

February 2, 2022

City of Miami Beach
Historic Preservation Board

File Number: HPB21-0490
Property: 333 Jefferson Avenue
Folio: 02-4203-009-5250

RE: Letter of Intent - Certificate of Appropriateness

To Whom It May Concern:

We respectfully resubmit this letter of intent to the Historic Preservation Board requesting Certificate of Appropriateness. This property consists of four buildings under one folio (02-4203-009-5250). The front two buildings are addressed 333 and 343 Jefferson and two rear buildings 335 and 337.

BACKGROUND:

In 2020, the State waiver to Section 553-509 vertical accessibility to all levels above was granted. Final Order#VW2020-083

On September 14, 2021, Rafael A.Paz, Acting City Attorney in his memo to Mayor Dan Gelber. Members of the City Commission addressed the inquiries the Mayor and City Commission, and City Staff, have received from the public in connection with active permits to renovate and/or remodel existing apartment hotels in the South of Fifth Street neighborhood for the several addresses including 333 Jefferson Avenue. For your reference here attached as "Exhibit A" you will find City's Attorney findings and conclusion related to this application.

On January 11, 2022, the Board discussed this request and recommended coming back to the March 8th meeting. In response to the Board's request, the property owner hired Heritage Architectural Associates to perform a Historic Resource Report. Additionally, the Board requested a list of permits (**Exhibit B**), inspections log (**Exhibit C**), and correspondences with the City. Lastly, the Board approved moving forward with the roof installation at building 343. This was not possible because the week of January 11th the City terminated electrical services. In addition, a 20-day grace period is placed on the project following the Board (HPB) meeting. During this period no activity is permitted.

APPLICATION:

It is the intent of the applicant to renovate and improve this neglected property making it structurally sound and historically accurate. Permit history shows only minor and necessary improvements in the 46 years. We proposed 16 Apartment Hotel units and 4-apartment units as originally intended.

The Florida Americans with Disabilities Accessibility Act, Section 553-509, and Florida Statutes (FS) waiver was granted by the State. This section requires vertical accessibility to all levels. The waiver was granted based on substantial financial costs. The applicant is still required to comply and provide access to ground level structures in compliance with the American with Disabilities Act of 1990.

The architectural drawings and permits includes all four buildings. This application is for the two fronting buildings 333 and 343 on Jefferson Avenue. The purpose is to enhance an existing, deteriorated property and address the recommendation of the Historic Board and Building Department. The proposed restorations will not change the building footprint, envelope, and original design. The request is for approval of minor façade alterations necessary to meet ADA accessibility. The scope of demolition extended due to the extreme deterioration existing condition of the buildings. The interior structure repairs are typical normal method is in accordance with the Florida Building Code and the City of Miami Beach Building Department. It was necessary to

SIDE (NORTH) FACING BUILDING 333: The request is to construct a side door providing ADA accessibility. The sidewalk and ramp leading to this entrance meets ADA accessibility. The addition of this door will ensure accessible entrance to the building.

INTERIOR MODIFICATIONS BUILDING 333:

The approved architectural and structural drawings are adding a second accessible entrance as specified on architectural sheet A1.01, a new interior stair is provided to access second floor units 201, 202 and 203. We are replacing the deteriorated first floor wood joists, wood deck, and first floor interior wood bearing walls, as specified in the submitted structural and shoring drawings.

FRONT FACING (WEST) BUILDING 343: The request is to relocate the front door in building 343 that opens into the stairways and provide an accessible entrance. The sidewalk leading to this building and landing ramp is ADA compliant. We are requesting the doorway entrance to accommodate the Handicapped Accessible unit by relocating the front door over 36”.

INTERIOR MODIFICATIONS BUILDING 343:

The approved architectural and structural drawings is adding a first-floor accessible entrance and a first floor ADA accessible unit (102).

We are replacing the damaged second floor wood interior bearing walls, roof wood joists, and roof plywood deck, as specified in the approved submitted structural drawings.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA:

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

1. A recycling or salvage plan for partial or total demolition shall be provided:
 - a. **Satisfied. All wood rafter and Joists have been segregated and separately recycled by a wood recycling center.**
2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

- a. **Satisfied. We have been approved for Hurricane impact window per window permit BC1705904**
3. Where feasible and appropriate, passive cooling system, such as operable windows, shall be provided.
 - a. **Satisfied. Operable Window are being provided per window permit BC1705904**
4. Resilient landscaping (salt tolerant, highly water absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.
 - a. **Satisfied. Approved landscaping plans Permit Number BC1704595_L-1 to L5 by All Landscaping Date Inc.**
5. The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.
 - a. **Satisfied. The land elevation of the subject property is consistent with the surrounding properties.**
6. The ground floor, driveway, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and exists can be modified to accommodate a higher street height of up to three (3) additional feet in height.
 - a. **Not Applicable**
7. In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.
 - a. **Satisfied. All mechanical and Electrical system and motors are located above base flood elevation per approved plans.**
8. Existing buildings shall be, where reasonably feasible and economically appropriate, elevation up to base flood elevation, plus City of Miami Beach Freeboard.
 - a. **Not Applicable.**
9. When habitable space is located below base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Champ o 54- of the City Code.
 - a. **Not Applicable**
10. In all new projects, water retention systems shall be provided
 - a. **Not Applicable.**
11. Cool pavement materials or porous pavement materials shall be utilized.
 - a. **Not Applicable.**
12. The project design shall minimize the potential for a project causing a heat island effect on site.
 - a. **Not Applicable.**

We request approval of these alterations necessary to comply with the Americans with Disabilities Act of 1990 and other applicable code requirements. The proposed alterations are not substantial or significant and it will not impact the historical architectural integrity of the buildings. The successful completion of this project will enhance the visual, fiscal, social value of the surrounding area and most importantly the neighborhood.

The request is compliant with the COA criteria. The approved windows design is compliant with the historic configuration and the surrounding buildings. The proposed renovations are conforming with the surrounding buildings of that period. The restorations will enhance the building's structural integrity while maintaining the design styles and influence of the surrounding buildings and historic district. These repairs will have a positive impact on the neighborhood. Therefore, the criteria for a Certificate of Appropriateness is met by the proposed reconstruction.

Regards,

A handwritten signature in blue ink, consisting of a stylized 'L' followed by a long horizontal stroke that tapers to the right.

Leon Azicri

EXHIBIT "A"

MIAMI BEACH

OFFICE OF THE CITY ATTORNEY

LTC No. **381-2021**

LETTER TO COMMISSION

TO: Mayor Dan Gelber
Members of the City Commission

FROM: Rafael A. Paz, Acting City Attorney
Alina T. Hudak, City Manager



DATE: September 14, 2021

SUBJECT: Apartment Hotels
310 Meridian Avenue
226 Jefferson Avenue
333 Jefferson Avenue

At the request of several members of the City Commission, this Letter to Commission ("LTC") has been drafted to address the inquiries the Mayor and City Commission, and City staff, have received from the public in connection with active permits to renovate and/or remodel existing apartment hotels in the South of Fifth Street neighborhood for the following addresses: 310 Meridian Avenue, 226 Jefferson Avenue, and 333 Jefferson Avenue. With respect to the specific questions submitted by the public, this LTC includes information that is both responsive and relevant to those questions and the City Commission's consideration of all of the pertinent issues.

A. Background – Apartment Hotels

Apartment hotels were included in the LDRs some years ago to better identify buildings that had a balanced mix of apartment and hotel units. When areas of the City were more seasonal in nature, these types of buildings were popular as some of the units would be occupied during the late fall, winter and early spring months, by seasonal visitors. In the past, apartment hotel uses have provided options for older, historically significant buildings to be renovated, preserved and restored. Apartment Hotels are defined as follows under Sec. 114-1 of the City Code:

Apartment hotel means a building containing a combination of suite hotel unit, apartment units and hotel units, under resident supervision, and having an inner lobby through which all tenants must pass to gain access. An apartment hotel must contain at least one unit apartment.

