

1944
Building Address: Subdivision Ocean Beach #2 Address: 940 Ocean Drive
Permit # 1172 Bond 2045 Address: 16 174.R.
28 29945 (OK-2804)
Height 36 Stories 3 (elevator) Use Hotel 75 rms
Cost \$ 110,000.00 Foundation spread footing Roof flat
12214- Markowitz & Resnick Address Date 7/13/1939
81 lavatories; 76 bath tubs; 2 showers; 1 urinal; 3 slop sinks;
Rough approved by GAS -OK T J Bell- Nov.13-1939 Date
Final approved by Date
Septic tank Make Date
F.C.Ast Electric Co.# 13025 Address Date 18-1939
13194- ** Aug.12-1939**
Range Motors 2, 1,* Fans Temporary service - 7/5/1939
10- 272* HEATERS Water 1-motor-#13736-Bankier Bros- Nov.8-1939
10- 247* Space Centers of Distribution 12*
13538- AST- 1 temporary- Oct.13-1939
Address Date
272** Final approved by Lincoln Brown, Jr. Date
November 29-1939
B.L.Reisner- 9 neon transformers - - - - - Nov. 25- 1939 - - -
Date
- Biscayne Electric: 1 light outlet in telephone booth Oct.27, 1942
- USAAFTTC Correction of Violations - March 1, 1943
6681.. Painting - inside and out renovation after Army occupation # 1,000.....
July 17, 1944.....
Over

Building Permits: # 18841- Partition for Re-setting kitchen sink - owner - \$100
23504 Painting Royal Painting Co. \$600.
28633 Painting - B. Tepper, contractor \$ 600... Nov. 1, 194
38426 47 --1/2 ton & 14 --3/4 ton air condition units- T otal of
#60133 Owner: Convert 38 hotel rooms into 19 apts. Appr'l council 9/16/59 (without parking. \$200. 9/28/59 103-104;115-116;117-118;201-202;203-204;215-216;227-228;229-230;301-302;303-304;315-316;317-318;319-320;322-323;327-328;329-330)
#60164 Twin City Glass Co.:Front entrance glass doors,\$500,9/30/59
#60281 Elmar Raamat: Exterior Painting - \$2400 - Oct. 15, 1959
#62373 J. Rawlins: 10 - 1 ton window air conditioners - \$2000 - 7/13/60 OK 8/2/60 Plaag
2 7/20/60 Council approved conversion of 20 hotel rms. into 10 apts. WITHOUT PARKING.
Owner: Convert 20 hotel rooms into 10 apts, approved as above:Rooms 105-106;205-206;305-306;11205-11309-310;325-326 - \$200.00 - Aug. 9, 1960
#4492 J. Rawlins: 15 - 1 h.p. window air conditioner replacements - \$3000. - 3/29/60
#377 Owner:Painting exterior of bldg.,\$500, 10/27/60
Plumbing Permits: # 17702 .. Markowitz - 1 sink, 1 grease trap, 1 gas range.. - Aug
27849 Dixie Oil: 1 Oil Burner -275 gal. Feb. 1, 1949
#41859 Pitsch & Morgan Install 19 sinks 9/28/59 OK 12/9/59 Rothman
#42521 Pitsch & Morgen: 12 Sinks, 12 Gas Ranges - Aug. 9, 1960
Electrical Permits: # 28431 R.C.A. - 1 television antenna - March 16, 1949
34154 Astor Electric: 2 appliance outlets - May 28, 1951
#36344 Flamingo Electric Co: 3 Centers of distribution, 1 Meter change, 60 Motors, 4/26/52
#4286 Jonesey Electtic. 17 - refrigerator outlets, Iron outlets and appliance outlets. 1 service-equipment
#602 Jonesey Elec: 12 refrigerator outlets, 12 iron outlets, 3 fan outlets, 2 centers of distribution, 1 service equipment -
August 9, 1960 OK Fidler 6/22/61
Breakwater Hotel

Lot 3 & 4

Block 14

Subdivision Ocean Beach #2 (940 Ocean Drive)

ALTERATIONS & ADDITIONS

Building Permits: #68057 Air Conditioning & Appliance Center - \$3,000. - 9/17/62 OK Plaag 12/3/62

