELEVATION
1/8" = 1'-0"



5 BALCONY ELEVATION
3/4" = 1'-0"

- ELEVATION LEGEND**
- 1- NEW WHITE PAINTED ALUMINUM WINDOW TO MATCH ORIGINAL. PROVIDE AS SHOWN (PROVIDE 1/2" X 1/2" SINGLE PANELED SUBMIT SHOP DRAWINGS AND PRODUCT CONTROL INFO FOR APPROVAL. COORDINATE WITH ARCHITECT PRIOR TO STARTING.)
 - 2- RESTORE EXISTING TERRAZZO FLOOR TILE ROOF FINISH TO GOOD CONDITION. COORDINATE WITH ARCHITECT PRIOR TO STARTING.
 - 3- EXISTING TERRAZZO FLOOR TILE ROOF FINISH TO GOOD CONDITION. COORDINATE WITH ARCHITECT PRIOR TO STARTING.
 - 4- NEW GALVANIZED STEEL RAILING TO MATCH ORIGINAL. PROVIDE AS SHOWN (PROVIDE 1/2" X 1/2" SINGLE PANELED SUBMIT SHOP DRAWINGS AND PRODUCT CONTROL INFO FOR APPROVAL. COORDINATE WITH ARCHITECT PRIOR TO STARTING.)
 - 5- AS PART OF 4 ABOVE, PROVIDE DECORATIVE CENTER PORTION OF RAILING ACCORDING TO DETAIL TO BE ISSUED BY ARCHITECT.
 - 6- NEW BUTTRESS, ARCH PORTAL ON SOUTH SIDE, FLUSH WITH EAST ELEVATION. PROVIDE DETAIL TO BE ISSUED BY ARCHITECT.
 - 7- ELEVATION OF WOOD GLAZING, ALTHOUGH GLAZING IS TO BE REMOVED, PROVIDE DETAIL TO BE ISSUED BY ARCHITECT.
 - 8- NEW ALUMINUM CASCADING WINDOW TO MATCH ORIGINAL. PROVIDE AS SHOWN (PROVIDE 1/2" X 1/2" SINGLE PANELED SUBMIT SHOP DRAWINGS AND PRODUCT CONTROL INFO FOR APPROVAL. COORDINATE WITH ARCHITECT PRIOR TO STARTING.)
 - 9- REMOVE ARCH (ARCHITECT'S APPROVAL) IN NEW ARCH PORTAL OF PRECAST CONCRETE. PROVIDE DETAIL TO BE ISSUED BY ARCHITECT.
 - 10- NEW PORTAL ARCH WITH STUCCO DETAIL, SURROUNDING AND ORNAMENT. PROVIDE DETAIL TO BE ISSUED BY ARCHITECT.
 - 11- NEW GATE, STEEL GRILLE WORK TO MATCH ORIGINAL. PROVIDE DETAIL TO BE ISSUED BY ARCHITECT.
 - 12- PRECAST CONCRETE BASE FOR METAL GRILLE WORK. PROVIDE DETAIL TO BE ISSUED BY ARCHITECT.
 - 13- NEW LOBBY ENTRANCE CUSTOM WOOD DOOR, PAINTED, CUSTOM WOOD TRANSOM ARCH AS SHOWN. PROVIDE SHOP DRAWINGS AND ENLARGED DETAILS.
 - 14- NEW TILED FLOOR ON ENTRY PORTAL WITH BULLMOSE TILE EDGE TO MATCH EXISTING TILE PATTERN AND COLOR.
 - 15- TERRAZZO FLOOR ON ENTRY PORTAL WITH BULLMOSE TILE EDGE TO MATCH EXISTING TILE PATTERN AND COLOR.
 - 16- EXISTING STUCCO DETAIL RESTORE AND REPAIR DETAILS TO ORIGINAL CONDITION AT DIRECTION OF ARCHITECT.
 - 17- NEW BALCONY FLOORING (ARCHITECT'S APPROVAL) WITH ALUM. PICKET GUARD.
 - 18- NEW METALLIC TO MATCH EXISTING.
 - 19- NEW LIGHT FIXTURES TO BE SELECTED BY ARCHITECT.
 - 20- BLOCK-UP OPENING WITH 2" RECESSED FROM EXTERIOR STUCCO TO MATCH EXISTING. PROVIDE UNITS AS REQUIRED.
 - 21- STUCCO BAND TO MATCH EXISTING.

