

**HOTEL SAN JUAN HOTEL**

Owner **B.K.W. CORPORATION**

Mailing Address

Permit No. **281, 28187**

Cost \$ **350,000**....

$\frac{5}{8}$  of Lot **9-8** Block **30**

Subdivision **FISHER'S FIRST**

Address **1680 Collins Avenue**

General Contractor **J.T. Benn dba WESTMORELAND, INC.**

Bond No. **3960**

Architect **Henry Hohausner**

**5062**

Engineer **Riley & Ross**

Elevator

Zoning Regulations: Use **RE** Area **14**

Lot Size **75 X 241**

Building Size: Front **65'** Depth **200'**

Height **35'6** Stories **3**

Certificate of Occupancy No. **990 (1-11-49)**

Use **HOTEL-77 rooms & 77 baths- Coffee shop as accessory use**  
**Swimming Pool**

Type of Construction **#2 CBS**

Foundation **Spread Footing 12x27** Roof **Flat** Date **Sept. 3, 1948**

Plumbing Contractor **# 27211 Fixzit System \***

Sewer Connection **1\*, 1**

Date **Sept. 10, 1948**

**# 27246 McCaughan**

Temporary Closet **4\***

**Sept. 23, 1948**

Plumbing Contractor

Date

Water Closets **81**

Bath Tubs **77**

Floor Drains

Lavatories **81**

Showers **2**

Grease Traps **1**

Urinals **2**

Sinks **3(slop)**

Drinking Fountains **1**

**#27709** Gas Stoves **1, McCaughan**

Gas Heaters

**Rough Approved T. A. O'Neill Date Dec. 29, 1948**

Gas Radiators **Dec. 28, 1948**

Gas Turn On Approved

**FINAL APPROVAL on Plumbing - no gas: 12/20/48**

**FINAL APPROVAL on Gas-T.A.O'Neill 1/10/49**

Septic Tank Contractor

Tank Size

Date

Oil Burner Contractor

Tank Size

Date

Sprinkler System

Electrical Contractor **# 27336 Baird Electric**

Address

Date **Oct. 6, 1948**

Switch **172**

Range **Motors 8**

Fans

Temporary Service **#27165 Sept. 9, 1948**

OUTLETS Light **176**

HEATERS Water **3**

**Emanuel Electric**

Receptacles **275**

Space

Centers of Distribution **20**

Refrigerators

Appliance Outlets, **6**

Irons

Bell Transformers **2**

Service-Equipment **1**

Sign Outlets

No. FIXTURES **176**

Electrical Contractor

Date

FINAL APPROVED BY

**Woodmensee**

Date of Service **December 30, 1948**

Alterations or Repairs—Over **# 27221 Fla. Power & Light Co: 1 vault - Sept. 20, 1948**  
**# 27542 Eastern Elevator: 1 motor - Nov. 1, 1948**

## ALTERATIONS & ADDITIONS

**Building Permits:** # 28662 Passenger Elevator - Eastern Elevator Company \$ 9,300... Nov. 1, 1948  
 # 28787 Air Conditioning - C.O.Grannis, engineer -- Stuart Cooling Corp., contractor \$26,500.... Nov. 12, 1948  
 # 29194 Flat wall sign - Claude Neon Southern Corp. \$ 500.... Dec. 28, 1948  
 # 29433 Pole sign on owner's property - Claude Neon, contr. \$350... Feb. 14, 1949  
 1380 Collins # 34687 Concrete driveway- See City Engineer for Curb Cut- Stanley Lear d/b/a Modern Remodeling Co.Inc. \$ 950..... Dec. 22, 1950  
 680 Collins # 42853 Re-roofing: Giffen Industries Inc: \$1,879: Oct 8, 1953  
 1680 Collins Avenue #45683 Marcus Construction Co: Enclosing open terrace with glass plate. Also new glass in lobby: \$ 2600 August 31, 1954  
 1680 Collins Avenue # 45712 GUNITING & PLASTERING INSIDE OF BLDG. \$ 1 200:00 8/27/54

