

# Cadet Hotel

## Reconstructed Outdoor Gazebo - HPB Review - Final Submittal

### 1701 James Avenue, Miami Beach, Florida

### HPB 25-0672

#### Scope of Work:

- Reconstruction of an existing outdoor gazebo and wood deck in the front yard of the existing hotel.
- New gazebo is fully enclosed and hurricane resistant, providing an accessory use cafe for the hotel guests.
- No changes to the existing hotel structure or interiors.
- Front setback variance for the gazebo and trellis structures.
- Interior side setback variance for the gazebo structure.
- Minor increase in FAR with additional 209 ft<sup>2</sup> enclosure, but total remains well under maximum allowed 2.0 FAR.

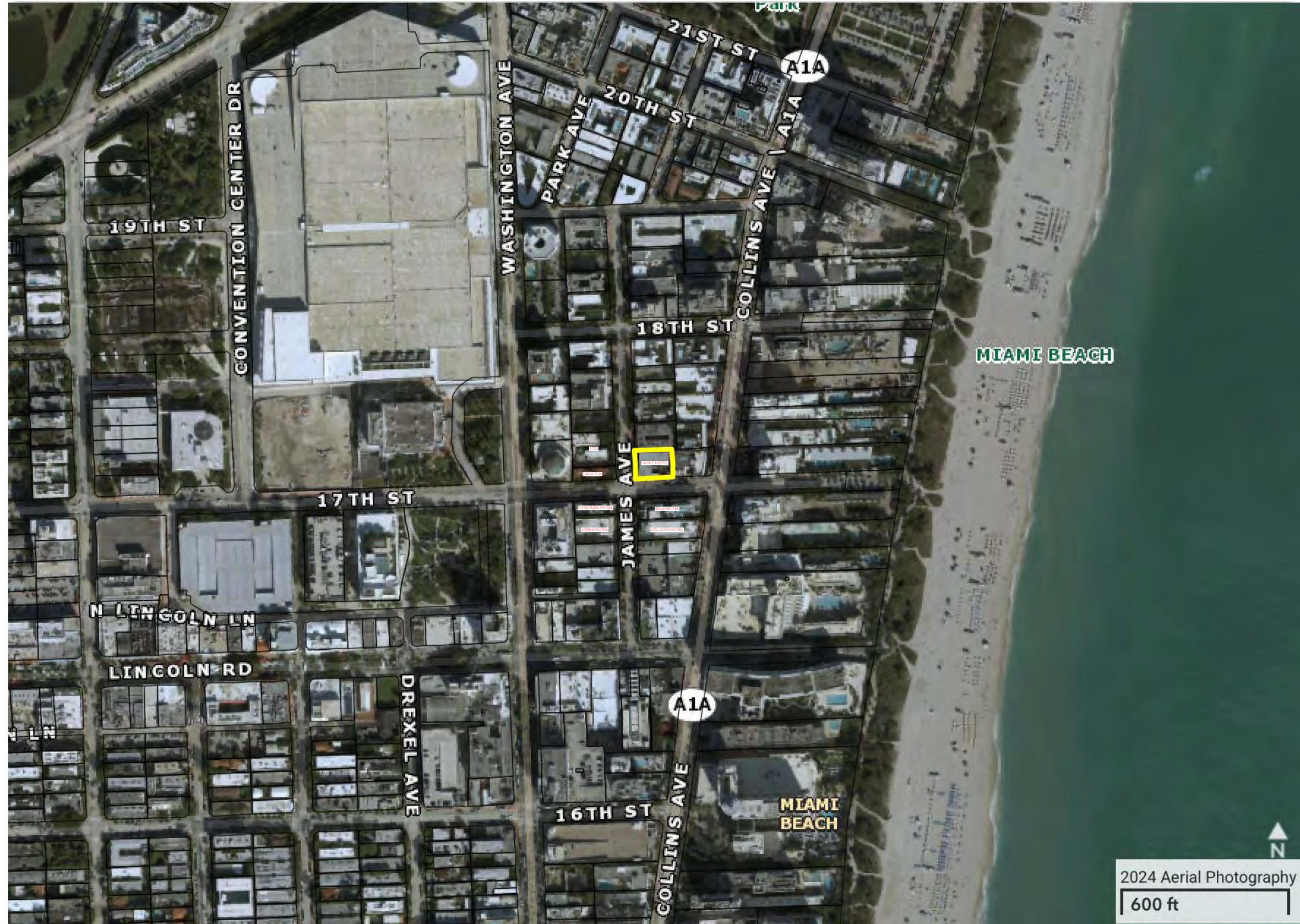
#### Section 2.8.3 Variance Criteria:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district; **Yes, circa 1986, previously approved and constructed gazebo and deck in similar location on property which new structures replace.**
2. The special conditions and circumstances do not result from the action of the applicant; **Yes.**
3. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district; **Yes. Other neighboring hotel properties have similar or larger structures encroaching on the front and side yard setbacks.**
4. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant; **Yes, as stated above similar variances have been granted to neighboring hotels. The historic Cadet Hotel, with limited interior common area, is seeking to provide enhanced service to its guest while preserving the historic interiors.**
5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; **Yes, this variance replicates a similar variance granted in 1986, as described above and in the Historic Resources Report. The new structure is storm resistant, and add minimal floor area to the overall.**
6. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; **Yes, the accessory cafe use of the new gazebo and deck is consistent with the allowed uses in the Miami Beach Zoning Code. The existing landscape screening and the restrained material palette of the new structures minimize any visual impact on the neighborhood.**
7. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan; and **Yes.**
8. The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable. **Yes, this is an accessory commercial structure that will have no impact on the functioning of the hotel, and is elevated above current grades.**



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FL AR#94137 FL ID#5540 TX AR#30995  
 A 900 Bay Drive, Unit 406  
 Miami Beach, Florida, 33141, USA  
 T 786-853-0099  
 E cadams@northshore-architecture.com  
 cmiddleton@northshore-architecture.com

PROJECT  
 Cadet Hotel  
 Reconstructed Outdoor Gazebo  
 1701 James Avenue,  
 Miami Beach, Florida  
 USA 33139



Christopher D Adams  
 2024 Aerial Photography & Mapping  
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CLIENT  
 Cadet Hotel  
 Attention: Veronica Deleon, General Manager  
 1701 James Avenue,  
 Miami Beach, Florida, 33139  
 T  
 E vdeleon@cadethotel.com

DRAWING NAME  
 Architecture  
 Table of Contents & Aerial Map  
 DRAWING ISSUE  
 HPB Review - Final Submittal

SHEET PRINT DATE  
 2025-09-07  
 ISSUE DATE  
 2025-09-07

2024 Aerial Photography  
 600 ft

SHEET NUMBER  
**A1**  
 REVISION ID  
 00

August 14, 2025

Deborah Tackett, Chief of Historic Preservation  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: HPB25-0672 – Cadet Hotel – Letter of Intent for Historic Preservation Hearing Board Approval

Dear Debbie,

Southern Property Invnt. Group Inc. (the Applicant) is the owner of the property located at 1701 James Avenue (see Exhibit A), in the City of Miami Beach, Florida. This letter shall serve as the Applicant's required Letter of Intent in connection with this Historic Preservation Board process, which the applicant is intending to legalize all improvements on the property via a variance for the trellis and wood deck along the front setback.

Description of the Property: The property is approximately 12,500 square feet in size and located on the northeast corner of James Avenue and 17<sup>th</sup> Street. The property is zoned RM-2 Multifamily, medium intensity, a zoning designation that permits commercial and hotel uses.

The property has been developed as the Cadet Hotel, originally built in 1941 and designed by Albert Anis. Today, the property is two stories with 34 hotel rooms. The property has been operating as the Cadet Hotel continuously since 1983. The current owner of the Cadet Hotel has made a concerted effort to preserve the small, historic lobby much in it's original form and function. The original terrazzo floors, wood entrance door, small guest bar and check in desk all remain from the original 1941 construction. The limited area of this amenity space, and with no ability to expand guest amenities beyond this footprint into other interior areas, has led the owner to activate under-utilized outdoor areas to upgrade the guest experience, making it emblematic of Miami Beach lifestyle.

Per Chapter 7.2.5.2 of the Miami Beach Zoning Code, the uses Hotel and Cafe are allowed for the RM-2 district.

Variance Request: The existing trellis and wood deck is located within the 20' front setback along James Avenue. Applicant seeks a variance approval of City Code Section 142-338 to permit a 2' front setback where 20' is required. Approval of this variance would legalize the existing exterior patio with ample screening from the streets. It is worth noting and shown in the provided photographs that no seating is seen or heard from the street. The main structure of the hotel abides by the required setbacks. There are other properties in the surrounding area that enjoy a 0' setback.

Per section 2.8.3(a),

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
2. The special conditions and circumstances do not result from the action of the applicant;
3. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;
4. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;
5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
6. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;
7. The granting of this request is consistent with the [comprehensive plan](#) and does not reduce the levels of service as set forth in the plan; and
8. The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in [chapter 7, article I](#), as applicable
9. In addition to the foregoing criteria, a housing impact statement, as defined in section [1.2.2.1](#), if applicable, shall be mandatory for board of adjustment review of any proposal that contains at least one existing residential unit, except for single-family homes. The housing impact statement shall be provided for tracking purposes and to inform future policy discussions of the board and/or the City Commission but may serve as a basis for the approval or denial of a variance application.

Conclusion: The Applicant's proposal is consistent with the character of this commercial neighborhood, as well as the intent of the Code and it's design considerations. The variance requested is minimally intrusive and necessary to provide a shaded, lush area for patrons to enjoy.



PROPERTY APPRAISER OF MIAMI-DADE COUNTY  
Summary Report

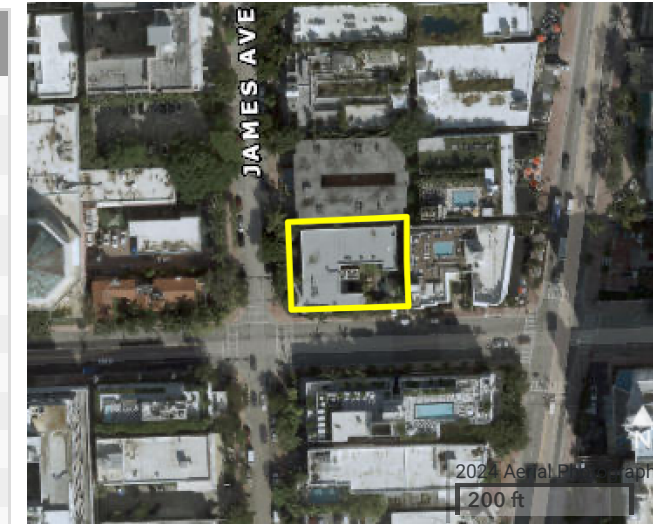
Generated On: 05/08/2025

We respectfully request your review and favorable recommendation of the requested variance. Thank you.

Sincerely,

*[Signature]*  
Dr. Vilma Biaggi, Owner

PROPERTY INFORMATION	
Folio	02-3234-019-0430
Property Address	1701 JAMES AVE MIAMI BEACH, FL 33139-7508
Owner	SOUTHERN PROPERTY INVT GROUP INC
Mailing Address	1701 JAMES AVE MIAMI BEACH, FL 33139-7508
Primary Zone	4000 MULTI-FAMILY - 63-100 U/A
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths /Half	45 / 45 / 0
Floors	2
Living Units	32
Actual Area	
Living Area	
Adjusted Area	12,500 Sq.Ft
Lot Size	10,560 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$2,640,000	\$2,640,000	\$2,640,000
Building Value	\$1,360,000	\$660,000	\$950,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$4,000,000	\$3,300,000	\$3,590,000
Assessed Value	\$3,630,000	\$3,300,000	\$3,590,000

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
<b>COUNTY</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,630,000	\$3,300,000	\$3,590,000
<b>SCHOOL BOARD</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,000,000	\$3,300,000	\$3,590,000
<b>CITY</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,630,000	\$3,300,000	\$3,590,000
<b>REGIONAL</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,630,000	\$3,300,000	\$3,590,000

BENEFITS INFORMATION			
Benefit	Type	2024	2023 2022
Non-Homestead Cap	Assessment Reduction	\$370,000	

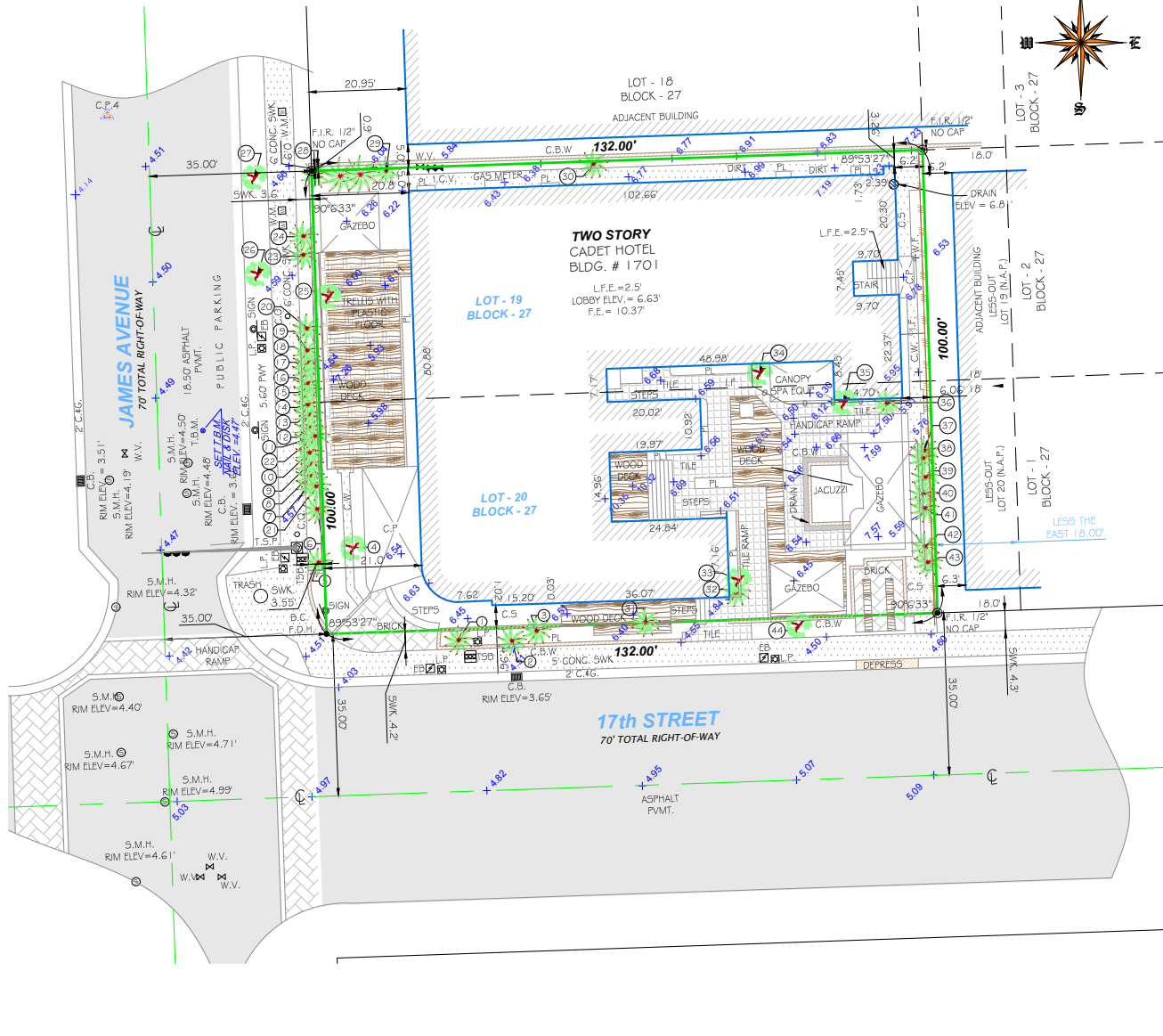
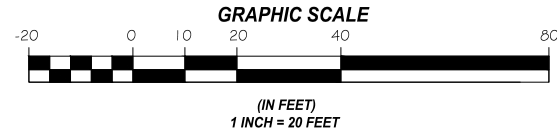
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
ALTON BEACH 1ST SUB PB 2-77
LOTS 19 & 20 LESS E18FT BLK 27
LOT SIZE 80 X 132
OR 15987-4407-05 0793 1