- DEMOLITION ELEVATION LEGEND**
- 1- REMOVE NON-ORIGINAL FRONT TILED GLAZING FROM BUILDING.
 - 2- REMOVE EXISTING NON-ORIGINAL FRONT TILED GLAZING FROM BUILDING.
 - 3- REMOVE EXISTING NON-ORIGINAL FRONT TILED GLAZING FROM BUILDING.
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 - 100- REMOVE EXISTING NON-ORIGINAL FRONT TILED GLAZING FROM BUILDING.

CITY OF MIAMI
APPROVED FOR THE FOLLOWING:

BUILDING: _____
ZONING: _____
DNB/HP: _____
CONCURRENCY: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ACCESSIBILITY: _____
ELEVATOR: _____

As per Florida Building Code Section 6

Revisions

No.	Date	Description
1	8/25/03	ADD NAME, REV. COMMENTS

0242

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI SPECIFICATIONS FOR CONSTRUCTION. THE CITY OF MIAMI SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CITY OF MIAMI SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

BON AIR
1380 OCEAN DRIVE
MIAMI BEACH, FLORIDA 33139

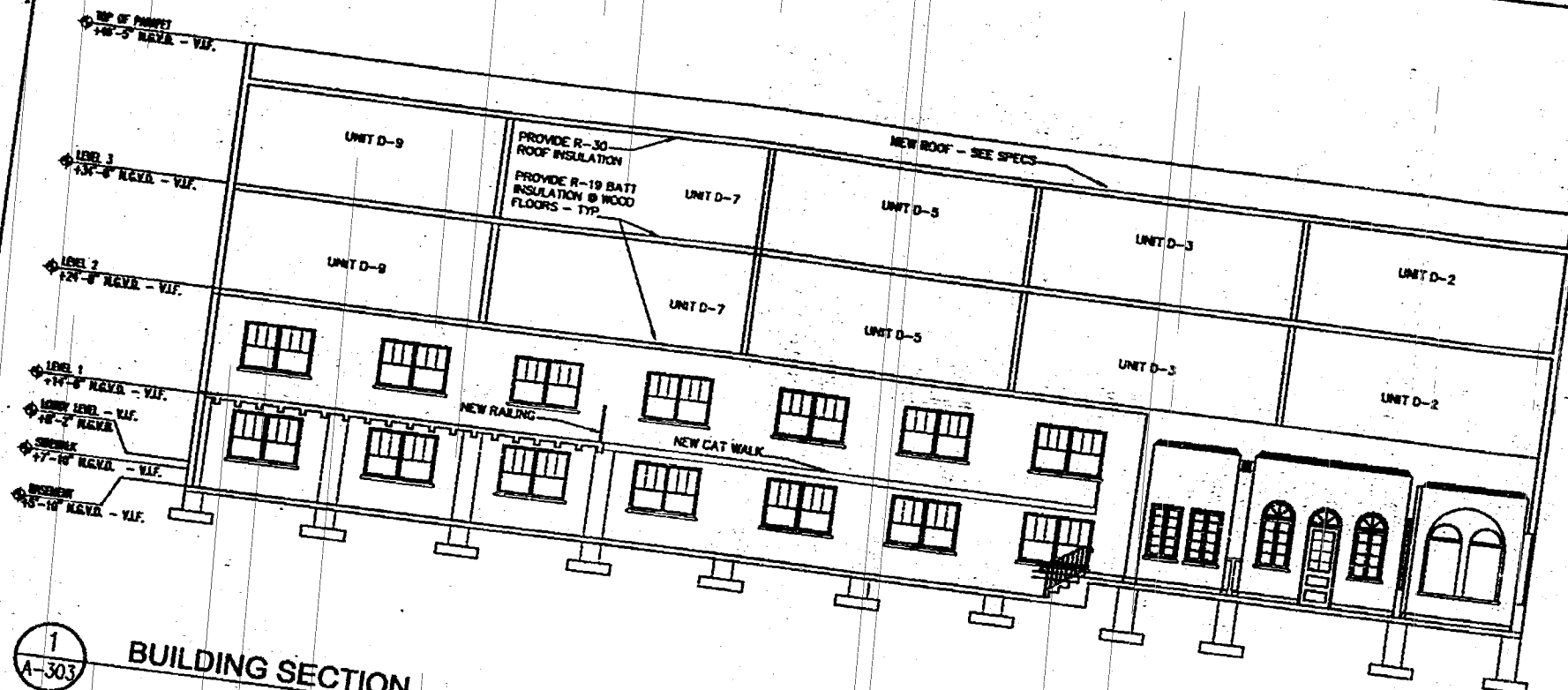
NORTH ELEVATIONS

AUG 8 1 2003

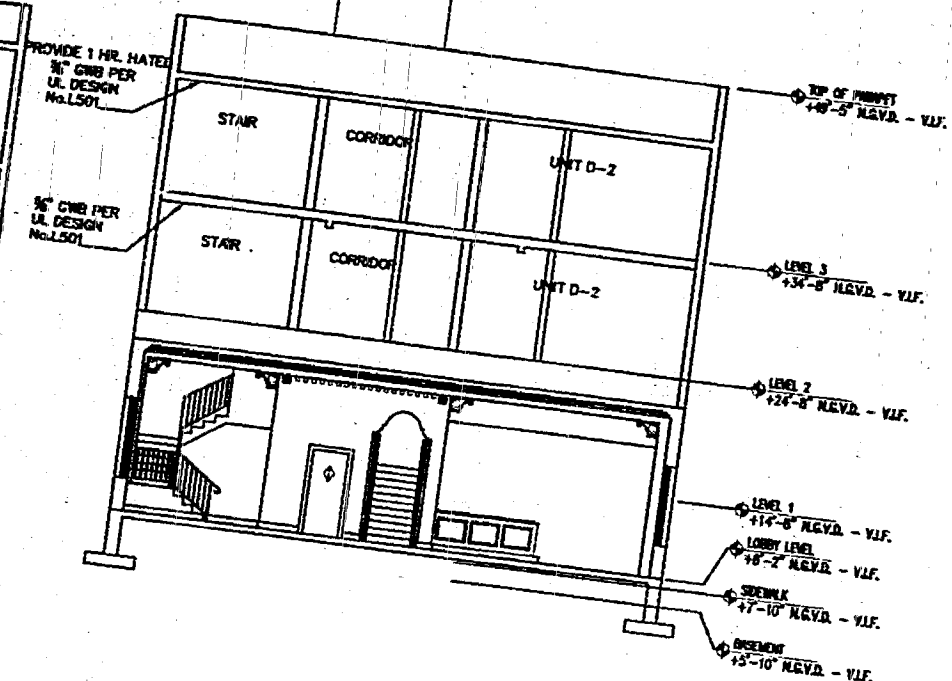
ARCHITECTURAL INTERIOR DESIGN PLANNERS
KOB KARP
ARCHITECTS
1380 OCEAN DRIVE
MIAMI BEACH, FLORIDA 33139
TEL: 305.674.1111
FAX: 305.674.1112
WWW.KOBKARP.COM