Recently, on August 18, 2021, the Planning Board transmitted a proposed Ordinance to the City Commission with a favorable recommendation to prohibit apartment hotel uses in the R-PS1 and R-PS2 zoning districts. As such, zoning in progress has been initiated, **and no new building permit application may be accepted, and no new permit may be issued, for any apartment hotel use in these districts.**

The property at 226 Jefferson Avenue is located within the R-PS1 Zoning District, and the properties at 310 Meridian Avenue and 333 Jefferson Avenue are located within the R-PS2 Zoning District. Additionally, 310 Meridian Avenue and 333 Jefferson Avenue fall within the boundaries of the Ocean Beach Local Historic District and both structures on these properties are classified as contributing.

Under the current requirements of the Land Development Regulations (LDRs) of the City Code, hotels, suite hotels, and the short-term rental of residential apartment units are prohibited in the R-PS1 and R-PS2 districts. However, until August 18, 2021, as detailed above, apartment hotels were permitted in these zoning districts.

B. The Office of the Inspector General's Independent Review of this Matter

In response to the public's request for an independent investigation of the permitting/approval process for the subject properties, the Mayor referred this matter to the Office of Inspector General, which has opened an investigation.

This LTC confirms that the Inspector General is conducting a full independent review of this matter, as requested by hundreds of members of the public in communications to the City. Under the City Charter, the Inspector General is expressly charged with investigating any matter involving any issue related to the performance of any City employee's duties, and has full authority to review and investigate any complaint submitted by any member of the public. The Inspector General is currently interviewing City personnel in connection with the issuance of the respective Building Permits, including the Planning Department's review of the construction documents in connection with its review and approval for a Certificate of Appropriateness in accordance with Section 118-563 of the City Code.

C. City of Miami Beach Regulatory Officials Acting in their Regulatory Capacities (Semi-Autonomous Personnel)

1. Summary.

The City's review of building permit applications is a regulatory function that requires an objective application of the Florida Building Code and the City's LDRs. The relevant city officials who are charged with this function as it relates to apartment hotels are the Building Official and the Planning Director, who act in their regulatory capacities as semi-autonomous personnel when they execute these functions. Neither the Mayor, the City Commission, the City Manager, nor the City Attorney have the legal authority to countermand the determinations of these semi-autonomous personnel. This has been the official opinion of the City Attorney's Office since at least 1993. See City Attorney Opinion dated December 6, 1993, attached as Exhibit A. We discuss the authority of each of these individuals and entities immediately below.

2. The Building Official is the Only Official who may Administer Building Regulations.

The Building Official is the only city official empowered to administer and execute building regulations under the Florida Building Code, which has been expressly adopted as the building code of the City in City Code Section 14-401. More specifically, pursuant to Section 468.604(1) of the Florida Statutes:

It is the responsibility of the Building Official to administer, supervise, direct, enforce, or perform the permitting and inspection of construction, alteration, repair, remodeling, or demolition of structures and the installation of building systems within the boundaries of their governmental jurisdiction, when permitting is required, to ensure compliance with the Florida Building Code. **The Building Official shall faithfully perform these responsibilities without interference from any person.** (Emphasis added).

As a general matter, the Building Official's interpretation and enforcement of the Florida Building Code, as it is relevant here, is subject to review by the Board of Rules and Appeals. See Miami-Dade County Code Section 8-4(a).

3. The Planning Director is the Only Official who may Administer the Land Development Regulations.

Similarly, pursuant to Article I, Section 2 of the City's Related Special Acts and Chapter 114 of the City's LDRs, the Planning Director is the only city official empowered to administer and interpret zoning regulations. Generally, the Planning Director's interpretation of the City's LDRs may only be reviewed by the City's Board of Adjustment.

These officials' regulatory decisions are of a semi-autonomous nature inasmuch as the exclusive right of review is pursuant to appeal to administrative boards and, if needed, subsequent court review.

4. The City Commission Does Not Have Authority to Direct the Outcome of Decisions by the Building Official or the Planning Director.

Under the City Charter, the powers of the City Commission are enumerated in §2.03, the powers of the Mayor are enumerated in §2.06, and the powers of the City Manager are enumerated in §4.02. Neither the City Charter nor the City Code grant express power to the Mayor, City Commission or the City Manager to direct the outcome of administrative determinations made by the City's regulatory officials, namely the Building Official, the Planning Director (and, not relevant here, the Fire Chief). Rather, the review of such decisions by regulatory officials acting in their regulatory capacities is subject to administrative remedies and/or an appellate review process.

Neither the City Code nor Charter recognize any procedure for the City Commission, or any City official, to reverse a regulatory approval of the Building Official or Planning Director.

Inasmuch as neither the City Charter nor City Code expressly grants the City Commission or City Manager the power to review such regulatory decisions, and in view of the clear limitations on review of these decisions, review by the applicable administrative bodies (and subsequent rights of judicial review in the courts) is the exclusive procedure for review of these determinations.

For all these reasons, under Florida, County, and City law, neither the Mayor, City Commission nor City Manager (nor, for that matter, the City Attorney) have the authority to direct the determination of administrative interpretations or decisions of a regulatory or semi-autonomous nature made by either the Building Official or the Planning Director in the performance of their duties.

Notwithstanding the foregoing, as set forth more fully below in Section E, the City Commission, in its legislative capacity, may consider a wide variety of measures to prospectively address the concerns relating to the foregoing issues, including, but not limited to, the quality-of-life concerns expressed by many residents.

D. The Building Permits for the subject properties

As set forth above, the Building Official is charged with enforcement of the Florida Building Code and Florida Statutes, Chapter 553. The process for obtaining (and revoking) a building permit begins and ends with the Building Department (subject to the administrative or judicial review noted above). As part of the process, review and approval by the City's Planning Department is required, and that review and approval was performed here.

Once a building permit is issued, the property owner who has relied upon an issued permit is entitled to rely on the City's regulatory approval. *Sakolsky v. City of Coral Gables, 151 So.2d 433 (1963)* (municipality was precluded under doctrine of equitable estoppel from rescinding permit, even though holder might have had reason to believe that municipality's official mind might be changed by municipal election and political controversy regarding high rise zoning, where holder materially changed his position and incurred substantial expense in reliance on permit which had been intentionally and lawfully issued by proper municipal officers).

The Building Official's ability to lawfully revoke an issued building permit is extremely limited, as set forth in Section 105.6 of the Florida Building Code, which provides as follows:

105.6 Denial or revocation. Whenever a permit required under this section is denied or revoked because the plan, or the construction, erection, alteration, modification, repair, or demolition of a building, is found by the local enforcing agency to be not in compliance with the *Florida Building Code*, the local enforcing agency shall identify the specific plan or project features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the permit applicant. If the local building code administrator or inspector finds that the plans are not in compliance with the *Florida Building Code*, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency.

(Emphasis added).

The specific questions raised by members of the public and commissioners, and our analysis of the underlying issues, is set forth below.

1. Questions Relating to the Property Value and Permit Job Value

Some residents and commissioners have raised questions regarding the City's method of calculating value for purposes of applying "the FEMA 50% rule."

The so called "FEMA 50% Rule" is required by the NFIP (National Flood Insurance Program), FEMA's flood insurance program, which provides affordable flood insurance to property owners.

For instance, if a community needs federally backed flood insurance to be made available to its citizens, then they must adopt and enforce the rules as required by the NFIP. The City of Miami Beach has adopted the NFIP rules, including the FEMA 50% rule, in City Code Sections 54-37("Basis for establishing the areas of special flood hazard") and 54-48(1)(a)("Specific Standards [for Residential Construction]")

The FEMA 50% rule applies to any home or building where the lowest floor is below the 100-year flood elevation. In residential properties, only parking, building access and limited, incidental storage are allowed below the flood level.