#70085 ABC Painting: exterior painting-\$3,000.00-8/26/63

#92072 - 4-22-87 - Tatum Gomez Smith & Vitale - Remodel Restaurant - \$65,000.00

#M09240 - Safeco Air - 21 Central Heating, 201/2 ton A/C central - 8-13-87

#M9390 - K6tchen Ventilation - 3 Mechanical Ventilation, 2 range hood - 9-25-87

Plumbing Permits: #44402 Morgen Plumbing: 5 lavatories - 9/10/64

#44929 Morgen Plumbing Co.: 15 lavatories; 6 gas outlets - 9/13/65

Electrical Permits: #58800 L & M Elec. Co.,Inc.: 46 space heaters, other; 1 serv. equip. - 9/24/62 OK Fidler 11/28/62

LOT: 3 & 4

BLOCK: 14

SUBDIVISION: Ocean Beach #2

ADDRESS: 940 OCEAN DRIVE

ALTERATIONS & ADDITIONS

BUILDING PERMITS

ZBA MEETING OF JULY 10, 1986, FILE #1755: APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO OPERATE A BAR/RESTAURANT WITH INDOOR/OUTDOOR SEATING IN A BUILDING WITH LESS THAN THE MINIMUM REQUIRED 100 UNITS.

1. Applicant requests the waiving of Sections 6-7B.7. and 7-3B.5. that require a building to contain a minimum of 100 units to qualify for the operation of an accessory commercial use, and instead, be permitted to operate a bar/restaurant with a total of 80 seats in this building that contains 44 units (16 hotel rooms, and 28 dwelling units).
"Upon approval of request #1 above,the applicant requests the following variances":

2. Applicant wishes to waive Section 7-2B. that requires an accessory commercial use to be accessible only through the main lobby of a building, and instead, be permitted to locate 28 chairs at the front terrace for the operation of said bar/restaurant.

3. Applicant requests the waiving of 18 of the required 20 off-street parking spaces for the operation of the bar/restaurant with a total of 80 seats (52 indoor and 28 outdoor). (This building is entitled to a credit of 2 parking spaces for 2 units that will be removed during the remodeling for the restaurant).

4. Applicant wishes to waive Sections 7-2D. and 11-1M.8. that prohibit the display of any sign indicating the existence of an accessory commercial use in a residential district, and instead, be permitted to install a window neon sign for the restaurant.

GRANTED. WITH CONDITIONS AS REQUESTED BY THE PLANNING DIRECTOR, PUBLIC WORKS DIPECTOR AND DEVELOPMENT SERVICES/FIRE DEPT.

Building Permits: #84988 - Owner - Enclose stairway \$600.00 9/9/70

#85967 - Owner - exterior painting \$800.00 1/13/71

#06225-Joseph A. Morano-Replacing 22 alum awning windows with single hung windows-\$1000-9-23-74

#07000-Rene Ynclan-Exterior painting-\$2895-3-14-75

#09695-Claude Maintenece-Breakwater Hotel-\$400-Sign-9-3-76

#28409 5/1/86 Victor J. Valls exterior painting white only \$25,000.

#29282 10/9/86 Abracadabra Neon strip neon, individual channel letters \$10,000.

Plumbing Permits:

#46844 ~~XXXXXXXXXXXXXXXXXXXX~~ G. J. Pitsch: 3 lavatories 10/30/68

#47502 Geo. J. Pitsch: 3 gas ranges 11/14/69

#48329 - Pitsch Plumbing - 3 set lavatory - gas outlets A. 4/5/71

#48861 - Silver Plumb - 13 gas outlet 1/3/72

#51157-Peoples Gas- d & c range-6-5-74

#52117-Pitsch Plumbing- 1 heater-replace-2-6-75

#52132-Peoples Gas- set meter-2-14-75

#54599-S & R Plumbing-gas repair-2-7-77

Electrical Permits: #65038 Astor Elec. Serv.: 1 Motor, 0-1 H.P. 9/11/67

#72116-D M B Electric- Fire alarm; 8 bells; 8 pull stations-4-16-75

#73408-Breakwater Hotel-Claude Maintenance-4 lamps, 1 ballast-9-1-76

#81470 10/9/86 Abracadabra Neon sign 630 s.f.