DATE: JUL 28, 2003
DESIGNED BY: JAC. M. CO. DC
CHECKED BY: ME
DATE: AS NOTED

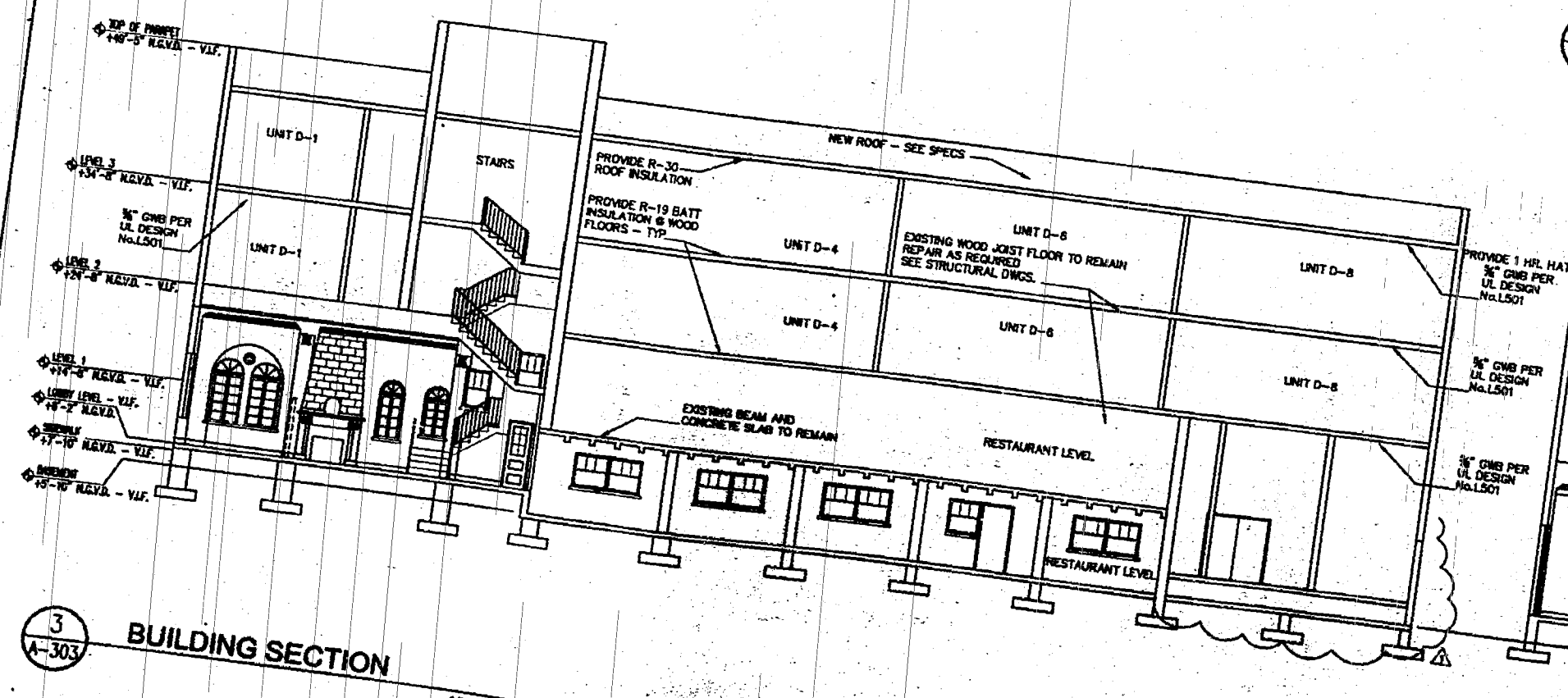
A-301



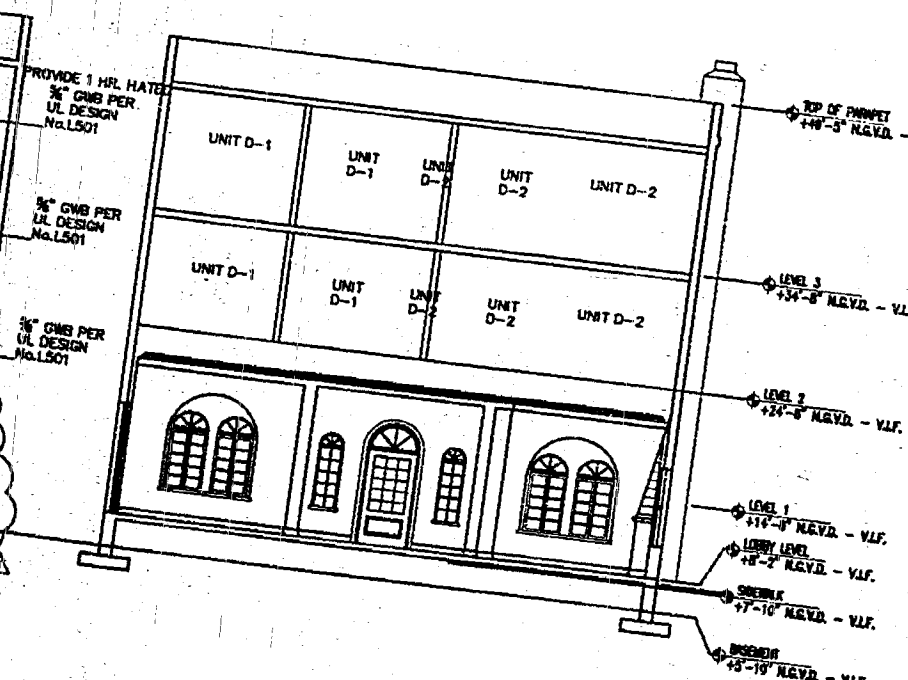
1
A-303 BUILDING SECTION
1/8" = 1'-0"



