

LOT 8 BLOCK 1 SUBDIVISION HardingTownsite ADDRESS 7451 Collins Avenue

### ALTERATIONS & ADDITIONS

#### Building Permits:

#09829-Owner-Remove an awning attached to front of building over show windows-\$100-9-24-76

#89203-Avant Construction-Interior remodeling for bank-\$30,000-11-9-76 *OK DM 2-18-77*

#10501-Melweb Signs-Biscayne Federal-Sign-\$6000-1-3-77 *OK DM 2-18-77*

#3848-7451 Collins-7 1/2 tons central a/c-1-10-77

#89374-Howe and Segal Constr-Remodel store-new storefront glass, new non load bearing partition-\$7000-

#3983-Tech Air Cond- extention duct work only-\$2000-~~6~~ 7-11-77 7-6-77

#89991-Avant Constr. Co.-Enlarge bank, interior alterations-\$50,000-11-7-79

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M04527-McDpnald A/C-8 ton central a/c-11-9-79

**Plumbing Permits:** #M09275 - Biscayne A/C - A/C central - 8-20-87

#54398-M. Held Plumbing- 1 drinking fountain; 1 lavatory; 1 sink, residence; 1 water closet-1 utility sewer-12-2-76

#55276-Republic Plumbing- 1 gas piping-9-20-77

#57768-Serota Plumbing- 1 sink, residence, 1 heater-new installation-10-15-79

#57915-Miami Industrial Plumbing- 1 drinking fountain, 3 lavatory, water closets 3, 1 heater-new installation, 1 sewer connection-11-20-79

1-6-81/#59127/1 pot sink(3-comp), gas piping/Serota Plumbing Co/\$11

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#### Electrical Permits:

#73643-Anchor Electric-7 switch outlets; 20 light outlets; 20 receptacles; 1400 service size; 5 ton ac; 1 sign transformer; 6 sign time clock; 80 lamps; 8 telephone-11-16-76

#73754-Melweb Signs-Biscayne Federal-2 sign transformers-

1-3-77 *OK DM 2-10-77*

#74187-Pro Electric- correct violation-7-6-77

#74216-Pro Electric- 28 receptacles-7-19-77

#74270-Pro Electric- 12 light outlets, 96 florescent tubes-8-15-77

#75795-Surf Electric, d/b/a Miami Beach Electric-9 receptacles, 1 100 amps service, 1 water heater, 1 3ton a/c-10-19-79

#75873-Anchor Electric-88 outlets, 400 amps service, 1 refrigerator, 1 5ton a/c, 1 5KW strip heater, 1 dishwanner, 2 sign time clock, 168 fixtures-11-27-79

**7447-55 Collins Ave.:**

7447-49-51-53-55 Collins Ave.

*Continued over next page*

# 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

TO: CHAIRMAN & BOARD MEMBERS  
ZONING BOARD OF ADJUSTMENT

APRIL 29, 1988

FROM: JUD KURLANCHEK  
PLANNING & ZONING DIRECTOR

24606

SUBJECT: PLANNING & ZONING DEPARTMENT RECOMMENDATION:  
MAY 7, 1988 MEETING

FILE NO. 1901

CIRCLE K GENERAL, INC.  
7451 COLLINS AVENUE

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

1. The applicant and his successors shall contribute an amount of money equivalent to the purchase of two parking decals (cash in lieu of parking decal program) on an annual basis. The first payment shall be received by the City prior to the issuance of a building permit and subsequent payments shall be received annually on the anniversary date that the Certificate of Occupancy for the restaurant was issued. Funds generated through the receipt of the cash-in-lieu of parking decal program shall be placed in a City account entitled, "71st Street/Collins Avenue Improvement Program" which is dedicated towards the construction of improvements in the vicinity of the site and which are consistent with the Department's neighborhood plan for this area;
2. The sign shall be designed to incorporate neon or a backlit, channel-type letter;
3. Palm trees shall be located on the north lot line from the alley to the corner of the building and in front of the property (entire lot width) on Collins Avenue (match Chase Federal across street). The trees shall be spaced at intervals of 15 feet, and include an irrigation system and tree grates. All landscaping shall be approved by the Planning and Zoning Department prior to the issuance of building permit and installed and approved by the Department prior to the issuance of Certificate of Occupancy or Occupational License for the convenience store; and,
4. The exterior of the building shall be repainted and the existing box sign indicating the location of Silvio's Driving School and Ideal Tours shall be replaced with channel-type lettering.

The Department has recommended approval of the parking variance as there is on-street parking and the parking lot behind the library will be expanded.

JK:cmf  
VAR 1

**7447-55 Collins Ave.:**  
**7447-49-51-53-55 Collins Ave.**

BUILDING PERMITS: #M10085 - Biscayne Air Conditioning - 2ton A/C central - 5-23-88  
#B3801109 - 7-7-88 - BRV Construction Service - Interior remodeling of existing space  
ground floor of existing building - \$40,000.00  
#B3801320 - Del-Air - 1-5ton & 1-7.5ton A/C central, duct work only, refrigeration  
piping only, 2 mechanical ventilation bath - 8-12-88  
#M3801379 - Biscayne A/C - 18.5ton A/C central electric heat - 8-31-88  
#SB331483 - 9-1-88 - BRV Contractors - Awning construction & installation - \$300.00  
#SB331486 - 9-8-88 - CROWN NEON, Inc. - Install wall sign (2) - \$1,000.00  
#5411 - Certificate of Occupancy - CIRCLE K GENERAL, Inc. - 11-8-88

PLUMBING PERMITS: #P3301121 - J.F.M. Plumbing - 3 Floor drain, 2 lavatory, 1 sink, pot, 2 sink, slop, 2 water  
closet, 1 heater - new installation - 7-18-88  
#P8800059 - J.F.M. Plumbing - 1 GREASE TRAP - 10-21-88

ELECTRICAL PERMITS: #E3301273 - Two Brothers Electric - 3 Switch outlets, 32 light outlets, 61 receptacles,  
600 service size in amp's, 1 water heater, 3 motors, 2 A/C, 2 strip heater - 8-1-88  
#E3301503 - Crown Neon - 2-Sign transformers - 9-21-88  
#E3300002 - Stefanelli & Devaney - New Central A/C installation - 10-3-88  
#E3300021 - Two Brothers Electric - Temporary for test - 10-5-88  
#E3300027 - Two Brothers Electric - 9 Special purpose, 77 fixtures, 3 subfeeds  
10-6-88

**7447-55 Collins Ave.:**  
7447-49-51-53-55 Collins Ave.

## 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.
7-7-88	194	Interior Remodeling	\$40,000.00					13880109
9-1-88		Awning construction & installation	\$300.00					SB881483
9-8-88		Install wall sign (2)	\$1,000.00					SB881426

**7447-55 Collins Ave.:**  
7447-49-51-53-55 Collins Ave.



# INDEX

1. BUILDING SUMMARY
2. BUILDING PERMIT CARD
3. BUILDING PERMIT HISTORY RECORD

## Ocean Terrace Building

**7400 Ocean Terrace    LOT 7**

Architect: **Gilbert M. Fein**-biographies available and on Document 1  
Year: 1961  
Style- Post War Modern – MiMo  
Local Historic District- “Harding Townsite\_South Altos del Mar Historic District”  
Historically contributing Structure.

Curiosities: Original Permit 1961 refers to “Apartment building – 14 Efficiencies – 16 apartment’s total - 2 Stories- Spread Footings”

Present uses: Apartment buildings

Architect Bio: Gilbert M. Fein (1920–2003) was from New York City and studied architecture at New York University. He served in the Army Corps of Engineers during World War II and settled in Miami Beach after the war. He designed hundreds of residential and commercial buildings in South Florida in the new Post-War Modern style. One of his trademarks was a type of mirrored garden apartment building, featuring two 2-story buildings joined at the front by a marquee or gable roof, and framing a landscaped courtyard. Most of Fein’s comfortably livable buildings are function extremely well in Miami Beach’s low scale multifamily neighborhoods. In the North Shore and Normandy Isle neighborhoods there are over 76 buildings designed by Gilbert Fein from 1949 to 1961, but some of the better known are the Ocean Front Apartments, 7400 Ocean Terrace; Ocean Way Hotel, 7430 Ocean Terrace; Beach Place Motel, 8601 Harding Avenue; and Deco Palm Apartments, 6930 Rue Versailles.



Existing conditions 7400 Ocean Terrace

(2016) Photographs



Existing conditions 7400 Ocean Terrace

(2016) Photographs

Existing conditions 7400 Ocean Terrace

(2016) Photographs





3-29-61-Building reduced to 16 units with 7 spaces and OMP  
Restaurant demolished on Oct. 28, 1959  
appr. 2 spaces as o.k. in corner area without  
clear access. 3 Bk

## Alterations or Repairs—Over

## ALTERATIONS & ADDITIONS

Building Permits: ~~#64947 - Airool Cond. & Refrig. Co., Inc.: 18 - 1 ton window unit air conditioners - \$3600 - 5/29/67~~

#72354 National Roofing: . reroof - \$525 - 9/2/64

#80031 King Fence of Miami, Inc.: 106' lin. ft. 4' high fence chain link fence - \$100 - 4/5/68 *OK JMW 4/19/68*

#80549 Sherba Bros. Install 1- ton window type unit \$250.00 6/27/68 *OK SHERRY 7/1/68*

#86554 - Gordon Roofing - install 4 ply built up roof 60 sq \$1,500.00 4/27/71

#86647 - Miami Beach Paint exterior painting \$1,010.00

#23584 3/18/83 owner exterior paint white color \$1,000.

