

Nov. 1, 1945

ARMY returned to owner

CRD. # 75-34

#3078  
EXPIRATION DATE: 5/18/62

Owner James-Collins Corp: Mailing Address  
 of Lot E 1/2 9 Block 30 Subdivision FISHER'S FIRST  
 General Contractor L & H Miller Company  
 Architect L. Murray Dixon  
 Zoning Regulations: Use RE Area 25  
 Building Size: Front 64' Depth 101'  
 Certificate of Occupancy No.  
 Type of Construction #2 CBS Foundation Spread footing

5063

Permit No 16134 - 16295 Cost \$ 35,000:  
 \$ 18,000:  
 Address 1690 Collins avenue  
 Bond No. 2943 3234-19-064 4/6 85 - JAMES H.  
 Engineer Permit #71305, 3/31/64 -  
 This property joined to  
 Jaymar Hotel -- W 1/2 Lot 10, N 1/2 of W 1/2  
 Lot 9, Blk. 30, FISHER'S FIRST -  
 This card is att. hereto  
 Height 25' plus 10' Stories 2 plus 1 (3)  
 Use HOTEL - 32 rooms plus 18 rms-3rd floor:  
 Date Sept. 15, 1941  
 Oct. 15, 1941

Plumbing Contractor #15868 Fixzit System  
 Plumbing Contractor #16114 Fixzit System  
 Water Closets 53 Bath Tubs 40,  
 Lavatories 53 Showers 13,  
 Urinals 1 Sinks (slop) 4,  
 Gas Stoves Gas Heater 12,  
 Gas Radiators Gas Turn On Approved  
 Septic Tank Contractor  
 Oil Burner Contractor #16367 Florida Fuel Oil Co:  
 Sprinkler System

Sewer Connection 1, Date Sept. 18, 1941  
 Temporary Closet 2, 1,  
 SEWER 1, Date Oct. 29, 1941  
 Floor Drains 6,  
 Grease Traps  
 Drinking Fountains 1,  
 Rough Approved T.J. Bell Date 11/19/1941  
 Tank Size Date  
 Tank Size 275 gallons Date Dec. 9, 1941

Electrical Contractor #17745 Geo. LaVigne  
 Switch 72 Range Motors 2,  
 OUTLETS Light 112 HEATERS Water  
 Receptacles 126 Space  
 Refrigerators  
 Irons  
 No. FIXTURES 120 Electrical Contractor

Address Date Oct. 13, 1941  
 Fans Temporary Service #17621-9/17/1941  
 LaVigne  
 Centers of Distribution 9,  
 Sign Outlets  
 Date

FINAL APPROVED BY Lincoln Brown, Jr: Date of service January 27, 1942

Building Permits:

~~#22711 Yellow Springs 5-13-74 1000-3-26-57~~

#83332 Jos. Smuckler Painting: Exterior painting & pressure cleaning. Must comply with ord. #1060. \$2000 11/18/69  
#1635 - Amber Fuel Oil - hot water boilers 2-70 gals. 6/14/71

#02319-Argo Neon-Erect channel letter and 2 boxes-\$500-1-2-73

#04832-Owner-Outside painting-\$ 1000-12-31-73

#03330-Amber Oil Corp- 504,000BTU hot water boilers-7-24-75

#13762-Capital Roofing-Re-roof 50 sqs-\$5000-8-28-78

FILE NO: 1539 - BOARD OF ADJUSTMENT FEBRUARY 4, 1983 - THE GALE HOTEL, LOT: 10 & NORTH 1/2 LOT: 9 OWNER: HANSRAJ BHOJWANI  
APPLICANT WISHES THE FOLLOWING VARIANCES IN ORDER TO CONVERT AN EXISTING HOTEL BUILDING INTO A MIXED-USE BUILDING BY ADDING,  
1,432 SQ. FT. OF FLOOR AREA AND CONVERTING 8 HOTEL ROOMS INTO RETAIL STORES, FOR A TOTAL OF 4,243 SQ. FT. OF COMMERCIAL AREA.  
1. Applicant requests the waiving of 9 of the required 17 off-street parking spaces. 2. Applicant requests the waiving of  
4 ft. 11 in. of the required 10 ft. north side yard setback in order to build a portion of the new addition. 3. Applicant  
requests permission to exceed the existing (legal non-conforming) lot coverage of 60% or 11,140 sq. ft. by .08 for a total  
lot coverage of 68% or 12,572 sq. ft. ---DENIED---

#90961 6/6/83 Sklar Const - commercial addition 1,128 sq ft of 1 story & conversion of 29 rooms to store and  
offices ground floor \$250,000.

EXTENSION OF ABOVE PERMIT #90961 GRANTED BY JACK FIDLER AS OF DECEMBER 4, 1983.

#26711 3/28/85 Aristides S. Aprondo windows & repair, replace, outside painting as per case 19832 PM \$15,000.

#29368 10/30/86 John O. Gonzalez place fire doors/remove non-structural walls, paint bldg interior \$12,000.

#MO8632 12/4/86 Fire Prevention Serv - fire sprinkler systems

#62990 12/3/86 Jose Armenteros 1 rgh, 1 set dishwasher commercial, 5 rgh, 5 set floor drain, 1 rgh, 1 set grease trap  
80 set lavatory, 1 rgh, 1 set sink pot/3 comp, 3 rgh, 3 set sink res., 80set water closet, 3 indirect wastes

#MO8609 11/21/86 Kitchen Vent - 12 mech vent, 1 kit hood

#91967 12/19/86 John O. Gonzalez kitchen rehabilitation painting white window repair as per plans \$150,000.

