

PARK CENTRAL HOTEL



the neighborhood..

ABOVE LEFT: RETAIL @ 8th & WASHINGTON

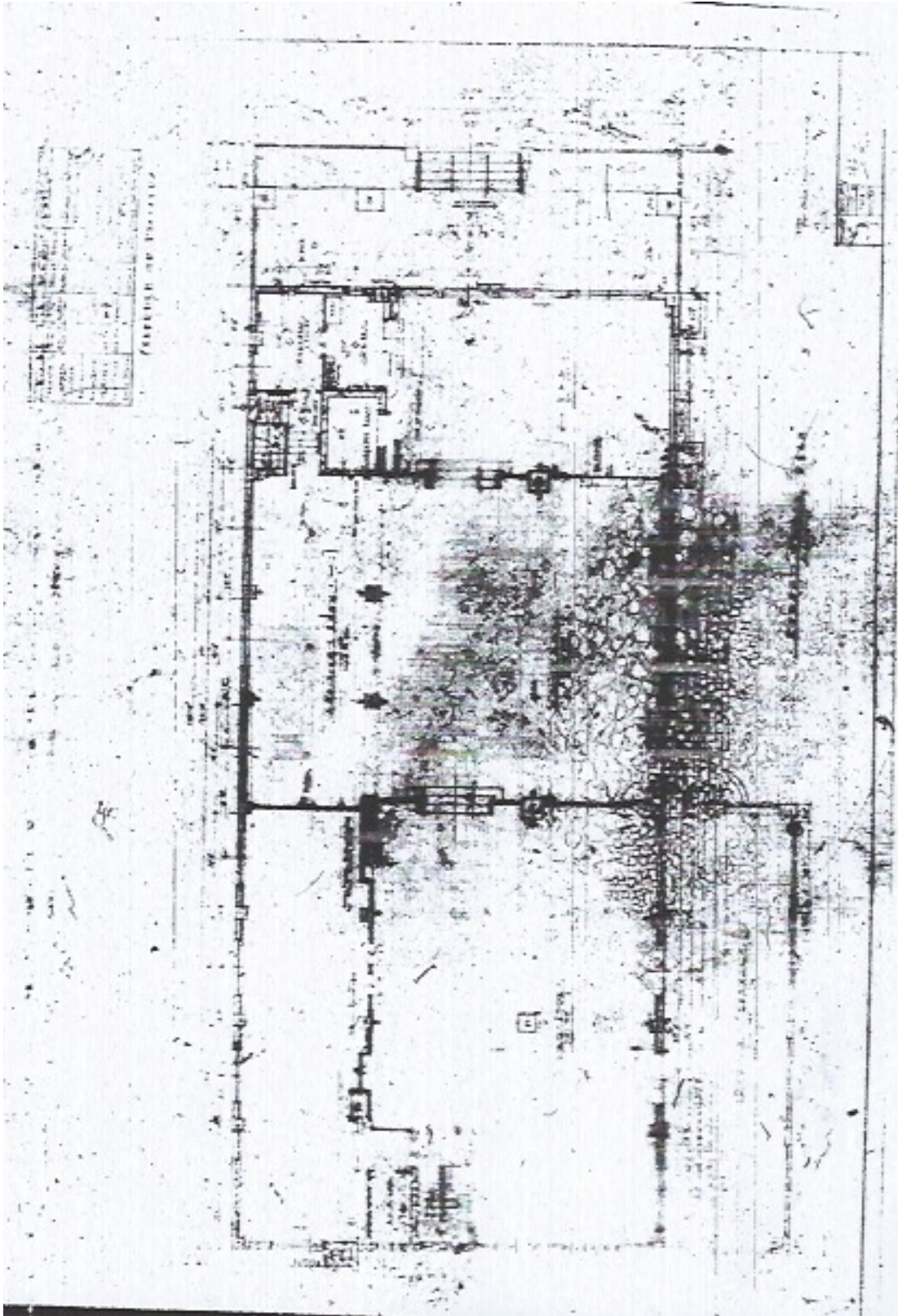
ABOVE RIGHT: FRIEDMAN'S BAKERY

BELOW RIGHT: BLACKSTONE HOTEL

BELOW LEFT: GAP @ 7 + COLLINS AVE

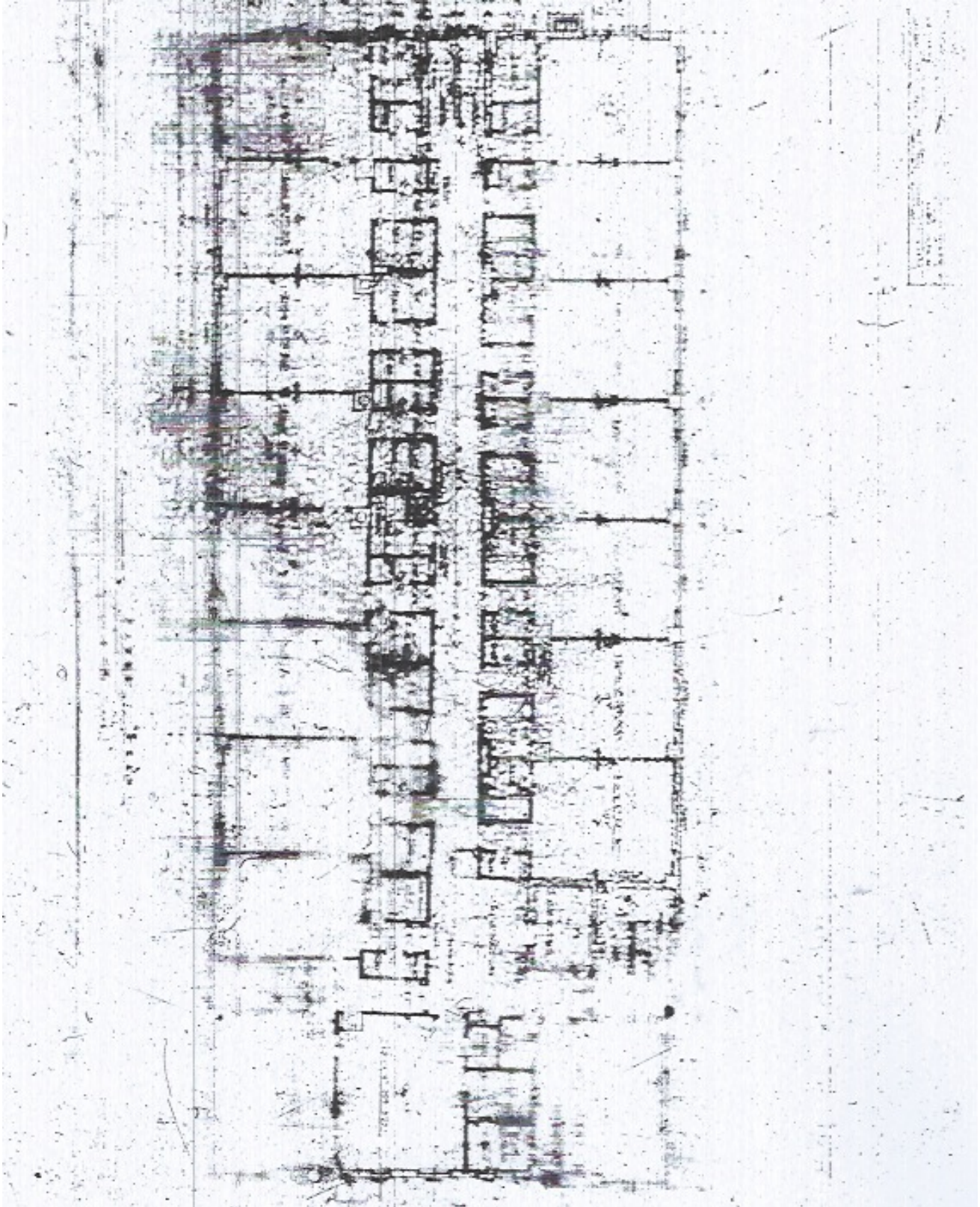


PARK CENTRAL HOTEL



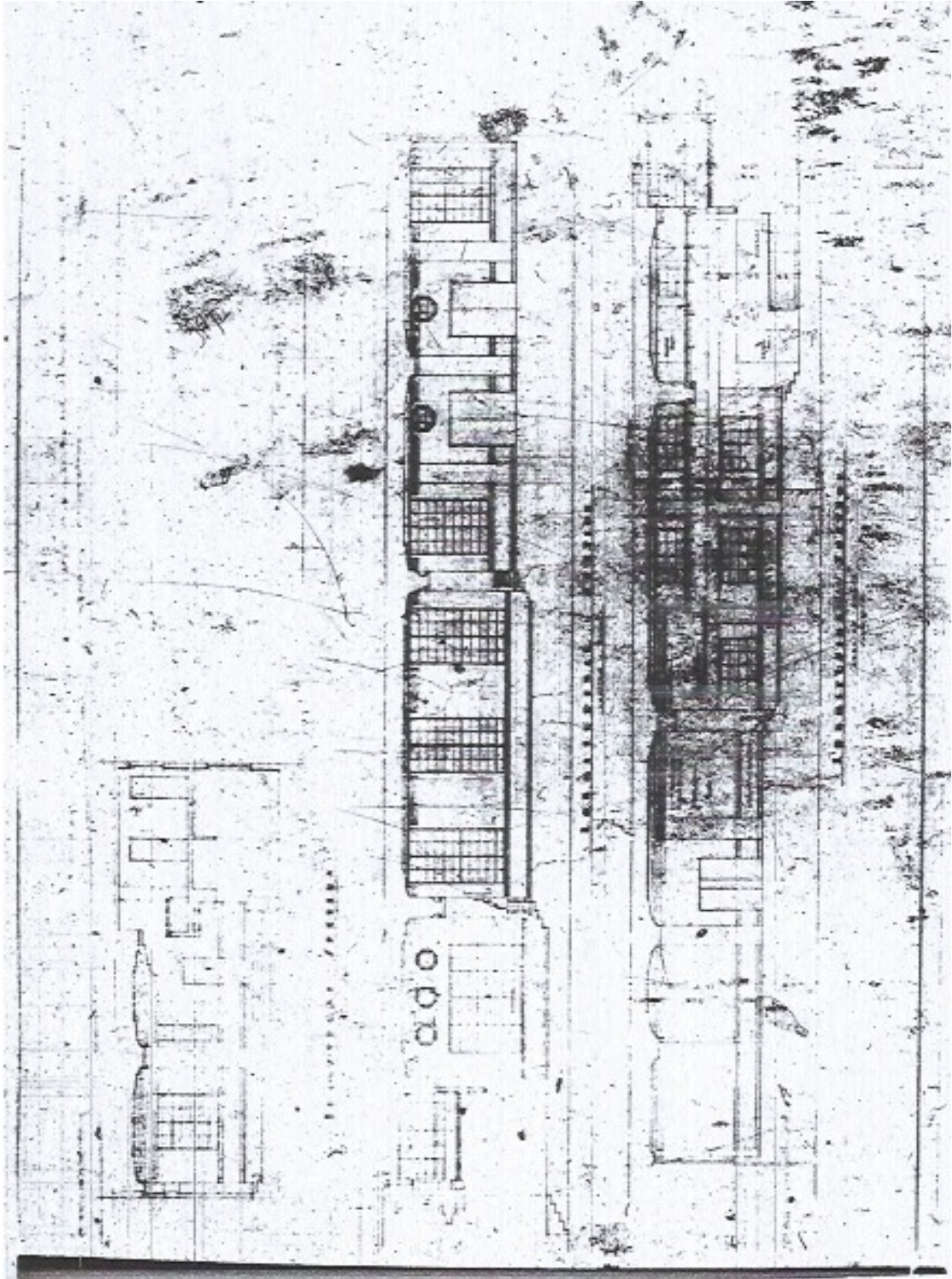
ORIGINAL ARCHITECTURAL DRWGS: FIRST FLOOR PLAN BY HENRY HOHAUSER ARCHITECT

PARK CENTRAL HOTEL



ORIGINAL ARCHITECTURAL DRWGS: TYP. GUESTROOM FLOOR PLAN BY HENRY HOHAUSER ARCHITECT

PARK CENTRAL HOTEL



ORIGINAL ARCHITECTURAL DRAWINGS: FIRST FLOOR INTERIOR ELEVATIONS BY HENRY HOHAUSER

PARK CENTRAL HOTEL

Owner: HOTEL IMPERIAL Mailing Address: Polly Lux Permit No. 12744 Date: July 26-1939

Lot 2 Block 11 Subdivision: Ocean Beach 1 Address: 650 Ocean Drive

General Contractor: J.O. Blumenthal Address: 4203-04-002

Architect: L. Murray Dixon Bond: 2072 Address: 1- passenger elevator

Front: 39-10 Depth: 129-10 Height: 39-0 Stories: 3 Use: Hotel- 47 rooms

Type of construction: c-b-s- Cost: \$ 60,000.00 Foundations: spread footing Roof: flat