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Plumbing Permits:

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Electrical Permits:

ELECTRICAL PERMITS: #E8900403 - Leonard Electric - New smoke detector and emergency lites - 1-4-89

**Ocean Terrace Building**



# INDEX

1. BUILDING SUMMARY
2. HISTORICAL PHOTOGRAPHS
3. BUILDING PERMIT CARD
4. BUILDING PERMIT HISTORY RECORD
5. NOTICE OF VIOLATION ISSUED- UNSAFE BUILDING -BVI6000432 CIT

## Ocean Ter. Hotel & Apts.:

**7410 Ocean Terrace      LOT 6**

Architect:                **Gilbert M. Fein**

Year:                      1951

Architect bio:                Gilbert M. Fein (1920–2003) was from New York City and studied architecture at New York University. He served in the Army Corps of Engineers during World War II and settled in Miami Beach after the war. He designed hundreds of residential and commercial buildings in South Florida in the new Post-War Modern style. One of his trademarks was a type of mirrored garden apartment building, featuring two 2-story buildings joined at the front by a marquee or gable roof, and framing a landscaped courtyard. Most of Fein’s comfortably livable buildings are function extremely well in Miami Beach’s low scale multifamily neighborhoods. In the North Shore and Normandy Isle neighborhoods there are over 76 buildings designed by Gilbert Fein from 1949 to 1961, but some of the better known are the Ocean Front Apartments, 7400 Ocean Terrace; Ocean Way Hotel, 7430 Ocean Terrace; Beach Place Motel, 8601 Harding Avenue; and Deco Palm Apartments, 6930 Rue Versailles.

Style:                        Post War Modern – MiMo  
Local Historic District- “Harding Townsite\_South Altos del Mar Historic District”  
Historically contributing Structure.

Curiosities:                Original Permit 1951 refers to ***“Apartment building – 20 Units - 2 Stories- Spread Footings”***

Present uses:                Hotel-Closed



Existing Conditions Ocean Terrace 7410

(2016) Photographs

## Ocean Ter. Hotel & Apts.:

7410 Ocean Terrace LOT 6



Existing Conditions Ocean Terrace 7410

(2016) Photographs







**OCEAN TERRACE APARTMENT HOTEL**  
**SWIMMING POOL AND BEACH**  
**On The Ocean at 74th St.**  
**Miami Beach, Fla.**

OK-E. Brown  
12/14/51

# Ocean Terrace 7410

Owner JOHN MYERS

Permit No. 36561

Cost \$ 90,000..

Lot 6 Block 1 Subdivision HARDING TOWNSITE Address 7410 Ocean Terrace

General Contractor John Myers

Architect Gilbert M. Fein

Bond No. 5090

Engineer

Designed for future 3rd floor

Zoning Regulations: Use RE Area 24

Lot Size 50 X 150

See plan 10-2-51

Building Size: Front 40' Depth 140'

Height 23'

Stories 2

Certificate of Occupancy No. 1509 (12/20/51)

Use APARTMENT-20 UNITS- 1 bedroom & 2 baths ea.

Type of Construction --#3-CBS #2

Foundation Spread Footing 12x33 12-x-27

Roof Flat

Date Aug. 10, 1951

PLUMBING Contractor #32223 Southland Plumbing & Heating Sewer Connection 1 - 6"

Date Aug. 27, 1951

Temporary Water Closet 2

Water Closets 40

Swimming Pool Traps

Down Spouts

Lavatories 40

Steam or Hot Water Boilers

Wells

Bath Tubs 39

ROUGH APPROVAL 9-24-51 Rothman

Fire Standpipes 2,

Showers 1

FINAL APPROVAL L. Rothman 12/14/51

Urinals

Sinks 20

GAS Contractor

Date

Dish Washing Machine

Gas Ranges ----- 20

Gas Frylators

Laundry Trays

Gas Water Heaters

Gas Pressing Machine

Laundry Washing Machines

Gas Space Heaters

Gas Vents for Stove

Drinking Fountains

Gas Refrigerators

9-18-51 (1st flr) LR

Floor Drains 2

Gas Steam Tables

GAS Rough APPROVAL 11-5-51 (2nd flr) LR

Grease Traps

Gas Broilers

GAS FINAL APPROVAL 12-14-51 L. Rothman

Safe Wastes 2

AIR CONDITIONING Contractor

SEPTIC TANK Contractor

OIL BURNER Contractor #32719 Belcher Oil Co: One tank -275 gal. - 12/3/51

SPRINKLER Contractor

ELECTRICAL Contractor # 35362 Kenny Elec. Co.

Date Oct. 29, 1951

OUTLETS Switches 95

Ranges

Temporary Service #34794 --- Kenny Electric: 8-23-1951

Lights 133

Irons 19

Neon Transformers

Receptacles 152

Refrigerators 19

Sign Outlets

Fans

Meter Change

HEATERS Water

Motors 2

Centers of Distributions 12

Space

Appliances

Service -Equipment 1

Violations

FIXTURES 133

Electrical Contractor

Date

#35740 Kenny Elec. Co: 1 service-temporary-add to #35362---12/14/51

2M 11/48 M. B. T.

FINAL APPROVAL

By H.O. Rosser

Date 12/20/51

Alterations or Repairs—Over

# ALTERATIONS & ADDITIONS

Building Permits: # 37359 Air conditioning - 25 tons - Airko Air Conditioning, contr. \$10,000.. 11/5/51  
 # 37377 Addition of third floor - adding ten (10) apartment units (which will make a total of 29 units in the building) - Addition to permit # 36561 issued Aug. 10, 1951 - Gilbert M. Fein, arch: John Myers, contr. #3 CBS- \$35,000... 11/7/51  
 # 37615 Vent sign neon - 30 sq.ft. and reading "OCEAN TERRACE APT. HOTEL- air conditioned and heated"- Electro Neon, contr. \$ 450.... 12/4/51  
 #80154 Giffen Industries, Inc.: re-roof 50 squares - \$2,975 - 4/26/68  
 #83208 King Fence of Miami Inc: Install 32' of 42" high aluminum rail. \$200 10/28/69  
 #1964-Belcher Oil Co.- 1 Hot Water Boilers-\$800-3-8-72  
 #05327-Jorge V. - Ext. painting-\$300-4--4-74

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Plumbing Permits: #48206 - Owner - 1 gas line 1 set 1/25/71

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Electrical Permits: # 35655 Electro Neon: 3 neon transformers- 12/4/51  
 # 39931 Kenny Electric: 2 Receptacles; July 20, 1953 - OK, Meginniss, 7-21-53  
 #49596 Astor Elec: 1 Service Equipment Underground - March 21, 1957 OK 5/31/57 Meginniss  
 #53101 Rosser Electric Co.: 4 centers of Distribution, 1 service equipment, 40 motors (0-1 H.P.)..Dec.10,1958  
 #61398 Lyon Elec. Co.: 1 serv. equipment repair - 9/8/64 OK Fidler 10/22/64  
 #68997 - Ocean Elect. - repairs 8/3/71

#73484-County Wide Electric- telephone booth-9-23-76  
 #77876 4/13/82 County Wide Elect - 2 telephone booths  
 #79177 2/2/84 Miami Beach Elect service repair  
 #80592 10/22/85 Quality Ser Cont - 1 fire alarm panel, 4 pull stations, 4 bells

# Electrical Permits:

- # 17975 F. C. Ast Electric: 3 Switch outlets, 2 Light outlets, 1 Receptacle, 3 motors, 4 centers of distribution, November 13, 1941
- # 18007 Morgan Neon Co: 5 Neon transformers, November 18, 1941
- # 18099 F. C. Ast Electric: 3 Centers of distribution, December 13, 1941
- # 18234 F. C. Ast Electric: 2 Switch outlets, 2 Light outlets, 6 Receptacles, 2 Fixtures, 1 center of distribution, Dec. 30, 1941 OK L. Brown, Jr: 1/26th
- # 20119 Biscayne Electric: 1 Receptacle, March 3, 1944
- # 20330 Lowry Electric: 6 Switch outlets, 1 Light outlet, 2 Receptacles, 1 neon transformer, June 22, 1944
- # 20361 Claude Southern: 1 Neon transformer, July 19, 1944
- # 23736 Astor Electric: 1 Motor, 1 center of distribution, January 13, 1947
- # 23768 Astor Electric: 2 Switch outlets, 2 Receptacles, January 16, 1947
- # 24911 Astor Electric: 1 Switch outlet, 1 Receptacle, 2 Motors, 2 Centers of distribution, October 4, 1947 -----
- # 26593 Flamingo Electric: 2 Motors, 2 centers of distribution, June 22, 1948
- # 29975 Astor Electric: 2 light outlets, 2 fixtures - Nov. 1, 1949
- # 30760 Astor Electric: 1 Switch outlet, 6 Fixtures, Feb. 6, 1950 Woodmansee 2-10-50
- # 31735 Astor Electric: 1 meter change, July 17, 1950
- # 34130 Flamingo Electric: 30 Motors, May 21, 1951 H.O. R. sser 5/24/51
- # 35287 Best Electric Co.: 1 switch outlet, 2 light outlets, 1 center of distribution, 2 motors - Oct. 18, 1951
- # 36339 Flamingo Electric Co: 2 Centers of distribution, 1 Motor, Apr. 9, 1952 ok 5-5-52 HOR
- # 40296 Astor Elec Serv: 1 Motor (1 HP) -ice cubes-: Aug 31, 1953 - OK, Meginniss, 8/31/53
- OK Meginniss 1/4/57 47909 Astor Electric Service: eight motors July 6, 1956
- # 61707 Gulf Electric Service: 1 motor, 0-1 hp; 1 motor, 2-5 hp - 11/19/64
- # 67644 - Gulf Electric Service - 6 motors - 0-1 HP - 5 appliance outlets - 1 meter change - 1 center of Distribution - 1 service equip - 1/23/70
- # 67884 - Gulf Elect. Service - 1 meter change 4/24/70
- # 76552--Ocean Electric Co--Service Repair--8/28/80