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/1993	\$600,000	15987-4407	Sales which are qualified
02/01/1986	\$330,000	12803-1650	Sales which are qualified
10/01/1980	\$592,500	10892-0409	Sales which are qualified
07/01/1974	\$285,000	00000-00000	Sales which are qualified

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

# MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY



No.	Name	Diameter (Fl.)	Height (Ft.)	Spread (Ft.)
1	ALEXANDER PALM (2)	0.50	12	6
2	ALEXANDER PALM (3)	0.50	12	6
3	ALEXANDER PALM	0.30	8	4
4	UNKNOWN TREE	0.60	20	14
5	ALEXANDER PALM	0.40	20	6
6	ALEXANDER PALM	0.40	20	6
7	ALEXANDER PALM (2)	0.40	20	6
8	ALEXANDER PALM	0.60	20	6
9	ALEXANDER PALM (2)	0.40	20	6
10	ALEXANDER PALM	0.50	20	6
11	ALEXANDER PALM (2)	0.40	20	6
12	ALEXANDER PALM	0.60	20	6
13	ALEXANDER PALM (2)	0.40	20	6
14	ALEXANDER PALM	0.60	20	6
15	ALEXANDER PALM (2)	0.40	20	6
16	ALEXANDER PALM	0.60	20	6
17	ALEXANDER PALM (2)	0.40	20	6
18	ALEXANDER PALM	0.50	14	5
19	ALEXANDER PALM	0.50	10	4
20	ALEXANDER PALM	0.50	5	3
21	ALEXANDER PALM	0.40	20	6
22	ALEXANDER PALM	0.40	20	6
23	ALEXANDER PALM (3)	0.40	14	6
24	ALEXANDER PALM	0.40	14	6
25	UNKNOWN TREE	0.80	16	12
26	CALOPHYLLUM TREE	1.20	25	20
27	TABERNAIA TREE	1.00	24	12
28	ARCA PALM	3.00	24	10
29	ARCA PALM	3.00	24	10
30	ALEXANDER PALM	0.40	30	8
31	PYGMY DATE PALM (2)	0.30	8	5
32	ALEXANDER PALM	0.30	18	5
33	FLUENIA TREE	0.80	14	12
34	FLUENIA TREE	0.80	14	12
35	BAUHINIA TREE	0.40	14	12
36	RAVENNA TREE	0.50	12	5
37	ALEXANDER PALM	0.30	18	5
38	PALM (2)	1.00	18	10
39	ALEXANDER PALM	0.30	18	5
40	ADONIDA PALM	0.70	18	10
41	ALEXANDER PALM	0.30	20	5
42	ALEXANDER PALM	0.30	20	5
43	ADONIDA PALM	1.00	18	10
44	CERIA SPECIOSA	1.00	18	14

### ABBREVIATIONS

- A = ARC
- AC = AIR CONDITIONER PAD
- AE = AIR EASEMENT
- AR = ALUMINUM ROOF
- AS = ALUMINUM SIDING
- ASH = ASPHALT
- BC = BLOCK CORNER
- BLDG = BUILDING
- B.M. = BENCH MARK
- B.C.R. = BROWARD COUNTY RECORDS
- B.C. = BASE OF CURB
- B.S.L. = BUILDING SETBACK LINE
- CD = CALCULATED
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.B.W. = CONCRETE BLOCK WALL
- CH = CHORD
- CH.B. = CHORD BEARING
- CH.L. = CHORD LENGTH
- CL = CLEAR
- CL.D. = CHAIN LINK FENCE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- CONC. = CONCRETE
- C.U.P. = CONCRETE UTILITY POLE
- C.P. = CONCRETE PAVEMENT
- C.S. = CONCRETE SLAB
- C.M. = CONCRETE MASONRY
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENT
- DRIVE = DRIVEWAY
- DRIVE = DRIVE
- EB = ELECTRIC BOX
- ET.P. = ELECTRIC TRANSFORMER PAD
- ELEV. = ELEVATION
- ENC. = ENCROACHMENT
- F.H. = FIRE HYDRANT
- F.I. = FIRE IRON
- F.I.R. = FOUND IRON ROD
- F.F.E. = FINISHED FLOOR ELEVATION
- F.N.D. = FOUND NAIL & DISK
- FT. = FEET
- F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
- F.N. = FOUND NAIL
- H. = HIGH OR (HEIGHT)
- IN. & EG. = INGRESS AND EGRESS EASEMENT
- I.F. = IRON FENCE
- I.B. = IRON BUSINESS
- L.P. = LIGHT POLE
- L.F.E. = LOWEST FLOOR ELEVATION
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.M. = LAKESIDE
- IM. = MEASURED DISTANCE
- M.B. = MAIL BOX
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- M.E. = MAINTENANCE EASEMENT
- M.A.P. = MANHOLE
- N.A.P. = NOT A PART OF
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- N.O. = NUMBER
- OS = OFFSET
- OH = OVERHEAD
- OH = OVERHEAD UTILITY LINES
- O.R. = OFFICIAL RECORDS BOOK
- OV. = OVERLAP
- PAY. = PAYMENT
- PL. = PLASTER
- P.L. = POINT OF CURVATURE
- P.C.C. = POINT OF COMMENCEMENT
- P.D.T. = POINT OF TANGENCY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.I.C. = POINT OF INTERSECTION
- P.W.Y. = PARAWAY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.F. = POWER POLE
- P.F.S. = POOL PUMP SLAB
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.I. = RECORD DISTANCE
- R.S. = RAIL ROAD
- RES. = RESIDENCE
- R.O.W. = RIGHT-OF-WAY
- RAD. = RADIUS OR RADIAL
- R.A. = RANGE
- R.O.E. = ROAD OVERHANG EASEMENT
- SEC. = SECTION
- ST. = STATION
- SWK. = SIDEWALK
- S.I.P. = SET IRON PIPE
- S. = SOUTH
- S.P. = SCREENED PORCH
- S.V. = SEWER VALVE
- S. = SECONDS
- T. = TANGENT
- T.B. = TELEPHONE BOOTH
- T.B.M. = TEMPORARY BENCHMARK
- T.U.E. = TECHNOLOGY UTILITY EASEMENT
- T.S.B. = TRAFFIC SIGNAL BOX
- T.S.P. = TRAFFIC SIGNAL POLE
- T.M.P. = TOWNSHIP
- UTL. = UTILITY
- U.E. = UTILITY EASEMENT
- U.P. = UTILITY POLE
- W.M. = WATER METER
- W.F. = WOOD FENCE
- W.P. = WOOD PORCH
- W.R. = WOOD ROOF
- W.V. = WATER VALVE
- M.O.B. = MOBILITY LINE
- C.L. = CENTER LINE
- Δ = DELTA

**LEGAL DESCRIPTION:**  
LOTS 19 AND 20, LESS EAST 18 FEET, BLOCK 27 FISHER'S FIRST SUBDIVISION OF ALTON BEACH ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PROPERTY ADDRESS:**  
1701 JAMES AVENUE  
MIAMI BEACH, FLORIDA 33139

**CERTIFICATION:**  
SOUTHERN PROPERTY INVESTMENT GROUP INC

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:**

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE MAGNIFIED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DESCRIBED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING FLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

**FLOOD ZONE INFORMATION:**  
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN FLOOD ZONE "AE".  
BASE FLOOD ELEVATION: 8 FT.  
COMMUNITY: 120651  
PAVEL: 0311  
SURF: L  
DATE OF FIRM: 08/11/2009  
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

**SURVEYOR'S NOTES:**

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK #A-371 LOCATOR NO. 3225 SW. ELEVATION IS 5.38 FEET OF N.G.V.D. OF 1929.

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY, THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 412.027, FLORIDA STATUTES.

Digitally signed by  
**CARLOS M IBARRA**  
Date: 2024.11.06 17:19:21 -05'00'

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA  
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: 10/01/2021

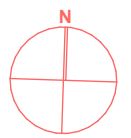
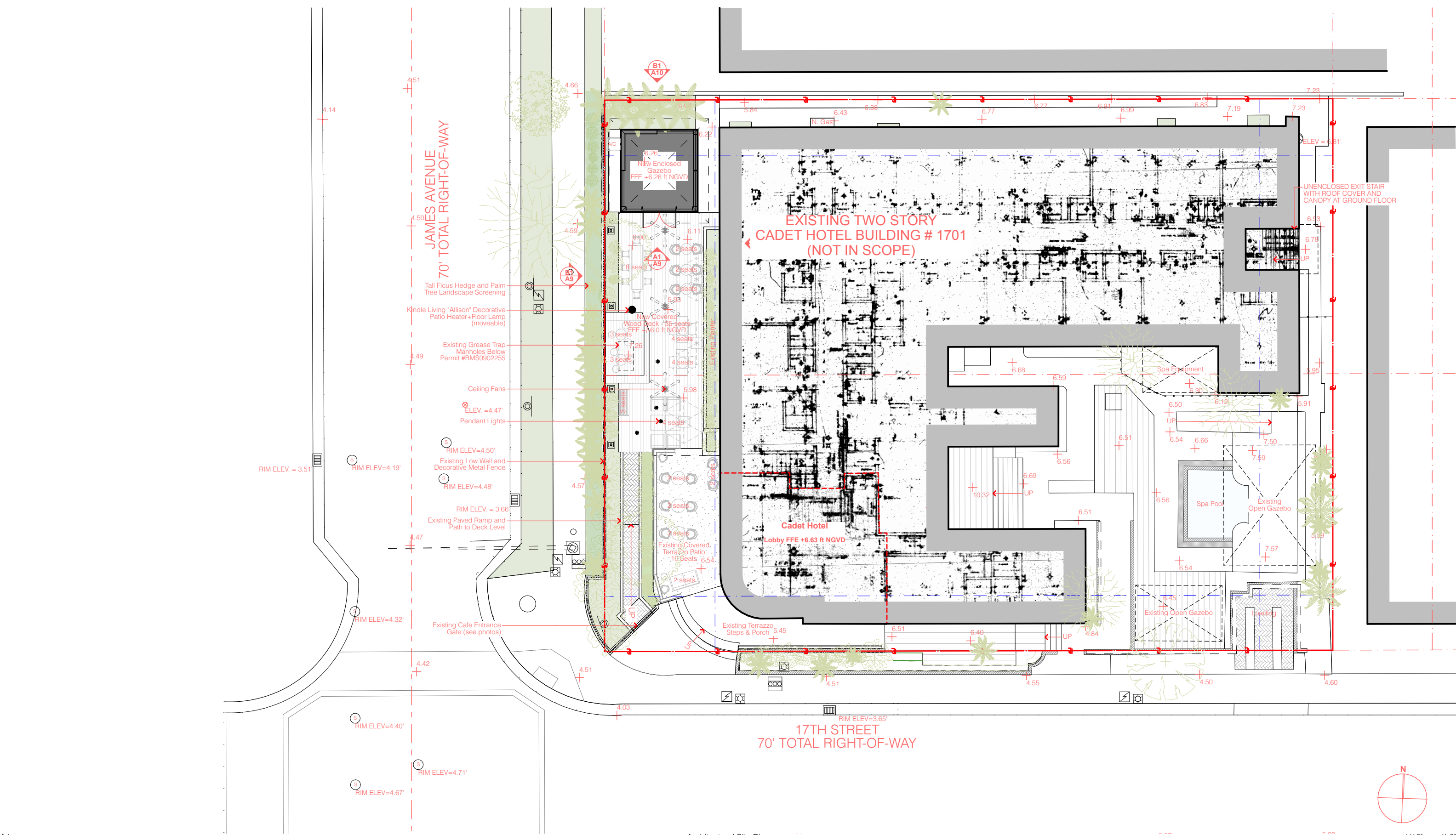
**LEGEND**

—○—	= OVERHEAD UTILITY LINES
—X—X—X—	= CONCRETE BLOCK WALL
—X—X—X—	= CHAIN LINK FENCE
—○—○—○—	= IRON FENCE
—○—○—○—	= WOOD FENCE
—○—○—○—	= BUILDING SETBACK LINE
—○—○—○—	= UTILITY EASEMENT
—  —  —  —	= LIMITED ACCESS R/W
—  —  —  —	= NON-VEHICULAR ACCESS R/W
—○—○—○—	= EXISTING ELEVATIONS

<b>DRAWN BY:</b>	LK / KLP	
<b>SURVEY DATE:</b>	10/01/2021	
<b>SURVEY NO.:</b>	17-001450-3	
<b>SHEET:</b>	1 OF 1	

Digitally signed by  
**CARLOS M IBARRA**  
Date: 2024.11.06 17:19:21 -05'00'

L.B.# 7806 SEAL



1/16" = 1'-0"

A1

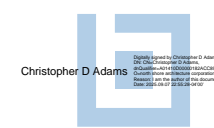
Architectural Site Plan



FL AR#94137 FL ID#5540 TX AR#30995

A 900 Bay Drive, Unit 406  
Miami Beach, Florida, 33141, USA  
T 786-853-0099  
E cadams@northshore-architecture.com  
E cmiddleton@northshore-architecture.com

PROJECT  
Cadet Hotel  
Reconstructed Outdoor Gazebo  
1701 James Avenue,  
Miami Beach, Florida  
USA 33139



CLIENT  
Cadet Hotel  
Attention: Veronica Deleon, General Manager  
1701 James Avenue,  
Miami Beach, Florida, 33139  
T  
E vdeleon@cadethotel.com

DRAWING NAME  
Architecture  
Site Plan

DRAWING ISSUE  
HPB Review - Final Submittal

SHEET PRINT DATE  
2025-09-07

ISSUE DATE  
2025-09-07

SHEET NUMBER

**A5**

REVISION ID  
00

**FAR Calculations:**

Lot Area: **10,560** ft<sup>2</sup>  
 Allowable FAR: **2.0**  
 Allowable Floor Area: **21,120** ft<sup>2</sup>  
 Existing Floor Area - Ground Floor: 7,009 ft<sup>2</sup>  
 Existing Floor Area - Second Floor: 6,787 ft<sup>2</sup>  
 Existing Total Floor Area: 13,796 ft<sup>2</sup>