If an improvement to an existing structure costs more than 50% of the original structure's current value ("substantial improvement"), it must be brought into compliance with the flood damage prevention regulations, in order to be insured. This includes elevating the building to, or above, the 100-year flood elevation.

The building department, for purposes of analyzing the FEMA 50% rule when reviewing

a building permit application, relies on the FEMA "Actual Cash Value" (ACV) formula, which is the cost to replace a building on the same parcel with a new building of like-kind and quality, minus depreciation due to age, use, and neglect. The Building Department has routinely relied on certified independent third-party appraisals and cannot impose a different standard for review of valuation after a permit has already been issued. Indeed, the property owner is allowed by City Code to decide whether to use the county tax value or the appraised value. See City Code Section 54-35 (Definition of market value). However, due to the age of older buildings and the depreciation used by the county, as well as the higher land values of older buildings, in some cases the county assessed value is quite low and using the county figure would cause the 50% rule to come into play with even minor repairs and property improvements such as installing impact windows or a new roof. For that reason, the ACV formula has traditionally been employed by the Building Department.

The building department is audited by CRS every 3 years as well as FEMA or State Flood Plane Management Office every 5 years. These audits include a review of construction documents, which includes the appraisal values.

Applying the ACV formula, the construction cost ratios are as follows for the permits at issue:

Property Address	Permit #	Building Market Value	Construction Cost	Construction Cost Ratio
310 Meridian Ave	BC1704920	\$1,460,000.00	\$710,000.00	48.63%
226 Jefferson Ave	BC1910387	\$218,972.00	\$81,500.00	37%
333, 337, 343, 345 Jefferson Ave. This property has 4 detached structures.				
333 Jefferson Ave	BC1704595	\$702,831.00	\$173,484.00	25%
337 Jefferson Ave	BC1704595	\$513,893.00	\$173,484.00	34%
343 Jefferson Ave	BC1704595	\$539,053.00	\$128,020.00	24%
345 Jefferson Ave	BC1704595	\$560,560.00	\$173,484.00	31%

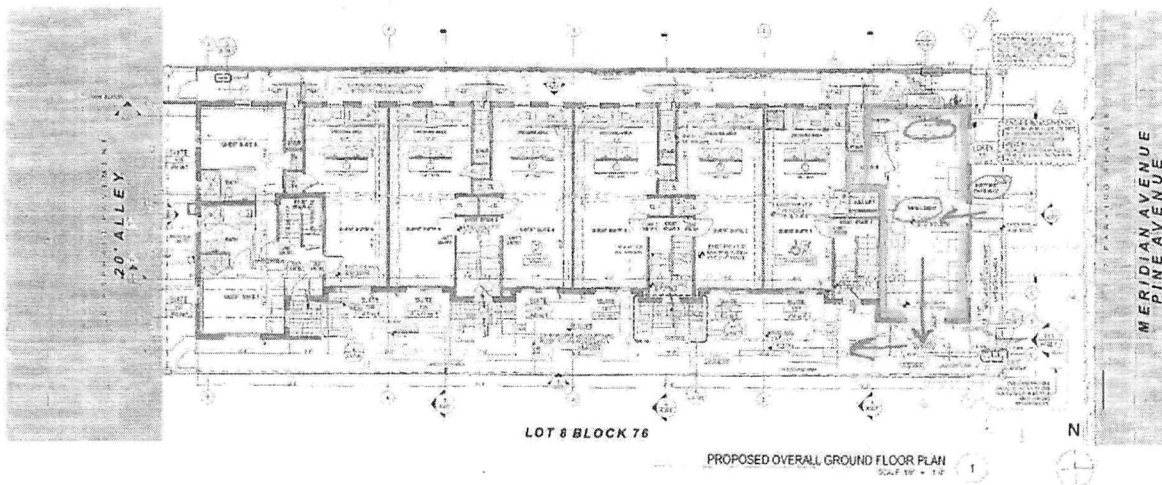
Should the City Commission desire to enact Planning and Zoning related legislation with additional requirements for review of property values, it may certainly do so.

2. Questions Relating to Whether the Plans For Each Property Included a Ground Floor Lobby

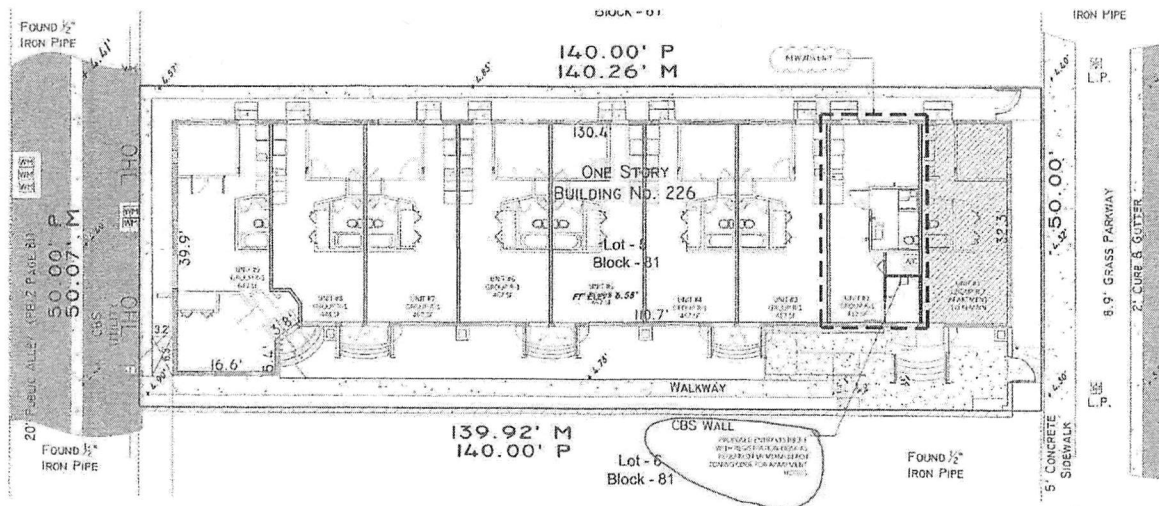
Additionally, there have been questions and concerns about whether a lobby is required in each Project. Staff reviewed each Project and has determined that all units are accessed through a lobby which is consistent with the requirements in the LDRs.

The permitted lobby plans for each of the subject properties are as follows, and highlighted below:

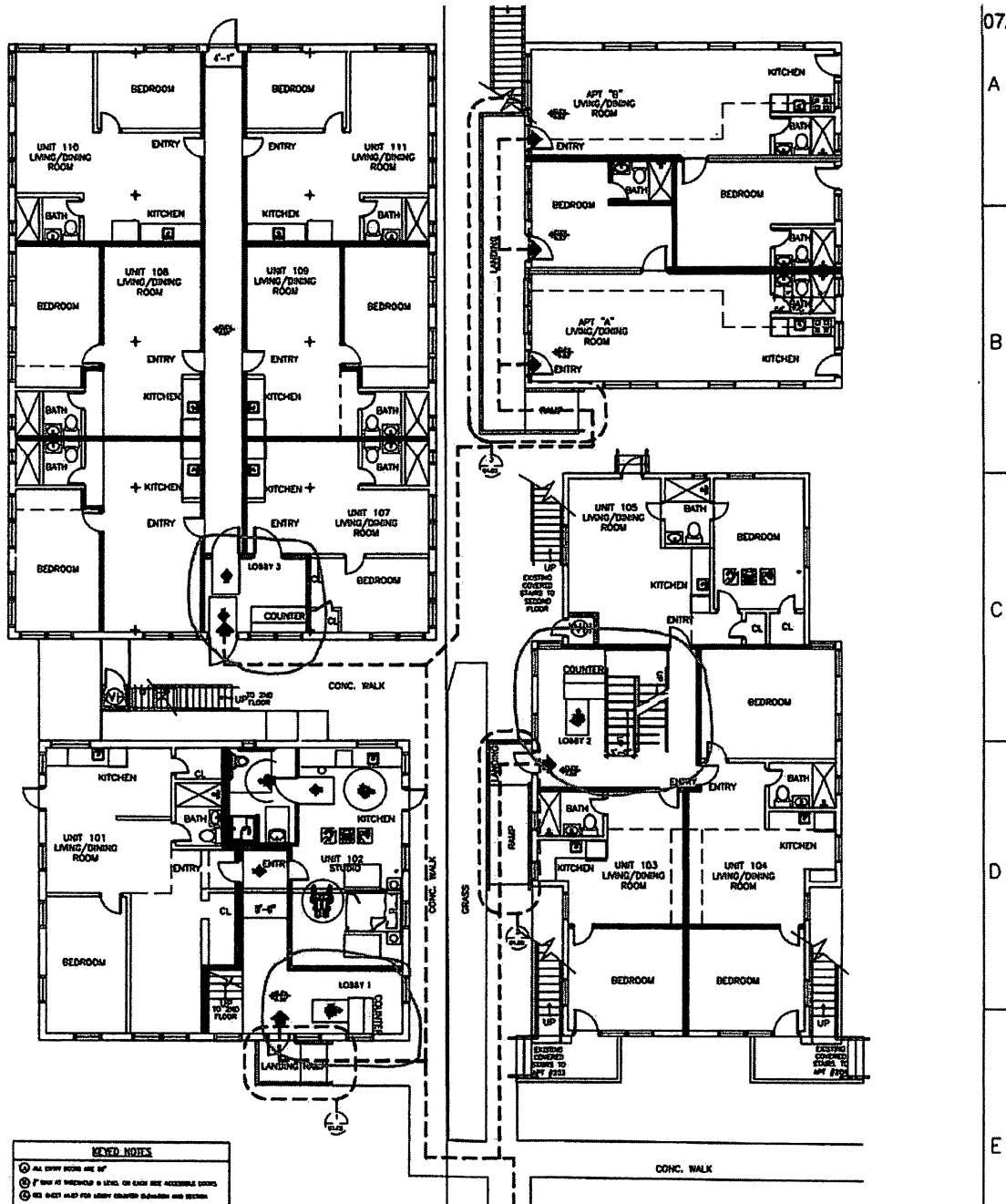
310 Meridian Avenue - lobby floor plan



226 Jefferson Avenue - lobby floor plan



333 Jefferson Avenue - lobby floor plan



Based on the foregoing, and given the very exacting standard for revocation of a building permit under the law, the City Attorney's opinion is that the Building Official is acting well within the scope of her regulatory authority in concluding that the circumstances relating to 310 Meridian, 226 Jefferson Avenue, or 333 Jefferson Avenue do not warrant the revocation of the issued permits, or the issuance of a stop work order, based on the specific matters outlined above. However, these active construction sites are being monitored by the Building Department to ensure that the work being performed does not exceed the scope of the approved permits.

3. Questions Concerning Certificate of Appropriateness Review and Approval.

As part of the Planning Department's review of building permit applications, the approval of a Certificate of Appropriateness is required in connection with any modification to a building or structure (the "Project") that is located in a designated historic district. Depending on the scope of work proposed, a Certificate of Appropriateness may be approved either by the Historic Preservation Board ("HPB") or by staff. The HPB's jurisdiction is limited to the exterior components of the building or structure and public interior spaces. Interior non-public spaces are not within the HPB's jurisdiction. If HPB review is required, then a full set of schematic design plans is presented to the HPB and the resulting approval serves as the Certificate of Appropriateness for the Project. If the Project involves work that, pursuant to the requirements in section 118-563(d) of the City Code, can be approved administratively, for a staff-level Certificate of Appropriateness, the approved building permit, which was reviewed and signed off by the Planning Department, serves as the Certificate of Appropriateness. The Planning Department's sign-off is the final confirmation that an application satisfies the Certificate of Appropriateness criteria in section 118-564 of the City Code, and all other requirements of the City's Land Development Regulations.

Members of the public have asked whether, for staff-level Certificates of Appropriateness, a separate application form is required. The City's longstanding practice has been to streamline applications for building permits and staff-level Certificates of Appropriateness by permitting applicants to:

- (i) submit **one** application that satisfies both the Building and Planning Departments' requirements, with that application including all of the information required for the certificate of appropriateness criteria to be reviewed by Planning Staff; and
- (ii) obtain **one** approval—a building permit—which evidences approval by the Building Department, Planning Department (including, if applicable, a staff-level Certificate of Appropriateness), and any other department whose review of a particular application may be required.

Importantly, based on the application process the City has in place, a substantive certificate of appropriateness review is conducted with every application, and was in fact conducted with respect to the three subject properties, as the underlying information is contained in the applicant's plans.

E. Legislative Options for the City Commission's Consideration at its September 17, 2021 Meeting.

In light of the Planning Board's transmittal to the City Commission of the Ordinance prohibiting apartment hotels in the R-PS1 and R-PS2 districts, **Zoning in Progress is in effect and no new application for any apartment hotel in these districts may be accepted. First Reading by the City Commission is scheduled for September 17, 2021.**

If the Ordinance is adopted following two readings by the City Commission, apartment hotels will be prohibited in R-PS1 and R-PS2, and any existing apartment hotels that were legally established would be deemed "legal non-conforming."

In addition, a discussion item has been placed on the September 17, 2021 City Commission meeting agenda regarding strategies for addressing quality-of-life issues with existing and potential future apartment hotels in the RPS-1 and RPS-2 districts:

- Exploring modest and context sensitive incentives to encourage the re-conversion of buildings to residential apartment uses, such as height or other incentives.
- Developing a comprehensive strategy to address negative behaviors in the R-PS1 and R-PS2 districts. Police, Code and Parking would need to participate in this discussion.
- Implementing a strategy to address cut-thru traffic, speeding and reckless driving. This would include a combination of traffic calming measures, as well as enforcement.

Once the Inspector General has concluded his independent review, the City Commission may also want to discuss any recommendations the Inspector General may provide, as it considers how to build on the City's current building permit review process prospectively.

If there are any additional questions or new issues raised, both the Administration and City Attorney's Office are committed to reviewing any such questions objectively, in an effort to provide the City Commission with our collective recommendations and best advice.

RAP/SHR/NK/ag

CITY OF MIAMI BEACH

TO: LAURENCE FEINGOLD
CITY ATTORNEY

FROM: JEAN OLIN
FIRST ASSISTANT CITY ATTORNEY

SUBJECT: REVIEW OF SEMI-AUTONOMOUS DECISIONS MADE BY CITY
EMPLOYEES

DATE: DECEMBER 6, 1993

Pursuant to Mayor Gelber's request, I have researched the issue of whether in Miami Beach's form of government it is appropriate for determinations of a semi-autonomous nature made by certain City employees to be subject to direction of the City Administration and/or elected officials. As is explained more fully below, such direction is outside the powers of the City Manager and/or elected officials.

The power of review over decisions made by certain City employees is established in the City Charter and Code. The constitutional doctrine of separation of powers into the legislative, executive and judicial branches of government concerns the administration of certain laws by municipal corporations, except as qualified or limited by particular provisions of applicable laws including the Charter and Code. Therefore, the Commission and City Manager may perform and are required to perform those duties as are prescribed in the City's laws or as made applicable by legislative act or which may be implied, or which are indispensable to enable the municipal corporation to perform the purposes of its creation. McQuillin's on Municipal Law, §12.126.