PLUMBING PERMITS

#62715 7/21/86 Silver Plumbing - gas piping repair

#63439 - Auroro Plumbing - 1 Dishwasher, 3 floor drain, 1 grease trap, 5 lavatory, 1 sink, pot, 1 urinal, 3 water closet, 4 indirect wastes - 7-23-87

#63489 - Peoples Gas Systems - Gas piping only - 9-28-87

ELECTRICAL PERMITS

#82252 - Honshy Electric - 13 Switch outlets, 52 light outlets, 23 receptacles, 400A service size in AMP'S, 1 range top, 3 ton A/C, 11 special purpose - 8-4-87

1172 940 OCEAN DR

COASTAL CONTROL ZONE							
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED							
DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.		BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	COMMENTS	PERMIT NO.
6-16-88	159	CLEANUP, REPAIRS & RENOVATION	\$250,000.00				B8801038
1-20-89		EXTERIOR PAINTING	\$4,100.00				SB890543
2-9-89		ReRoof 3200sq-ft.	\$13,400.00				SB890676

BUILDING PERMITS: #B8801058 - 6-16-88 - J. Leslie Wiesen - Clean up, repairs and renovation - \$250,000.00

#M8800088 - Edward Berdellaans - 20ton A/C central duct work only, mechanical ventilation, violation, no permit, condensate, 303.3 mandatory fine - 10-20-88

#M8900299 - Rosair A/C Corp. - 2 Refrigeration walk in coolers - 1-10-89

#M8900300 - Rosair A/C Corp. - Violation, double fine, mandatory 303.3, erect walk in cooler - 1-10-89

#SB890543 - Absolute Painting - Exterior painting of the building - \$4,100.00

#M8900361 - Safeco A/C - Central heating, a/c central, mechanical ventilation - 1-27-89

#SB890676 - 2-9-89 - Springs Roofing - Reroof 3200 sq.ft. - \$13,400.00

#M8900654 - Kitchen Ventilation - Mechanical ventilation, 2 range hood - 5-4-89

#M8900655 - Kitchen Ventilation - Fire Suppression - 5-4-89

#5544 - Certificate of Occupancy - Unified Investments - 7-3-89

ELECTRICAL PERMITS: #82799 - Ocean Electric - 30 Light outlets, 20 fixtures - 1-27-88

#E8800094 - R&M Electric - 20 Switch outlets, 15 light outlets, 47 receptacles, 1-400 service size in amp's, 1 range top, 1 motors, over, 2 motors, over3, 3 motors, over5, 6 2-5ton, 3-21/2ton, 11/2ton A/C, 3 10kw strip heater, 2 special purpose, 1 walking cooler, 1 hood fan, 1 grease trap, 19 track light - 10-19-88

#E8900840 - R&M Electric - Temporary for testing equipment (20 days) - 4-4-89

#E8900838 - R&M Electric - New fire alarm and smoke detector installation - 4-4-89

#E8900839 - R&M Electric - New electrical repairs - 4-4-89

PLUMBING PERMITS: #P8800076 - Anton Plumbing - 70 Bath tub, 70 lavatory, 70 water closet - 10-28-88

#P8800178 - Anton Plumbing - New plumbing kitchen area - 11-30-88

#P8900286 - Firepak Inc. - Fire sprinkler flow test - 1-11-89

#P8900465 - Fire Pak - New system - 2-22-89

#P8900832 - Anton Plumbing - A/C drain 2 units added - 6-7-89

940 OCEAN DRIVE
P 12650 P 1172



Breakwater Hotel
Construction date: 1936
Architect: Anton Skislewicz
Builder: Morris Alpert