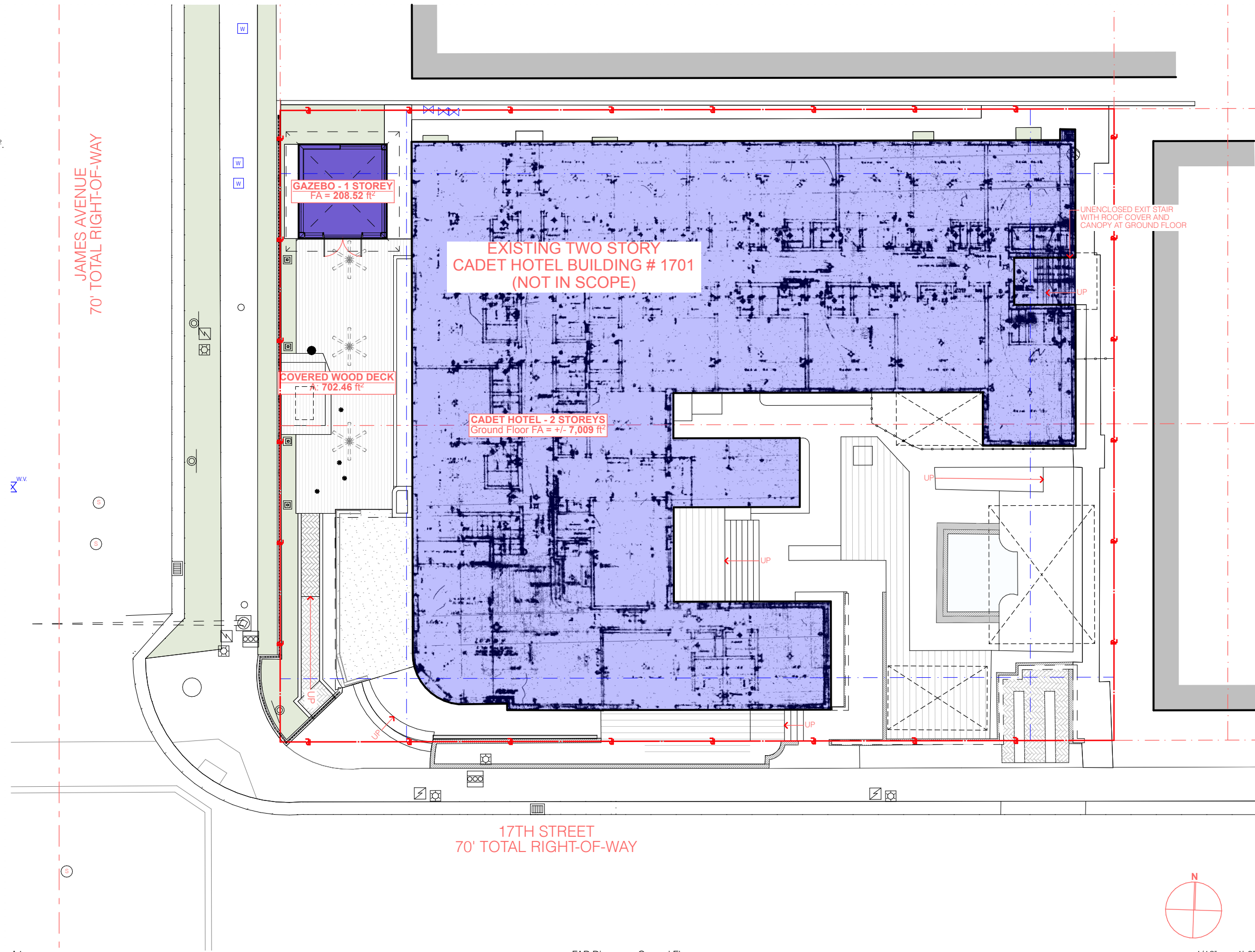
**Proposed Additional Floor Area: 209** ft<sup>2</sup>  
 Proposed Total Floor Area: **14,005** ft<sup>2</sup>  
 Proposed FAR: **1.33**

**Note:** Miami-Dade Property Appraiser record states total Floor Area of existing hotel is 12,500 ft<sup>2</sup>. Existing FAR calculation above is based on surveyed building perimeter and approximately scaled record building plan scans of the 2 floors. There may be some deviation from actual areas, but overall FAR is well below maximum allowed.

Existing Floor Area



Proposed Additional Floor Area



A1

FAR Diagram - Ground Floor

1/16" = 1'-0"

**FAR Calculations:**

Lot Area: **10,560** ft<sup>2</sup>  
 Allowable FAR: **2.0**  
 Allowable Floor Area: **21,120** ft<sup>2</sup>  
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**Proposed Additional Floor Area: 209** ft<sup>2</sup>  
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**Note:** Miami-Dade Property Appraiser record states total Floor Area of existing hotel is 12,500 ft<sup>2</sup>. Existing FAR calculation above is based on surveyed building perimeter and approximately scaled record building plan scans of the 2 floors. There may be some deviation from actual areas, but overall FAR is well below maximum allowed.

Existing Floor Area

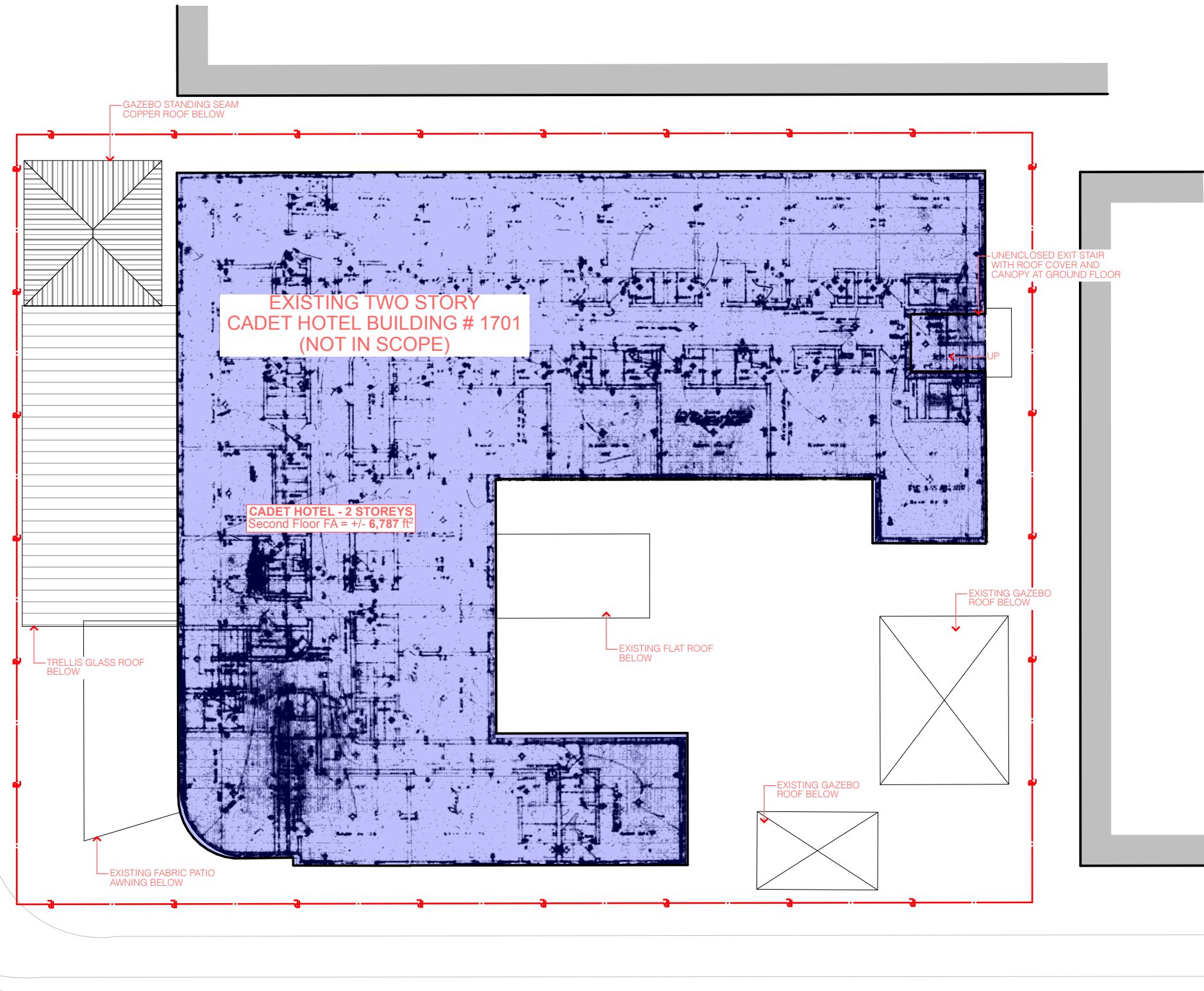


Proposed Additional Floor Area



JAMES AVENUE  
70' TOTAL RIGHT-OF-WAY

17TH STREET  
70' TOTAL RIGHT-OF-WAY

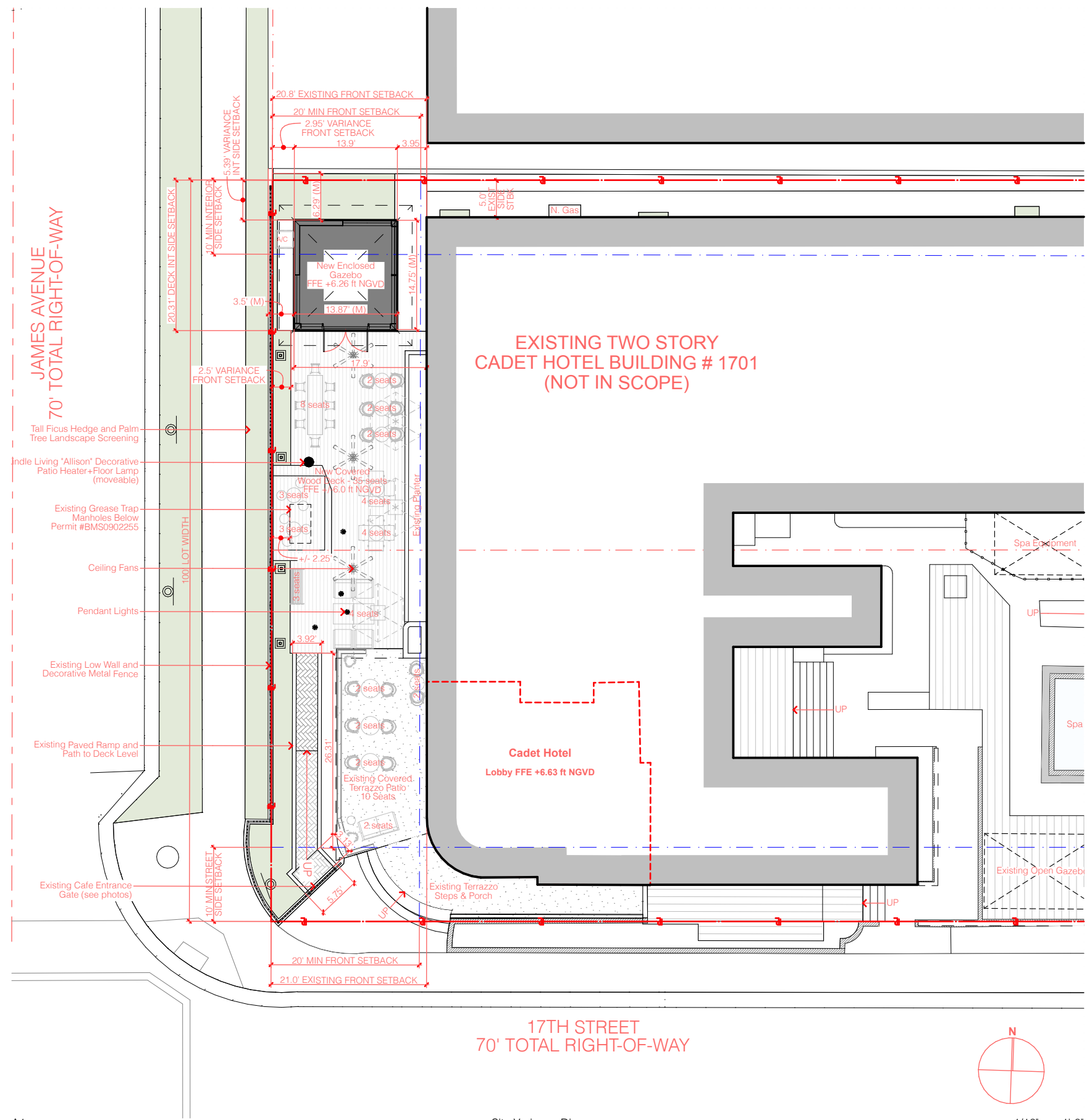


COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 1701 James Avenue	Folio number(s):	02-3234-019-0430	Year built:	1941
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	10,560
3	Located within a Local Historic District (Yes or No): <b>Yes</b>	Zoning District:	RM-2	Lot width:	100
4	Individual Historic Site (Yes or No): <b>No</b>			Lot Depth:	132
5	Base Flood Elevation:	8	Grade value in NGVD:	+/-4.6	
6	Future Adjusted Grade (BFE+Grade / 2):	6.3	Free board:		
7	Proposed Use:	Existing Hotel			
8	Proposed Accessory Use:	Cafe			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	Existing tree survey, no new			
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	2.00	1.18	1.2	-
14	Building Height	50'-0"	+/-31'-9"	12'-0"	-
15	At grade parking lot on the same lot		N/A	N/A	-
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	20'-0"	19'-7"	1'-3.5"	18'-8.5"
b	Side interior setback	10'-0"	4'-11.75"	5'-6.75"	4'-3.25"
c	Side facing street setback	10'-0"		79'-6.25"	-
d	Rear setback	N/A	N/A	N/A	-
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction				
b	Rehabilitated Buildings				
c	Hotel Unit				
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction				
b	Rehabilitated Buildings				
c	Hotel Unit				
20	Required Open-space ratio (RPS, CPS)	0			
21	Parking				
22	Loading				

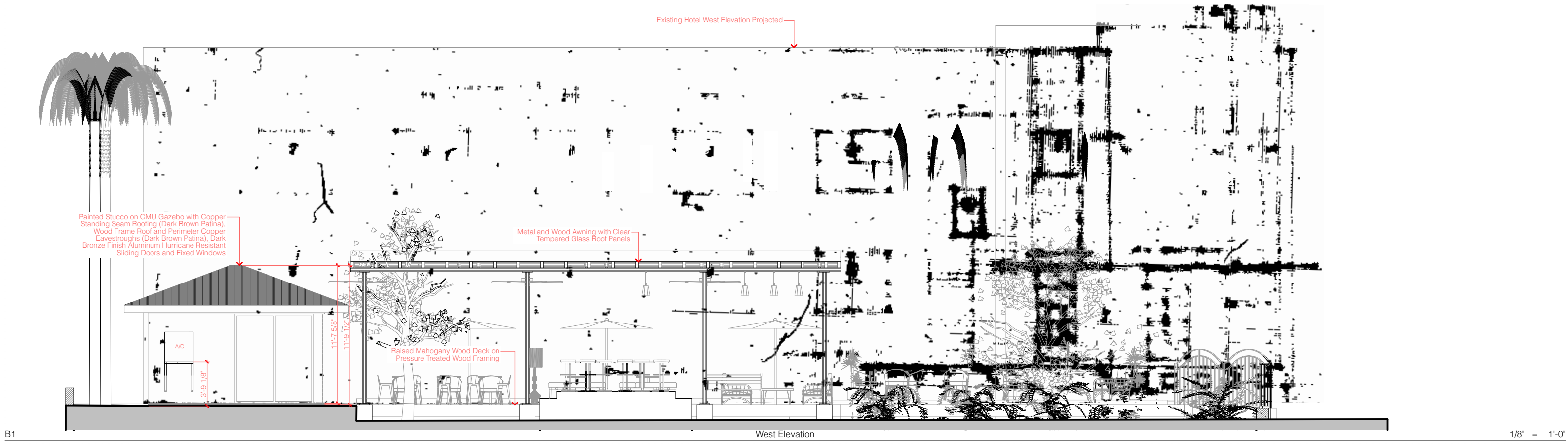
Notes: Indicate N/A if not applicable.



