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VIA ELECTRONIC MAIL

August 8, 2023

Deborah Tackett, Historic Preservation & Architecture
Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **HPB23-0572** - Demolition Disposal Plan,
Architectural Salvage Plan, and Letter of Support from
Altos Del Mar Association, Inc.

Dear Ms. Tackett,

This firm represents 7801 AW LLC (the "Applicant"), the owner of the oceanfront property located at 7801 Atlantic Way (the "Property") in the City of Miami Beach (the "City"). Attached to this letter please find the following support documents for the above-referenced Historic Preservation Board ("HPB") application:

1. Proposal and Contract for the demolition and disposal of debris. The Proposal confirms that 96% of the materials will be diverted from disposal in a landfill and will be recycled or salvaged.
2. Architectural Salvage Plan, which studies the existing materials of the home and itemizes various wood, stone, tile, metal, and glass details that can be salvaged. The Architectural Salvage Plan also includes a recommended methodology for conducting the removal of these materials prior to demolition.
3. Letter of support for the HPB Application from the Altos del Mar Association Inc.

Conclusion. We look forward to your favorable review of the attached documents and recommendation of the application. If you have any questions or comments, please give me a call at 305-377-6231.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized, flowing line that starts with a small loop and ends with a long, sweeping tail.

Michael Larkin

cc: Stephanie Halfen
Ricardo Halfen
Emily K. Balter, Esq.



THUNDER DEMOLITION, INC.

7373 N.E. 3rd Ct., MIAMI FL 33138

TEL: 305.757.9444 FAX: 305.757.9441

Info@thunderdemolition.com

CONSTRUCTION TRADES QUALIFYING BOARD # 05BS00348

STATE OF FLORIDA LICENSE # CQC1526232



PROPOSAL/CONTRACT 2023-0715

Date: July 18, 2023
 Project:
 Location: 7801 Atlantic Way, Miami Beach FL

Thunder Demolition Inc. Proposes to provide necessary equipment, labor, and supervision to complete the demolition of the following scope of work:

INCLUSIONS:

All salvage rights (All Aluminum, Copper, Appliances, and Anything of Value).

- Demolition of Existing 2-Story House(Including All Slabs & Foundations)
- Removal of existing patio and driveway
- Removal of all bushes around house
- Area to Be Left Rough Grade
- Disposal of Debris
- Leed Report - **LEED** (Leadership in Energy and Environmental Design) is the world's most widely used green building rating system in the world. Available for virtually all building types, LEED provides a framework for healthy, highly efficient, and cost-saving green buildings, which offer environmental, social and governance benefits.
- Method of Recycling Materials – Thunder Demolition will demolish the house and separate all debris (wood, concrete, aluminum, copper, metal and C&D) Everything will be recycled except for the C&D which will go to a landfill

EXCLUSIONS: Permits, Asbestos Report/Removal, tree removal or protection, bonds, temporary fence, police fees.

Total [REDACTED]

AGREED AND ACCEPTED BY:

AGREED AND ACCEPTED BY:

Company : _____

Thunder Demolition Inc

Signed: _____

Signed: _____

Name: _____

Name: Ronny Herrera

Title: _____

Title: Estimator

Date: _____

Date: _____

GENERAL CONDITIONS AND CLARIFICATION

The following items are general conditions and clarification which are meant to help identify the Owners and Contractors responsibilities during the performance of this project.