#MO8658 12/18/86 Chanin Air - central heat, 9-33 ton air cond central, duct work only

#MO8684 1/8/87 R.V. Air Cond - 2 refrigeration

#MO8808 3/12/87 Fire Prevention Serv Corp - fire spinrkelr systems

W. 119' of lot 10 & W. 119' of N 1/2 k 30  
LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: Fisher's 1st of ADDRESS: 1685 James Avenue  
Alton Beach

## ALTERATIONS & ADDITIONS

June 2, 1987

### BUILDING PERMITS

TO: PAUL GIOIA  
BUILDING SERVICES DIRECTOR

JUNE 5, 1987

FROM: JUD KURLANCHEEK (K)  
PLANNING DIRECTOR

SUBJECT: DESIGN REVIEW FILE NO. 1094  
PLAZA SOUTH, 1685 JAMES AVENUE

On June 2, 1987, the Design Review Board granted final approval for the rehabilitation of the above noted structure within the C-3 zoning district subject to the following conditions:

1. A new landscape plan for the project site shall be submitted to the Planning Department for approval and shall be implemented;
2. All landscape areas shall be mulched to prevent continued weed growth and soil erosion;
3. Curbing along the south property line shall be repaired to prevent soil running onto the sidewalk;
4. Unused sign post in front yard shall be removed;

5. A landscape plan shall be approved by staff for the courtyard;
6. "Renaissance" sign shall be replaced as required by the Planning Board. The new sign shall be specified with dimensions on the final plans;
7. Posts along sidewalk (not shown on plans) shall be repainted or removed;
8. Parking area shall be resurfaced, striped, and curb stops installed;
9. Front porch light fixtures shall be specified; and,
10. If required, handicapped access to the building shall be provided.

In order to ensure that the appropriate staff is aware of these requirements, please record this action on the building card for the subject property. If the building permit is not issued within one (1) year of the meeting date (June 2, 1987), the Design Review Board approval will become void.

Thank you for your assistance regarding this matter.

JK:RSR:hm  
DR 3

---

### PLUMBING PERMITS

---

### ELECTRICAL PERMITS

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	%	COMMENTS	BUILDING PERMIT NO.
9-19-86		ELEVATOR SHAFT	\$4,500.00					88801332

BUILDING PERMITS: #B8801222 - 9-19-88 - Gonzalez O. John - Elevatory shaft - \$4,500.00 *CP*

PLUMBING PERMITS: #P8900563 - Hernandez Plumbing - New system - 3-24-89 *CP*

TO: PAUL GIOIA  
BUILDING SERVICES DIRECTOR

FROM: JUD KURLANCHEEK  
PLANNING & ZONING DIRECTOR

MARCH 1, 1988

5063

SUBJECT: CONDITIONAL USE APPROVAL

Please be advised that on February 23, 1988, the Planning Board approved a Conditional Use request for the expansion of a previously approved Adult Congregate Living Facility at 1635 James Avenue to that portion of the building which extends eastward towards Collins Avenue to contain 90 beds, for a total of 144 beds. This request was approved subject to the following conditions:

1. Prior to the issuance of an Occupational License for the additional beds the following shall be completed;
  - a. Applicant shall record in the Circuit court conditions of this approval and the one approved by the City Commission for the front portion of the building facing James Avenue;
    - b. The Unity of Title shall be amended to indicate that the front door of the building shall be James Avenue, and that any door facing Collins Avenue shall be for an emergency exit;
    - c. The maximum number of beds is 144 and maximum number of residents is 144;
    - d. As a building permit for the work was issued prior to the conversion of the building to an ACLF, the issuance of an Occupational License for the 144 bed ACLF shall be determined to satisfy the time requirements for Conditional Uses;
    - e. The building shall have an elevator that is large enough to carry a stretcher 6'4" x 2'0" in a horizontal position (City Code 17B-26(e));(it is suggested the elevator be located in a central corridor within the existing building envelop;
    - f. The minimum required recreational area for 144 occupants is 2,880 sq. ft. The plans indicate that the project will provide 3,274 sq. ft. for that purpose. However, the areas located at the basement level are questionable (936 sq. ft.). In the event said areas are not accepted by the Fire and Building/Engineering Departments, then the project will be short

BUILDING DEPARTMENT  
68 MAR -3 AM 8:23  
CITY OF MIAMI BEACH

by 542 sq. ft. of such recreational area (City Code section 17-B-26(i)) and the interior floor plan shall be amended to reflect the required recreational area;

g. Site Improvements

1. The existing queen palm tree in front of the property shall be replaced with one at least 15 ft. in height with a caliper of 6 inches. The applicant is responsible for securing the permits for this work. The new tree shall be installed prior to the receipt of the occupational license.
2. All the existing "Renaissance" signs shall be removed including the painted copy on the canopy. No signage is permitted on the east or south portions of the building.
3. Emergency exit signs shall be placed inside of the building indicating that the door facing Collins is for an emergency exit.

This Conditional Use Permit was approved with the stipulation that the conditions be complied with prior to the issuance of a Certificate of Occupancy or Occupational License for an Adult Congregate Living Facility. In order to ensure that the appropriate staff is aware of this requirement, please record this action on the building card for the subject property.

Please note that the Conditional Use approval may become null and void if a Certificate of Completion or an Occupational License is not issued within two (2) years after approval.

Thank you for your assistance regarding this matter.

JK:CH:cmf  
Misc 14