A1

Site Variance Diagram

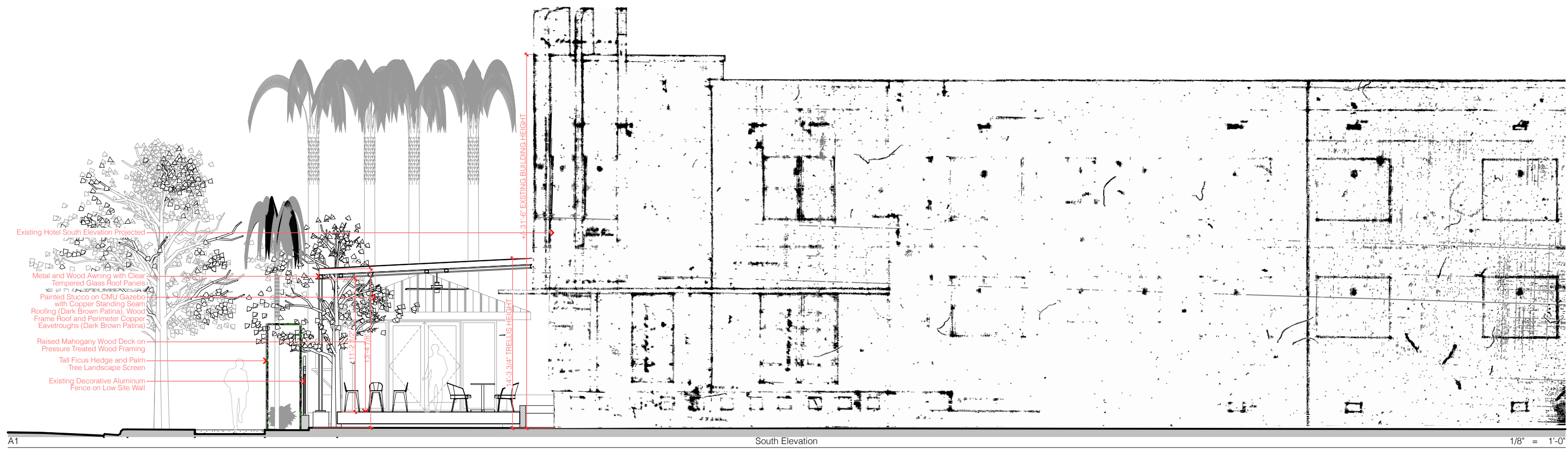
1/16" = 1'-0"



B1

West Elevation

1/8" = 1'-0"



A1

South Elevation

1/8" = 1'-0"

 <p><b>NORTH SHORE ARCHITECTURE</b></p> <p>A 900 Bay Drive, Unit 406 Miami Beach, Florida, 33141, USA T 786-853-0099 E cadams@northshore-architecture.com cmiddleton@northshore-architecture.com</p>	<p>FL AR#94137 FL ID#5540 TX AR#30995</p> <p>PROJECT Cadet Hotel Reconstructed Outdoor Gazebo 1701 James Avenue, Miami Beach, Florida USA 33139</p>	<p>CLIENT Cadet Hotel Attention: Veronica Deleon, General Manager 1701 James Avenue, Miami Beach, Florida, 33139</p> <p>T E vdeleon@cadethotel.com</p>	<p>DRAWING NAME <b>Architecture Gazebo &amp; Trellis Elevations + Sections</b></p> <p>DRAWING ISSUE <b>HPB Review - Final Submittal</b></p>	<p>SHEET PRINT DATE <b>2025-09-07</b></p> <p>ISSUE DATE <b>2025-09-07</b></p>	<p>SHEET NUMBER <b>A9</b></p> <p>REVISION ID <b>00</b></p>
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NEWS

# HOTEL RED

Monday  
13th  
Drive

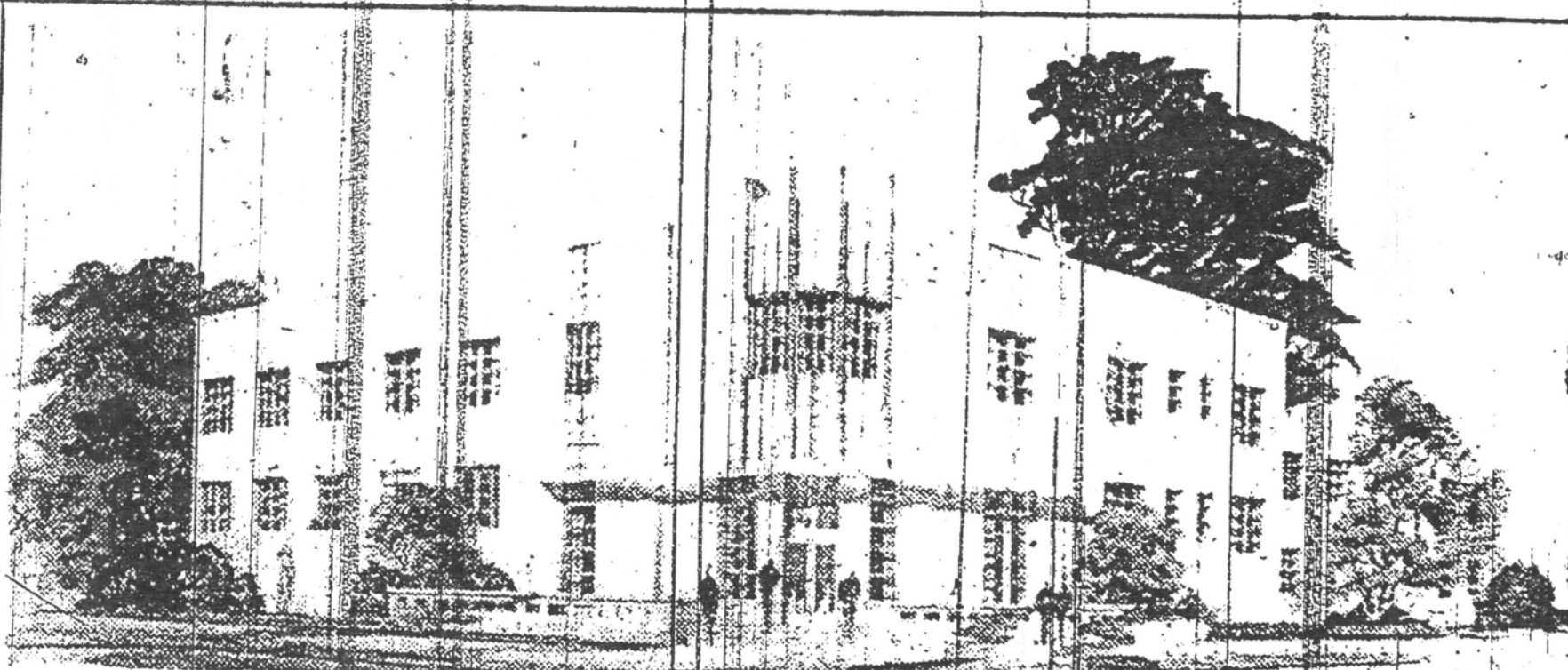
Hotel, to be  
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Lehman,  
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Miami Daily News  
SUNDAY, SEPTEMBER 7, 1941



**NEW \$50,000 LUX HOTEL**—Above is the latest Polly Lux hotel, to be known as the Cadet, now under construction at James ave. and 17th st. Designed by Albert A. Anis, the structure will be two stories high, contain 44 hotel rooms and an apartment, dance patio, marble floor lobby, fluorescent lighting and terrace. It will be of concrete construction and measure 90 by 105 feet on a plot 100 by 132 feet. Lux Construction Co. is general contractor. Work is expected to be completed in November.

1701 James Ave - Cadet Hotel

**Preamble:**

The Cadet Hotel is listed as one of Miami's historical hotels. In 1941, when it opened for business, it played host to the officer Cadets from West Point academy. Famous Hollywood star Clark Gable took residence here as Captain in charge of the Cadets. It is one of the few privately owned hotels in the area, owned by breast cancer specialist Vilma Biaggi, M.D. This small, independently owned hotel, located in the heart of Miami's South Beach, is proud to maintain its historic, tropical Art Deco style.

**Building History:**

Built in 1941 by the Lux Construction Co., the Cadet Hotel opened at the beginning of the United States' active involvement in WWII, and immediately began hosting air force troops in the city for training.

This low-rise, 34-room hotel, with its corner entrance approached via three shallow steps, was named for the officer cadets from West Point who stayed here. During World War II, while training with the U.S. Army Air Forces, Clark Gable resided here, in a room on the second floor.

**Building Architect Biography:**

A native of Chicago, architect Albert Anis arrived in Miami Beach, Florida, in 1926, just in time to start rebuilding the city after the devastating hurricane of the same year. Art Deco was all the rage at the time, and many of Anis' structures reflect that trendy style. Mr. Anis (b. April 18, 1889, d. August 28, 1964) was one of a group of American-born architects working in Miami Beach who synthesized the austere architectural principles of the International Style architecture with their own brand of modernism which embraced the ornamentation and exotic lure of the tropical.

Some of Mr. Anis' other notable buildings in the area include, among others: the Whitelaw Hotel, 1936; the Nassau Suite Hotel, 1936; the Waldorf Towers Hotel, 1937; the Temple Emanu-El, 1948.





Archive Photo 1 - Cadet Hotel Front Entrance - date N/A



Archive Photo 3 - Cadet Hotel Front Entrance - date N/A



Archive Photo 2 - Front Yard & Patio - date N/A



Archive Photo 4 - Cadet Hotel Front Entrance - date N/A



Archive Photo 5 - Patio - date N/A



Archive Photo 7 - Front Yard & Patio - date N/A



Archive Photo 6 - Front Steps - date N/A

Lot 19 & 20 Block 27 Subdivision FISHER'S FIRST  
**ALTERATIONS & ADDITIONS**

**Building Permits:**  
 #79197 Owner Cadet Hotel: Interior painting - \$200.00 - 10/27/67 OK 3/12/68  
 #28057 2/25/86 owner paint facade & trim \$200.

ZBA MEETING OF DEC. 5, 1986, FILE #1792: APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO OPERATE AN ICE CREAM PARLOR AT THE SUBJECT PROPERTY:

1. Applicant wishes to waive 8'-6" of the minimum required 10' south side yard setback (facing a street), in order to construct an open wood deck to be used as an outdoor seating area for the ice cream parlor.
2. Applicant requests the waiving of all of the required 8 off-street parking spaces for the operation of said ice cream parlor with 32 seats.

GRANTED. WITH NUMEROUS CONDITIONS AS SET FORTH BY THE BOARD. LIMITED HOURS OF OPERATION. NO AMPLIFIED MUSIC WHATSOEVER TO BE ALLOWED. LAURENCE FEINGOLD HAS BEEN DESIGNATED AS THE BOARD'S REPRESENTATIVE.

**Previous Gazebo & Outdoor Deck:**

Prior to the front gazebo and deck structures that are the subject of this review, there are permit records and photographic documentation of a previous gazebo and deck approved by Miami Beach ZBA on or about Dec. 5, 1986 (File #1792). This gazebo had a similar use as the current one, providing an outdoor cafe for hotel guests, with tables, seating, and shade structure.



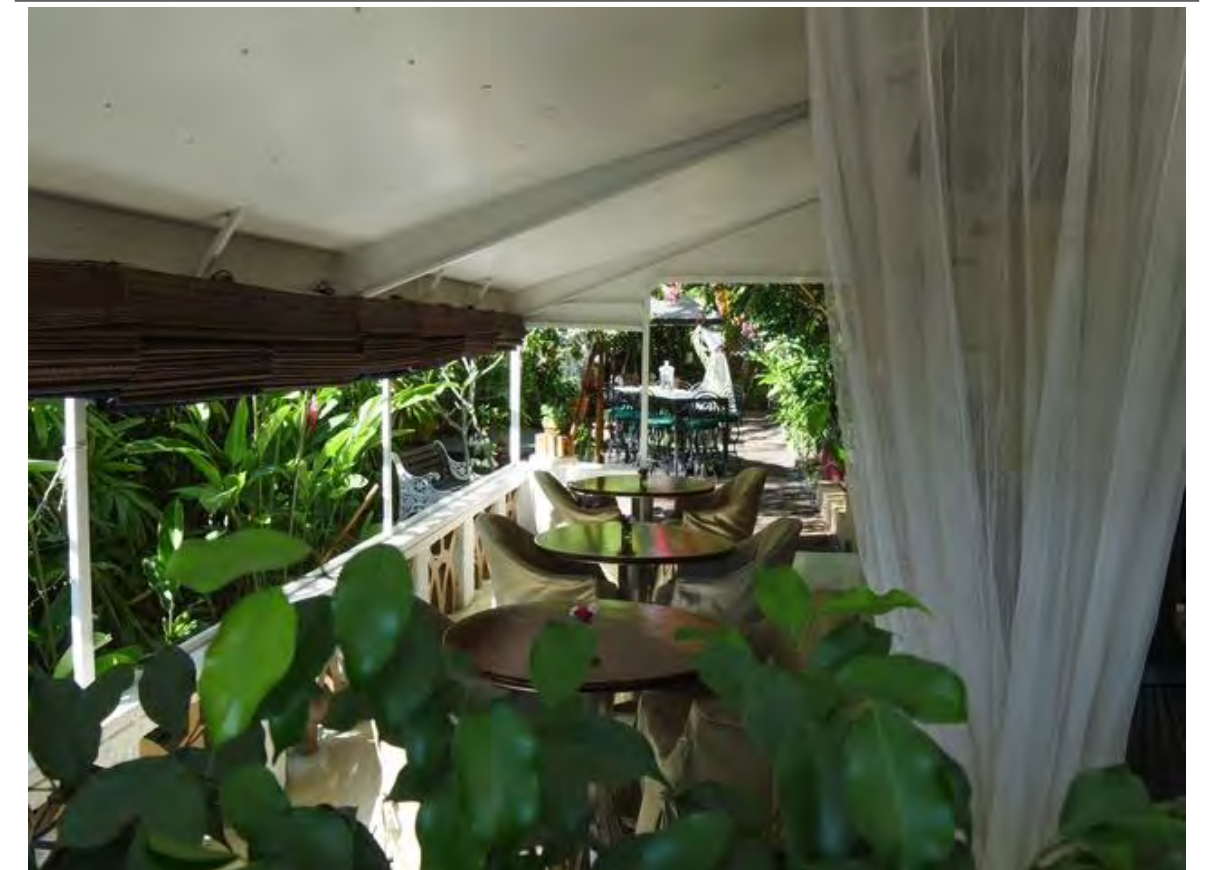
Archive Photo 8 - Pre-existing Front Yard Gazebo - date N/A