Certificate of Occupancy # 225-- Joe Leinecker # 12458 Date: Sep. 16-1939

Plumbing Contractor: 51 water closets - 43 bath tubs - 3 sinks - 2 floor drains -

Plumbing Fixtures: GAS - OK T J Bell --- Nov. 13-1939 Date:

Gas Stoves: 7 Final approved by: Date:

Gas Heaters: Address: Date:

Sewer connection: Make: Date:

Septic tank: Date:

Electrical Contractor: Hardy # 13396 Address: Date: 9-25-1939

Switch: 96 Range: Motors: 2, 1, Fans Temporary service - 7-29 - 1939

OUTLETS: Light 115 HEATERS: Water SIGN 1 " # 13105- Hardy

Receptacles: 155 Space Centers of Distribution: 8 Date: Nov. 27-1939

Electrical Contractor: Hardy Electric # 13909 Address: Date:

No. fixtures set: 130 Final approved by: Lincoln Brown, Jr. temporary- Hardy- # 13640- Oct. 26-1939

Date of service: Dec. 27-1939 # 13913- F. C. Ast- 1 motor- & 1 center - Nov. 27-1939 -

12694- 1 Oil Burner and 275 gal tank- \$ 225.00-

Alterations or repairs: Belcher Industries, Inc. Date: Sept. 5-1939

Electrical permit # 13869- B.L. Reischer - 2 neon transformers Nov. 22-1939

Electrical # 14470- Hardy - 22 switch, 41 light outlets; 21 receptacles; 43 fixtures; 1 refrigerator; motors 2, 1, 1, - 1e centers of distribution- Feb. 1- 1940

BUILDING # 16419.. PAINTING - inside and out, after ARMY occupation - Seaboard Decorators, Inc. \$ 2,200... May 31, 1944

Over

BUILDING PERMIT # 16443 -- New Window- James A. Hearn, contractor \$100: Nov. 12, 1941

16497... Painting inside and out - after Army occupation - Washington Painting Company.....\$ 4,000:.....June 13, 1944

#31350 Waterproofing - Bonded Waterproofing Co. \$ 1,000:.....Nov. 8, 1949

#41790 Replacing old steel windows: Dade County Window Service: \$ 6,000: June 10, 1953

#41861 Re-roofing: Giffen Industries Inc: \$ 897: June 18, 1953

#41891 Repairs to water tank on roof: owner (Magruder Pump & Supply Co): \$ 200: June 22, 1953

#42052 Install ten 3/4-ton Air Cond. Units: United Engineering Co, contr: OK, Al Flaag, 7-13-53.....\$ 2,000: July 7, 1953

48999 Bailey-Lewis Williams of Fla., Inc: Painting and sandblasting \$1,800 Oct. 27, 1955

#53361 Gables Appliance: 1-1 ton window air conditioner-\$200-5/23/57.....OK, J. H. FLAAG Nov. 24, 1941 -----

PLUMBING PERMIT # 16266 - Chas. Pates- 2 dish washers-(move), 1 gas range, 1 steam table, 1 gas range, 1 steam table, 1 dish washing machine, 8/1/44

17666.. Markowitz Bros: reset 1 water closet, reset 1 dish washing machine, 8/1/44

#39976 Service Plbg: 9 sinks, 9 gas ranges - Oct. 22, 1957 OK 11-26-57 Rothman

#63624 - Fire Sprinklers Inc. - 200 Fire sprinkler heads, test charge \$11.30-876.10

ELECTRICAL PERMIT # 20312.. Neon Sign & Service - 2 neon transformers - June 16, 1944

29187 R.C.A. - 1 Television antenna, July 20, 1949

39659 Lyon Electric: 10 Motors (1 HP): June 12, 1953 OK 7/7/53 HOR

640 OCEAN DRIVE

Subdivision OCEAN BEACH #1

Lot 3, N. 25' of Block 11

ALTERATIONS & ADDITIONS

Building Permits: #54765 Owner: Remodeling 18 hotel rooms into 9/bedroom apartments (201-203, 207-209, 215-217, 301-303, 307-309, 315-317, 401-403, 407-409, 415-417) - \$210-10/22/57

#54966 Seacoast Painting: Exterior painting - \$1250 - Nov. 14, 1957

#55994 Owner: Converting hotel rooms #515 & #517 to Apt. 515. Floor area to be in excess of 400 sq. ft. - \$100.00 - April 29, 1958

#56094 Owner: Conversion of Hotel Rooms 507 & 509 into 1 apt - \$100-5/9/58

#56448 Owner: Conversion of Hotel Rooms 212 & 214 into Apt. #212 - \$100 - June 12, 1958

#56650 Owner: Convert hotel rooms 512-514 to an apartment - \$100 - July 3, 1958

~~#5729XXXXXX~~

#59374 Owner: Converting hotel rooms 312 & 314 into Apt. #312 & 412 & 414 into Apt. #412, \$100.00, 6/30/59

#60050 Owner: Converting hotel rooms into 4 apts. #19-318, 419-418, 319-318, 219-218, \$100, 9/15/59 (continued ->)

#75885 J. Smickle: Painting and caulking - \$350 - 3/1/66

Plumbing Permits: #40526 Service Plbg: 1 sink, 1 gas range - April 29, 1958

#40558 Service Plbg: 1 Sink, 1 Gas Range - May 9, 1958

#40668 Service Plumbing: 1 Sink, 1 Gas Range - June 12, 1958

#40729 Service Plbg: 1 sink, 1 gas range, July 3, 1958

#41664 Service Plbg: 2 Sinks - June 30, 1959

#41826 Service Plumbing Co.: 4 sinks, 4 gas ranges, 9/15/59

41842 Service Plumbing Co. 1 Sink & 1 gas range 9/22/59

#56041 E & S Elec: 72 receptacles, 4 centers of distrib, 1 service equip, 1 meter change - 11/15/60

Electrical Permits:

7 - 1 - 1 - 1 - 24
19
3

Lot	Block	Subdivision	ALTERATIONS & ADDITIONS
Building Permits: #64514 Sears, Roebuck & Co. 1 - 1 HP window air conditioner-\$200-4/3/61 OK Please 4/18/61			
#65797	W. E. Owen	Paint exterior of bldg. - \$1,000. - 9/6/61	
#68073	Miami Roofing and Sheet Metal, Inc.	Repair to roof - \$1290. - 9/19/62	
#81449	Navildo Vichot	Exterior Painting \$3000.00 11/25/68	
#81842	Truly Nolen	Tent Extermination \$490.00 8/20/70	
#85739	Owner	Installation of fire doors at stairway \$150.00 12/4/70	
#05616	Gordon Roofing-Re-roof	30 sqs-\$2000-5-23-74	
Mechanical	03179-Belcher Oil	1 200,000 BTU hot water boilers-\$800-1-13-75	
#09940	Gordon Roofing-Re-roof	20 sqs-\$1500-10-7-76	
#12177	Jimmys Painting	Paint exterior building only-\$3000-10-11-77	
M04384-Belcher Oil Co.= 1 hot water-5-8-79			
Plumbing Permits:			
#46660	Service Plumbing Co.	6 Sinks 6 Gas Ranges \$20.00 7/16/68	
#47224	Serota Plumbing	4 lavatories 4/28/69	
#53071	Morgen Plumbing Inc.	8 gas range 7/28/70	
#55297	S & R Plumbing	gas test-9-30-77	
#55310	S & R Plumbing	gas line test-10-26-77	
#5774	DeMotts Boiler and Burner	30' 1 1/2" schedule 40 galv pipe-10-15-79	
#57896	Peoples Gas System	1 meter set(gas)-11-16-79	
Electrical Permits:			
#72212	B & G Electric, Inc.	1 insta. system fire alarm, 11 bell alarm, 11 pull put stations-5-2-75	

LOT: 3, N. 25' of 4 BLOCK: 11 SUBDIVISION: OCEAN BEACH # 1 ADDRESS: 640 Ocean Drive

1132-

ALTERATIONS & ADDITIONS

BUILDING PERMITS

FILE NO: 1627- JUNE 1, 1984 - (640 OCEAN CORPORATION) - APPLICANT REQUESTS THE FOLLOWING VARIANCES RELATING TO THE RENOVATION AND CONVERSION OF AN EXISTING APARTMENT/HOTEL BUILDING INTO A TOTAL HOTEL BUILDING: AND TO THE OPERATION OF A RESTAURANT/NIGHT CLUB WITH INDOOR/OUTDOOR SEATING ACCESSORY TO SAID BUILDING: 1. APPLICANT REQUESTS PERMISSION TO EXCEED AN EXISTING NON-CONFORMING DENSITY OF 61 UNITS BY 19 UNITS, IN ORDER TO RE-CONVERT 19 APARTMENTS INTO ITS ORIGINAL DESIGN CREATING 38 HOTEL ROOMS. (AS PART OF THIS CONVERSION, THE APPLICANT WILL REMOVE ALL COOKING FACILITIES). THE NEW TOTAL DENSITY IN THE BUILDING WILL REMOVE ALL COOKING FACILITIES). THE NEW TOTAL DENSITY IN THE BUILDING WILL BE 80 HOTEL ROOMS. 2. APPLICANT WISHES TO WAIVE AN AVERAGE OF 125 SQ. FT. OF THE MINIMUM REQUIRED 400 SQ. FT. OF FLOOR AREA PER UNIT, FOR THE NEW HOTEL ROOMS THAT RANGE FROM 250 TO 300 SQ. FT. OF FLOOR AREA. UPON APPROVAL OF BOTH OF THE ABOVE VARIANCE REQUESTS (NO. 1 AND 2), THE APPLICANT REQUESTS THE FOLLOWING VARIANCES: 3. APPLICANT REQUESTS PERMISSION TO OPERATE A RESTAURANT/NIGHT CLUB OPEN TO THE GENERAL PUBLIC WITH 304 INDOOR SEATING CAPACITY AND 120 OUTDOOR CHAIRS (TOTAL 424 CHAIRS). IN A BUILDING THAT CONTAINS LESS THAN 100 UNITS. 4. APPLICANT REQUESTS THE WAIVING OF 125 REQUIRED (ADDITIONAL) OFF-STREET PARKING SPACES FOR THE ADDITIONAL 19 UNITS AND THE OPERATION OF SAID RESTAURANT/NIGHT CLUB WITH 424 CHAIRS. 5. APPLICANT WISHES TO WAIVE 165 FT. OF THE REQUIRED 300 FT. SEPARATION BETWEEN THE RESTAURANT/NIGHT CLUB AND A PLACE OF WORSHIP. THE ACTUAL SEPARATION IS 135 FEET. DEFERRED BY APPLICANT.

FILE NO. 1627-A- JULY 1984 - (640 OCEAN CORPORATION) APPLICANT REQUESTS THE FOLLOWING VARIANCES RELATING TO THE RENOVATION AND CONVERSION OF AN EXISTING APARTMENT/HOTEL BUILDING INTO A TOTAL HOTEL BUILDING: AND TO THE OPERATION OF A RESTAURANT/NIGHT CLUB WITH INDOOR/OUTDOOR SEATING, ACCESSORY TO SAID BUILDING:

- 1) APPLICANT REQUESTS PERMISSION TO EXCEED AN EXISTING NON-CONFORMING DENSITY OF 61 UNITS BY 19 UNITS, IN ORDER TO RE-CONVERT 19 APARTMENTS INTO ITS ORIGINAL DESIGN CREATING 38 HOTEL ROOMS. (AS PART OF THIS CONVERSION, THE APPLICANT WILL REMOVE ALL COOKING FACILITIES). THE NEW TOTAL DENSITY IN THE BUILDING WILL BE 80 HOTEL ROOMS.
- 2) APPLICANT WISHES TO WAIVE AN AVERAGE OF 125 SQ. FT. OF THE MINIMUM REQUIRED 400 SQ. FT. OF FLOOR AREA PER UNIT, FOR THE NEW HOTEL ROOMS THAT RANGE FROM 250 TO 300 SQ. OF FLOOR AREA.

--UPON APPROVAL OF BOTH OF THE ABOVE VARIANCE REQUESTS (NO. 1 AND 2), THE APPLICANT REQUESTS THE FOLLOWING VARIANCES:

- 3) APPLICANT REQUESTS PERMISSION TO OPERATE A RESTAURANT/NIGHT CLUB OPEN TO THE GENERAL PUBLIC WITH 304 INDOOR SEATING CAPACITY AND 120 OUTDOOR CHAIRS (TOTAL 424 CHAIRS). IN A BUILDING THAT CONTAINS LESS THAN 100 UNITS.
- 4) APPLICANT REQUESTS THE WAIVING OF 125 REQUIRED (ADDITIONAL) OFF-STREET PARKING SPACES FOR THE ADDITIONAL 19 UNITS AND THE OPERATION OF SAID RESTAURANT/NIGHT CLUB WITH 424 CHAIRS.