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.
1-29-88		PAINT EXTERIOR	\$10,000.00					31733
11-28-88		REEROOF	\$5,900.00					5B880302
2-14-89		REPLACE 21S/H windows	\$2,399.00					5B890704
2-27-89		SAN BLAST MARBLE COAT pool	\$5,800.00					5B890783
3-9-89		REPLACING 71 windows	\$7,717.00					5B890853
4-7-89		REPLACE 24 D/H with 24S/H + wood doors (19 openings)	\$8,770.00					5B891020
5-10-89		REPLACING 182 windows	\$19,567.00					5B891226
6-2-89		EXTERIOR PAINTING	\$12,000.00					5B891385
6-28-89		FABRIC CANVAS AWNING	\$3,000.00					5B891574
6-30-89		63 sq. WALL SIGN	\$1,600.00					5B891508

**Ocean Terrace 7410**

BUILDING PERMITS: #31733 - 1-29-88 - Rob Gordon - Paint exterior of building only - \$10,000.00  
#M8801240 - Evercool A/C - 1-30ton Cooling towers, violation double fee, mandatory 303.3 -7-22-88  
#SB880302 - 11-28-88 - Miami Roofing Insulation - Reroof - \$5,900.00  
#M8800269 - ACME Air Conditioning - 2 Duct work only - 1-6-89  
#M8900285 - ACME Air Conditioning - Hot water boiler replace - 1-6-89  
#M8900368 - Trash Chute Repairs - 1-31-89- Acme Chute Company  
#SB890704 - 2-14-89 - Security Windows - Replace 21 S/H windows - \$2,399.00  
#SB890783 - All Season Pool Service - San blast, marble coat pool - 2-27-89 - \$5,800.00  
#SB890852 - 3-10-89 - Security Windows - Replacing 71 windows - \$7,717.00  
#M8900507 - Broadmoor Realty - Replace 31 8000 BTU Rac - 3-20-89  
#M8900501 - Evercool A/C - Move existing a/c cooling tower from ground to roof - 3-20-89  
#SB891020 - 4-7-89 - Security Windows - Replace 24 D/H with 24 S/H and window doors (19 openings)  
\$8,770.00  
#SB891226 - 5-10-89 - Security Windows - Replacing 182 windows - \$19,567.00  
#SB891385 - 6-2-89 - All Season Painting - Exterior painting - \$12,000.00  
#BM890815 - 6-16-89 - MA-Tech Inc. - 27ton A/C wind  
#BS891574 - 6-28-89 - Miami Beach Awning - Fabric canvas awning - \$3,000.00  
#BS891508 - 6-30-89 - Signs Unlimited Inc. - 63 sq. wall sign (neon) - \$1,600.00  
#BM891070 - Rosair A/C Corp. - Refrigeration box 8' 0" X 6' 0" cooler - 8-14-89  
PLUMBING PERMITS: #P8900284 - Koski Plumbing - Plumbing alterations - 1-10-89  
#P8900329 - Koski Plumbing - Repiping - 1-23-89  
#P8900476 - All Season Pool - New system - 2-27-89  
#P8900803 - Koski Plumbing - Gas test and repairs - 5-30-89  
#P8900804 - Koski Plumbing - Additional repair work plumbing - 5-30-89  
ELECTRICAL PERMITS: #BE891026 - 5-10-89 - Precision Electric - A/C and receptacles  
#BE891276 - Signs Unlimited - New sign - 7-3-89

BUILDING PERMITS: #BM891077 - Rosair A/C Corp. - 1-1/2 HP Refrigeration cooler 8'X6' - 8-15-89







#50983-Peoples Gas System- water service 1 meter set-4-25-74

**Electrical Permits:**

#64291 Gulf Electric Service: 3 motors, 0-1 hp; 2 motors, 2-5 hp - 12/30/66

#65524 Gulf Electric Service: 5 light outlets, 7 fixtures - 2/21/68

#67133 All State Electric Inc. 6 other outlets, 10 swtch outlets, 10 light outlets, 12 receptacles  
10 fixtures, 1 appliance outlet, dishwasher 7/2/69

#72272-Gettel and Associates- 1 fire alarm panel; 15 horns; 15 pull stations-5-19-75

#73532-Berma Electric- 2 x 5 ton a/c-10-11-76

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

## ALTERATIONS & ADDITIONS

### BUILDING PERMITS

2. FILE NO. 1919-A IVEN R. STRAWDERMAN  
7410 OCEAN TERRACE  
LOT 6; BLOCK 1  
HARDING TERRACE; PB 34/4

24604

"AFTER THE FACT"  
...AL FROM ADMINISTRATIVE DECISION"

THE APPLICANT IS APPEALING THE ADMINISTRATIVE DETERMINATION THAT THE SUBJECT PROPERTY SHALL CONSIST OF 19 APARTMENTS. THIS APPEAL IS PURSUANT TO THE RULES AND PROCEDURES OF A RESOLUTION APPROVED BY THE CITY COMMISSION.

APPLICANT REQUESTS THE BOARD APPROVE THE RETENTION OF 19 KITCHENS THAT WERE INSTALLED AS PART OF AN ILLEGAL CONVERSION WHICH INCREASED THE NUMBER OF UNITS FROM 19 APARTMENTS TO 38 HOTEL ROOMS THAT CONTAIN KITCHENS AND DO NOT MEET THE MINIMUM REQUIRED FLOOR AREA OF 400 SQ. FT.

CONTINUED ON NEXT PAGE ...

PAGE ONE OF ELEVEN

### BOARD OF ADJUSTMENT SUMMARY

SEPTEMBER 9, 1988

FILE NO. 1919-A (continued)

IVEN R. STRAWDERMAN  
7410 OCEAN TERRACE

APPROVED with the following conditions:

1. The existing box sign shall be removed. The new signage shall be approved by the Planning and Zoning Department;
2. The air conditioners in the front facade shall be removed and all other air conditioners shall be flush mounted two years from the date of approval (September 9, 1988);
3. The shutters on front facade and the soda vending machine along the side shall be removed. The facade shall be repainted;
4. Compliance with conditions 1 and 2 shall be within 90 days and number 1 within 10 days of the meeting date (September 9, 1988);
5. The structure shall include an enclosed garbage facility to be approved by the Building Department; and,
6. The owner shall remove and replace all necessary sections of sidewalk.

### ELECTRICAL PERMITS

LOT: 6 BLOCK: 1 SUBDIVISION: Harding Terrace ADDRESS: 7410 Ocean Terr

## ALTERATIONS & ADDITIONS

#28672 6/13/86 Miami Beach Awning - remove old frame & replace w/new safe frame awning \$1,000.

### BUILDING PERMITS

BOARD OF ADJUSTMENT SUMMARY

JULY 8, 1988

7. FILE NO. 1919 IVEN R. STRAWDERMAN  
7410 OCEAN TERRACE  
LOT 6; BLOCK 1  
HARDING TERRACE; PB 34/4

24604

"AFTER THE FACT"  
"APPEAL FROM ADMINISTRATIVE DECISION"

THE APPLICANT IS APPEALING THE ADMINISTRATIVE DETERMINATION THAT THE SUBJECT PROPERTY SHALL CONSIST OF 19 APARTMENTS. THIS APPEAL IS PURSUANT TO THE RULES AND PROCEDURES OF A RESOLUTION APPROVED BY THE CITY COMMISSION.

APPLICANT REQUESTS THE BOARD APPROVE THE RETENTION OF 19 KITCHENS THAT WERE INSTALLED AS PART OF AN ILLEGAL CONVERSION WHICH INCREASED THE NUMBER OF UNITS FROM 19 APARTMENTS TO 38 HOTEL ROOMS THAT CONTAIN KITCHENS AND DO NOT MEET THE MINIMUM REQUIRED FLOOR AREA OF 400 SQ. FT.

DEFERRED by the applicant to the meeting of September 9, 1988.

### ELECTRICAL PERMITS

Ocean Terrace 7410

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

# Ocean Terrace 7410

BUILDING PERMITS: #SB880151 - 12-22-88 - A.B.C. Neon Sign - Metal channel letter sign neon -  
\$1,500.00 *OK*  
#BS891466 - 6-13-89 - Southern Coating - Reroof 60 sqs. - \$12,000.00 *OK*

ELECTRICAL PERMITS: #E8801398 - Others Electric - 39 Smoke detectors - 8-30-88 *OK*  
#E8800369 - 12-22-88 - ABC Neon - Signs transformer *OK*

[Home](#)[Back](#)

## Permit Manager

Welcome to Miami Beach, Florida

**City of Miami Beach Building Department**

### Detail

[Info](#)

#### Status

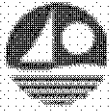
Case / Application / Permit Number	BV16000432
Type / Classification	BVIO UNSAFE: Unsafe Structure VIO: Building Violations
Address	7410 OCEAN TE Miami Beach, FL 33141
Parcel Number	<a href="#">32020030050</a>
File Date	2015-12-29
Status	RESTRICTED
Status Date	N/A
Valuation	\$0.00
Fees	\$0.00
Payments	\$0.00
Balance	\$0.00
Description	NOTICE OF VIOLATION ISSUED Property open and abandon. Need to secure the property immediately. Need to submit permit application to repair / demolish the property in 30 days. If completion is not achieved by the due date, the property will be sent to the Unsafe Structure Board to enforce the total demolition.