- 1) All items removed by Thunder Demolition, including the proceeds, if any, shall become property of Thunder Demolition, Inc. These items include, but are not limited to the following: aluminum, copper, electrical panels, A/C units, furniture, anything of value, etc. Any items needed to be salvaged by Owner or GC is to be removed prior to requesting a proposal for demolition or we must be informed of future plans of items to be removed. Thunder Demolition will not take responsibility for any damages that may occur to salvageable items once work has commenced.
- 2) Removal & disposal of tires, any rubber material, drums filled with liquids, hazardous material or any other pre-existing conditions that are not associated with the project building will NOT be Thunder Demolitions responsibility.
- 3) Thunder Demolition will not be held responsible for any open fines, violations, or fees from existing owner or present owner of said property.
- 4) If bonds are required, GC will provide all applicable bonds at no cost to Thunder Demolition Inc.
- 5) Our proposal price is based upon our current standard insurance limits as follows:
General Liability - \$1M / occurrence, \$100K fire damage, \$1M personal / adv. injury, \$2M general aggregate, \$2M products; Workers Compensation - \$1M / accident, \$1M disease / employee, \$1M disease - policy limit; Automobile - \$ 1 M combined single limit bodily injury / property damage, \$ 1 M combined single limit non-owned auto, \$500K combined single limit hired auto, \$10K personal injury protection. **If additional insurance limits are required, there will be an additional cost added to the proposal price.**
- 6) The Owner is responsible to provide all necessary utilities including electric, potable water, and sanitary drain; all utilities are understood to be located within approximately 100 feet of the work site location.
- 7) This agreement entitles Thunder Demolition, Inc to place a sign at the jobsite
- 8) PROPOSAL VALID FOR 30 DAYS. PAYMENT BY SCHEDULE NO RETAINAGE
- 9) Unless otherwise provided in the Agreement, Owner will pay for services and reimburse Thunder Demolition for previously approved expenses within thirty (30) days. Any invoice not paid within 30 days shall be deemed past due and subject to interest or late payment. **If payment must be affected by engaging a third party, the costs resulting there from shall be charged to the Owner.**
- 10) This agreement entitles Thunder Demolition, Inc to do an auction (if applicable)
- 11) **Any alteration or deviation from the above specifications including extra cost will be executed only upon written order and will become an extra charge over and above this estimate.**
- 12) **Owner/GC will be held responsible for repairing or replacing any damaged city sidewalks or curbs, due to preexisting conditions, or damage caused by weight of trucks while performing demolition. Please keep in mind that various cities will refrain from approving of final inspection if there is damage to the city sidewalks.**
- 13) **In the event that city officials require installation of sod for final inspection after demolition is completed, it will be the responsibility of owner/ General Contractors to comply with city's requirements.**
- 14) **Owner / GC will be responsible for shoring, bracing and engineering cost.**
- 15) **Not Responsible for water damages or any removal of bees, or pests. Including any associated damages due to removal. Fees and removal will be responsibility of owner.**
- 16) **Temporary Fencing may be required to be installed in order to pass final building inspection within some cities. If it is required by the city, but excluded on our contract, owner/GC will be held responsible in acquiring all cost to install the temporary fence.**
- 17) **If any sums due are collected by suit or demand of any attorney or collection agency then the undersigned agrees to pay all costs: notice to owners, letters, calls, liens, etc. at an annual interest rate of 18% or 1.5% per month including reasonable attorney fees**
- 18) **Federal law requires contractors to test for lead on all homes, schools and childcare facilities built before 1978. If positive for lead a change order will be issue for the removal of the lead. For more information about the health effects of exposure to lead and the regulations please visit epa.gov/lead**
- 19) Any existing violations or fines from unsafe structure, code enforcement, or any other municipal department, or unpaid utilities must be paid and resolved by owner within ten (10) days of being notified so that it does not interfere with the final inspection of our permit. Any work that is not included in our scope of work which is done to comply with inspector's request to finalizing permit will be charged to owner/GC and such cost must be paid within ten (10) of receiving invoice.
- 20) **After Demolition has been completed if there is any waterproofing (Stucco, painting reroofing) required to adjacent structures Thunder Demolition will not be responsible to do such work or any costs associated with water proofing. All of this required work to be done by the owner / agent of the company who has Contracted Thunder Demolition To conduct the demolition work. Owner / agent will be responsible to defend thunder Demolition INC and pay all legal fees associated to this claim.**
- 21) Thunder Demolition, Inc. is not responsible for cost to paint over graffiti or the removal of Liquid Nails.
- 22) Thunder Demolition, Inc. may terminate this agreement in part or in its entirety at any time for any reason by providing written notice and shall maintain the right to pursue compensation for any costs or services provided or rendered under this agreement.