Under the Miami Beach City Charter, the City Commission's powers are as follows:

All powers of the City shall be vested in the City Commission except those powers specifically given to the Mayor, the City Manager, and to the City Attorney, as provided in this Charter and except those powers specifically reserved in this Charter to the electors of the City. Moreover, the City Commission shall have all powers and privileges not inconsistent herewith, granted to the City Commission of cities and towns by the general laws of the State of Florida, and

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shall have power to do and perform all things necessary for the government of the City not inconsistent with the Constitution of the State of Florida, the Constitution and laws of the United States, and the terms and provisions of this Charter.

Miami Beach City Charter, §2.03, "Powers of the City Commission."

The Mayor shall be the presiding officer at the meetings of the Commission and shall bear the title of Mayor and shall have a voice and a vote in the proceedings of the City Commission but no veto power, and he/she may use the title of Mayor in any case in which the execution of legal instruments in writing or other necessity arising from the general laws of the state so requires; he/she shall sign all deeds, contracts, bonds or other instruments of writing to the which the City is a party when authorized to do so by ordinance or resolution of the City Commission, but he/she shall not have the administrative or judicial functions and powers of the Mayor under the general laws of the state.

Miami Beach City Charter, §2.06, "Duties of Elected Mayor."
The City Charter also provides that the City Manager ...

shall be the chief executive officer and head of the administrative branch of the city government. Except as specifically provided otherwise in this Charter, the City Manager shall be responsible to the City Commission for the proper administration of all affairs of the City. The functions and powers of this office shall be:

(a) To see that the laws and ordinances are enforced.

* * *

(h) To have general and special supervision and control, subject to the control by

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the City Commission, of the several departments now existing, except for the Legal Department, or hereafter to be created, and the City Manager shall be purchasing agent of the City, with authority to delegate such duty.

* * *

- (j) The City Manager shall account to the City Commission for the conduct and acts of the several departments now existing, or hereafter to be created, and he/she shall have supervision and control of the heads of the said departments, and such heads as appointed by the City Manager shall be accountable to the City Manager for the conduct and acts of their departments, except for the Legal Department.

* * *

Miami Beach City Charter, §4.02, "City Manager - Functions and Powers." Moreover, Miami Beach City Code Section 2-4 "[City Manager] - To Have Wide Latitude in Relation to Organizational Units and Administrative Officers" provides:

The City Manager shall have, within the limitations of the Charter of the City and the implications of the division or office titles, wide latitude in prescribing the functions of the various organizational units of the City's service and the duties of the administrative officers of the City.

Neither the City Charter nor the City Code grant express power to the City Commission or the City Manager to direct the outcome of administrative determinations made by City employees of a semi-autonomous nature but rather assign this power of review to an appellate process.

Clearly, semi-autonomous powers may be delegated to administrative officials. State v. Jacksonville, 133 So. 117 (Fla. 1931). An ordinance that delegates a part of the police power to

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an official may be valid, even though it confers upon the official a certain discretion in the exercise of that power, provided the administrative discretion is sufficiently limited by rules and standards. See, City of Miami v. Save Brickell Avenue, Inc., 426 So.2d 1100 (Fla. 3d DCA 1983). Accordingly, certain administrative officers of the City of Miami Beach have, by the implications of their office titles, semi-autonomous power to make specific decisions which are not subject to interference by the City Manager or the City Commission.¹ The Planning/Development, Design and Historic Preservation Director as well as the Building Director are empowered to administer and execute zoning and building regulations and ordinances, both being governed by the provisions of applicable laws and regulations and the issuance and review of relevant matters. In these instances, such officials are making administrative decisions which are of a semi-autonomous nature inasmuch as they offer a right for review via administrative boards and, if needed, subsequent court review.²

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It should be noted that in Jennings v. Dade County, 589 So.2d 1337 (Fla. 3d DCA 1991) rev. den. 598 So.2d 75 (Fla. 1992), it was held that ex parte communications are inherently improper to quasi-judicial proceedings and that quasi-judicial officers should avoid all such contacts where they are identifiable. Adherence to procedures which ensure fairness "is essential not only to the legal validity of the administrative regulation, but also to the maintenance of public confidence in the value and soundness of this important governmental process. See, 2 Am. Jur. 2d "Administrative Law" §351.

²Planning and Zoning Director:

- Miami Beach City Code, §16-7(A)(1):

The Board of Adjustment shall have the following powers and duties:

To hear and decide appeals when it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance with the exception of appeals pursuant to §17-4(G) and §18-2(I)(1). In the event of an administrative appeal to the Board of Adjustment, the Planning and Zoning Director may engage the services of an attorney for the purposes of representing the administrative officer that made the decision that is the subject of the appeal. ...

- Miami Beach City Code, §16-9, "Appeal of Board's Decision":
The decision of the Board of Adjustment shall be final

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In a number of administrative appeals such as zoning and building there is often a hierarchy of authorities so that a review of action by an administrative official may be had within the system itself by a higher or superior agency. Within the City of Miami Beach, the Director of Planning/Development, Design and Historic Preservation and the Building Director, are authorized to make decisions with regard to interpretations of the City's Zoning

and there shall be no further review thereof except by resort to a court of competent jurisdiction by a petition for writ of certiorari.

Building Official:

- South Florida Building Code, §201.1 "Powers, Duties and Appointment of Building Official":

- (b) Powers and Duties. The Building Official is hereby authorized and directed to interpret and enforce all of the building provisions of this Code subject to the powers vested in the Board of Rules and Appeals as set forth in §203.

* * *

- South Florida Building Code, §202.13(d) "Unsafe Structures Board":

- (d) Duties and Powers of the Board. The Board shall have the following duties, functions, powers and responsibilities:

- (1) Hear and determine appeals from actions and decisions of the Building Official pursuant to the provisions hereof.

* * *

- South Florida Building Code §203.4 "Duties of Board of Rules and Appeals".

- (a) Appeal from decision of Building Official: The Board shall hear all appeals from the decisions of the Building Official wherein such decisions are on matters regulated by this Code from any person agreed thereby...

- South Florida Building Code §203.7 "Court Review":

Any person aggrieved by a decision of the Board of Rules and Appeals, ... may apply to the appropriate court to correct errors of law of such decisions ...

LAURENCE FEINGOLD
CITY ATTORNEY
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Ordinance and South Florida Building Code -- pursuant to the Zoning Code and South Florida Building Code, review of these decisions may be appealed to the City's Board of Adjustment and Unsafe Structures Board or Board of Rules and Appeals, respectively. Absent Charter or Code provisions to the contrary, the higher administrative authorities are therefore solely empowered to review decisions of these officials. See, Fla. Jur. 2d, "Building, Zoning and Land Control" (1st ed. Zoning Laws, §29).

Laws designating both the City of Miami Beach Planning Director and Building Official with powers to make administrative decisions of this nature are consistent with the City's Charter and Code.³ Inasmuch as neither the Charter or Code expressly grant the City Manager or the City Commission the power of review over such decisions, and in view of the clear limitations upon review of these administrative decisions as set forth within the City's Zoning Ordinance and South Florida Building Code, independent determinations by the Planning/Development, Design and Historic Preservation Director and the Building Director, limited only by review thereof to the applicable administrative bodies (and subsequent rights of judicial review to the courts) is the proper procedure for review of decisions made by these employees.⁴

CONCLUSION

Neither the City Charter or Code grant the City Manager or City Commission power to direct the determination of administrative decisions of a semi-autonomous nature made by certain City employees within the City of Miami Beach. Limited review of such decisions must be directed to the administrative bodies specified by law, with subsequent appeal to the courts.