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

### Contacts

Name	7410 OCEAN TERRACE LLC CLARO DEVELOPMENT
Business Relationship	N/A APPLICANT
Phone	N/A
Name	7410 OCEAN TERRACE LLC CLARO DEVELOPMENT
Business Relationship	N/A OWNER
Phone	N/A

[New Search](#)



MIAMI BEACH

BV16000432 CIT

BUILDING DEPARTMENT  
1700 Convention Center Drive  
Miami Beach, FL 33139  
www.miamibeachfl.gov

## CITATION

**Violator:**

**7410 OCEAN TERRACE LLC CLARO DEVELOP**  
1035 N MIAMI AVE STE#201  
MIAMI FL  
33136-

**Owner:**

**7410 OCEAN TERRACE LLC CLARO DEVELOP**  
1035 N MIAMI AVE STE #201  
MIAMI FL  
33136-

**Case Information:****Case No:** BV16000432**Sub-Type:** UNSAFE**Property Address:** 7410 OCEAN TE**Proximity/Unit:** 7410 OCEAN TERR**Days to Comply:** 2**Date Inspected:** 12/29/2015**Fees (if applicable):** \$0.00**Permit#:**

You must take the necessary action(s) to correct or eliminate the violation(s) and **contact the Inspector listed below.** If you do not comply within **2 day(s)** from receipt of this notice, the City of Miami Beach Building Department will file charges and present this case before the governing agency having jurisdiction. If you intend to pull a permit in response to this violation, a copy of the violation notice must be supplied to the Building Department. Any fines or fees incurred from this violation that remain outstanding will result in a lien being placed on the property.

**Received By:**

**ADRIAN AVALOS**  
**SENIOR BUILDING INSPECTOR**  
**305-673-7610**

**Signature:** \_\_\_\_\_**Printed Name:** \_\_\_\_\_

---

**VIOLATION(S)****Unit:** GENRL

**MIAMI-DADE COUNTY, CHAPTER 8, SECTION 8-5 - UNSAFE STRUCTURES (b) PHYSICAL CRITERIA. (1) A BUILDING SHALL BE DEEMED A FIRE HAZARD AND/OR UNSAFE WHEN: (i) IT IS VACANT, UNGUARDED AND OPEN AT DOORS OR WINDOWS.**

**NOTICE OF VIOLATION ISSUED**

Property open and abandon. Need to secure the property immediately. Need to submit permit application to repair / demolish the property in 30 days. If completion is not achieved by the due date, the property will be sent to the Unsafe Structure Board to enforce the total demolition.

# City of Miami Beach

Photographs for Case #: BV16000432

Violator: 7410 OCEAN TERRACE LLC CLARO DEVEL	Type: BVIO	First Insp: 12/29/2015
Address 7410 OCEAN TE	SubType: UNSAFE	



picture.

User: BUILMARA



picture.

User: BUILMARA



**City of Miami Beach**

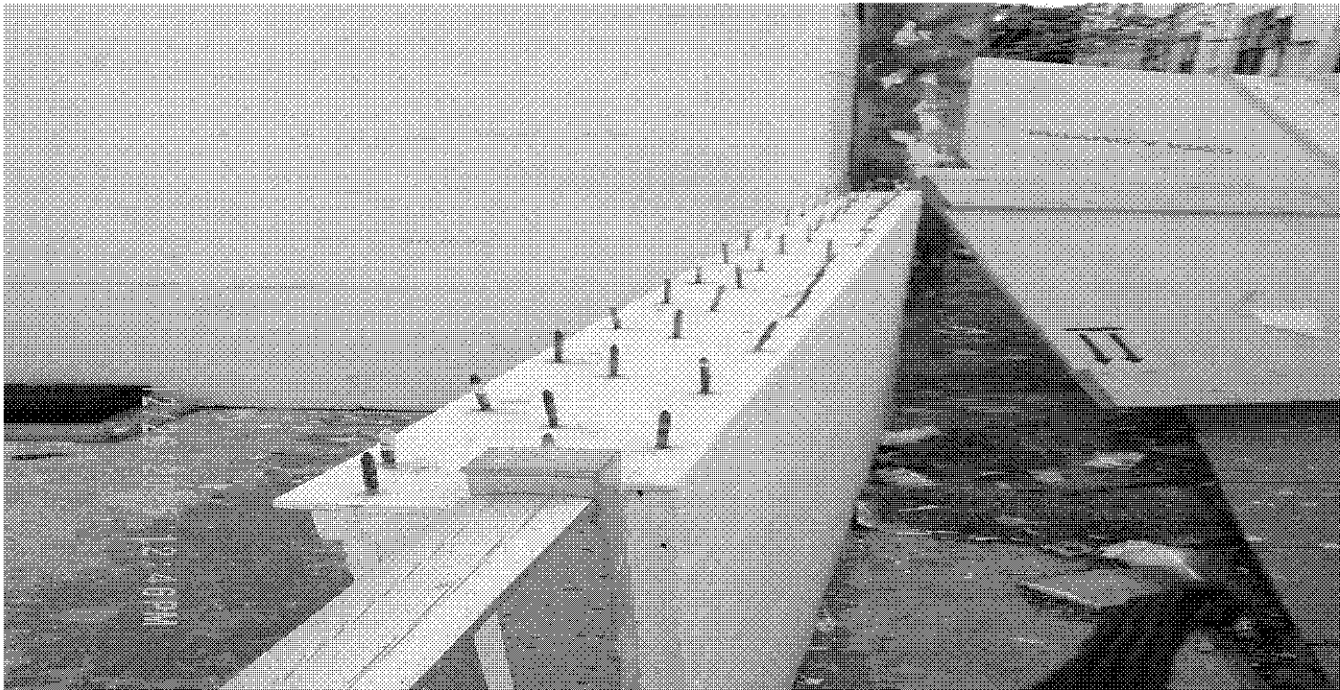
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picture.

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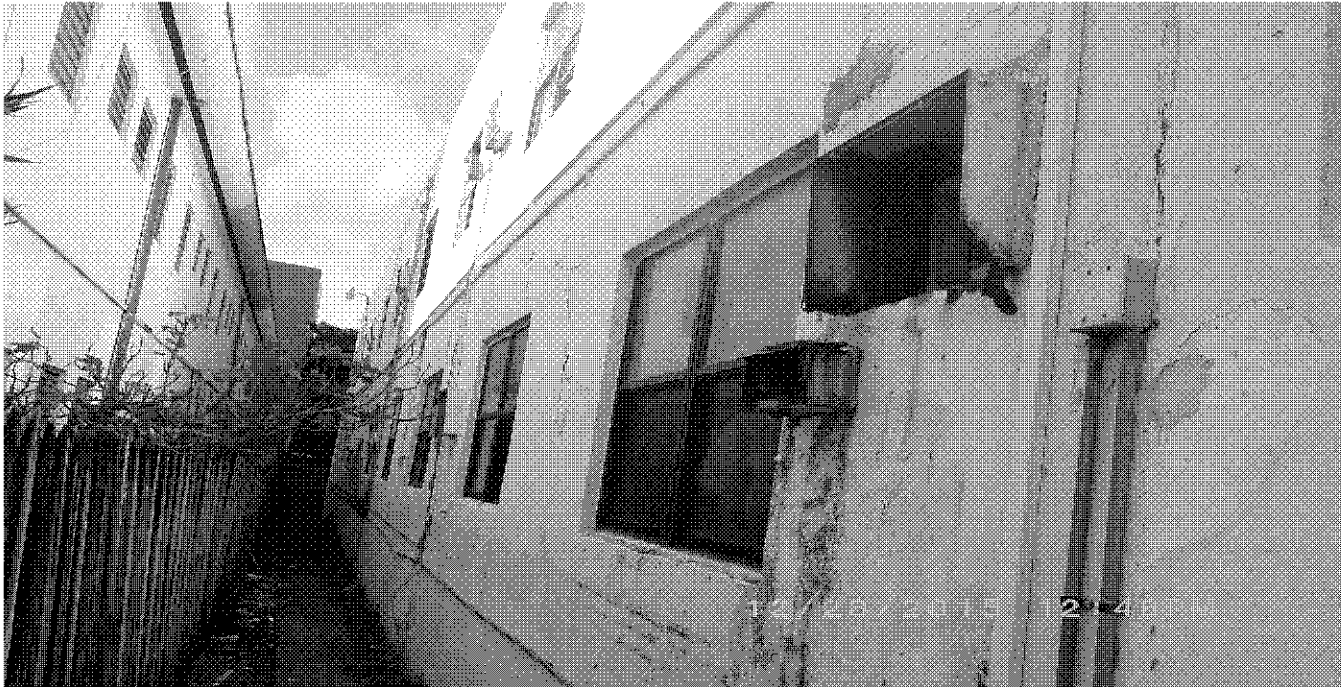


picture.