CONTINUED ON NEXT PAGE

LOT: 3 and the north BLOCK: 11 SUBDIVISION: OCEAN BEACH ADDRESS: 640 Ocean Dr.
1/2 Lot 4 No. 1

ALTERATIONS & ADDITIONS

BUILDING PERMITS

5) APPLICANT WISHES TO WAIVE 165 FT. OF THE REQUIRED 300 FT. SEPARATION BETWEEN THE RESTAURANT/NIGHT CLUB AND A PLACE OF WORSHIP. THE ACTUAL SEPARATION IS 135 FEET.

APPROVED - SUBJECT TO:

1. ALL CONDITIONS AS SET FORTH BY THE ACTING PLANNING DIRECTOR'S RECOMMENDATIONS.
2. SUBJECT TO THE PUBLIC WORKS DIRECTOR'S RECOMMENDATIONS FOR ENCLOSED GARBAGE FACILITIES AT GRADH AT OCEAN COURT.
3. SUBJECT TO THE NARRATIVE PREPARED BY THE APPLICANT COVERING THE WORK TO BE DONE THEREON. NARRATIVE AND THE WORK CONTAINED THEREIN TO BE PART OF THE APPLICATION.
4. THE STIPULATION BY THE APPLICANT AS CONTAINED IN HIS JULY 5, 1984, letter to the BOARD CONFIRMING FIRM COMMITMENTS FROM INVESTORS TO INVEST IN AMOUNTS IN EXCESS OF \$900,000.00 IN ORDER TO COMPLETE THE WORK OUTLINED IN THE NARRATIVE AFORESAID.

FILE NO: 1663 - 640 OCEAN CORP. 640 OCEAN DR. - ZONING BOARD OF ADJUSTMENT, MARCH 1, 1985 - APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO ENCLOSE AN EXISTING TERRACE AT THE GROUND LEVEL, AND CONSTRUCT AN ADDITION AT THE TOP FLOOR OF AN EXISTING HOTEL: 1. APPLICANT WISHES TO WAIVE 9 FT. OF THE 14 FT. SOUTH SIDE YARD SETBACK, IN ORDER TO BUILD A GLASS ENCLOSURE AROUND AN EXISTING TERRACE AT THE GROUND LEVEL. 2. APPLICANT REQUESTS THE WAIVING OF 8 FT. 2 IN. OF THE REQUIRED 10 FT. REAR YARD SETBACK AT THE GROUND LEVEL, IN ORDER TO BUILD THE ABOVE MENTIONED GLASS ENCLOSURE. 3. APPLICANT WISHES TO WAIVE 4 FT. 6 IN. OF THE REQUIRED 20 FT. 6 IN. NORTH SIDE SETBACK AT THE TOWER LEVEL, IN ORDER TO CONSTRUCT AN ADDITION AT THE TOP FLOOR CONSISTING OF 1,300 SQUARE FEET OF ADMINISTRATION OFFICES AND A STAFF MULTI-PURPOSE ROOM.

APPROVED - SUBJECT TO ALL CONDITIONS AS SET FORTH BY THE DIRECTORS OF THE PLANNING AND PUBLIC WORKS DEPARTMENTS AND THE FOLLOWING: 1. THE APPLICANT SUBMIT LANDSCAPE PLANS TO BE APPROVED BY THE DIRECTOR OF PLANNING. 2. ALL PROPERTY MAINTENANCE VIOLATIONS (28 ITEMS) TO BE COMPLIED WITH. 3. THE BUILDING PERMITS TO BE OBTAINED BY AUGUST 1, 1985 FOR PHASE I.

#28628 6/6/86 owner clean & paint interior paint only \$2,000.
#28676 6/13/86 Gordon roof - reroof 30 sqs front part 6th floor only \$6,000.
#28808 7/7/86 Beloff Paint - exterior painting \$10,000.

ELECTRICAL PERMITS

#81375 9/12/86 Ar-01 Elec - 11 light outlets, 8 motor 0-1 hp p.f., 5 air cond windows
11 fixtures
#81456 10/7/86 Vern Griffith Elec violation correct min
#81615 12/10/86 J.C Elec elect repairs

LOT: _____ BLOCK: _____ SUBDIVISION: _____ ADDRESS: _____

ALTERATIONS & ADDITIONS

BUILDING PERMITS

#M9805 - Chanin Air - 17 Central Heating, 17 A/C central, duct work only,
Mechanical ventilation - 2-22-88 ✓
#N9811 - American Sheet Metal - Steel Bases - 2-24-88 0. ✓
#31952 - 3-19-88 - Security windows - Replacing 188 windows with 188 ATW in existin
\$21,850.00 ✓
#92465 - 3-17-88 - Groden Stamp - Build 200 seat restaurant and renovate hotel -
\$200,000.00 ✓
#M9830 - Kitchen Vent. Spec. - 1 Fire suppression system 04-3-21-88 ✓
#N9881 - Kitchen Vent. Spec. - 1 Mechanical ventilation, range hood system - 3-21-88 ✓
#32166 - 4-14-88 - Rashid's Home Improvement - New built up roof - \$1,800.00 ✓
#M301074 - Juan A. Herrera - Refrigeration - 6-20-88 ✓
#M801075 - Juan A. Herrera - Violation, double fine, walk in collers and freezers, mandatory 303.3
6-20-88 ✓

PLUMBING PERMITS

#64935 - Fire Sprinklers Inc. - 92 Fire sprinkler heads - 12-31-87 0. ✓
#65169 - Groden Stamp - 2 Dishwasher, 13 floor drain, 1 lavatory, 1 shower, 1 water
closet, 9 misc. sinks, 15 indirect wastes, 2 heater-new installation, 1 water service
3-17-88 ✓
#65252 - Brock Plumbing - 8 Gas range outlets, 1 gas piping - 4-13-88 0. ✓
#65279 - Brock Plumbing - 1 Heater-replace - 4-21-88 ✓
#65393 - Brock Plumbing - 2 Floor drain, 1 grease trap, 5 lavatory, 2 urinal, 1 water closet, 5
indirect wastes A/C, 7 dry well 10X24", 8 gas range outlets, gas piping - 5-24-88 ✓
#P8801082 - Pablo M. Aleman - 1 A/C discharge well - 7-5-88 ✓