Notwithstanding anything set forth herein, it is clear that the City Manager is empowered to review the performance of various departments of City government; in performing this

³Regulations may, within appropriate limitations, authorize administrative officers to perform functions that are that are designed to effectuate a valid legislative purpose, when the administrative function so authorized are consistent with organic law. Florida Motorlines, Inc. v. Railroad Commissioners, 129 So. 876 (Fla. 1930).

⁴In 1990, the Miami Beach City Commission recognized the independence of decisions made by the City's Building Official when it refused then-Commissioner Abe Hirschfeld's request to second guess and rescind that Official's decisions.

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function, the City Manager may make reasonable review and inquiry so long as such actions do not interfere with or inhibit the autonomy of certain officials as heretofore set forth under our Charter or Code. Similarly speaking, the City Commission may make whatever reviews or inquiries they deem appropriate as long as such reasonable inquiries do not violate the City Manager form of government.

JO/ks
(a:jomisc2\cmreview.mca)

- CITY OF MIAMI BEACH

TO: MAYOR SEYMOUR GELB ER
FROM: LAURENCE FEINGOLD *Laurence Feingold*
CITY ATTORNEY
SUBJECT: SUPPLEMENTAL MEMORANDUM - CMB SEMI-AUTONOMOUS PERSONNEL
DATE: JANUARY 10, 1994

You have asked to be supplied with the titles of any other City directors or departments¹ that are subject to review by administrative boards and the courts but not by the City Manager or the City Commission -- in this regard, please note the following:

Fire Chief

The City of Miami Beach Fire Chief and his inspectors, when making determinations regarding requirements of the South Florida Fire Prevention Code ("SFFPC") and in interpreting other codes or regulations which regulate fire prevention and fire safety, are acting in a semi-autonomous capacity since said decisions are reviewed exclusively by the Dade County Fire Prevention and Safety Appeals Board.

The South Florida Fire Prevention Code provides for exclusive jurisdiction within the Dade County Fire Prevention and Safety Appeals Board of all appeals concerning actions or decisions of any fire official of any jurisdiction in Dade County, Florida, with respect to the South Florida Fire Prevention Code or any municipal ordinance, code or regulation which regulates fire prevention or safety, and grants the Board the power and authority to affirm, modify, or reverse the action or decision which was appealed.

SFFPC Section 14-46(D)(1).

Exclusive jurisdiction in the Dade County Fire Prevention and Safety Appeals Board is also granted with regard to appeals governing numerous other determinations made by the Chief Fire

¹My December 6, 1993 memo to you explained the semi-autonomous nature of the City's Planning/Development, Design and Historic Preservation Director and the City's Building Director.

MAYOR SEYMOUR GELBER
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Official or his designee of any jurisdiction in Dade County, Florida.

Id. at Subsection (3) and (6). The exclusivity of this review process is specifically stated within Subsection 13 of Section 14-47 of the South Florida Fire Prevention Code:

[N]otwithstanding any provision of the Code of Metropolitan Dade County, Florida, the South Florida Fire Prevention Code, any municipal ordinance or any other county ordinance except as provided in Subsection 1 herein, no other county or municipal officer, agent, employee or board shall exercise any of the powers granted to the Dade County Fire Prevention and Safety Appeals Board by this Article, the South Florida Fire Prevention Code, or by state law, rule, or regulation, as all of same may be amended from time to time.

Police Chief

Sections 25-37.1 through 25-37.8 of the Miami Beach City Code designate the City's Chief of Police as the City Official in power to declare that a state of emergency exists within the boundaries of the municipality and may exercise emergency powers set forth within said Code Sections. The only City Commission review authorized by the Code involves instances in which the Commission has terminated a state of emergency prior to the expiration of 72 hours, and/or the Commission's concurrence of the Police Chief's request to extend a state of emergency. The Police Chief's powers in state of emergency are thus the only Code-sanctioned instance in which the Chief's powers are semi-autonomous in nature.

CONCLUSION

Accordingly, the following City officers shall be regarded as having powers semi-autonomous in nature:

- Planning/Development, Design and Historic Preservation Director (in actions interpreting the City of Miami Beach Zoning Ordinance)
 - Building Official (in actions interpreting the South Florida Building Code)
 - Fire Chief (in actions interpreting the fire
-

MAYOR SEYMOUR GELBER
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JANUARY 10, 1994 .

codes); and

- Police Chief (limited to State of Emergency)

cc: Roger M. Carlton
City Manager

LF:JC/ks
(a:)cm1ec2\sg1-10.ess)

EXHIBIT "B"

February 2, 2022

City of Miami Beach

Historic Preservation Board

File Number: HPB21-0490

Property: 333 Jefferson Avenue

Folio: 02-4203-009-5250

The following is a summary of the plan processing associated with the application:

Note #8 April 24, 2019 Antonio Gonzalez processed the plans as apartment hotel use.

Note #12 August 12, 2019 at 1:20PM The three times meeting were held with all trades in which substantial modification to the structure was reviewed and it was available for Planning to provide input and recommend for possible hearing consideration by HPB Board. A following meetings were held on: November 6, 2019 at 2:30PM May 28, 2020

PERMIT DETAILED REPORT (BC1704595)

Note	Created By	Date and Time Created
1. Yolanda 7862901268 mypermits1@gmail.com 2 sets of plans elevation cert asbestos survey wind load calcs	REGGIE MONZON	November 16, 2017 7:40 am
2. Hallway - 1 set of plan	Yader Reyes	November 16, 2017 11:07 am
3. As per Yeny approval ; Plans and Calcs were picked up by Yolanda	Yader Reyes	December 14, 2017 3:06 pm
4. 2nd submittal 2 sets of plans 1 set elevation 1 set cert 1 set struct calcs 1 set asbestos survey	REGGIE MONZON	February 7, 2018 11:44 am
5. E' bin 26 - 1 set of plans / 2nd Submittal only / other sub picked-up by Customer	Yader Reyes	February 7, 2018 3:35 pm
6. 3rd submittal, 2 sets of plans, energy calculations	Wendy Cabrera	June 12, 2018 11:01 am
7. E' bin 26 - 3rd Submittal / 1 set / Calcs	Yader Reyes	June 12, 2018 3:07 pm
8. Hotels are not an allowable use in RPS-2 zoning district. - Once the comment from Planning is resolved by either revising the plans (by eliminating hotel use) or acceptance of hotel use by Planning, this permit may be reinstated with design professional's explanation letter for delay. Minimum administration fee must be paid.	Antonio Gonzalez	April 24, 2019 2:38 pm
9. OK to reactivate - Minimum administration fee must be paid. See engineer's letter for delays under Attachments	Antonio Gonzalez	May 20, 2019 10:08 am
10. 4th Submittal 2 sets of plans, 2 energy calcs, 1 ARS form, 2 structural calcs	CHRISTINA PIERRE	May 28, 2019 2:19 pm
11. E' bin 26 -4th Submittal	CHRISTINA PIERRE	May 28, 2019 2:46 pm
12. 3X Review Meeting sched for 08/13/2019 at 1:30pm.	JACQUELINE PEREZ	August 12, 2019 11:18 am
13. 5th submittal 2 sets of plans	CHRISTINA PIERRE	September 16, 2019 9:48 am
14. 6th submittal 2 sets of plans, 2 elevation cert, 2 narrative response, 2 evaluation report, 2 NOA's, 2 structural calcs	CHRISTINA PIERRE	September 16, 2019 9:52 am
15. E' bin 26 -5th Submittal	CHRISTINA PIERRE	September 16, 2019 9:53 am
16. 6th submittal 2 sets of plans, 2 narrative response	CHRISTINA PIERRE	October 22, 2019 11:42 am
17. E' bin 26 -1 set of plans	CHRISTINA PIERRE	October 22, 2019 11:42 am
18. 3X Review Meeting schedd for 11/06/2019 at 2:30pm.	JACQUELINE PEREZ	November 6, 2019 7:24 am
19. 7th submittal, 2 sets of plans, evaluation report, proposal, noa, struc calcs	Ernesto Saenz	November 8, 2019 11:10 am
20. E BIN 26 -1 SET OF PLANS	Frank Fernandez	November 8, 2019 12:26 pm
21. 8th Submittal, 2 sets of appraisers each one is different.	Alexander Crespo	January 7, 2020 2:40 pm
22. 9TH SUBMITTAL, 2 SETS OF PLANS	Ernesto Saenz	February 18, 2020 2:15 pm
23. E-BIN 26 - 1 set of plans	Frank Fernandez	February 18, 2020 2:35 pm
24. 10TH SUBMITTAL, 2 SETS OF PLANS	Jose Archila Rios	March 23, 2020 2:35 pm
25. E-BIN 26 - 1 set of plans	Jose Archila Rios	March 23, 2020 2:35 pm
26. universalgroup@mail.com PLANS SENT	Ernesto Saenz	July 25, 2020 9:51 am
27. SPECIAL INSPECTOR FORM FOR SOIL COMPACTION, REINFORCED MASONRY, STEEL CONNECTIONS AND WOOD FRAMING BY L. HUGH ANGLIN, PE 63844	Adalberto Viciedo	February 11, 2021 8:58 am
28. STOP WORK due to e-mail from planning director. AMS	Ana Salgueiro	September 23, 2021 1:31 pm