Archive Photo 10 - Inside Pre-existing Front Yard Gazebo - date N/A



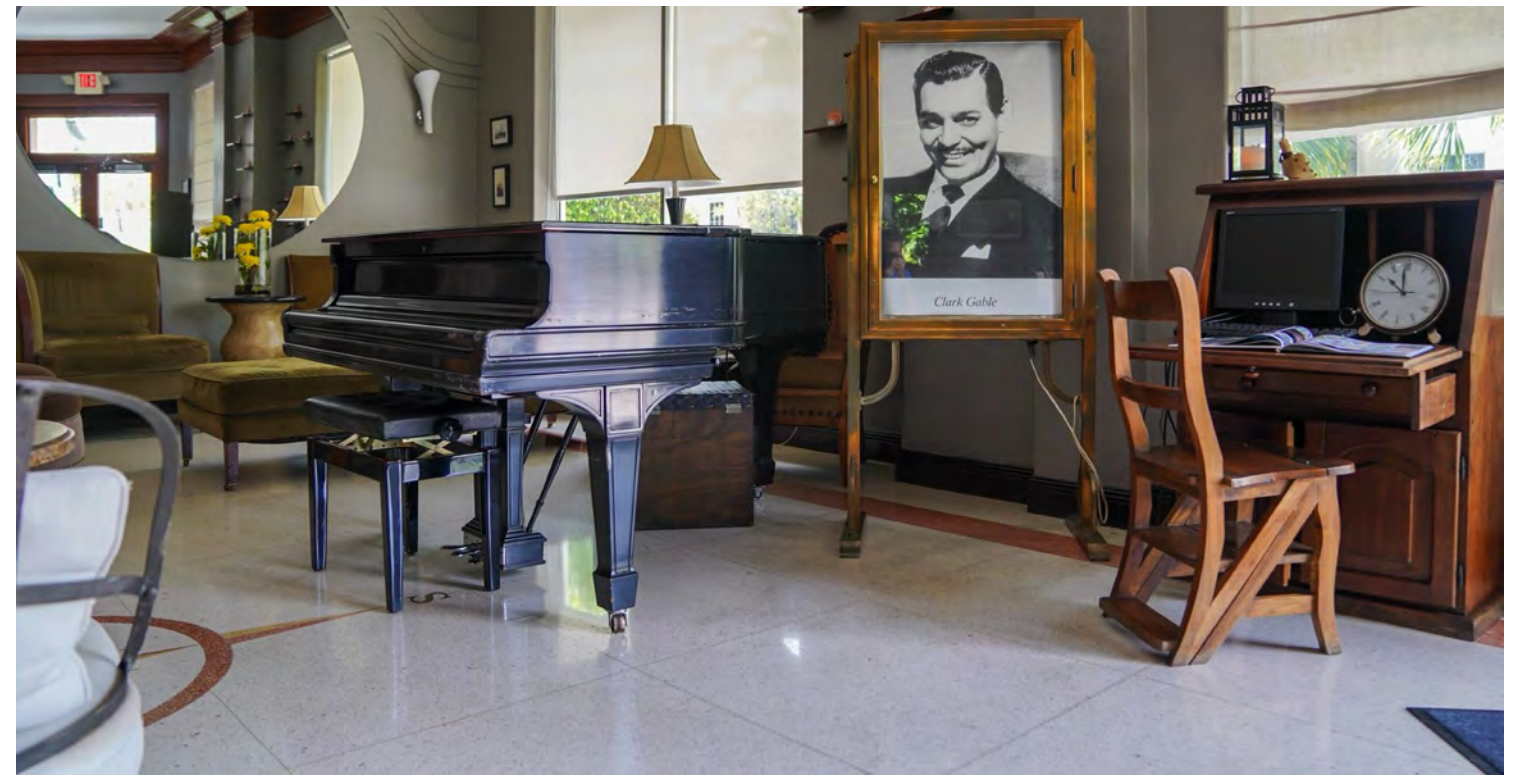
Archive Photo 9 - Pre-existing Front Yard Gazebo and Raised Deck - date N/A



Archive Photo 11 - View of Pre-existing Gazebo from Patio - date N/A



Existing Lobby Photo 1 - date N/A



Existing Lobby Photo 3 - date N/A



Existing Lobby Photo 2 - date N/A

**Historic Lobby:**

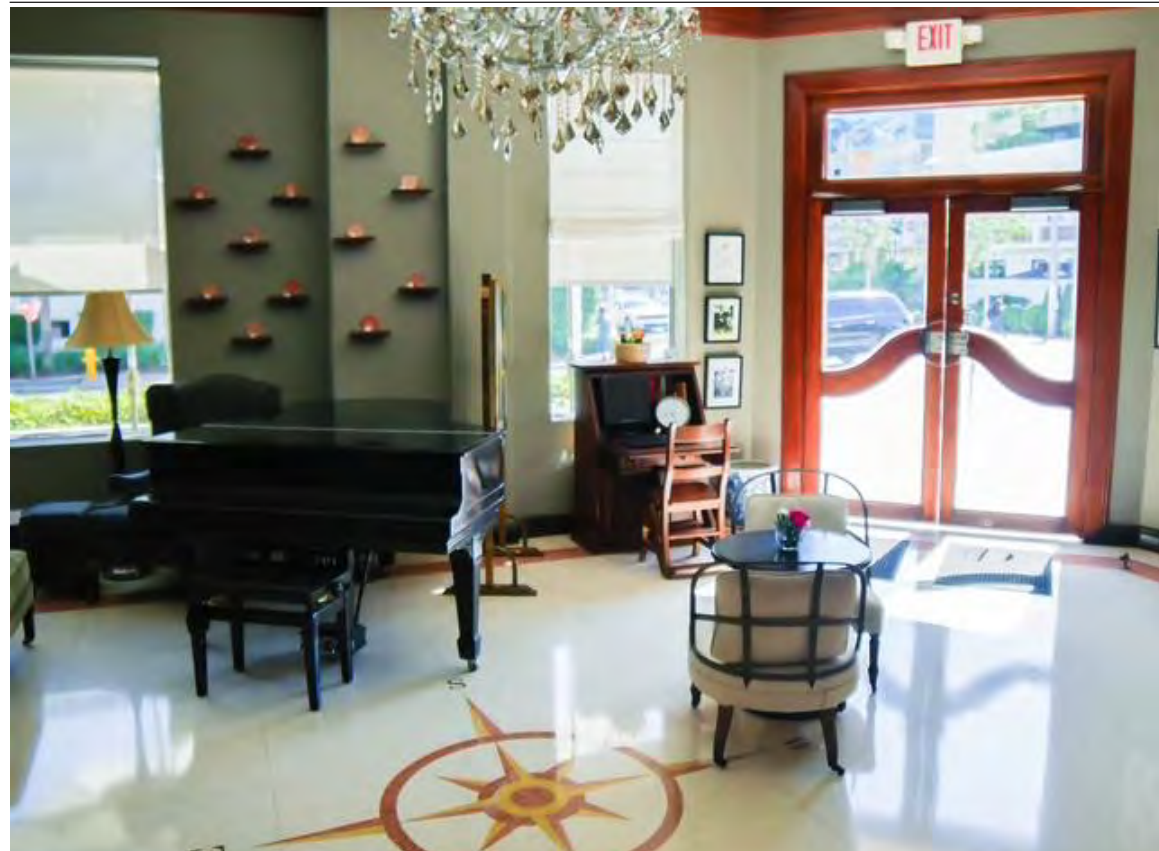
The current owner of the Cadet Hotel has made a concerted effort to preserve the small, historic lobby much in its original form and function. The original terrazzo floors, wood entrance door, small, guest bar and check-in desk all remain from the original 1941 construction. The limited area of this amenity space, and with no ability to expand guest amenities beyond this footprint into other interior areas, has led the owner to activate under-utilized outdoor areas to upgrade the guest experience, making it emblematic of Miami Beach lifestyle.



Existing Lobby Photo 4 - date N/A



Outdoor Cafe - date N/A



Existing Lobby Photo 5 - date N/A



Rear Outdoor Courtyard Pool - date N/A





1 James Ave & 17th Street NE - Cadet Hotel



3 James Ave & 17th Street NW - Casa Tua



2 James Ave & 17th Street SE - Regent Hotel



4 James Ave & 17th Street SW - Kaskades Hotel



5 View from W across James Avenue



7 View from NW on James Avenue sidewalk



6 View from on James Avenue sidewalk North



8 View from on James Avenue sidewalk South



View from NW across James Avenue

9



View of Cadet Hotel Entrance Approach

11

Taking advantage of the lush, tropical landscaping in the existing front yards, the Cadet Hotel has created a quiet oasis for guests and customers. The gazebo cafe, covered deck and patio are fully screened from the busy street activity just feet away.

An existing, tall Ficus hedge and row of palms form a neat, trimmed green wall along James Avenue. A decorative security gate leads to a mosaic tiled path through a vibrant garden to the Salon du Cafe.



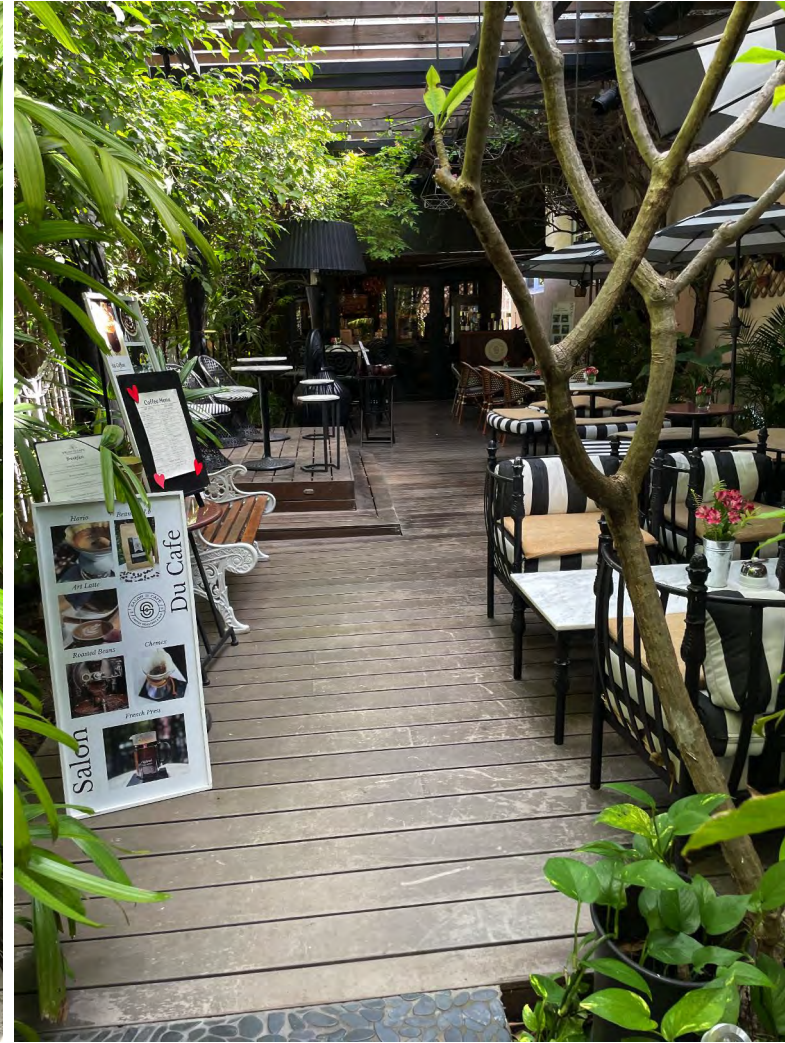
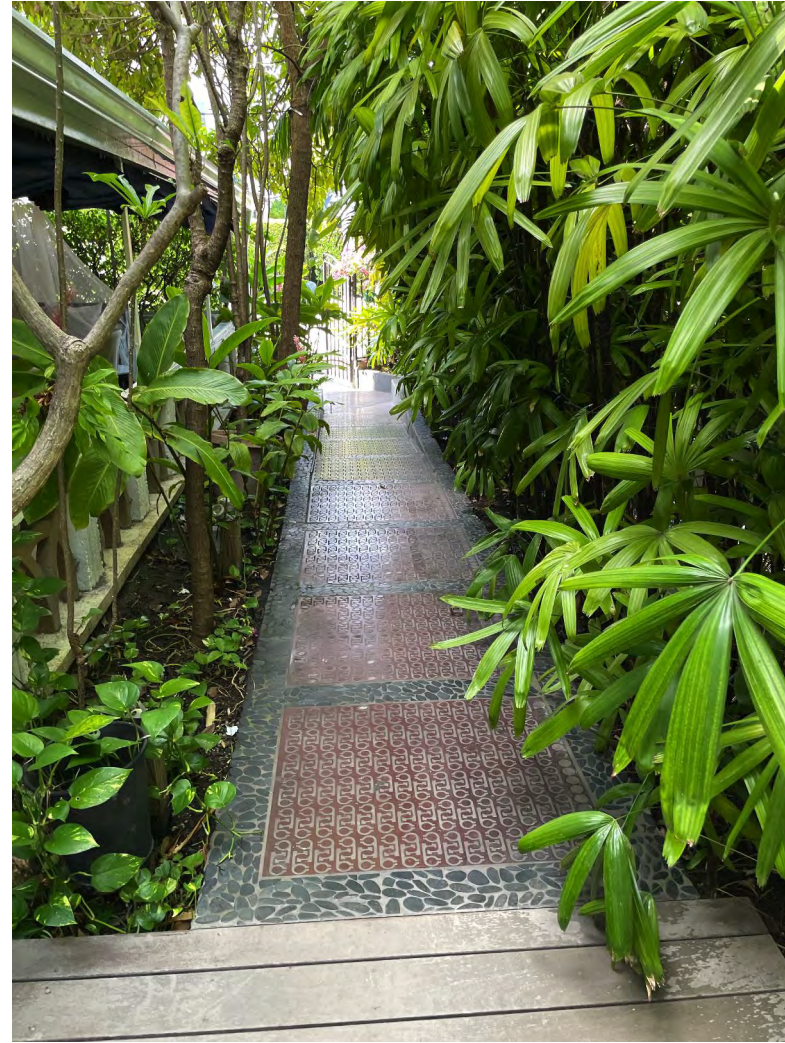
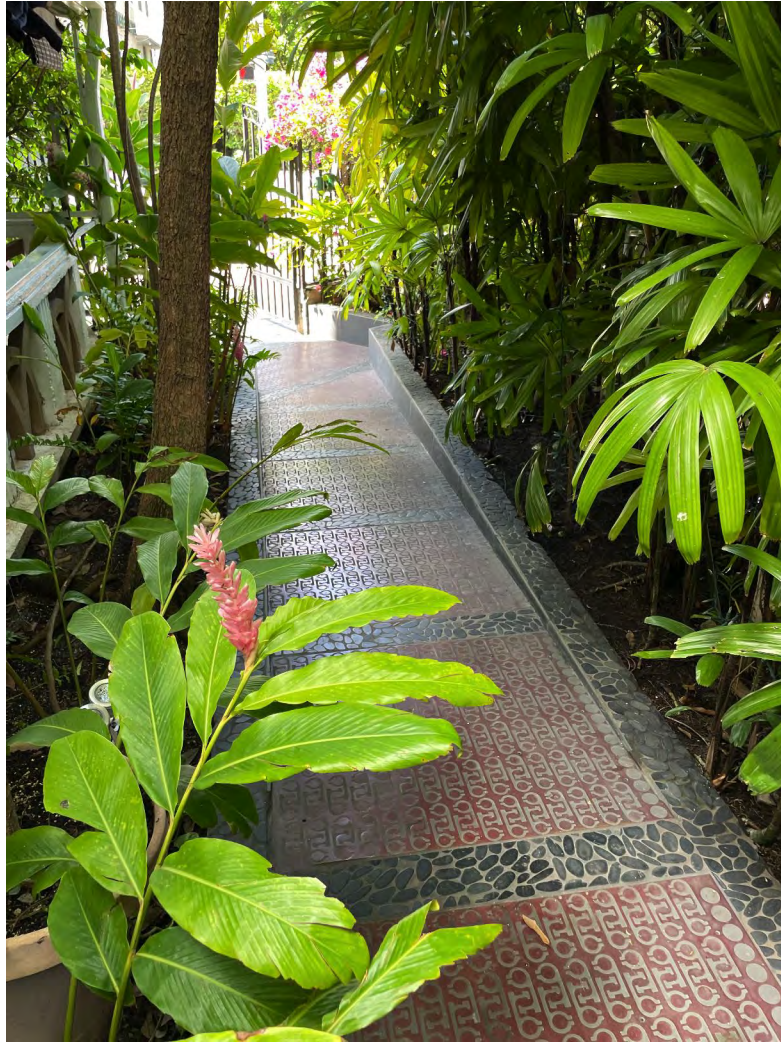
View from N - 1703 James Ave Parking Lot