ELECTRICAL PERMITS

#83005 - Land & Sea Electric - 1-5ton, 7-3ton, 11-2ton A/C, 9-5kw, strip heater
3-22-88 0. ✓
#83279 - Land & Sea Electric - 18 Switch outlets, 97 light outlets, 42 receptacles, 1800 service
size in amp's, 4 motors, 2 motors, over, 152 fixtures - 5-17-88 ✓

LOT: _____ BLOCK: _____ SUBDIVISION: _____ ADDRESS: _____

ALTERATIONS & ADDITIONS

BUILDING PERMITS

TO: PAUL GIOIA
BUILDING SERVICES DIRECTOR
FROM: JUD KURLANDBERG
PLANNING & ZONING DIRECTOR
SUBJECT: DESIGN REVIEW FILE NO. 116203
PARK CENTRAL HOTEL, 625-640 OCEAN DRIVE

NOVEMBER 25, 1987

*- Lot 6 Block 11
- Ocean Beach Apts. No. 1*

At its November 10, 1987 meeting, the Miami Beach Design Review Board granted final approval for the above noted project subject to the following conditions:

1. A substitution for buttonwood will be made;
2. Existing sea-grapes may remain, but shall not be relocated and new sea-grapes shall not be added;
3. Sods shall be replaced with ground cover;

4. Parking lot south wall shall be three and one-half (3 1/2) feet in height and shall be rounded on top;
5. Additional lighting in the parking lot shall be low level;
6. The parking lot shall have a drainage system;
7. The parking lot development is approved conditional on the rehabilitation of the Park Central Hotel as submitted; and,
8. Hedges in the front setback of the parking lot shall be a minimum height of three and one-half (3 1/2) feet at the time of planting. All landscape areas shall have 100% coverage automatic irrigation system; and,
9. The applicant shall submit a new landscape plan for the entire site which includes new trees and shrubs.

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 (November 10, 1987), the Design Review Board approval will become void.

Thank you for your assistance regarding this matter.

PLUMBING PERMITS

ELECTRICAL PERMITS

BUILDING PERMITS: #M301143 - Radiant Oil Co. - 1 Hot water boilers - 6-30-88 (X)
 #88001254 - Chanin Air - 65 7800 BTU RAC - 7-22-88 (X)
 #5361 - Certificate of Occupancy - Temporary - Tony Goldman - 7-27-88 (X)
 #5390 - Certificate of Occupancy - Tony Goldman - Temporary - 9-8-88 (X)
 #5429 - Exten. Temp. Certificate of Occupancy - Tony Goldman - 12-9-88 (X)

PLUMBING PERMITS: #P8800091 - Brock Plumbing - Replace 5th floor main - 11-1-88 (X)
 #P8800162 - Brock Plumbing - Replace risers, Bathroom Repair - 11-21-88 (X)
 #P8800226 - 12-16-88 - Brock Plumbing - Replace water service riser/bathroom (X)
 #BP891029 - AAAAA All Glogbusters - Water gas repairs - 7-28-89 (X)

ELECTRICAL PERMITS: #E8800279 - Land & Sea Electric - New central A/C units - 12-5-88 (X)

PARK CENTRAL HOTEL

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.
3-10-88		Replacing 18 windows	\$2,850.00				31952
3-17-88	037	Build Restaurant + Renovate hotel.	\$600,000.00				92465
4-14-88		New built-up roof	\$1,800.00				38166

DEC 4 1987

TONY GOLDMAN
620-640 OCEAN DRIVE
LOTS 3, 4, 5, 6, BLOCK 11
OCEAN BEACH NO. 1
PB 3/11

2. FILE NO. 1858

1134

APPLICANT REQUESTS THE FOLLOWING VARIANCES RELATING TO THE CONSTRUCTION OF A NEW ENCLOSED DINING AREA AND A PARKING LOT:

1. Applicant wishes to waive 12'-6" of the minimum required 20 ft. front yard setback in order to locate two (2) parking spaces within said area.
2. Applicant wishes to waive 2'-8" of the minimum required 5 ft. south side yard setback for the construction of said parking lot with a total of 23 parking spaces.
3. Applicant wishes to waive all of the required 10 ft. rear yard setback in order to locate seven (7) parking spaces within said area.
4. Applicant wishes to waive 8'-1" of the minimum required 10 ft. rear yard setback in order to construct a new enclosed dining area.

Approved with the following conditions:

1. The applicant shall comply with the conditions as set forth by the Design Review Board (11/3/87).

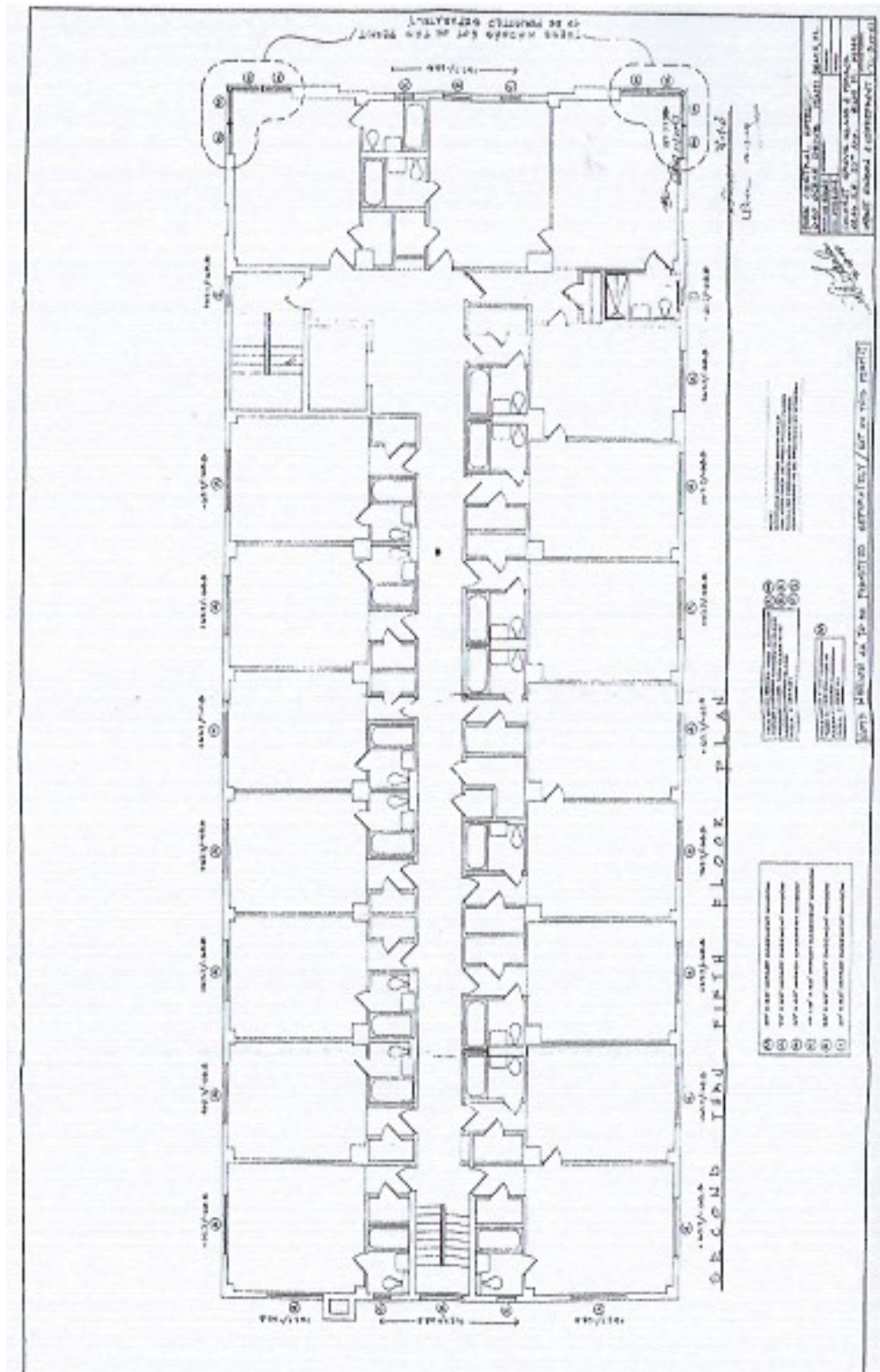
DESIGN REVIEW BOARD

2. The applicant shall provide an air-conditioned garbage room to be approved by the Building Department. Daily service by a private hauler.
2. The applicant shall provide a proper grease interceptor.
4. The applicant shall provide proper drainage, lighting and sprinkler system for parking area.
3. Sections of curb, gutter and sidewalk shall be removed and replaced, where necessary.

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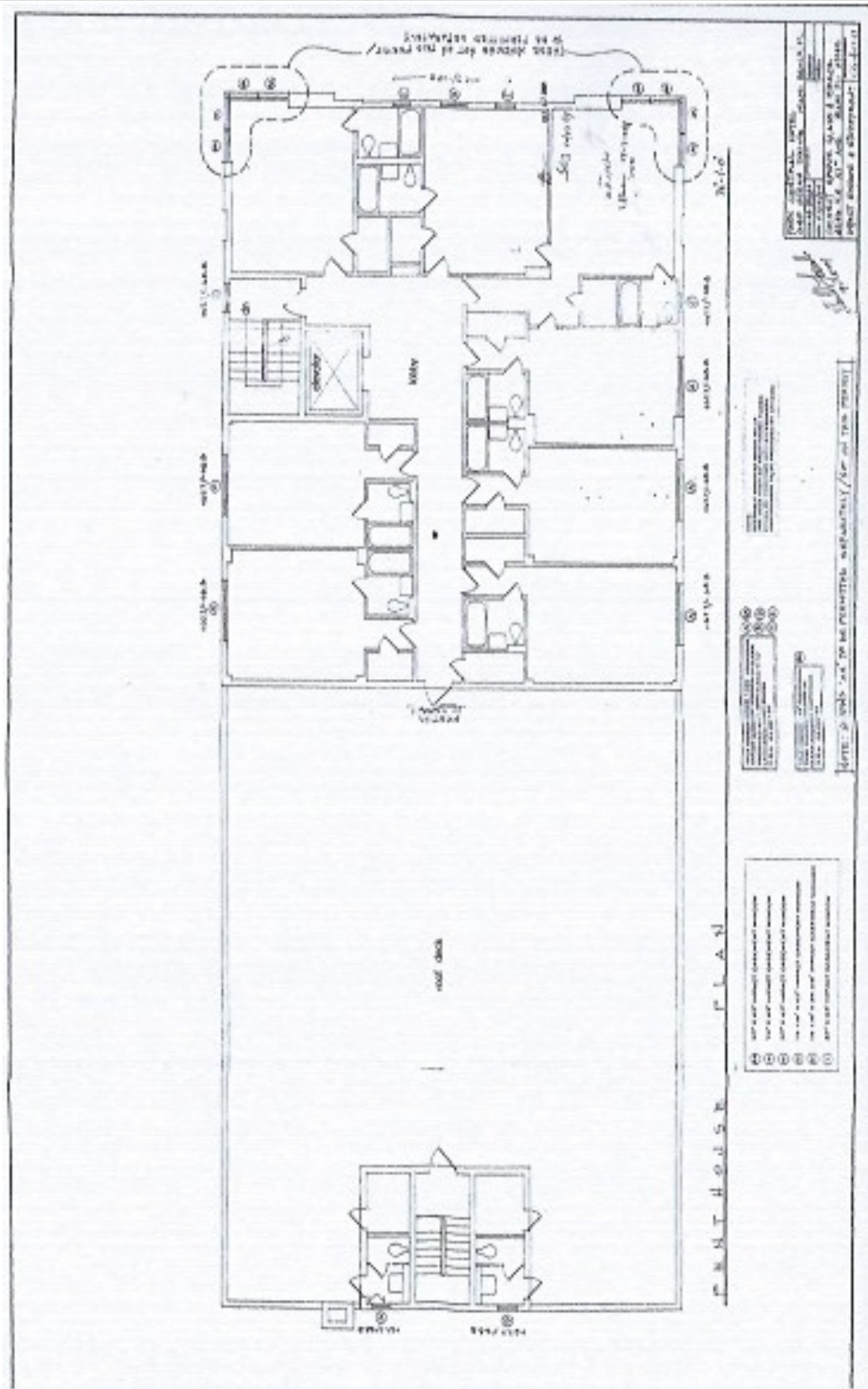
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PARK CENTRAL HOTEL