User: BUILMARA

## Photographs for Case #: BV16000432

Violator: 7410 OCEAN TERRACE LLC CLARO DEVEL	Type: BVIO	First Insp: 12/29/2015
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picture.

User: BUILMARA



picture.

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Violator: 7410 OCEAN TERRACE LLC CLARO DEVEL	Type: BVIO	First Insp: 12/29/2015
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picture.

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picture.

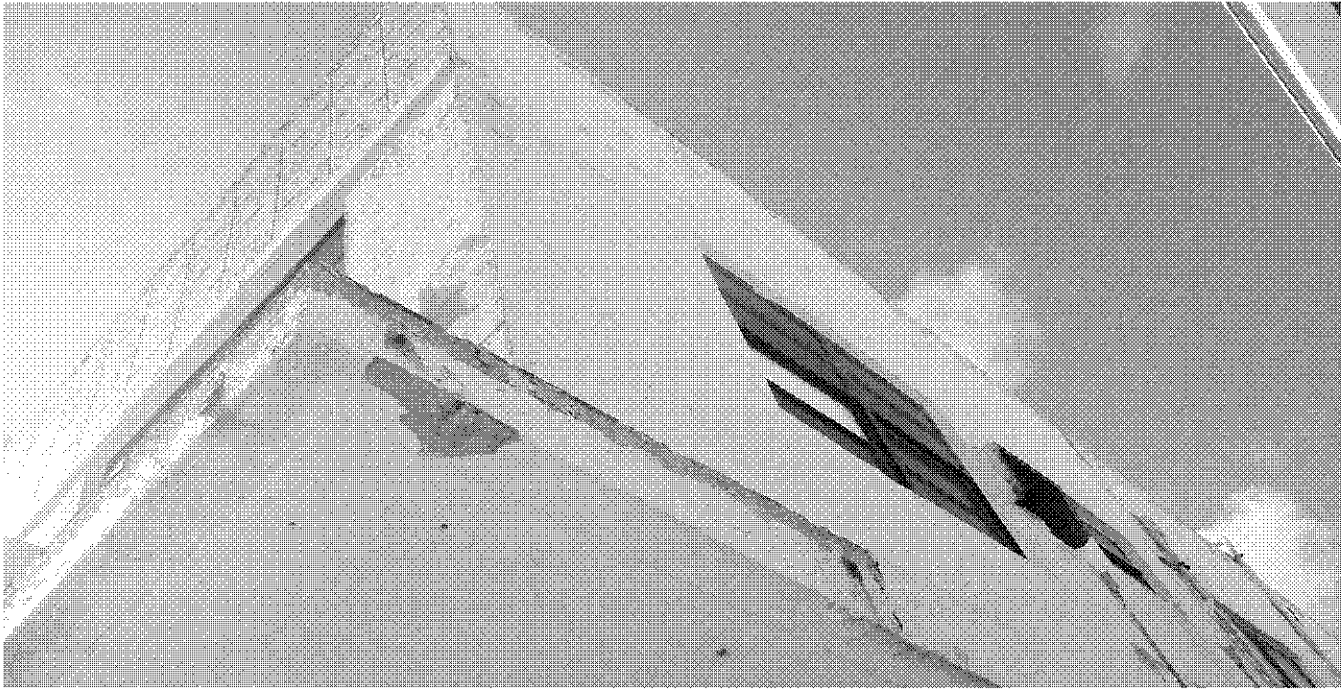
User: BUILMARA

# City of Miami Beach

Photographs for Case #: BV16000432

## Ocean Terrace 7410

Violator: 7410 OCEAN TERRACE LLC CLARO DEVEL	Type: BVIO	First Insp: 12/29/2015
Address 7410 OCEAN TE	SubType: UNSAFE	



picture.

User: BUILMARA



picture.

User: BUILMARA

# City of Miami Beach

## Ocean Terrace 7410

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Violator: 7410 OCEAN TERRACE LLC CLARO DEVEL	Type: BVIO	First Insp: 12/29/2015
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picture.

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picture.

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# City of Miami Beach

## Ocean Terrace 7410

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picture.

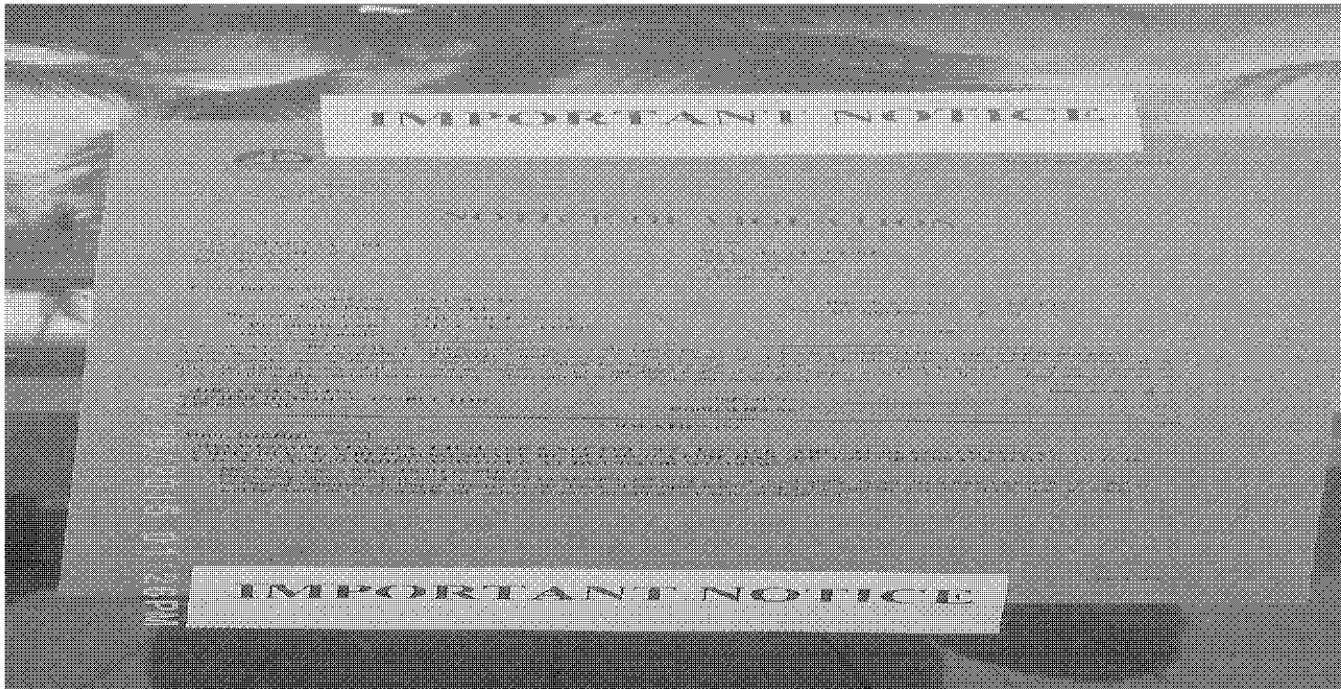
User: BUILMARA

# City of Miami Beach

## Ocean Terrace 7410

Photographs for Case #: BV16000432

Violator: 7410 OCEAN TERRACE LLC CLARO DEVEL	Type: BVIO	First Insp: 12/29/2015
Address 7410 OCEAN TE	SubType: UNSAFE	



proof of service.

User: BUILMARA



proof of service.

User: BUILMARA

# City of Miami Beach

## Ocean Terrace 7410

Photographs for Case #: BV16000432

Violator: 7410 OCEAN TERRACE LLC CLARO DEVEL	Type: BVIO	First Insp: 12/29/2015
Address 7410 OCEAN TE	SubType: UNSAFE	



follow up

User: BUILMARA



follow up

User: BUILMARA



# City of Miami Beach

## Ocean Terrace 7410

Photographs for Case #: BV16000432

Violator: 7410 OCEAN TERRACE LLC CLARO DEVEL	Type: BVIO	First Insp: 12/29/2015
Address 7410 OCEAN TE	SubType: UNSAFE	



follow up

User: BUILMARA



follow up

User: BUILMARA

# BUILDING VIOLATION PROGRESS REPORT

**Ocean Terrace 7410**

**BV16000432**

**7410 OCEAN TE**

**Sub-Type:** UNSAFE

**Status:** OPEN

**Prox/Unit:** 7410 OCEAN TE

**Inspector:** Adrian Avalos

**Days to Comply:** 2

**Permit#:**

**Total Fees:** \$0.00

**Balance Due:** \$0.00

## \*\* Key Dates \*\*

**Inspected (A):** 12/29/2015

**Issued (B):** 12/29/2015

**Service (I):** 12/29/2015

**Comply (C):** 12/31/2015

**Orig NOV (J):** 12/31/2015

**Ext NOV (K):**

**Closed(D):**

**Created:** 12/29/2015

## **Description:** NOTICE OF VIOLATION ISSUED

Property open and abandon. Need to secure the property immediately. Need to submit permit application to repair / demolish the property in 30 days. If completion is not achieved by the due date, the property will be sent to the Unsafe Structure Board to

## PEOPLE INFORMATION

<b>APPLICANT</b>	7410 OCEAN TERRACE LLC CLARO DEVELOPMENT	<b>License#:</b>	
	1035 N MIAMI AVE STE#201	MIAMI FL	33136
<b>OWNER</b>	7410 OCEAN TERRACE LLC CLARO DEVELOPMENT	<b>License#:</b>	
	1035 N MIAMI AVE STE #201	MIAMI FL	33136

Complied

## VIOLATION CONDITIONS

<b>N</b>	<b>#Na</b>	MIAMI-DADE COUNTY, CHAPTER 8, SECTION 8-5 - UNSAFE STRUCTURES (b) PHYSICAL CRITERIA. (1) A BUILDING SHALL BE DEEMED A FIRE HAZARD AND/OR UNSAFE WHEN: (i) IT IS VACANT, UNGUARDED AND OPEN AT DOORS OR WINDOWS.
	<b>ma?</b>	
		NOTICE OF VIOLATION ISSUED Property open and abandon. Need to secure the property immediately. Need to submit permit application to repair / demolish the property in 30 days. If completion is not achieved by the due date, the property will be sent to the Unsafe Structure Board to enforce the total demolition.