In no event shall the contractor be liable for any loss, expense or claim relating to damage or injury to any person or property, which occurred prior to the contract start date or which results from an event which occurred or a condition or state of fact which existed prior to the start date of this contract (including but not limited to the presence of asbestos and lead based paints in the owners facility or the release thereof into the environment), if such event or condition is not caused or made substantially worse by the contractor. Owners and/or General contractor will be responsible for any damages occurred to neighboring properties due to machinery vibration, as well as defending Thunder Demolition Inc at all costs.

Once again, I would like to thank you for this opportunity to quote. Should you require any additional information or have any questions concerning any of the above-mentioned proposals, please feel free to contact the undersigned at any time.

I have read and agree to the above conditions:

Company Name: _____
Signed _____
Name _____
Title _____
Date _____



Editing Lead

PROJECT

7801 Atlantic Way Miami Bch

DATE _____

07/18/2023 **TOTAL CONSTRUCTION WASTE****TOTAL DIVERTED WASTE**

PERCENT OF WASTE DIVERTED	96.09908	%
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MATERIAL	DISPOSAL HAULER	DISPOSED IN LANDFILL (TONS)	RECYCLED (TONS)	SALVAGED (TONS)	REUSED (TONS)
ASPHALT					
CONCRETE	THUNDER DEMOLITION IN			360.0	360.0
PLUMBING FIXTURES					
FERROUS METALS	THUNDER DEMOLITION IN		0.15	0.15	0.15
NON-FERROUS METALS	THUNDER DEMOLITION IN		0.2	0.2	0.2
WOOD	THUNDER DEMOLITION IN		6.0	6.0	6.0
GLASS					
CLAY BRICK					
BOND PAPER					
NEWSPRINT					
CARDBOARD					
PLASTIC					
GYPSUM					
PAINT					
INSULATION					
C&D / TRASH	THUNDER DEMOLITION IN	30			
VEGETATION / TREES					
FILL					
OTHER					
TOTAL LANDFILLED WASTE		30	TOTAL DIVERTED \		
			TOTAL CONSTRUCTION		

Update Lead

[Show](#) | [Back](#)

ARCHITECTURAL SALVAGE PLAN

**7801 Atlantic Way
Miami Beach, Florida**



7801 Atlantic Way, Miami Beach, May 2021.

Prepared For:

SDH Studio Architecture + Design
18200 NE 19th Ave. Suite 100
North Miami Beach, Florida 33162

Compiled By:

Heritage Architectural Associates
4300 Biscayne Boulevard, Suite 203
Miami, Florida 33137
www.heritagearchitectural.com

August 1, 2023

INTRODUCTION

The Miami Beach Historic Preservation Board (HPB) is being asked to approve an application for a Certificate of Appropriateness for proposed work at the property located at 7801 Atlantic Way, Miami Beach. The building is a contributing resource in the locally-designated Altos Del Mar Historic District. Therefore, the project is subject to review by the HPB.

Heritage Architectural Associates (HAA) has been commissioned by SDH Studio Architecture + Design, on behalf of the property owner, 7801 AW LLC, to provide an Architectural Salvage Plan to be included in the Certificate of Appropriateness (COA) submission packet. To prepare this report, HAA reviewed the property and identified historic components that could be salvaged. This information, with corresponding photographs, has been compiled in this report. Also included is a recommended methodology for performing the salvage operation.

This work was overseen by Steven G. Avdakov, R.A., principal of HAA. The report was written and compiled by Deborah Griffin of HAA. All photographs were taken by Steven Avdakov HAA.

SALVAGE RECOMMENDATIONS

It is recommended that the following items be salvaged prior to demolition of the house.