Architectural Description:
This is a 3-story domestic building in the Art Deco style with Moderne influences built in 1939. The structural system is concrete block stucco. The foundation is spread footing. Exterior walls are stucco and stucco. The building has a flat roof. Roof forms horizontal counterbalance; Horizontal band at cornice; Pipe rail at roof Windows are replacement aluminum single-hung sashes. Spandrel under windows; Etched glass detail There is a single-story, full-span open porch characterized by an integrated (under the main) roof with fluted stuccoed posts. Terrazo porch; Edge is defined by low concrete wall; Masonry balustrade; Symmetrical; In line with building facade; Precedes building main entrance There is an addition. Entrance in center on the symmetrical facade; Enunciated by an imposing vertical element containing the Breakwater Hotel signage in neon lighting

Style: Ocean drive hotel, Art Deco, Moderne.
Streamlined symmetrical design; Continuous eyebrows; Projected central sign tower with ship-like prow; Horizontal banding; Central vertical racing stripes; Stepped sides and top; Ziggurat parapet roofline; Building cantilevers on round fluted columns; INTERIOR: Keystone front desk and fireplace; Terrazzo floor designs

Status of Historic Designation:
Designated at National level : Miami Beach Architectural District, 1979
Designated at Local level : Ocean Drive/Collins Avenue District, 1986
Area(s) of Significance: Architecture , Community Planning and Development

3 Stories
Structural System: Concrete Block Stucco
Foundation: Spread footing
Flat Roof: Roof forms horizontal counterbalance; Horizontal band at cornice; Pipe rail at roof
Primary exterior finish: stucco
Window Type: Single-Hung sashes, Replaced - Aluminum
Spandrel under windows; Etched glass detail

Porch description, characteristics, details:
Single story, full-span, open, Terrazo porch; Edge is defined by low concrete wall; Masonry balustrade; Symmetrical; In line with building facade; Precedes building main entrance

Porch Roof Shape: integrated (under the main)
Porch Columns/Posts (upper or only): fluted stuccoed posts on
Primary entryway: Entrance in center on the symmetrical facade; Enunciated by an imposing vertical element containing the Breakwater Hotel signage in neon lighting

Ocean Drive/Collins Avenue District, 1986

1959 Alteration: Converted 38 hotel rooms into 19 apartments

* Source: Miami-Dade County Property Appraiser
* Description generated by RuskinARC™.

- b. Nonoceanfront:
1. Architectural district, zero feet if abutting an alley, otherwise ten feet.
 2. All other areas, ten feet.
- (b) Existing structures which are being substantially renovated are permitted to retain the existing setback areas; however, the setback area shall not be reduced. When additional floors are constructed, they shall be permitted to retain the same setbacks as the existing floors. The provisions of section 118-398 relating to bulk shall not be applicable to the foregoing setback requirements.

(Ord. No. 89-2665, § 6-16(D), eff. 10-1-89; Ord. No. 90-2722, eff. 11-21-90; Ord. No. 96-3052, § 1, 9-11-96)

Sec. 142-548. - Reserved.

Editor's note— Ord. No. 98-3150, § 1, adopted Nov. 4, 1998, repealed § 142-548, which pertained to additional maximum height regulations, and derived from Ord. No. 89-2665, § 6-16(e), eff. 10-1-89; Ord. No. 92-2830, eff. 1-16-93; and Ord. No. 96-3052, § 1, adopted 9-11-96.

Sec. 142-549. - Noise overlay district.

Section 46-151 et seq. establishes noise exceptions for a specific area as described in those sections.

(Ord. No. 89-2665, § 12C, eff. 10-1-89)

Sec. 142-550. - Additional regulations for new construction.

In the MXE district, all floors of a building containing parking spaces shall incorporate the following:

- (1) Residential or commercial uses, as applicable, at the first level along every facade facing a street, sidewalk or waterway. For properties not having access to an alley, the required residential space shall accommodate entrance and exit drives.
- (2) Residential or commercial uses above the first level along every facade facing a waterway.
- (3) For properties less than 60 feet in width, the total amount of residential or commercial space at the first level along a street side shall be determined by the design review or historic preservation board, as applicable. All facades above the first level, facing a street or sidewalk, shall include a substantial portion of residential or commercial uses; the total amount of residential or commercial space shall be determined by the design review or historic preservation board, as applicable, based upon their respective criteria.

(Ord. No. 2006-3510, § 8, 3-8-06)

Secs. 142-551—142-570. - Reserved.