## INSPECTION HISTORY

## LOCKS/HOLDS/NOTICES

Date	Type	User	Comment
12/29/2015	Comment	BUILAVAA	Case Created by BUILAVAA (added by script)
12/29/2015	Comment	BUILAVAA	Inspector changed from BUILAVAA to BUILAVAA (added by script)
12/29/2015	Comment	BUILAVAA	Initial Inspector: Adrian Avalos (added by script)
12/29/2015	Comment	BUILAVAA	NOTICE OF VIOLATION ISSUED Property open and abandon. Need to secure the property immediately. Need to submit permit application to repair / demolish the property in 30 days. If completion is not achieved by the due date, the property will be sent to the Unsafe Structure Board to enforce the total demolition.

## BUILDING VIOLATION PROGRESS REPORT

BV16000432

7410 OCEAN TE

12/30/2015	Comment	BUILPINM	NEW FILE CREATED 12/30/15.
01/13/2016	Comment	BUILMARA	follow up pictures loaded

**Ocean Terrace 7410**

# INDEX

1. BUILDING SUMMARY
2. HISTORICAL PHOTOGRAPHS
3. BUILDING PERMIT CARD
4. BUILDING PERMIT HISTORY RECORD
5. NOTICE OF VIOLATION ISSUED-UNSAFE BUILDING - BV13000782

## Ocean Horizon Apts.:

**7420 Ocean Terrace    LOT 5**

Architect: **Donald G. Smith**

Year: 1947

Architect Bio: Donald G. Smith (1906–1967) was born in Indiana and educated at Western Reserve University in Cleveland, Ohio. In 1938, he established a private practice in Miami Beach. The Royal Palm Hotel in Miami Beach was one of his earliest and best works. He also designed the Lynmar Hotel and the Metropole Hotel in South Beach and dozens of small residences and apartment houses throughout the city. In the post-war years he formed a well-known partnership with Irvin Korach. Notable examples in North Beach are the Drake Villas along Tatum Waterway Drive and Ocean Horizon at 7420 Ocean Terrace.as Miami Seaquarium, the original terminal at Miami International Airport, Eastern Airlines and Pan American executive and administration buildings in Miami, Claude Pepper Federal Office Building, University of Miami Science Building and Medical School, the former Miami Public Library (now demolished), and Dade County Auditorium.

Style: Post War Modern – MiMo  
Local Historic District- “Harding Townsite South Altos del Mar Historic District”  
Historically contributing Structure.

Curiosities: Original Permit refers to Original Permit 1951 refers to ***“Apartment building – 20 Units- 2 Stories- Spread Footings”***  
Deemed as Unsafe Structure per case # BV13000782 in 2013

Present uses: Vacant/Abandoned

Existing Conditions  
7420 Ocean Terrace

(2016) Photographs







Existing Conditions 7420 Ocean Terrace

(2016) Photographs



# THE OCEAN HORIZON

IN QUIET, SPACIOUS SURROUNDINGS  
WITH THE OCEAN AT YOUR FRONT DOOR!

Facing the Ocean at 74th Street, the Ocean Horizon Apartment Hotel combines the matchless advantages of a restful, secluded setting with immediate accessibility to shopping facilities of every description.

The two short blocks of Ocean Terrace (only oceanside street on Miami Beach—see map) form an exclusive hotel and residential neighborhood practically devoid of vehicular traffic, yet busy Collins Avenue, the city's main north-south thoroughfare, is just a block away.

The fine, wide beach, unobstructed by buildings or bulkheads, invites real vacation pleasure. At the Ocean Horizon you may enjoy all the comforts of home, combined with the distinctive features and conveniences of finest hotel living.

Maid service and all utilities are included at no extra charge.

There is ample free parking space for your car.

*For reservations address:*

**OCEAN HORIZON**  
7420 OCEAN TERRACE  
MIAMI BEACH, FLORIDA

*Rentals by Day, Week, Month or Season*

The Ocean Horizon offers twenty delightfully furnished, spic-and-span bedroom apartments, all with outside exposure and ocean breeze. Rentals include maid service and all utilities. Bathing is permitted directly from your apartment.

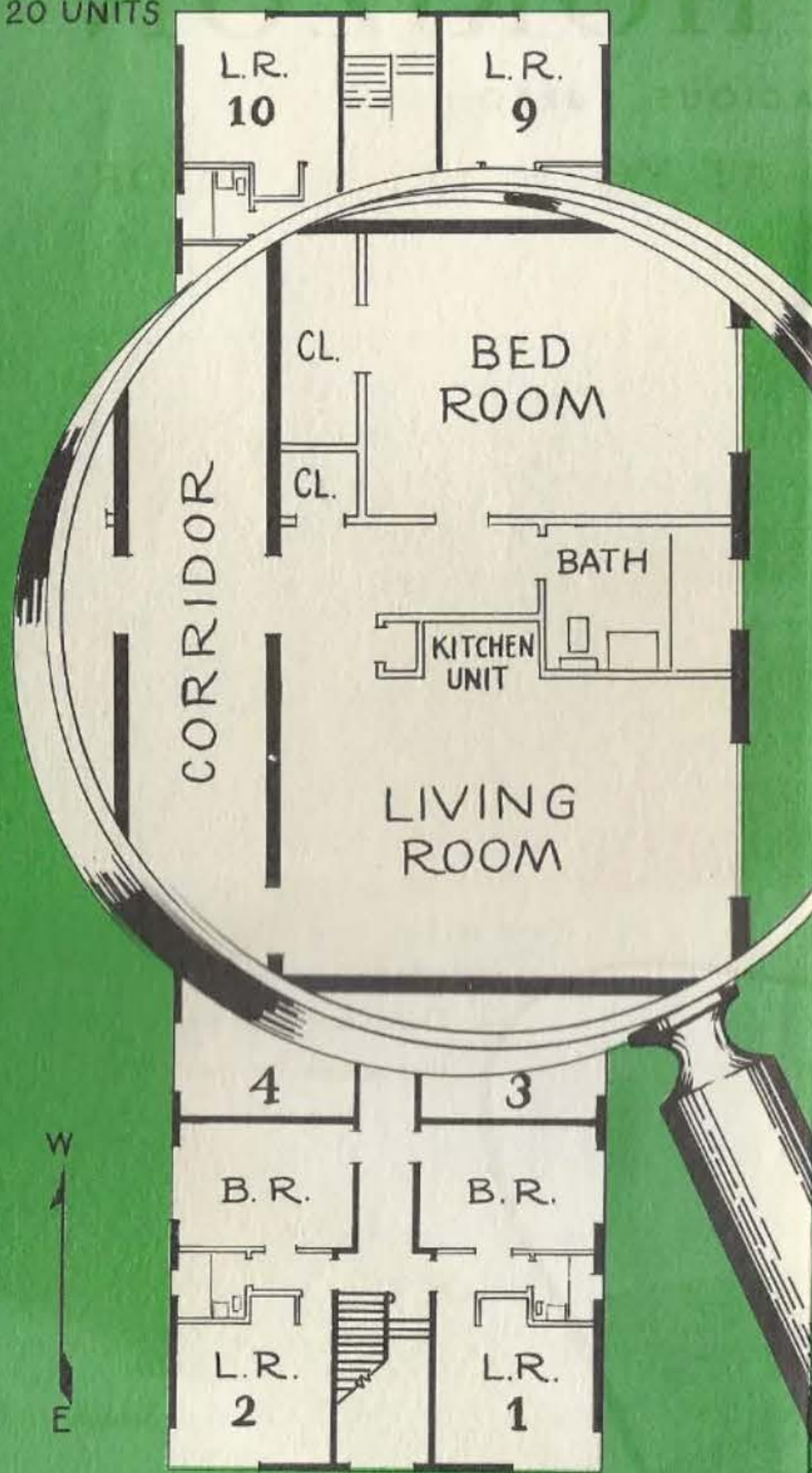
Our apartments feature comfortable living rooms, bedrooms with exceptionally large closet, tile baths with tub and shower, pullman kitchen completely equipped with four-burner gas stove and oven and electric refrigerator.