4
A-303 BUILDING SECTION
1/8" = 1'-0"



3
A-303 BUILDING SECTION
1/8" = 1'-0"



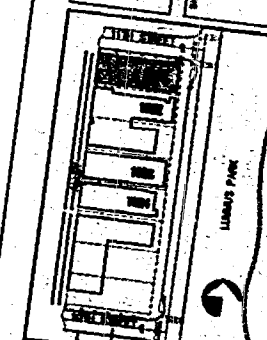
2
A-303 BUILDING SECTION
1/8" = 1'-0"

Office Copy
CITY OF MIAMI
APPROVED FOR PERMIT
THE FOLLOWING:
BUILDING:
ZONING:
DRAINAGE:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSORY:
ELEVATOR:
As per Florida F
REVIEWED: 10/15/13

Revisions		
No.	Date	Description
1	10/15/13	FOR L&S, L&S, L&S

0242
BON AIR
1880 OCEAN DRIVE
MIAMI BEACH, FLORIDA 33139

BON AIR
1880 OCEAN DRIVE
MIAMI BEACH, FLORIDA 33139



ARCHITECTURE
INTERIORS
PLANNING
KOB KARP
ARCHITECTS
1880 OCEAN DRIVE
MIAMI BEACH, FLORIDA 33139
TEL: 305.673.1111
WWW.KOBKARP.COM

Date	JUL 21, 2013
Drawn by	MR. AL. EL. EL.
Checked by	MR.
Scale	AS SHOWN

A-303

09

4-8-42

USLAPTTTC returned to owner 6/7/1944

272-273

Owner STANDARD REALTY CO. - BON AIR HOTEL

Permit No. 6209

Cost \$ 40 000: See Below

Lot 1 Block 15 Subdivision OCEAN BEACH AD#2

Address 1060 OCEAN DRIVE

General Contractor O'Neill - Orr Construction Co:

Bond No.

Architect Henry Maloney (Maloney-da) 1182

Engineer

OTIS ELEVATOR

Z-V-Zoning Regulations: Use RE

Area 28

Lot Size 50 x 130

Building Size: Front 45'

Depth 125'

Height

Stories

Certificate of Occupancy No.

Use HOTEL - 50 rooms

Type of Construction Ordinary

Foundation Reinf. concrete Roof Comp:

Date Aug.13,1934

PLUMBING Contractor #7441 Markowitz
#7405 O'Neill-Orr

1-----Sewer Connection
1-----Temporary Water Closet

Date Aug.25, 1934
Aug.13,1934

Water Closets (#7441) 162 Fixtures

Swimming Pool Traps

Down Spouts

Lavatories 9 Stoves

Steam or Hot Water Boilers

Wells

Bath Tubs

ROUGH APPROVAL

METRO ORD. #75-34

Below

Showers

FINAL APPROVAL

RECERTIFICATION DATE: Date 1-14-76
10-16-87

Urinals

GAS Contractor

Gas Frylators
Gas Pressing Machine
Gas Vents for Stove

Sinks

Gas Ranges

Dish Washing Machine

Gas Water Heaters

Laundry Trays

Gas Space Heaters

Laundry Washing Machines

Gas Refrigerators

Drinking Fountains

Gas Steam Tables

Floor Drains

Gas Broilers

Grease Traps

GAS Rough APPROVAL
GAS FINAL APPROVAL

Safe Wastes

AIR CONDITIONING Contractor Paulson Engineerig Co:(Bldg permit #38508) - 25 window units: \$4,610.00

May 20,1952***

SEPTIC TANK Contractor

OIL BURNER Contractor #6531(Bldg permit) Fuel Oil Equipment Co: 275 gal-tank \$600....Nov.27, 1934

SINKLER Contractor

ELECTRICAL Contractor #4322 Larkins

Date Aug. 1934

OUTLETS Switches
Lights 148
Receptacles 96

Ranges
Irons
Refrigerators

Temporary Service
Neon Transformers
Sign Outlets

HEATERS Water
Space

Fans
Motors 3
Appliances

Meter Change
Centers of Distributions
Service
Violations

FIXTURES 140--

Electrical Contractor #4624 Larkins

Date 11/19/1934

FINAL APPROVAL

By Date

ALTERATIONS OR REPAIRS

Building Permits:

#14693	Painting (exterior) day labor	\$ 800.00	Sept. 26, 1940
#16308	Painting day labor	\$ 300.00	Oct. 17, 1941
#18523	Painting (inside & out) H.H.Horton, painter	\$ 1 800.00	June 15, 1944
* #18641	Remodeling front of building and addition of 5-foot terrace to the back of the property line 4 inches above grade		
	Albert Anis, architect: Day Labor:	\$ 1 000.00	July 6, 1944
*Note - Mr. Ed Singer took this job to Mr. Puckett of the WPB for examination.			July 5, 1944
#18703	Concrete slab inside property line: Giller Contracting Co:	\$ 150.00	July 20, 1944
#19027	Re-installing interior Wall: Arkin-Prufert Constr.Co:	\$ 200.00	Sept. 29, 1944
#20812	Painting: V. Engel, painter:	\$ 400.00	Oct. 2, 1945
#32961	Painting: Walter Wist, contractor	\$ 1 000.00	July 30, 1950
#34285	Re-roofing: Giffen Industries Inc.	\$ 488.00	Nov. 22, 1950
#35743	Re-roofing: 90-lb slate - Florida Roofing Co.	\$ 600.00	May 3, 1951
#36070	Painting: Riverside Painting Co:	\$ 250.00	June 8, 1951
#39957	Vertical sign - 39-sq-ft Tropicalites	\$ 700.00	Oct. 31, 1952
#41292	Painting outside: Owner	\$ 600.00	April 24, 1953
#4127	Tropicalaire Eng: 10 - 1 ton window air conditioners - \$200 - August 6, 1957 OK 12/17/57 Flaag		
#63352	Owner: Paint exterior of building - \$500 - Oct. 25, 1960		
#64825	Soot-Twin Construction Corp.: Replace all wood sash windows, jalousie and awning type - \$2500. - May 11, 1961		
#65540	J. Rawlings: Install 1 - 1 ton air conditioner, wall unit - \$200. - 8/3/61		
#67166	Alton Painting & Roofing Co.: Roof repair - \$750. - 4/30/62		
#79514	Gordon Roofing CO . Re-roof 50 squares - \$800 - 12/27/67		
#84429	Vichot Painters - Exterior painting & cleaning \$3,400.00 6/12/70		
#85574	- Owner - stair enclosure \$300.00 11/17/70		
#11393	Se-go Industries-Replace old windows (5)-5-24-77		
#11807	Se-go Industries-Replace old windows with new ones-(6)-\$350-7-28-77		
#17020	Southern Fumigators-\$500-11-7-79		
5/28/81 - #20323	- Se-Go Security Windows - Replace 94 jalousie windows, remove & replace 40 wood doors - \$20,000.00		
#24123	6/17/83 Eddys Painting pressure clean & paint exterior \$8,500.		
#24511	9/27/83 Gordon Roof - reroof 47 sqs \$7,000.		

Plumbing Permits:

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#12188 DULBS - 2 Lavatories, 1 Urinal, (no gas) July 5, 1939
#52353-Peoples Gas System- rough in; set meter-4-8-75
#55916-Silver Plumbing- gas line repair-3-22-78
#77877 4/13/82 County Wide - telephone booths (1)

Electrical Permits: # 6094 Larkins - 4 Receptacles, 1 Motor, December 23, 1935

#11809 Austin: 2 Receptacles, 1 Motor, 2 Sign outlets: November 14, 1938
#18516 Griffin & Bauer - Correction of violations for USAAFTTC: June 1, 1942
#18539 USAAFTTC: 1 Master meter: June 5, 1942 Final OK Inman 6/8/42
#18846 Biscayne Electric: 1 Light outlet, October 12, 1942
#20272 USAAFTTC - Restoration of metering:
#20489 Biscayne Electric: 2 Receptacles, September 15, 1944
#20586 Miller Electric: 2 Light outlets, 4 Receptacles, October 27, 1944
#32254 Claude Southern Corp: 5 Neon Transformers: Sept. 28, 1950
#32794 Beach Radio & Television: 1 Television antenna, Nov. 29, 1950
#36482 Astor Electric Service, Inc: 5 Centers of distribution, 25 Motors, 6/2/1952 OK Flaag 12/22/52
#37946 Tropicalites Co: 3 Neon transformers: 1 Flasher: 11/3/1952
#37947 Tropicalites Co: 3 Neon transformers: Nov. 3, 1952
#37963 Astor Electric: 2 Light outlets, 2 Fixtures, Nov. 4, 1952 OK 11/25/52 Rosser
#43454 Lyon Electric: 1 Motor for coffee machine: Nov. 22, 1954 OK 11/23/54 Rosser
#50378 Astor Elec: 1 Center of Distribution - July 15, 1957
#68824 - Ocean Elect. - 1 meter change - 1 service equip 600I 5/27/71
#72237-Watron Electric- fire alarm, 1 central station 7 bell alarm station-5-8-75