PERMIT DETAILED REPORT (BC1704595)

Type of Hold	Created By	Date Created	Comments	Active
Plan Review Hold	CHRISTINA PIERRE	5/28/2019 2:49:37PM	out for scan	No
Contractor Certification Expiration Hold	System Administrator	9/30/2019 8:05:24PM	IAA Contractor Certification Expiration Hold - 2019-09-30 20:05:24.040	No
ABANDON PERMIT HOLD	EnerGov Service	4/17/2019 3:34:23AM	<p>Your permit application is currently in abandoned status, there was lack of progress in the last 180 days.</p> <p>Per Florida building code 105.3.2: Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued.</p> <p>For reference or inquiries, you may visit our main webpage at the link below:</p> <p>https://www.miamibeachfl.gov/city-hall/building/</p>	No
Notice/Comment	Miguel Anderson	5/28/2020 6:52:57AM	<p>Ana, (Azicri)</p> <p>Your waiver was approved by the Council Friday and now goes to the Commission on Tuesday the 2nd at 8:30 A.M. I am attaching a link to the agenda. It will be a teleconference / webinar.</p> <p>http://www.floridabuilding.org/fbc/commission/FBC_0620/index.htm</p> <p>Regards, Chip Sellers Government Operations Consultant Florida Building Commission T: 850.717.1827 E: chip.sellers@myfloridalicense.com</p>	No
Lock	Ana Salgueiro	9/23/2021 1:30:35PM	STOP WORK per planning department	Yes
Contractor Certification Expiration Hold	EnerGov Service	10/1/2017 6:46:08AM	Contractor Certification Expiration Hold - 2017-10-01 06:46:08.03738953	No
Contractor Certification Expiration Hold	System Administrator	8/31/2018 12:06:13AM	IAA Contractor Certification Expiration Hold - 2018-08-31 00:06:13.213 - 2018-08-31 00:06:13.21345713	No
Notice/Comment	Pedro Martinez	5/28/2020 2:02:52PM	3x review meeting held 5/28/2020 1:30PM	No
Inspection Hold	Dominique Isaac	7/7/2017 10:32:43AM	Fees are due. Inspection Hold applied. - 2017-07-07 10:32:43.11347672	No

PERMIT DETAILED REPORT (BC1704595)

Issue Hold	Carlos Guerrero	11/21/2017 9:24:43AM	Plans include work for 4 buildings located on two separate Parcel No. - Needs a separate Permit for the buildings on Address 333 Jefferson Av. Parcel No. 02-4203-009-5250 (Buildings 333 and 337) Address 343 Jefferson Av. Parcel No. 02-4203-009-5260 (Buildings 343 and 345) DISREGARD NOTE. UNITY OF TITLE IS ATTACHED. - 2017-11-21 09:24:42.610	No
Contractor Certification Expiration Hold	System Administrator	9/19/2018 12:05:57AM	IAA Contractor Certification Expiration Hold - 2018-09-19 00:05:57.253 - 2018-09-19 00:05:57.253	No
Issue Hold	Gabi Chamoun	2/12/2018 9:58:57AM	DERM required - 2018-02-12 09:58:57.367	No
Contractor Certification Expiration Hold	System Administrator	7/22/2021 12:05:05AM	IAA Contractor Certification Expiration Hold - 2021-07-22 00:05:04.583	No
Contractor Certification Expiration Hold	System Administrator	9/19/2021 12:05:11AM	IAA Contractor Certification Expiration Hold - 2021-09-19 00:05:10.777	No
Plan Review Hold	Nisca Cesar	4/6/2020 10:05:22AM	✓ 3x review meeting required	No
Notice/Comment	Alexander Crespo	5/27/2020 10:12:54AM	Plans for 3x review meeting have been uploaded in M drive 11th submittal	No
Notice/Comment	Gabi Chamoun	2/12/2018 3:02:00PM	as-builts REQUIRED - 2018-02-12 15:01:59.697	No
Contractor Certification Expiration Hold	System Administrator	10/13/2020 8:05:05PM	IAA Contractor Certification Expiration Hold - 2020-10-13 20:05:04.613	No
Contractor Certification Expiration Hold	System Administrator	9/30/2020 8:05:09PM	IAA Contractor Certification Expiration Hold - 2020-09-30 20:05:08.507	No
Contractor Certification Expiration Hold	System Administrator	10/13/2019 8:05:05PM	IAA Contractor Certification Expiration Hold - 2019-10-13 20:05:05.323	No
Inspection Hold - manual	Dominique Isaac	7/7/2017 10:42:14AM	CUSTOMER ADVISED, CONTRACT REQUIRED - 2017-07-07 10:42:13.823	No
Parcel Alert	Ana Salgueiro	12/29/2021 9:04:59AM	STOP WORK FOR PERMIT ONLY EMERGENCY STUCTURAL WORK IS PERMITTED TO TAKE PLACE	Yes

EXHIBIT "C"

February 2, 2022

City of Miami Beach

Historic Preservation Board

File Number: HPB21-0490

Property: 333 Jefferson Avenue

Folio: 02-4203-009-5250

The following is a summary of the inspections associated with the application. We need to understand the meaning of a "Passed Partial Inspection." As you progress in construction of an existing and deteriorated building conditions uncovered at the site requires revisions and approvals. At which time, the inspectors tags a "partial approval" to continue and correct the findings. Additionally, when a permit includes multiple buildings a "partial" is issued to that specific building understanding that related inspections will fallow to the pending buildings.