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**Plumbing Permits:** # 27577 McCaughan: 2 water closets, 2 lavatories, 1 urinal - Dec. 2, 1948  
 # 27626 Kiser: 1 6" well - Dec. 14, 1948  
 # 34608 Alex. Orr & Assoc: 1 Gas Water Heater: Feb 24, 1953 OK, E.Cox, 2-24-53  
 38377 Amber Fuel Oil Co: one hot water boiler, 1 oil burner Fire Dept. #7198 01 August 30, 1956

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**Electrical Permits:** # 27996 Claude Neon: 8 neon transformers - Dec. 29, 1948  
 # 28254 Claude Neon: 3 neon transformers - Feb. 14, 1949  
 # 28325 Astor Electric: 1 Sign outlet, February 25, 1949

below the 400 sq.ft.  
minimum room size  
required of hotel rooms  
in the C-3 Zoning  
District.

4. Date of Acquisition Length of Ownership Consistent- The applicant purchased the property in 1977.
5. Police and Fire Department Activity Consistent - Police activity for the past year indicates 55 calls for police assistance of which 16 resulted in reports being filed. Among the 16 reports are 5 burglaries, 4 thefts and 1 robbery.
6. Dade County Unsafe Structures Board Consistent- This building is not under order of the Dade County Unsafe Structures Board.
7. Vacant, Closed or of Non-Conforming Status Consistent - The building is currently occupied.

RECOMMENDATION

As this building is consistent with five (5) of the seven (7) Criteria, it is recommended that the request be approved with the following conditions.

1. One 15 ft. high palm tree shall be placed (where the curb exists) along Collins Avenue. Within two weeks the applicant shall order the tree grates and palms and initiate the state permit process with the Public Services Department. The tree shall be planted within four (4) months. Planting of this area will complete the landscaping program for this block.
2. The existing channel letter and neon "San Juan" sign shall be repaired.
3. The neon in the alcove on the front facade shall be repaired or replaced.
4. The pole sign on Collins Avenue shall be removed.
5. The parking area in front of the building shall be repainted.
6. Landscaping shall be placed in existing beds along the front facade.
7. Four of the five existing "Tow Away Zone" signs shall be removed.
8. The rooftop antenna shall be centered and set back to a location that is not visible from the street.
9. The entire building shall be repainted. A wall shall be constructed along the obscure mechanical equipment. The garbage dumpster shall be located within this area. The light fixtures atop the wall shall be repaired or replaced.
10. Those storage tanks which are not necessary for the operation of the pool shall be removed and the drainage problem that leaks water onto the sidewalk shall be corrected.

11. Items 2-10 listed above shall be completed by January 31, 1989.

JK:CH:jm:hm  
Attachment  
ZBA

# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



DEPARTMENT OF PLANNING

CITY HALL  
1700 CONVENTION CENTER DRIVE  
TELEPHONE: 673-7550

5062

TO: CHAIRMAN & BOARD MEMBERS  
ZONING BOARD OF ADJUSTMENT

JANUARY 6, 1989

FROM: JUD KURLANCHEK  
PLANNING & ZONING DIRECTOR

SUBJECT: PLANNING & ZONING DEPARTMENT RECOMMENDATION:  
JANUARY 13, 1989 MEETING

FILE NO. 1909-A SAN JUAN HOTEL  
1680 COLLINS AVENUE

## BACKGROUND

On September 16, 1987, the City Commission adopted an Inspection and Appeal Process which is used by the Board of Adjustment in reviewing violation notices that relate to units which have illegally installed kitchens, are below the minimum size established by the City or exceed density limitations. In the majority of cases, these occurred several years ago, when purchasers of property were unaware that these problems existed in the building. The purpose of this procedure is to resolve the violations. (See attachment 1 for a copy of the Inspection and Appeal Process.)

The subject property had kitchens illegally installed in 68 of the 77 hotel rooms that do not meet the minimum floor area of 400 square feet/unit.