10



Entrance Gate to Cafe

12



1 Existing Mosaic Tiled Walk to Raised Wood Deck

2 Existing Mosaic Tiled Walk to Raised Wood Deck

3 Reception at Outdoor Cafe Deck under New Trellis

4 Under New Glass Covered Trellis



FL AR#94137 FL ID#5540 TX AR#30995  
A 900 Bay Drive, Unit 406  
Miami Beach, Florida, 33141, USA  
T 786-853-0099  
E cadams@northshore-architecture.com  
cmiddleton@northshore-architecture.com

PROJECT  
Cadet Hotel  
Reconstructed Outdoor Gazebo  
1701 James Avenue,  
Miami Beach, Florida  
USA 33139



Christopher D Adams  
Digital Architectural Visualization  
1701 James Avenue, Suite 100  
Miami Beach, Florida 33139  
Phone: 786-853-0099  
Email: c.adams@northshore-architecture.com

CLIENT  
Cadet Hotel  
Attention: Veronica Deleon, General Manager  
1701 James Avenue,  
Miami Beach, Florida, 33139  
T  
E vdeleon@cadethotel.com

DRAWING NAME  
Architecture  
Project As-Built Photos

DRAWING ISSUE  
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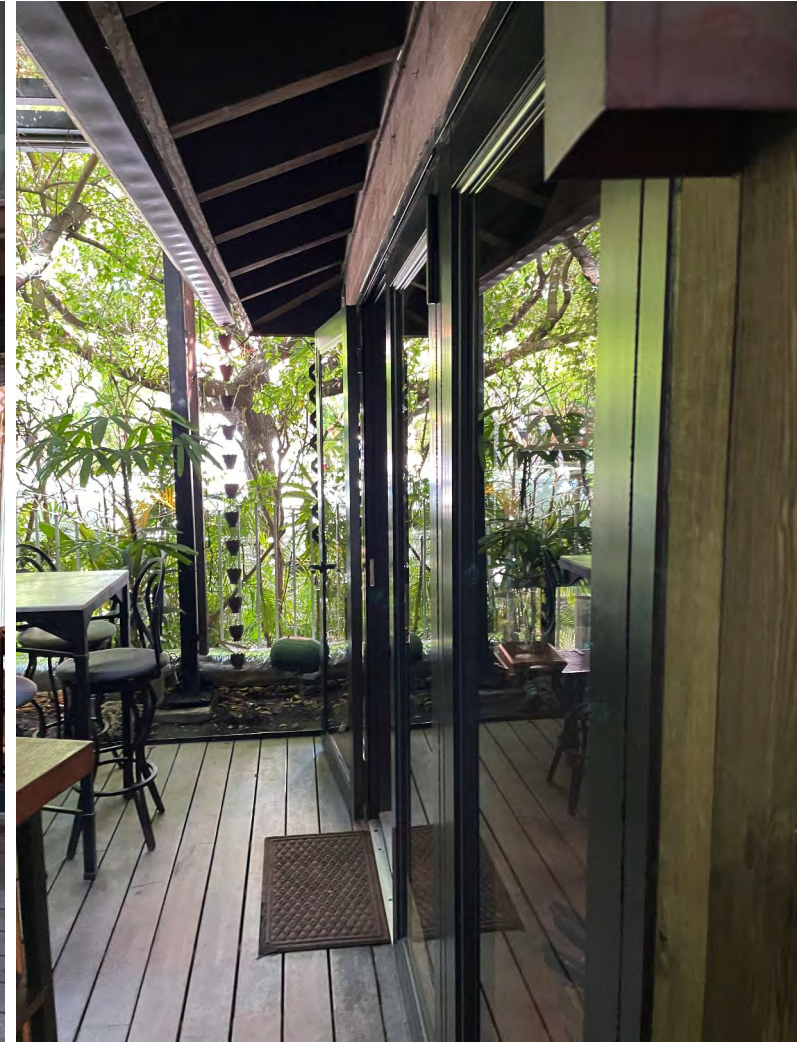
5 Under New Glass Covered Trellis



6 Under New Glass Covered Trellis



7 Gazebo Cafe Front Entrance



8 Gazebo Cafe Front



9 Cafe Seating Under New Glass Covered Trellis



11 View of Existing Porch Awning below New Trellis



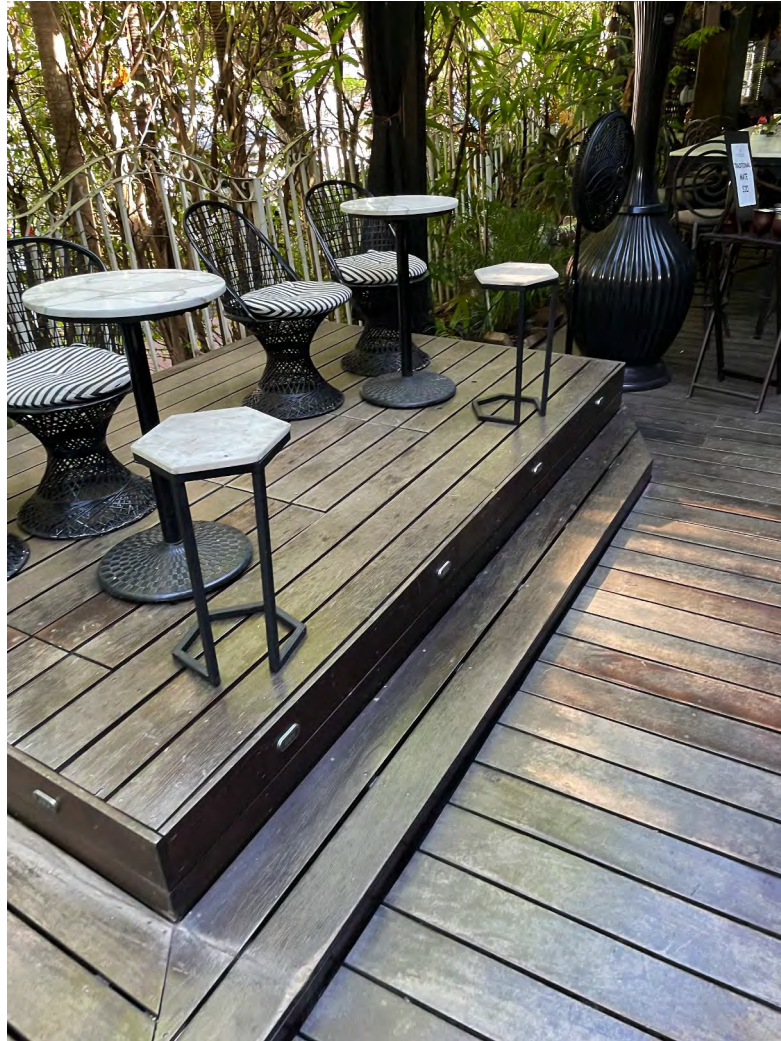
10 Cafe Seating Under New Glass Covered Trellis



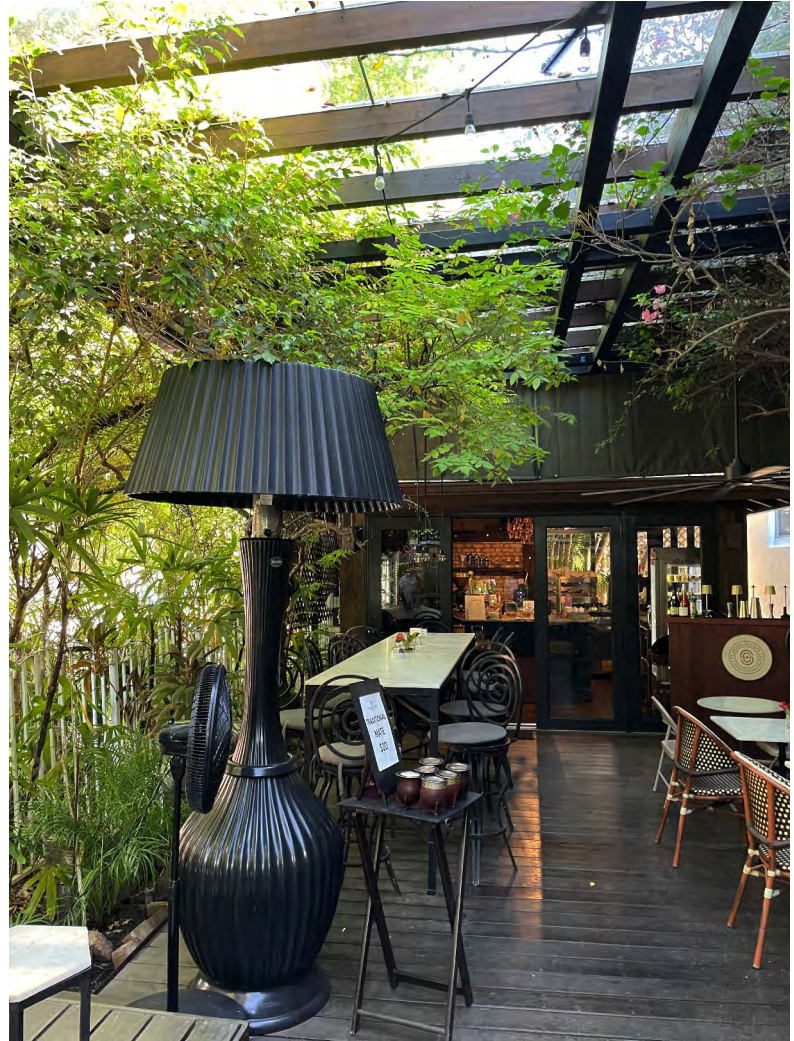
9 Existing Awning Covered Front Porch - Sofa



10 Outdoor Cafe Deck Seating Group (Existing Porch Beyond)



11 Cafe Seating at Raised Deck over Existing Grease Trap Manhole Covers



12 Under New Glass Covered Trellis



Cafe Reception Bench



Existing Front Porch Cafe Seating



Cafe Seat



Cafe Table



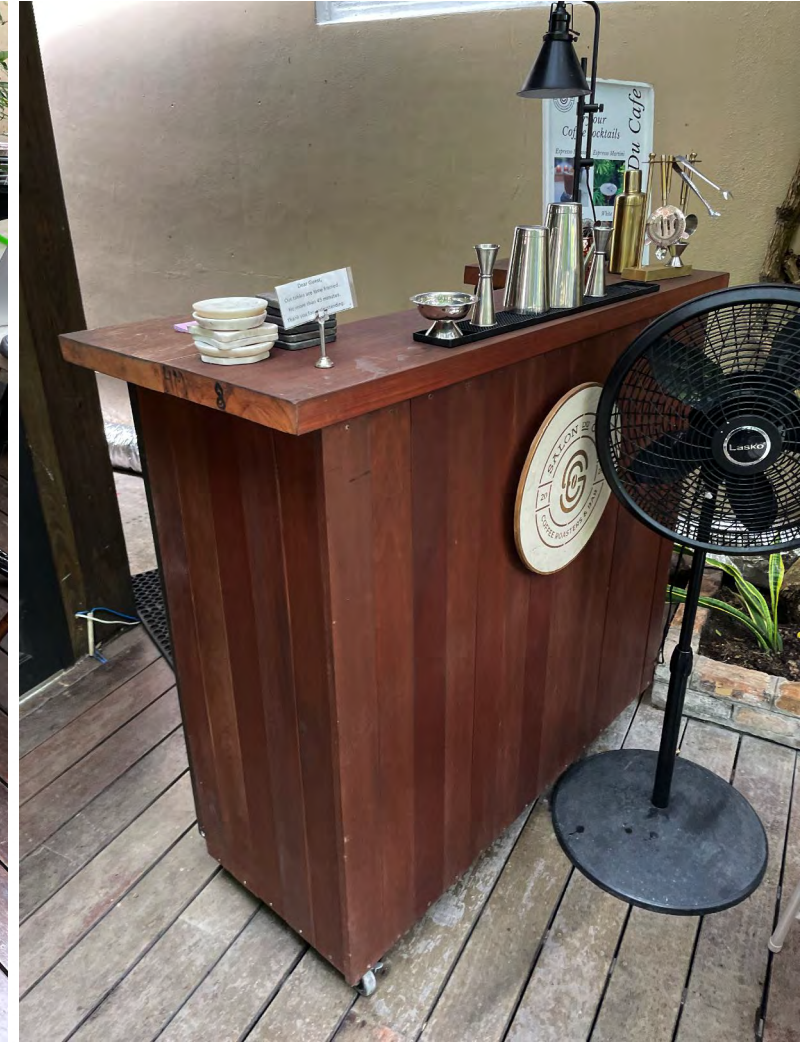
Cafe Bench Seating Group



Cafe Umbrella



Cafe Seating Group



Cafe Host Station

9

10

11

12



1 Tempered Glass Trellis Cover on Pressure Treated Wood Framing

2 Cafe Pendant Edison Light

3 Ceiling Fan under New Trellis

4 Outdoor Deck Propane Heater & Lamp

**DULUX HOTEL** ARMY RETURNED TO OWNER 11/29/49

Owner LUX CONSTRUCTION CO Mailing Address Permit No. 16029 Cost \$ 50,000:

Lot 19 & 20 Block 27 Subdivision FISHER'S Address 1701 James avenue

General Contractor Lux Construction Co: FIRST Bond No. 2914

Architect Albert Anis 5042 Engineer 3234-19-043

Zoning Regulations: Use RE Area 14 Lot Size 100 X

Building Size: Front 90' Depth 105' Height 29' Stories Two

Certificate of Occupancy No. 471 Use HOTEL - 43 rms & 1 apt unit

Type of Construction #3 cbs Foundation Spread footing Roof Flat Date Aug. 15-1941

Plumbing Contractor Leinecker # 15743- Sewer Connection 1 Date Aug. 20, 1941

Plumbing Contractor Joe Leinecker # 15807 Temporary Closet 1 Date Sept. 4, 1941

Water Closets 42 Bath Tubs 33 Floor Drains

Lavatories 44 Showers 2 Grease Traps

Urinals Sinks 1 Drinking Fountains

Gas Stoves 1 Slop sink 2 Rough Approved Bell Date 10-1-41

Gas Radiators 5 Gas Turn On Approved GAS ---OK---Bell- Nov. 26-1941

Septic Tank Contractor Tank Size Date

Oil Burner Contractor # 16244 -Gibbs Oil Co: 1 burner Tank Size 275 gals Date Nov. 20-1941

Sprinkler System

Electrical Contractor Gross Electric # 17718 Address Date Oct. 7, 1941

OUTLETS Switch 61 Range Motors Fans Temporary Service # 17509- Aug. 21, 1941

Light 70 HEATERS Water Gross Electric

Receptacles 76 Space Centers of Distribution 5

Refrigerators

Irons Sign Outlets

No. FIXTURES 118 Electrical Contractor Gross Electric # 18621 Date Dec. 5-1941

FINAL APPROVED BY Lincoln Brown, Jr Date of Service December 5, 1941

Alterations or Repairs - Over Elec # 17931- Neon Sign & Service- 3 neon transformers- Nov. 7, 1941

16425 - 1 Neon sign- Neon Sign & Service - CADET HOTEL - \$ 100: Nov. 7, 1941.