Site

- Tile pavers leading to house. (Figure 1)



Figure 1. Tile pavers leading from gate to house, May 2021.

- Wood gate adjacent driveway. (Figure 2)



Figure 2 Wood gate adjacent driveway, May 2021.

Building

Exterior

West Elevation – Front Façade (facing Atlantic Way)

- Front door. (Figure 3)
- Front door hardware. (Figure 4, Figure 5)
- Screen door. (Figure 6)



Figure 3. Front door, May 2021.



Figure 4. Front door exterior hardware, May 2021.



Figure 5. Front door interior hardware, May 2021.



Figure 6. Screen door, May 2021.

- Tile pavers at front porch. (Figure 7)
- Tongue & groove ceiling at front porch. (Figure 8)
- Double-hung stained glass windows at Stair Hall. (Figure 9, Figure 10)



Figure 7. Tile pavers at front porch, May 2021.



Figure 8. Tongue & groove ceiling at front porch, May 2021.

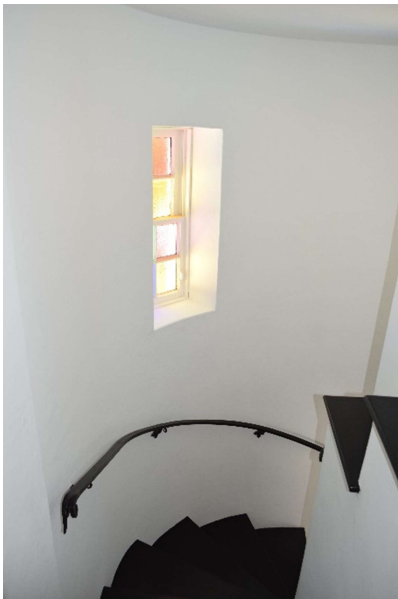


Figure 9. Stained glass window at Stair Hall, May 2021.



Figure 10. Stained glass window at Stair Hall, May 2021.

South Elevation (facing 78th Street)

- Garage door wood trim with keystone. (Figure 11)
- Garage door casing. (Figure 12)



Figure 11. Garage door trim, with keystone, May 2021.



Figure 12. Garage door casing, May 2021.

East Elevation (facing the Atlantic Ocean)

- Breeze block at Second Level veranda. (Figure 13)



Figure 13. Breeze block at veranda, May 2021.

North Elevation (facing 7815 Atlantic Way)

- Exterior side door. (Figure 14)



Figure 14. Exterior side door, May 2021.

Interior

First Floor Level

Living Room

- Interior doors. (Figure 15, Figure 16)
- Interior door hardware. (Figure 17, Figure 18)
- Interior door trim. (Figure 19)



Figure 15. Interior door at Living Room, May 2021.



Figure 16. Interior door at Living Room, May 2021.



Figure 17. Doorknob at interior door, May 2021.

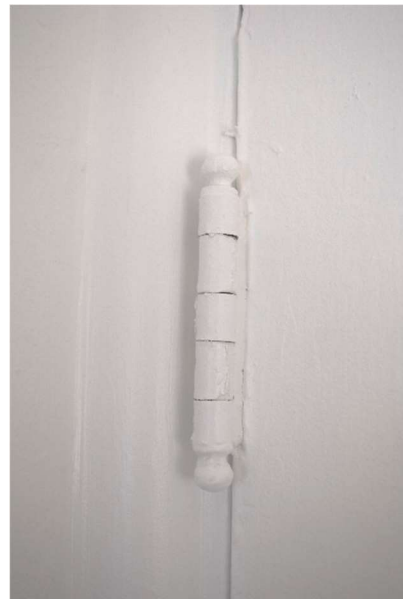


Figure 18. Hinge at interior door, May 2021.



Figure 19. Trim at interior doors, May 2021.

Enclosed Porch

- No historic components.

Kitchen/Dining

- No historic components.