**ONLY A FEW STEPS FROM A COMPLETE SHOPPING AREA**



**ROOMY-COMFORTABLE**

TWO FLOORS  
20 UNITS

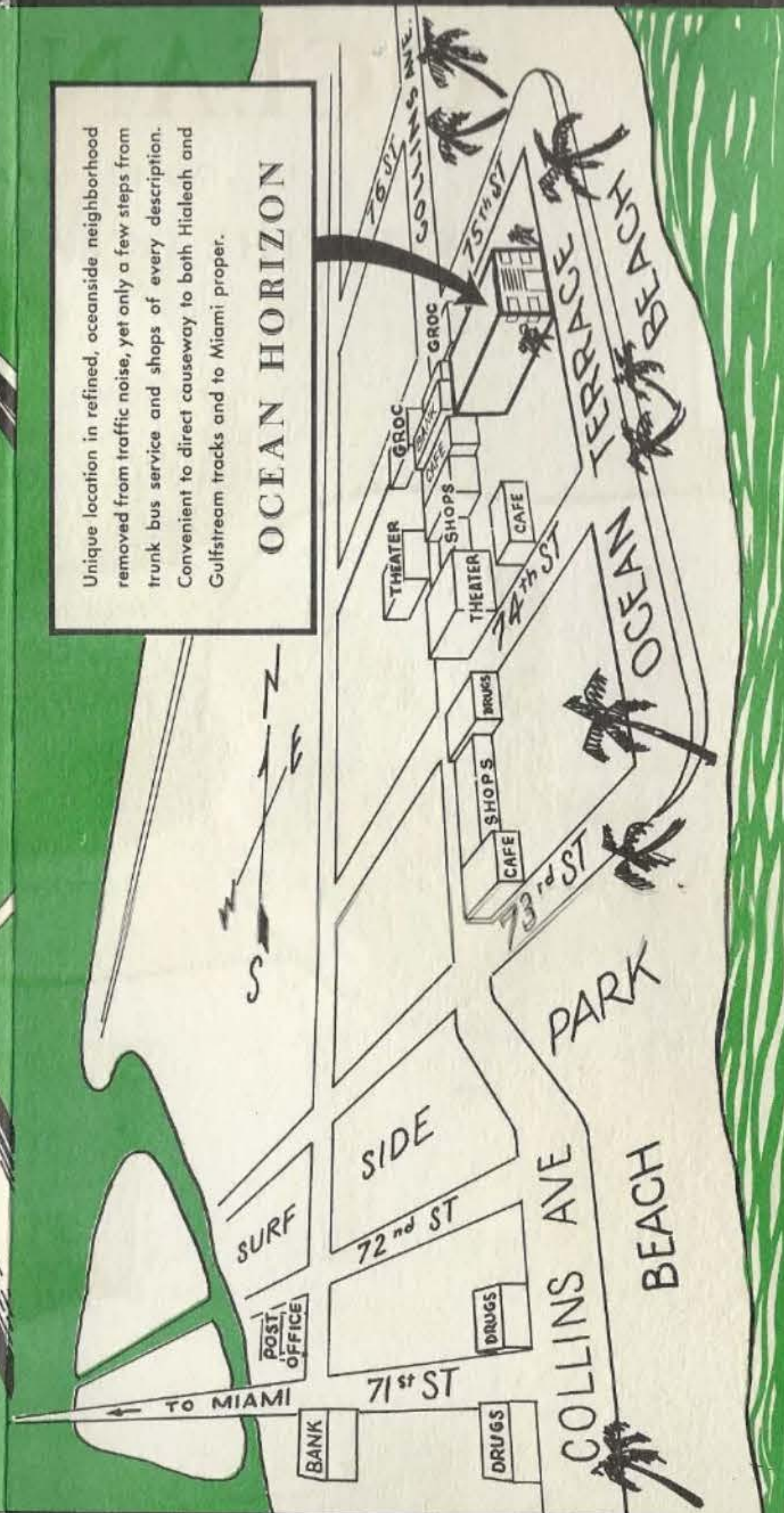


OCEAN SIDE

**CONVENIENTLY LOCATED**

Unique location in refined, oceanside neighborhood removed from traffic noise, yet only a few steps from trunk bus service and shops of every description. Convenient to direct causeway to both Hialeah and Gulfstream tracks and to Miami proper.

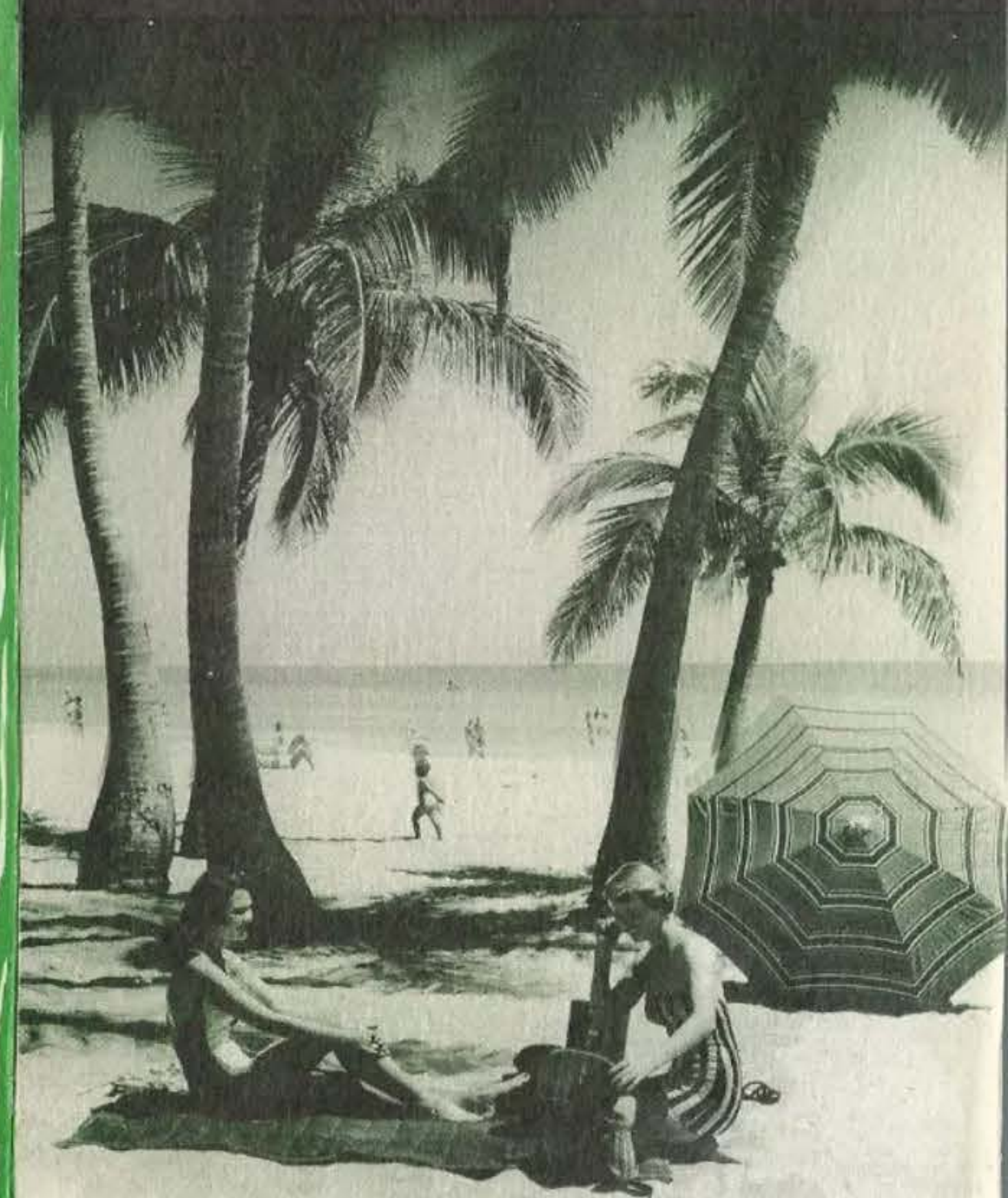
OCEAN HORIZON



# OCEAN HORIZON

ON THE OCEAN AT MIAMI BEACH

## APARTMENT HOTEL



*"Where the Ocean is your Front Yard"*

**AT 74th STREET  
MIAMI BEACH**

**OCEAN BREEZES**

**RESTFUL SETTING**

**FLORIDA**



Owner HOLIDAY-MANOR, INC.	Mailing Address	Permit No. 25757	Cost \$100,000:
Lot 5 Block 1	Subdivision HARDING TOWNSITE	Address 7420 Ocean Terrace	
General Contractor MACKLE COMPANY	24603	Bond No. 3690 3202-03-004	
Architect D. G. Smith		Engineer Zurwelle & Whittaker	
Zoning Regulations: Use RE	Area 24	Lot Size 50 x 150	
Building Size: Front 40	Depth 140	Height 21	Stories 2
Certificate of Occupancy No. 795 (Dec. 31, 1947)		Use APARTMENT-20 Unit - 1 bedroom each	
Type of Construction #3 CBS	Foundation Spread Footing	Roof flat	Date Oct. 23, 1947
Plumbing Contractor # 25730 Seiferth		Sewer Connection 1	Date Oct. 23, 1947
		Temporary Closet 2	
Plumbing Contractor # 25762 Rus Seifert			Date Oct. 27, 1947
Water Closets 20	Bath Tubs 20	Floor Drains	
Lavatories 20	Showers	Grease Traps	
Urinals	Sinks 20	Drinking Fountains	
#25783 * Gas Stoves 20- Nov. 3, 1947 * Seiferth	Gas Heaters	Rough Approved T.A. O'Neill	Date Dec. 2, 1947
Gas Radiators	Gas Turn On Approved O'NEIL	Dec. 31, 1947	
Septic Tank Contractor		Tank Size	Date
Oil Burner Contractor		Tank Size	Date
Sprinkler System			
Electrical Contractor # 25168 Wagner Electric		Address	Date Nov. 6, 1947
Switch 90	Range Motors 2	Fans	Temporary Service
OUTLETS Light 90	HEATERS Water 2	Centers of Distribution 30	
Receptacles 144	Space 20(bath)	Bell Transformer 1	
	Refrigerators 20	Service-Equipment 1	
	Irons 20	Sign Outlets	
No. FIXTURES 90	Electrical Contractor		Date
FINAL APPROVED BY Woodmansee	Date of Service	January 16, 1948	2/5/48
Alterations or Repairs—Over			