# 16383 C.J. Dulbs- 12-11-41 Repairs -

REVISION DATE 12/25/12

HOT PLATE VIOLATION - COURT CASE 318/EX 4/14/61

**ALTERATIONS & ADDITIONS**

Building Permits: # 21509 Painting Smith Painting Company \$ 260: Dec. 3, 1945

# 22301 Remodeling for new bath and new office - Gerard Pitt, architect: \$ 800... Apr. 16, 1946  
Keystone Construction Company, contractor:

# 23677 Wall Lettering Jack Green, sign writer \$ 30... Nov. 22, 1946

# 31089 Painting, outside - Smietan Painting & Decorating \$ 400... Oct. 17, 1949

# 54866 Jacob Wexler: Exterior painting - \$450.00 - Nov. 1, 1957

# 66551 Giffen Industries, Inc.: Repair leaks in roof - \$276.00 - 12/14/61

# 70517 Owner, Cadet Hotel (Mrs. G. Nussenfeld) Exterior painting - \$800. - 11/4/63

# 72661 Owner, Cadet Hotel: Exterior painting, minor repairs - \$200. - 10/13/64

# 74934 Acme Supply Co.: Reroof - \$2,500 - 10/7/65

# 75011 Owner, Cadet Hotel: Partitions for 4 baths - \$1900 - 10/18/65 OK CB 4/15/66

# 75221 Owner, Cadet Hotel: Install 37 A.C. Units - \$8.00 - 11/12/65 O.K. Flaag, 11/16/65

Plumbing Permits: # 19638- N. Serota- 1 water closet, 1 lavatory, 1 shower -----4-17-46

# 44976 Morgen Plumbing: 4 water closets; 3 lavatories; 2 showers - 10/18/65

# 45580 Morgen Plumbing: 2 lavatories - 10/31/66

# 46198 Morgen Plbg.: 7 lavatories - 10/25/67

Electrical Permits: # 17990- Griffin & Bauer - 1 motor- Nov. 15, 1941

# 20808 Neon Sign & Service 1 neon transformer Dec. 20, 1944

# 21644 Army--Restoration no violation-----11-19-45

# 30685 Gulf Electric: 1 switch outlet, 6 receptacles, Jan. 25, 1950 Meginniss 2/2/50

# 37772 Astor Electric Service: 1 sign outlet - Oct. 13, 1952 OK- HOR 10-15-52

# 61754 Ben's Elec. Corp: 40 receptacles; 40 motors, 0-1 hp; 2 cent. of dist.; 1 serv. equip. - 11/24/64

# 62823 Lyon Elec.: 2 switch outlets; 2 light outlets; 2 receptacles; 2 fixtures - 10/18/65

# 62836 C. J. Kay Elec.: 2 switch outlets; 2 light outlets; 2 receptacles - 10/21/65

ALTERATIONS & ADDITIONS

Building Permits:

#79197 Owner Cadet Hotel: Interior painting - \$200.00 - 10/27/67 OK 9/23/12/68

#28057 2/25/86 owner paint facade & trim \$200.

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Plumbing Permits:

Electrical Permits:

#80927 3/18/86 Ocean Elec - service repair

ALTERATIONS & ADDITIONS

Building Permits:

~~#46833 MORGEN PLUMBING 14 LAVATORIES 10/22/68~~

#48375 - Serota Plumbing - 27 sink residence 27 set - 13 gas ranges 4/26/71

#2053-Dewey Hawkins A.C.- 2 2HP Air Conditioning-\$400-5-18-72

#02871-Amber Oil Corp.- 1-210,000BTU hot water boilers-\$895-1-28-74

#14013-Sameul Gatonovich-\$200-10-13-78

#19209 Owner/exterior painting/\$250/11-3-80

#M04926 Ace Air Inc/4 wind air conditioning/11-17-80

Plumbing Permits:

#46833 Morgen Plumbing 14 Lavatories 10/22/68

#54296-A & T Plumbing- repair gas leak-11-15-76

#60187 4/21/82 S & R Plumb - heater replace, gas piping

Electrical Permits:

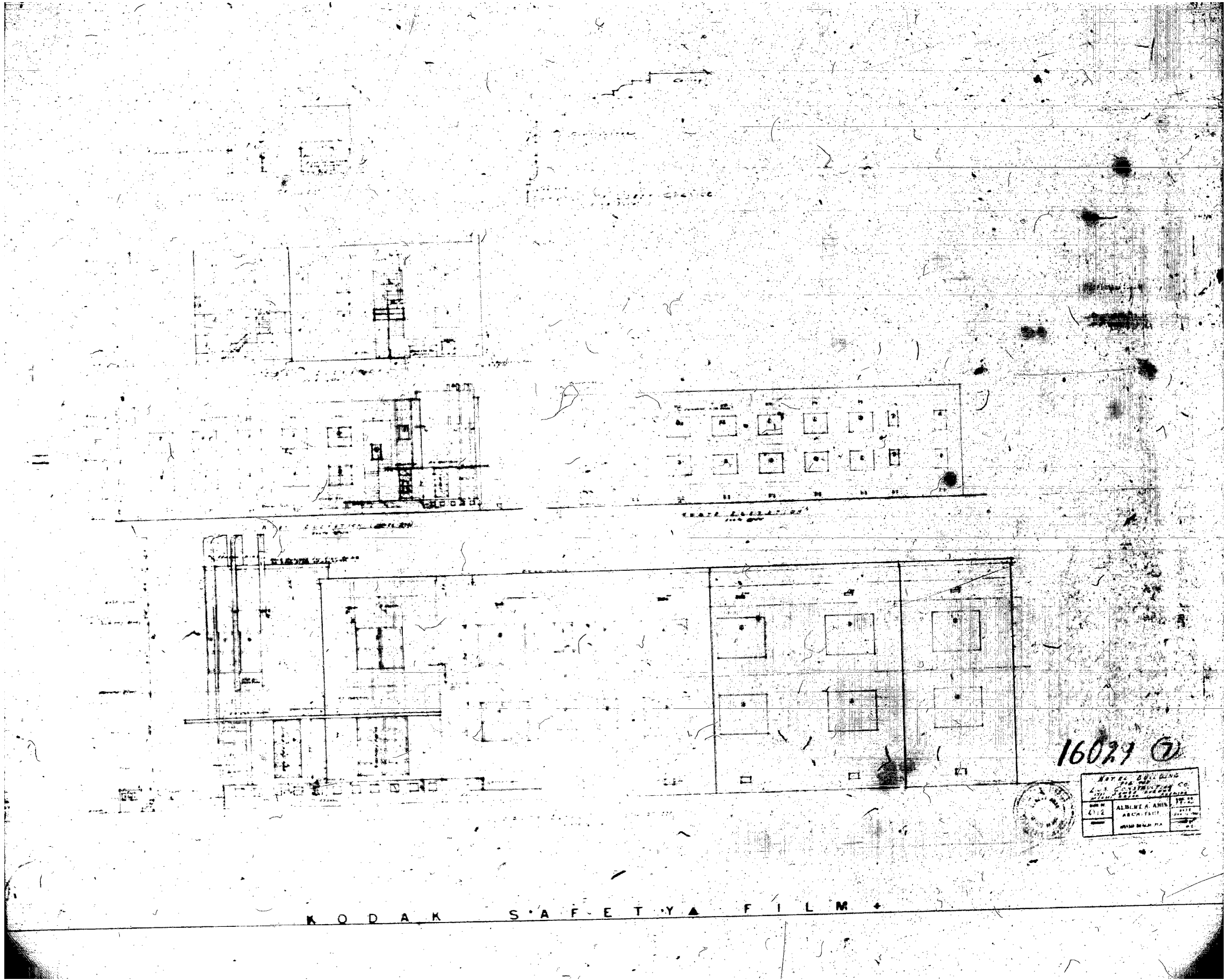
#70143-County Wide Electric- 1 Telephone booth-11-20-72

#72940-Caribbean Electric, Inc.- 1 master panel; 5 bells, 5 pull stations-2-25-76

BUILDING PERMITS: #32243 - 4-27-88 - Kally Roofing Inc. - Reroof 75 sq. - \$7,000.00

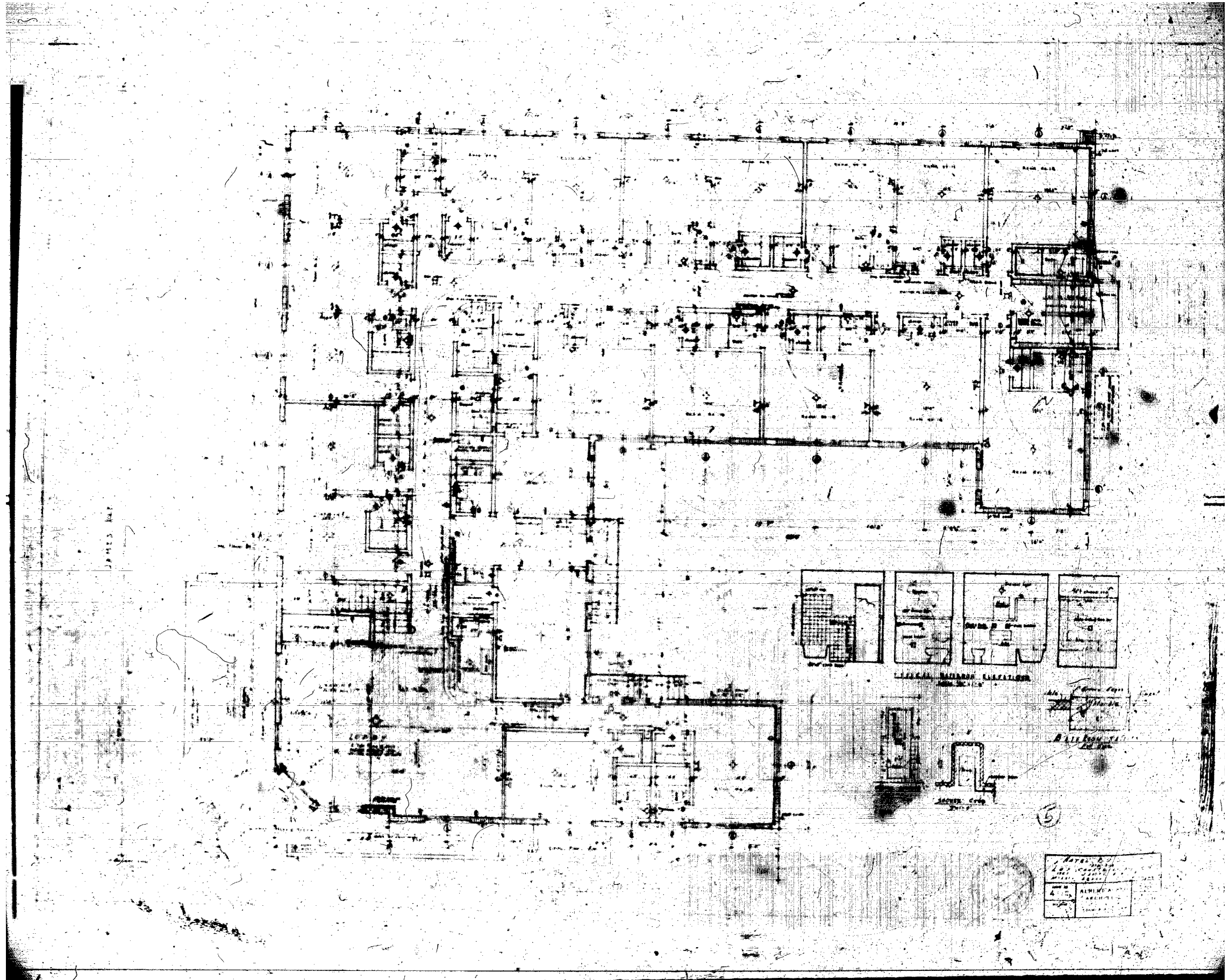
COASTAL CONTROL ZONE  
 CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

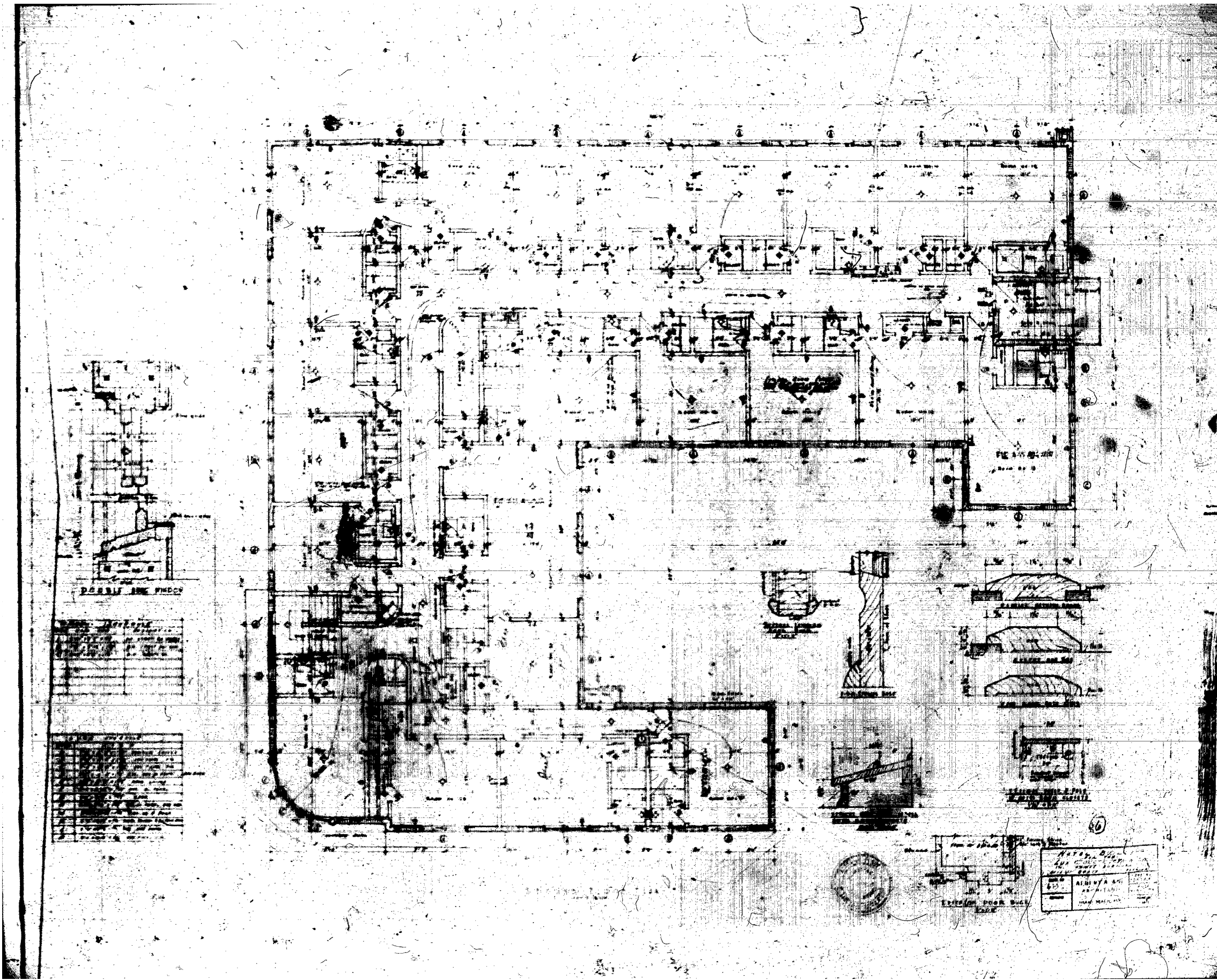
DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
4-27-88		Reroof 75 sq.	\$7,000.00					32243