BUILDING PERMITS: #31574 - 1-5-88 - Owner - Exterior painting - \$2,500.00
#SB881556 - 9-15-88 - Alexandru Adrian - Building bar patch and interior painting - \$2,500.00
#SB881488 - 9-19-88 - Crown Neon, Inc. - Install 1 set of 27" channel sign - \$1,500.00
#5408 - Certificate of Occupancy - Adrian Alexandru - 11-3-88
#SB880223 - 11-15-88 - Owner - 60 Ft. 1 HR face rated partition - \$2,000.00
#M8900404 - Texcon, Inc. - A/C central, duct work, 5 drains - 2-8-89
#SB890806 - 3-3-89 - Adrian Laexandru - Two new entrance - \$1,000.00
#5507 - Temporary Certificate of Occupancy - Adrian Alexandru - 3-31-89

PLUMBING PERMITS: #P8800160 - Silver Plumbing - Rough and set new fixtures - 11-18-88
#P8900328 - ABC Loss & Fire Co. - Fire sprinkler system - 1-24-89

ELECTRICAL PERMITS: #E8801286 - Miracle Electric - violation repairs - 8-2-88
#E8801506 - Crown Neon - 21 sq. sign - 9-21-88
#E8800100 - Miracle Electric - 3 Switch outlets, 22 light outlets, 12 receptacles, 3 appliance outlets, 3 fans, 1 sub feed 125amp, double fee plus \$100.00 - 10-20-88
#E8800157 - Miracle Electric - 2-ton A/C, 2-A/H no heat - 11-1-88
#E8800393 - Carrillo Electric - New electrical repairs - 12-30-88
#E8900811 - Carrillo Electric - New central a/c unit - 3-29-89
#E8900986 - Borrell Fire System - New fire alarm installation - 5-2-89
#BE891551 - Fyrsafe Equip. - New fire alarm and devices - 8-17-89

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
1-5-88		EXTERIOR PAINTING	\$2,500.00					31574
7-15-88		Building back patch + INTERIOR PAINTING	\$2,500.00					\$8881536
9-16-88		INSTALL 1 SET OF 27" CHANNEL SIGN	\$1,500.00					\$8881488
11-15-88		60 FT. 1 HR FACE RATED PARTITION NON/STAC.	\$3,000.00					\$8880223
3-3-89		TWO NEW ENTRANCE	\$1,000.00					\$8890806

16. FILE NO. 1940

DR. ADRIAN ALEXANDRU

1060 OCEAN DRIVE

LOT 11 BLOCK 12

OCEAN BEACH ADDITION NO. 2; PB 2/26

APPLICANT REQUESTS THE FOLLOWING VARIANCE IN ORDER TO OPERATE A RESTAURANT AT THE SUBJECT PROPERTY:

1. Applicant wishes to waive the requirement that a building be substantially renovated in order to be permitted to operate a restaurant as an accessory use to a hotel.

CONTINUED ON NEXT PAGE ...

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BOARD OF ADJUSTMENT SUMMARY

AUGUST 19, 1988

FILE NO. 1940 (continued)

DR. ADRIAN ALEXANDRU

1060 OCEAN DRIVE

APPROVED with the following conditions:

1. The applicant is permitted to obtain an occupational license for the bar; however, a building permit shall be issued for work in the kitchen and restaurant within 90 days and this phase of the project shall be completed within six months from the date of approval (August 19, 1988).
2. The application for a building permit for the restaurant shall also include central air-conditioning for those rooms which front on Ocean Drive. An occupational license for the restaurant shall not be approved until the central air-conditioning units are installed. Rooms facing 11th Street shall have central air-conditioning within two years of today's date and those rooms facing south shall have flush mounted wall units within two years of today's date.
3. A new sign shall be placed on the property which is consistent with the design of the building; and,
4. Owner is to provide proper grease interceptor and air-conditioned garbage facilities.