2nd thru 6th FLOOR PLAN FOR 2004 WINDOW INSTALLATION

PARK CENTRAL HOTEL

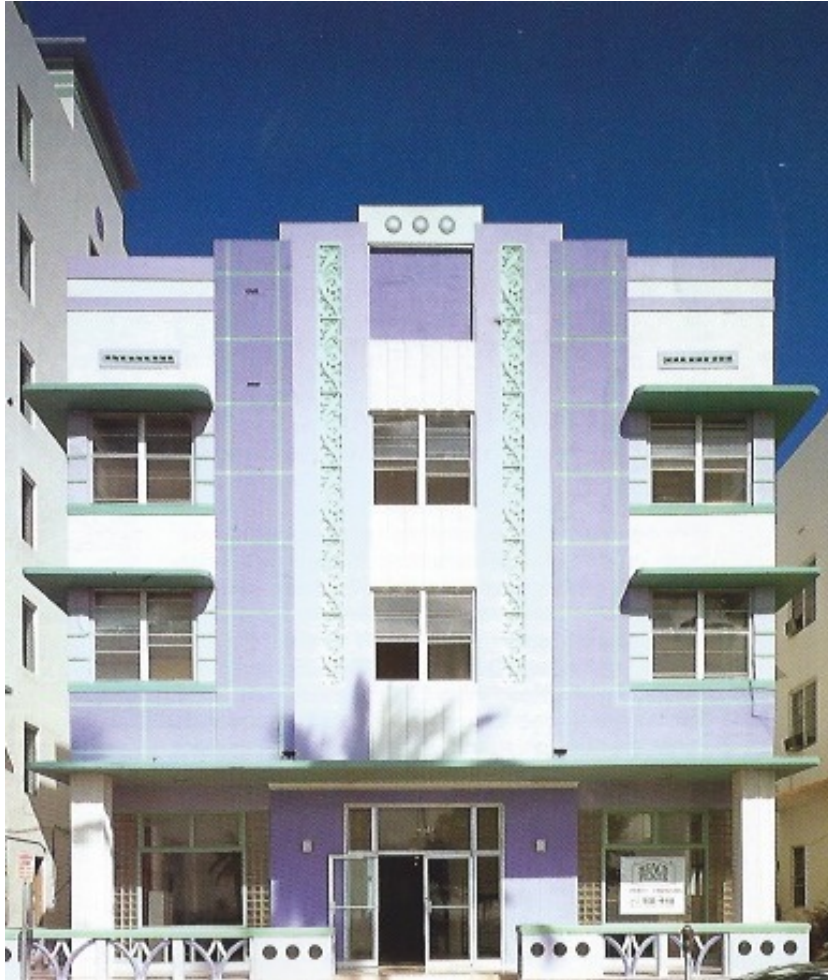


PENTHOUSE FLOOR PLAN FOR 2004 WINDOW INSTALLATION

FOOTNOTES

- (1) "Miami Beach Art Deco Guide", by Miami Design Preservation League, 1987, page 6.
- (2) Ibid.
- (3) Ibid., p.4.
- (4) Ibid., p.7.
- (5) Ibid., p. 147.
- (6) The Making of Miami Beach 1933-1942 -The Architecture of Lawrence Murray Dixon, 2000
by Allan Shulman and Jean-Francois Lejeune, pp. 28-29
- (7) Miami Beach by Howard Kleinberg, 1996 p.211..
- (8) The Making of Miami Beach 1933-1942 -The Architecture of Lawrence Murray Dixon, 2000
by Allan Shulman and Jean-Francois Lejeune, p. 183
- (9) Deco Delights by Barbara Baer Capitman, 1988 p. 15.
- (10) Ibid.
- (11) The Making of Miami Beach 1933-1942 -The Architecture of Lawrence Murray Dixon, 2000
by Allan Shulman and Jean-Francois Lejeune, p. 236
- (12) Miami Architecture by Allan T. Shulman, Randall C. Robinson & James F. Donnelly, 2010
pp. 4-5.
- (13) Art Deco Architecture by Patricia Bayer, 1992 p.84
- (14) MiMo on the Beach website by the City of Miami Beach
- (15) Deco Delights by Barbara Baer Capitman, 1988 p. 15.
- (16) Ibid., p.29.
- (17) Miami Beach Art Deco Guide by MDPL,1987 p. 7
- (18) New York Magazine, "Soho in the Sun", January 13, 1992, p. 22.
- (19) Ibid.
- (20) Ibid., p. 21.
- (21) Ibid.
- (22) Ibid.
- (23) Ibid.
- (24) Ibid. p.25.
- (25) Ibid., p. 21.
- (26) Travel & Leisure, "The Best of Miami", September 1989, p. 119.
- (27) New Miami: The Business of South Florida, South Beach Area Report, December, 1988.
- (28) Leonard Horowitz's Neighborhood by Marlena B. Morton, 1988
- (29) Ibid.
- (30) Ibid.
- (31) Ibid.
- (32) New Miami: Reclaiming Paradise Lost by Richard Westlund, January 1992 p.53.
- (33) The Making of Miami Beach 1933-1942 -The Architecture of Lawrence Murray Dixon, 2000
by Allan Shulman and Jean-Francois Lejeune, p. 11
- (34) New York Magazine, "Soho in the Sun", January 13, 1992, p. 27.
- (35) Ibid., p.21.
- (36) New Miami: Reclaiming Paradise Lost by Richard Westlund, January 1992 p.53.
- (37) Florida Memory: State of Florida Division of Library & Information Services:
<http://floridamemory.com/items/show/135903>

IMPERIAL HOTEL



IMPERIAL HOTEL by STEVEN BROOKE in DECO DELIGHTS, 1988



HISTORIC RESOURCE REPORT *for the*

IMPERIAL HOTEL

650 OCEAN DRIVE

MIAMI BEACH, FLORIDA 33139

prepared by

ARTHUR J. MARCUS ARCHITECT P.A.

HISTORIC ARCHITECTURAL PRESERVATION CONSULTANT

November 20, 2013

IMPERIAL HOTEL

PHOTOGRAPHY UNLESS OTHERWISE NOTED
by
ARTHUR MARCUS



IMPERIAL HOTEL RAILING DETAIL by STEVEN BROOKE in DECO DELIGHTS, 1988

HISTORIC RESOURCE REPORT

for the

IMPERIAL HOTEL

650 OCEAN DRIVE

MIAMI BEACH, FLORIDA 33139

prepared by

ARTHUR J. MARCUS ARCHITECT P.A.

HISTORIC ARCHITECTURAL PRESERVATION CONSULTANT

www.arthurmarcus.com

1450 Lincoln Road #806

Miami Beach, Florida 33139

November 20, 2013

for the CITY of MIAMI BEACH HISTORIC PRESERVATION BOARD

prepared for the Owner:

PARK CENTRAL PARTNERS, LLC

C/O Park Central Hotel

640 Ocean Drive

Miami Beach, Florida 3313

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