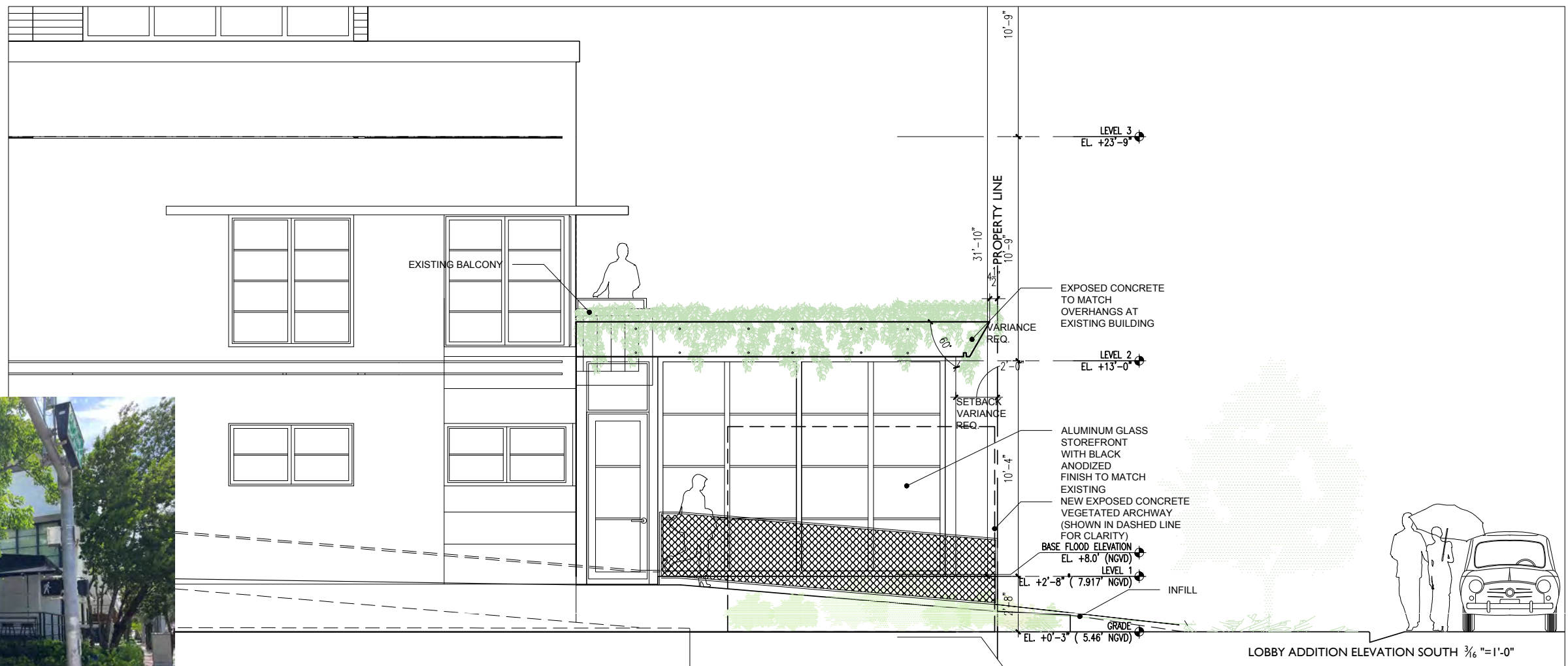
16027 (2)

HOTEL CADDET	
L.A. CONSTRUCTION CO.	
ARCHITECTS	
ALBENA AMEN	ARCHITECT
ALBENA AMEN	ARCHITECT









Raised enclosed deck @ front Kaskades Hotel, 300 17th Street



Raised enclosed deck @ front Kaskades Hotel, 300 17th Street



LOBBY ADDITION OVERALL ELEVATION SOUTH 1" = 150'-0"



LOCATION MAP  
SCALE: N.T.S.

**DESIGN CRITERIA**

**PROJECT CRITERIA**

INTERIOR KITCHEN REMODELING TO AN EXISTING BUILDING NO EXTERIOR WORK

**SCOPE OF WORK**

- PROVIDE INTERIOR REMODELING TO EXISTING KITCHEN AREA
- 1) ARCHITECTURAL SEE ARCH SHEETS
- 2) NO MECHANICAL WORK
- 3) ELECTRICAL WORK SEE ELECTRICAL SHEET.
- 4) PLUMBING WORK SEE PLUMBING SHEET.

**NOTE:**

THIS HOTEL CURRENTLY HAS 37 UNITS PREVIOUS RENOVATION OF HOTEL A TIME AGO HAD REDUCED THE ROOMS FROM 47 TO 37 SCOPE OF THIS PROJECT IS ONLY AS DETAILED ON THIS PLAN AND IS AN EXISTING KITCHEN REMODEL

REMODELING TO CONVERT 43 ROOMS TO 37 ROOMS HOTEL FOR PLANS B0500266  
PREVIOUS USE: 43 ROOM HOTEL  
PROPOSED USE: 37 ROOM HOTEL / PLANS B0500266  
PREVIOUS FLOW (GPD): 4300  
PROPOSED FLOW (GPD): 3700

**APPLICABLE CODES**

FLORIDA BUILDING CODE (2004) & SUPPLEMENTS  
N.F.P.A. 101 (2000)

FLORIDA ACCESSIBILITY CODE (2004)

NOTE: IN ADDITION ALL WORK TO CONFORM TO APPLICABLE TRADE CODES, LAW & REGULATIONS.

**CONSTRUCTION TYPE**

THE BUILDING IS EXISTING AND THEREFORE NOT IN CONTRACT THE AIM OF FOLLOWING CHECKLIST IS TO DETERMINE ANY FURTHER FIRE PROOFING REQUIREMENTS WHICH MAY NOT HAVE BEEN PERFORMED UNDER THE BASE BUILDING CONTRACT.

**ZONING COMPLIANCE**

- THIS IS AN INTERIOR RENOVATION ONLY NO ALTERATION TO EXISTING FACADE OF BUILDING.

**OCCUPANCY CLASSIFICATION**

GROUP R R-1 HOTEL

LIFE SAFETY OCCUPANT LOAD (N.F.P.A. 101 CHAPTER 27-1.7)

1 PERSON PER 100 SQ. FT. OF GROSS FLOOR AREA-BUINESS AREA

1 PERSON PER 200 SQ. FT. OF GROSS FLOOR AREA-KITCHEN AREA

**LIFE SAFETY**

N.F.P.A. 101 (2000 EDITION)

**PROJECT DATA**

FLORIDA BLDG. CODE 2004 EDITION

ZONING \_\_\_\_\_ CD-3 COMMERCIAL, HIGH INTENSITY

CONSTRUCTION TYPE \_\_\_\_\_ TYPE IV

OCCUPANCY TYPE \_\_\_\_\_ GROUP R R-1 HOTEL

GROUND FL. \_\_\_\_\_ 6571 SQ. FT. (FIRST FLOOR)

SECOND FL. \_\_\_\_\_ 6353 SQ.FT. (SECOND FLOOR)

TOTAL GROSS SQ.FT. \_\_\_\_\_ 12,924 SQ.FT. (TOTAL)

**NOTES:**

- NO CHANGE OF OCCUPANCY PROPOSED
- NO CHANGE OF OCCUPANT LOAD
- NO CHANGE OF USE

**OCCUPANCY CALCULATION**

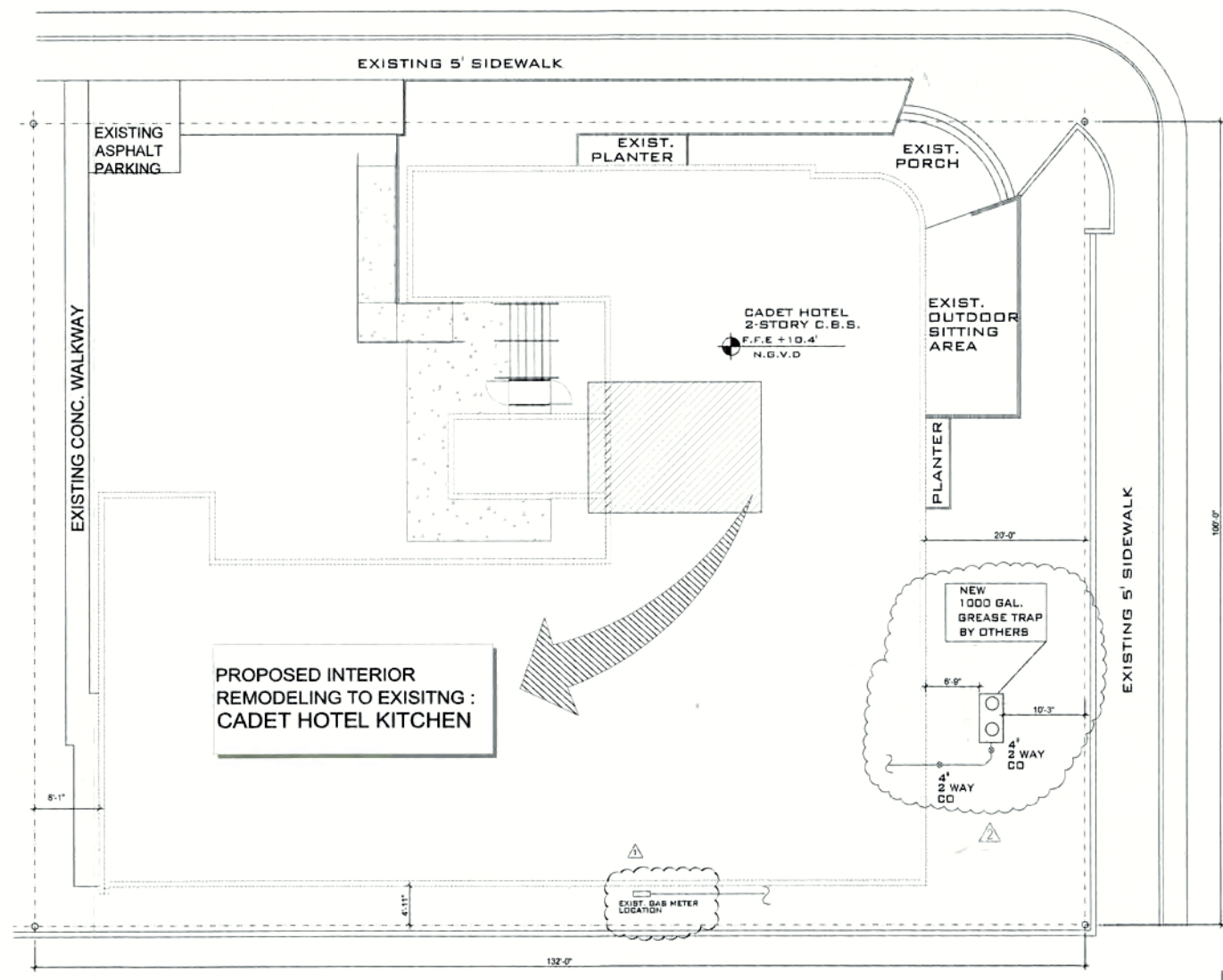
KITCHEN, COMMERCIAL \_\_\_\_\_ 310/200 = 2 PERSONS

**PARKING DATA**

THERE SHALL BE NO OFF STREET PARKING REQUIREMENT FOR MAIN OR ACCESSORY USES ASSOCIATED WITH EXISTING BUILDINGS WHICH ARE LOCATED WITHIN THE MIAMI BEACH ARCHITECTURAL DISTRICT OR LOCAL HISTORIC DISTRICT. THIS PROVISION SHALL NOT APPLY TO RENOVATIONS OR NEW ADDITIONS TO EXISTING BUILDINGS WHICH CREATE OR ADD FLOOR AREA OR NEW CONSTRUCTION WHICH HAS A PARKING REQUIREMENT.

**FIRE PROTECTION NOTES:**

PROVIDE ONE (1) 'UL' LISTED 2A: ABC TYPE FIRE EXTINGUISHER FOR EVERY 2500 SQUARE FEET OF FLOOR AREA.  
TRAVEL DISTANCE TO CORRIDOR = 75' MAX  
TRAVEL DISTANCE FROM CORRIDOR DOOR TO NEAREST EXIT = 100' MAX

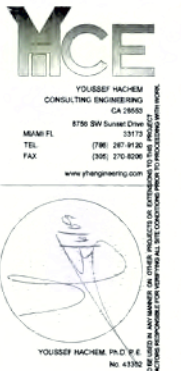


**SITE PLAN**

SCALE: 1/8" = 1'-0"

**JOB COPY**  
CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY:  
THE FOLLOWING:

- BUILDING: \_\_\_\_\_
- ZONING: CD-3
- DRW/HPB: \_\_\_\_\_
- CONCURRENCY: \_\_\_\_\_
- PLUMBING: Drasler/27
- ELECTRICAL: \_\_\_\_\_
- MECHANICAL: \_\_\_\_\_
- FIRE PREVENTION: Christopher Adams
- ENGINEERING: \_\_\_\_\_
- PUBLIC WORKS: \_\_\_\_\_
- STRUCTURAL: \_\_\_\_\_
- ELEVATOR: \_\_\_\_\_



PROPOSED KITCHEN REMODELING  
CADET HOTEL  
1701 JAMES AVENUE  
MIAMI BEACH FLORIDA 33139

DATE	REVISION
5-5-09	AS-BUILT

DWG TITLE \_\_\_\_\_

SCALE \_\_\_\_\_ AS SHOWN

DRAWN BY \_\_\_\_\_ CHCD

JALIC C. SILVA \_\_\_\_\_ YHK

PROJECT NO. \_\_\_\_\_

DATE \_\_\_\_\_ 14008

DATE \_\_\_\_\_ 2-24-08

SHEET NUMBER \_\_\_\_\_

SP-01



FL AR#94137 FL ID#5540 TX AR#30995

A 900 Bay Drive, Unit 406  
Miami Beach, Florida, 33141, USA  
T 786-853-0099  
E cadams@northshore-architecture.com  
cmiddleton@northshore-architecture.com

PROJECT  
Cadet Hotel  
Reconstructed Outdoor Gazebo  
1701 James Avenue,  
Miami Beach, Florida  
USA 33139



CLIENT  
Cadet Hotel  
Attention: Veronica Deleon, General Manager  
1701 James Avenue,  
Miami Beach, Florida, 33139  
T  
E vdeleon@cadethotel.com

DRAWING NAME  
Reference  
Cadet Hotel Grease Trap Permit

DRAWING ISSUE  
HPB Review - Final Submittal

SHEET PRINT DATE  
2025-09-07

ISSUE DATE  
2025-09-07

SHEET NUMBER  
REF9

REVISION ID  
00