## ALTERATIONS & ADDITIONS

**Building Permits#** 37559 Vertical sign - 40 sq.ft.-Neon Sign & Service, contr. \$500.. Nov. 27, 1951

#55302 Mackle Co: Repairing & replacing rotted sheathing as needed, plaster patching & replace soffit & gen'l inside repairs - \$3000 - Jan. 3, 1958

#55358 The Cornell Co. of Fla: Reroofing - \$300.00 - January 15, 1958

#55530 Tropicalites Co: Flat wall neon sign, face of sign to be 12" from Wall-\$250- 2/13/58

#62656 Nystrand-Lloyd Corp.: Re-roofing, \$125, 8/9/60

#74231 Acolite Neon Sign Co.: Vertical sign, 2' x 9' - OCEAN HORIZON APTS. - \$250 - 6/14/65

#74789 Owner, H. S. Sp onder: Replace all jalousie windows with awning type windows - \$500 - 9/20/65 OK DM 4/26/66

#79677 North Dade Roofing Co.: roof repairs - \$115 - 2/5/68

#03608-Capital Roofing Co.-Re-roof 6000 sqs-\$3100-7-17-73

#09736-Owner-Maintenance, repairs, painting and patching-\$950-9-13-76

### Plumbing Permits:

**Electrical Permits#** 35606 Neon Sign & Service: 4 neon transformers - Nov.27, 1951

#35552 Buck Plumbing Co: 19 Lavatories (replaced) Nov.16,1953

#49587 - Astor Electric Service, Inc: 1 service equipment - 3/19/57 OK 5/31/57 Meginniss

#51590 Tropicalites: 1 Neon Transformer - Feb. 13, 1958

#61574 Electric Construction Inc. of Miami: violation - 10/15/64 OK Fidler 10/19/64

#62390 Acolite Neon Sign: 1 sign outlet - 6/14/65

24603  
LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_ ADDRESS: 7420 Ocean Terrace

## ALTERATIONS & ADDITIONS

#23537 3/8/83 owner exterior paint white color only \$1,000.  
#27480 10/2/85 owner exterior painting white \$1,000.

### BUILDING PERMITS

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### PLUMBING PERMITS

---

### ELECTRICAL PERMITS





MIAMI BEACH

BV13000782 CIT

BUILDING DEPARTMENT  
1700 Convention Center Drive  
Miami Beach, FL 33139  
www.miamibeachfl.gov

## CITATION

**Violator:**

**KENSU PARTNERS INC**  
ONE SE 3 AVE STE 2950  
MIAMI FL  
33131-

**Owner:**

**KENSU PARTNERS INC**  
ONE SE 3 AVE STE 2950  
MIAMI FL  
33131-

**Case Information:**

**Case No:** BV13000782

**Sub-Type:** UNSAFE

**Property Address:** 7420 OCEAN TE

**Proximity/Unit:** 7420 OCEAN TERR

**Days to Comply:** 2

**Date Inspected:** 05/31/2013

**Fees (if applicable):** \$0.00

**Permit#:**

You must take the necessary action(s) to correct or eliminate the violation(s) and **contact the Inspector listed below.** If you do not comply within **2 day(s)** from receipt of this notice, the City of Miami Beach Building Department will file charges and present this case before the governing agency having jurisdiction. If you intend to pull a permit in response to this violation, a copy of the violation notice must be supplied to the Building Department. Any fines or fees incurred from this violation that remain outstanding will result in a lien being placed on the property.

**Received By:**

**ADRIAN AVALOS**  
**SENIOR BUILDING INSPECTOR**  
**305-673-7610**

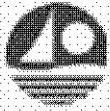
**Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

---

**VIOLATION(S)**

**Unit:** GENRL



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**Case Information:****Case No:** BV13000782**Date Inspected:** 05/31/2013**Sub-Type:** UNSAFE**Fees (if applicable):** \$0.00**Property Address:** 7420 OCEAN TE**Proximity/Unit:** 7420 OCEAN TERR**Permit#:****Days to Comply:** 2

**PLEASE BE ADVISED THAT THIS VIOLATION CASE WILL NOT BE CLOSED UNTIL SUCH TIME THAT ALL BUILDING PERMITS REQUIRED TO CORRECT THE VIOLATION(S) NOTED HAVE BEEN OBTAINED AND FINAL INSPECTION APPROVAL(S) HAVE BEEN GRANTED BY THE CITY OF MIAMI BEACH.**

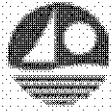
Sec. 8-5. - Unsafe Structures.

(a)

General.

(1)

The Unsafe Structures Board and Unsafe Structures Appeal Panels are created to exercise in Miami-Dade County and within those municipalities as provided for hereafter the powers and duties granted by this Section. The Board shall have jurisdiction in both the incorporated and unincorporated areas of Miami-Dade County with respect to its powers, duties and functions. The Appeal Panels shall have jurisdiction in the unincorporated areas of Miami-Dade County and within the municipalities as provided for hereafter with respect to their powers, duties and functions. The Board shall be entrusted with hearing appeals of decisions of Building Officials declaring any structures located on properties within the municipalities and those structures located on properties in the unincorporated area of the County which are not within the jurisdiction of the Unsafe Structures Appeal Panels as described below to be unsafe where there is a danger to the health and safety of the citizens, all in the manner prescribed in this Section. Unsafe Structures Appeal Panels shall hear appeals of decisions of the Miami-Dade County Building Official declaring single-family and duplex residences and their accessory structures on the same property as the principal building and accessory structures on vacant land to be unsafe where there is a danger to the health and safety of the citizens, all in the manner prescribed in this Section. Unsafe Structures Appeal Panels may hear appeals of decisions of Building Officials of the municipalities in this County declaring single-family and duplex residences and their accessory structures on the same property as the principal building and accessory structures on vacant land to be unsafe where there is a danger to the health and safety of the citizens, all in the manner prescribed in this Section, when the municipality elects to have such appeals heard by the Appeal Panels rather than the Board. Notwithstanding the provisions of this Section, a municipality may establish by ordinance its own administrative process to address unsafe structures within municipal boundaries, including a process for appeal of decisions of the Building Official that structures are unsafe. Following adoption of such ordinance, the municipality shall be solely responsible for the conduct of its own process and appeals, and for the enforcement of the laws governing unsafe structures within its jurisdiction. A



MIAMI BEACH

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**Case Information:**

**Case No:** BV13000782

**Date Inspected:** 05/31/2013

**Sub-Type:** UNSAFE

**Fees (if applicable):** \$0.00

**Property Address:** 7420 OCEAN TE

**Proximity/Unit:** 7420 OCEAN TERR

**Permit#:**

**Days to Comply:** 2

municipality adopting such ordinance shall also be authorized to establish its own standards for declaring a structure to be unsafe, and for the repair or demolition of an unsafe structure, all consistent with the provisions of the Florida Building Code. If such structure has been designated historic and is under the County's historic preservation jurisdiction, demolition procedures shall still abide by the process as set out in the Miami-Dade County's historic preservation ordinance as found in Chapter 15A.

(4)

Buildings which meet the physical criteria of unsafe structures set forth in this section, and are ordered to be repaired by the Building Official, an Unsafe Structures Appeal Panel or the Unsafe Structures Board, in the manner more particularly set forth below, which are not completed or repaired and brought into full compliance with the Building Code within the reasonable time allowed by the Building Official or the Unsafe Structures Board, will be demolished.

(b)

Physical criteria.

(2)

A building, or part thereof, shall be presumed to be unsafe if:

(i)

There is a falling away, hanging loose or loosening of any siding, block, brick, or other building material.

(ii)

There is a deterioration of the structure or structural parts.

(iii)

The building is partially destroyed.

(iv)

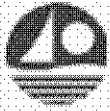
There is an unusual sagging or leaning out of plumb of the building or any parts of the building and such effect is caused by deterioration or over-stressing.

(v)

The electrical or mechanical installations or systems create a hazardous condition contrary to the standards of the Building Code.

(vi)

An unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste



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**Owner:**

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ONE SE 3 AVE STE 2950  
MIAMI FL  
33131-

**Case Information:**

**Case No:** BV13000782

**Sub-Type:** UNSAFE

**Property Address:** 7420 OCEAN TE

**Proximity/Unit:** 7420 OCEAN TERR

**Days to Comply:** 2

disposal systems.

**Date Inspected:** 05/31/2013

**Fees (if applicable):** \$0.00

**Permit#:**

(3)

A building, or part thereof, shall be presumed to be unsafe if:

(iii)

The building or structure is vacant and abandoned, and covered at doors or windows with materials not previously approved by the Building Official, or for a period exceeding the maximum limitations set forth in this Section.