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



DEPARTMENT OF PLANNING

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7550

1182

TO: CHAIRMAN & BOARD MEMBERS
ZONING BOARD OF ADJUSTMENT

FROM: JUD KURLANCHEE ^{JK}
PLANNING & ZONING DIRECTOR

AUGUST 12, 1988

SUBJECT: PLANNING DEPARTMENT RECOMMENDATION: AUGUST 19, 1988 MEETING

FILE NO. 1940 DR. ADRIAN ALEXANDRU
1060 OCEAN DRIVE
LOT 1; BLOCK 15
OCEAN BEACH ADDITION NO. 2
PB 2/56

It is recommended that the variance be approved with the following conditions:

1. The applicant is permitted to obtain an occupational license for the bar; however, a building permit shall be issued for work in the kitchen and restaurant within 90 days and this phase of the project shall be completed within six months of today's date.
2. The application for a building permit for the restaurant shall also include central air-conditioning for those rooms which front on Ocean Drive. An occupational license for the restaurant shall not be approved until the central air-conditioning units are installed. Rooms facing 10th Street shall have central air-conditioning within two years of today's date and those rooms facing south shall have flush mounted wall units within two years of today's date.
3. A new sign shall be placed on the property which is consistent with the design of the building.

The Board is advised that as part of the review of this request, the City's Code Enforcement Division inspected the property. The Division issued a courtesy violation on July 5, 1988 which indicated that kitchens were installed in a number of the units without proper permits. It is recommended the Board direct the applicant to proceed to remedy the violation by removing the kitchens or to make application to the Board of Adjustment within 60 days according to the City's rules and regulations pertaining to appeals of this nature.

JK:hm
Misc. 15

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7. FILE NO. 1956

1182

DR. ADRIAN ALEXANDRU

1060 OCEAN DRIVE

LOT 1; BLOCK 15

OCEAN BEACH ADDITION NO. 2; PB 2/56

"AFTER THE FACT"

"APPEAL FROM ADMINISTRATIVE DECISION"

THE APPLICANT IS APPEALING THE ADMINISTRATIVE DETERMINATION THAT THE SUBJECT PROPERTY SHALL CONTAIN 50 HOTEL ROOMS WITHOUT COOKING FACILITIES.

APPLICANT REQUESTS THE BOARD APPROVE THE RETENTION OF KITCHENS THAT WERE ILLEGALLY INSTALLED IN 30 HOTEL ROOMS. WITH THIS APPROVAL, THE BUILDING WILL CONSIST OF 20 HOTEL ROOMS WITHOUT KITCHENS AND 30 HOTEL ROOMS WITH KITCHENS.

THIS APPEAL IS PURSUANT TO THE RULES AND PROCEDURES OF A RESOLUTION APPROVED BY THE CITY COMMISSION.

APPROVED with the following conditions:

1. All kitchens shall be removed by August 19, 1990.

2. The applicant shall provide a garbage room to be approved by the Building Department.

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CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



DEPARTMENT OF PLANNING

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 873-7660

September 2, 1988

1182

Dr. Adrian Alexandru
c/o Commercial Management Systems, Inc.
1024 Ocean Drive
Miami Beach, FL 33139

PROPERTY ADDRESS: 1060 OCEAN DRIVE
FILE NO.: 1940

Dear Dr. Alexandru:

We are pleased to advise you that on August 19, 1988 the Miami Beach Zoning Board of Adjustment approved your variance request with the following conditions:

1. The applicant is permitted to obtain an occupational license for the bar; however, a building permit shall be issued for work in the kitchen and restaurant within 90 days and this phase of the project shall be completed within six months of today's date.
2. The application for a building permit for the restaurant shall also include central air-conditioning for those rooms which front on Ocean Drive. An occupational license for the restaurant shall not be approved until the central air-conditioning units are installed. Rooms facing 10th Street shall have central air-conditioning within two years of today's date and those rooms facing south shall have flush mounted wall units within two years of today's date.
3. A new sign shall be placed on the property which is consistent with the design of the building.
4. Owner is to provide proper grease interceptor and air-conditioned garbage facilities.

The variance was approved with the stipulation that the conditions be complied with prior to the issuance of a building permit. Prior to obtaining the building permit, it will be necessary for you to record in the Circuit Court the Final Order you will be receiving from the City Attorney's Office which formally establishes your approval.

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