Bedroom 1

- Interior doors. (Figure 20)
- Interior door hardware. (Figure 22)
- Interior door trim. (Figure 23)
- Wood flooring. (Figure 21)
- Wood base trim. (Figure 21)



Figure 20. Interior doors at Bedroom 1, May 2021.



Figure 21. Wood base and flooring at Bedroom 1, May 2021.

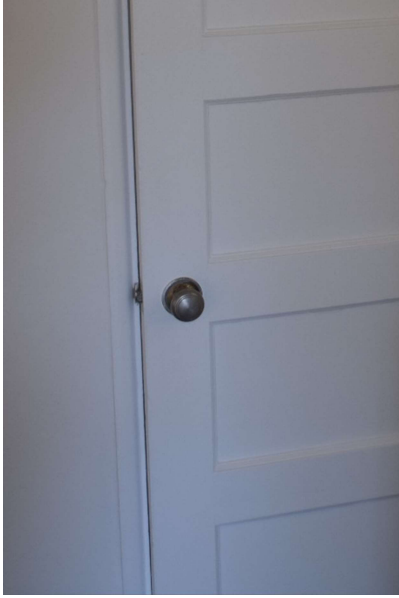


Figure 22. Doorknob at interior door at Bedroom 1, May 2021.



Figure 23. Interior door trim at Bedroom 1, May 2021.

Bath 1

- Yellow wall tile. (Figure 24)
- Black hex floor tile and black base trim. (Figure 25)



Figure 24. Yellow wall tile at Bath 1, May 2021.



Figure 25. Black hex floor tile and black base at Bath 1, May 2021.

Bedroom 2

- Interior doors. (Figure 26, Figure 27)
- Interior door hardware. (Figure 27)
- Interior door trim. (Figure 27)



Figure 26. Interior door at Bedroom 2, May 2021.



Figure 27. Interior door at Bedroom 2, May 2021.

Bath 2

- No historic components.

Second Floor Level

Stairs & Hall

- Stair handrail. (Figure 28, Figure 29)
- Interior doors. (Figure 30, Figure 31)
- Interior door hardware. (Figure 30, Figure 31)



Figure 28. Stair handrail, May 2021.



Figure 29. Bracket supporting stair handrail, May 2021.



Figure 30. Interior door at Hall, May 2021.

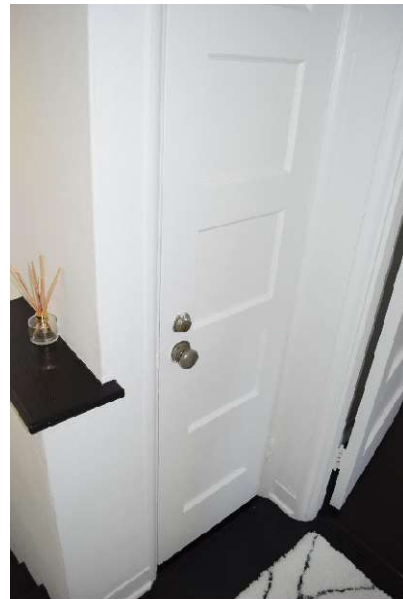


Figure 31. Interior closet door at Hall, May 2021.

Bedroom 3

- Interior doors. (Figure 34)
- Interior door hardware. (Figure 34)
- Interior door trim. (Figure 34)
- Wood flooring. (Figure 32)
- Wood base trim. (Figure 33)



Figure 32. Wood flooring at Bedroom 3, May 2021.



Figure 33. Wood base at Bedroom 3, May 2021.



Figure 34. Interior door at Bedroom 3, May 2021.

Bath 3

- Green and cream floor tile. (Figure 35)
- Green wall tile. (Figure 35)
- Porcelain towel racks, soap dish, toothbrush holder, toilet paper holder, etc. (Figure 36)



Figure 35. Floor and wall tile at Bath 3, May 2021.