The 333 Jefferson Avenue Summary attached is a review of the inspection log from the City of Miami Beach website:

The tagged number below corresponds to the items on the Inspection 333 Jefferson Avenue Summary:

- 1) 2/10/21 **Correction Required Plumbing Inspection** (PBI-437155-2021) Must pass foundation
- 2) 2/10/21 **Partial Pass Window Inspection** (BDI-437170-2021) Bldgs. 345-337 only passed partial windows inspections
- 3) 2/10/21 **Building Inspection** (BDI-437170-2021) Building foundation. Inspector requested footers to be open for inspections
- 4) 2/11/21 **Building Inspection** (BDI-437694-2021) Building Columns Re-inspection. Columns added to the plans because the conditions found at the site was unidentified at the time of submittal. The stucco on the south side of building 343 had excessive deterioration and the stucco completed delaminated. The windows needed reinforcement.
- 5) 5/2/24/21 **Structural Revision** (RV-2114565) Revision General. See revised sheet S-06.1 Revision to the front and rear buildings 343 and 337
- 6) 6/3/19/21 **Partial Passed** BDI-445178-2021 Building Columns Inspection Building 343 (Reinforced all the buildings second floor complete). First floor reinforcement upon completion of plumbing underground. The first level the floor had to be saw cut to accommodate the plumbing work.
- 7) 3/24/21 **Partial Pass** (BDI-445924-2021) Building Columns Inspection (Re-inspection of building 345-footer and foundation)
- 8) 3/24/21 **Partial Pass** (PBI-445916-2021) Building-Plumbing Underground Inspection. Rear buildings 337 and 345)
- 9) 3/24/21 **Partial Pass** (BDI-445922-2021) Building Foundation Inspection - Bldg 345-footer and wood joists passed

- 10) **5/21/21 Reinspection Required (BDI-458854-2021) Building Framing Inspection.** Inspector requested to pass all MEP rough before calling building inspections. Made all corrections began plumbing underground.
- 11) **5/21/21 Partial Pass (PBI-458831-2021) Building-Plumbing Underground Inspection.** Rough underground for Bldg 343. Because the slab floor was reinforced, and the underground plumbing was complete, and the slab re-poured. As we moved to building 343, we realized that the wood joists and top beam completely disintegrated and rotted by terminated and the elements.
- 12) **8/27/21 Reinspection Required (PBI-478969-2021) Building - Plumbing Underground Inspection.** Canceled on-site by plumber
- 13) **9/8/21 Partial Pass (PBI-481285-2021) Building - Plumbing Underground Inspection.** Underground building 333.
 - a. **Note:** Because the plumbing sanitary lines are gravity feed the rear buildings were complete first. The final connection is in the front of the building.

333 Jefferson Ave.
Inspection Summary

Exhibit "C"

Item	Inspection Number	Description	Status	Request Date	Inspector Name	Inspector's Comments
1	BDI-445178-2021	Building - Columns Inspection	Partial Pass	3/19/2021	Nathan Stanley	SN-BLDG 343 FIRST FLOOR COLUMNS OK
2	BDI-445924-2021	Building - Columns Inspection	Partial Pass	3/24/2021	Nathan Stanley	SN-BLDG-345-WOOD AND STEEL COLUMNS OK
3	Building Inspection BDI-437170-2021	Building - Foundation Inspection	Concealed Work Without Inspections	2/10/2021	Nathan Stanley	SN-CONCEALED FOOTERS, NO PERMISSION TO USE SPECIAL INSPECTOR
4	Building Inspection BDI-437694-2021	Building - Columns Inspection	Reinspection Required	2/11/2021	Nathan Stanley	SN-PLANS DO NOT SHOW COLUMNS AT 1st FLOOR (BUILD 343)
5	Building Inspection BDI-445922-2021	Building - Foundation Inspection	Partial Pass	3/24/2021	Nathan Stanley	SN-BLDG-345-FOOTERS OK, WOOD JOISTS OK
6	Building Inspection BDI-458854-2021	Building - Framing Inspection	Reinspection Required	5/21/2021	Nathan Stanley	SN-MUST PASS ALL MEP ROUGHS
7	Plumbing Inspection PBI-437155-2021	Building - Plumbing Underground Inspection	Reinspection Required	2/10/2021	Ojeda Rafael	RO UNDERGROUND SANITARY MUST COMPLY WITH FBC AND APPROVED PLANS, NEED TO CORRECT VENT, AND MUST REMOVE CELLULAR CORE PIPING, PLANS ASKING FOR PVC SCHD 40, PIPING MUST HAVE HANGERS AND NEED A TEST.
8	Plumbing Inspection PBI-445916-2021	Building - Plumbing Underground Inspection	Partial Pass	3/24/2021	Ojeda Rafael	RO CORRECTIONS DONE FROM LAST INSPECTION, MATERIAL WAS CHANGED TO PVC SCH 40, UNDERGROUND SANITARY FOR BLDG 337 AND 345 (REAR BLDGS ONLY) OK.
9	Plumbing Inspection PBI-458831-2021	Building - Plumbing Underground Inspection	Partial Pass	5/21/2021	Ojeda Rafael	RO UNDERGROUND SANITARY FOR BLDG 343 (FRONT NORTH SIDE) INSIDE AND CONNECTIONS WITH REAR BLDG, OK, INCLUDING W/M. BLDG FROM FRONT SOUTH SIDE STILL PENDING
10	Plumbing Inspection PBI-478969-2021	Building - Plumbing Underground Inspection	Reinspection Required	8/27/2021	Ojeda Rafael	RO CANCELED ON SITE BY THE PLUMBING CONTRACTOR, MARTIN

**333 Jefferson Ave.
Inspection Summary**

Exhibit "c"

Item	Inspection Number	Description	Status	Request Date	Inspector Name	Inspector's Comments
11	Plumbing Inspection PBI-481285-2021	Building - Plumbing Underground Inspection	Partial Pass	9/8/2021	Sosa Luis	LS UNDERGROUND FOR BUILDING 333 (SOUTHWEST MOST) TESTED AND APPROVED INCLUDE JANITOR SINK UNDER STAIRS
12	Structural Revision RV2114565	Revisions General	Finale	2/24/2021	Viciedo Adalberto	REVISION to BC1704595/ Missing reinf. Masonry sheet of 1st Floor to build 343 & 337 plan for structural set Planning Review • Pass • Brito Alberto • Completed : 03/01/2021 Comment RV2114565 /// 333 Jeff. Ave M#BC1704595 * REV. 4 - Structural Update.
13	Window Inspection BDI- 437167-2021	Building - Buck / Anchors Inspection	Partial Pass	2/10/2021	Nathan Stanley	SN-BLDGS-345 & 337-BUCKS OK, MUST HAVE PERMIT CARD

Work Permit RV2114565 Revision

Master Permit: BOA2107054

Status: **Finaled** Date: **3/10/2021**

Site Address: **333 JEFFERSON AVE** Applied: **02/24/2021**

Parcel #: **0242030095250** Issued: **03/10/2021**

Expiration Date: **09/07/2021**

Total Job Value: **\$0.00** PIN: **152744**

Contractor: Owner: **NATHANAEL COHEN**
3050 BISCAYNE BLVD 801
MIAMI, FL 33137

Description: **REVISION to BC1704595/ Missing reinf. Masonry sheet of 1st fl to build 343 & 337 plan for structural set**

Inspector Area: Class Code:

Statement of Work	Quantity	Total Fee
Commercial Minor Revisions, 1-5 pages - Building	0.00	\$204.00
Total of All Fees:		\$204.00
Total of All Payments:		\$204.00
Balance Due:		\$0.00

City of Miami Beach
Last Completed Item Reviews Across All Submittals

Permit Type: Revision **Work Class:** General **Application Date:** 02/24/2021 **Status:** Finalized
Address: 333 JEFFERSON AVE **Permit:** RV2114565 **Reviewed For Compliance**

Item Review Type	Status	Version	Completed Date	Assigned User
Building Review	Pass	1	03/04/2021	Gabi Chamoun
Fire Building Review	Pass	1	03/04/2021	Raul Cardoso
Structural Review	Pass	1	03/01/2021	Adalberto Vicedo
Planning Review	Pass	1	03/01/2021	Alberto Brito
Submittal Version Complete	Pass	2	03/10/2021	Rose Hernandez
Permit Intake Review	Pass	2	03/10/2021	CHRISTINA PIERRE

03/10/2021 1:39:03 PM