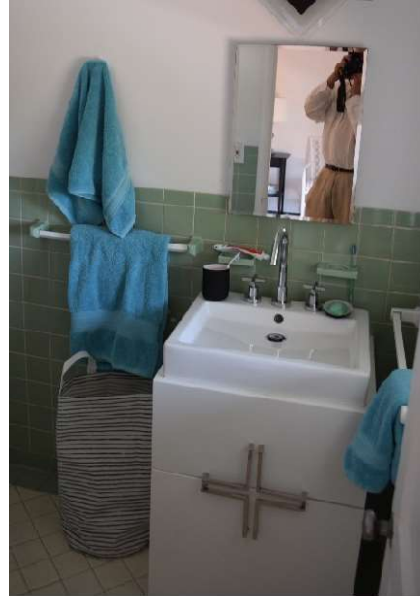


Figure 36. Porcelain towel racks, soap dish and toothbrush holder, May 2021.

Bedroom 4

- Interior doors. (Figure 37, Figure 38)
- Interior door hardware. (Figure 37, Figure 38)
- Interior door trim. (Figure 37, Figure 38)
- Wood flooring. (Figure 39)
- Wood base trim. (Figure 40)



Figure 37. Interior door at Bedroom 4, May 2021.



Figure 38. Interior closet door at Bedroom 4, May 2021.



Figure 39. Wood flooring at Bedroom 4, May 2021.



Figure 40. Wood base at Bedroom 4, May 2021.

Bath 4

- Pink floor tile. (Figure 41)
- Pink wall tile. (Figure 41)
- Porcelain towel racks, soap dish, toothbrush holder, toilet paper holder, etc. (Figure 42)



Figure 41. Floor and wall tile at Bath 4, May 2021.



Figure 42. Porcelain towel racks, soap dish and toothbrush holder, May 2021.

RECOMMENDED SALVAGE METHODOLOGY

When conducting a salvage operation, the contractor should adhere to the following guidelines, which are found in the United Facilities Guide Specification document UFGS-02 42 91 – Removal and Salvage of Historic Construction Materials, Section 3.2:

1. Salvage items to the maximum extent possible.
2. Remove historic items to be salvaged from the structure prior to demolition work.
3. Remove salvageable items by hand labor to the maximum extent possible.
4. Do not damage historic portions of the structure to remain or items identified for salvage.
5. Remove furnishings, equipment, and materials not scheduled for salvage or recycling prior to any salvaging procedures.
6. Keep a complete recording of all salvaged materials including the condition of such materials before, and after, salvage operations.

The entire document can be viewed at:

<https://www.wbdg.org/FFC/DOD/UFGS/UFGS%2002%2042%2091.pdf>



Altos Del Mar Association, Inc.

7732 Atlantic Way,
Miami Beach, FL 33141

August 2, 2023

Historic Preservation Board Members

c/o Deborah Tackett, Historic Preservation & Architecture Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: *HPB23-0572 – 7801 Atlantic Way, Miami Beach*
Letter of Support

Dear Board Members:

We represent the Homeowners Association of Altos del Mar Association, Inc.

We have spoken with the applicant and reviewed the plans for the property. Altos del Mar has variety of architectural styles and most of the homes, especially on the ocean front side, are new construction. The new design that the applicant is proposing is beautiful and complies with all the Altos Del Mar requirements and like all of the other new homes delivers a major tax benefit to the City.

Our homes are at the highest risk for storm surge and flooding. As you know, we are the only single-family, ocean front neighborhood in the city. We are grateful that this new home will be resilient and minimize any potential negative impacts to the rest of the community.

Based on the foregoing, we fully support the applicant's request for demolition and the proposed new design for 7801 Atlantic Way. In turn, we urge you to support the requests and allow them to move forward with a resilient home that is consistent with the Altos del Mar requirements.

Sincerely,

A handwritten signature in blue ink, appearing to be "C. [unclear]".

The Board of Directors
Altos del Mar Association, Inc.