## ANALYSIS

The following is the Department's analysis based upon the criteria listed in the Inspection and Appeal Process:

<u>CRITERIA</u>	<u>ANALYSIS</u>
1. Codes History of Code Violations	<u>Consistent</u> - No code violations currently exist. Previous code violations were remedied in a timely and satisfactory manner.
2. Historic Structure	<u>Not Consistent</u> - the building was constructed in 1948, and is not considered to be an historic structure.
3. Density/Unit Size	<u>Not Consistent</u> - The density of the subject property is 193 units/acre based on a lot size of approximately 17,644 sq.ft. (.4 acres) and 77 units. Units range in size from 253 sq.ft. to 340 sq.ft. with a average unit size of 258 sq.ft. All units are

Lot

Block

Subdivision

ALTERATIONS & ADDITIONS

**Building Permits:** 18125 - owner - erect wall 11 long 4.7" high (double fee) 200. 5/27/80

#77766 2/17/82 County Wide Elect - 1 telephone booth

#MO6932 8/30/84 Temperature Design Inc - 1 cooling towers, hotel

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**Plumbing Permits:**

5/12/81 - #59480 - SOCAR Service Corp. - Remove or replace gas range 9, 1 gas piping - \$19.60

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**Electrical Permits:**

[REDACTED]

Lot 9-8

Block 30

Subdivision FISHER'S FIRST

## ALTERATIONS &amp; ADDITIONS

- Building Permits: #45763 Clinton Const. Co...New sidewalk all on owner's property...\$ 250.00 Sept. 9, 1951
- #58199 Air Cond. Maintenance Engineers, Inc: Replace 60 ton evaporative condenser- \$2500 - 12/31/58 OK 11/24/58 Plaag
- #70620 Owner, San Juan Hotel: Paint exterior - \$350. - 11/19/63
- #78977 A. C. Gonzalez: Exterior painting. \$950.00 9/18/67 OK WHITE - 1/10/68
- #129 Airko Air Cond. Cooling Towers 1 \$10.00 7/16/68 *as 1/31/69*
- #82550 King Fence of Miami Inc: Installation of 33½' of chain link fence 60" high as per plan. \$140 6/20/69
- #83401 G & G Painting Co. Exterior Painting Pressure cleaning must comply with Ord.#1060 \$3000.00 12/3/69
- #85239 - Owner - Installation of Kitchen cabinets \$900.00 10/9/70
- #1405 - Amber Fuel - hot water boilers - 2 - 70 gal 11/18/70
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- #09607 - ~~Juan Ameneiro-Re-roof 40 sqs-\$4700-9-26-76~~ ~~#3778-Amber Boiler Burner- 1, 700,000BTU hot water- 10-13-76~~  
 #87575 - Gordon Roofing - patch roof \$700.00 9/17/71  
 Plumbing Permits:
- #47270 Sully Rapkin - 1 Swimming Pool Piping 5/19/69
- #05735-Jimmys Painting-Paint exterior-\$3500-6-13-74
- #51678-Peoples Gas- d & c range-10-22-74
- #52061-Pitsch Plumbing- 1 gas piping repairs-1-23-75
- #53463-Depandable Plumbing- repair water pipe hot-2-24-76
- #53725- S & R Plumbing- re pipe-5-14-76
- #54155-Amber Boiler and Burner- repair piping-10-11-76
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- #56910-S & R Plumbing- 2 clothes washer, gas dryer, utility=water pipe-2-6-79
- #57096-Peoples Gas System- 1 g meter set(gas)-3-21-79-#57709-S and R Plumbing-gas line for h.w. conversion-9-27-79
- Electrical Permits: #55793 Astor Elec:9 light outlets,9 fixtures, 9/20/60 OK 10/10/60 Newbold
- #66898 Jones Elect. Emerg. Serv. Inc. 1 telephone booth outlet 4/17/69
- #69395 - Benson Elect. - 3 motors 11-25 HP - 1 service equip 100A 1/20/72
- #70149-E & E Electric-6 Service-100A subfeeds-11-21-72
- BUILDING PERMITS: #1831 - Airko Air Cond replacement compressors 11/17/71
- #72504-Wattron Electric- 1 fire alarm control; 6 pull bell stations-8-19-75
- #72869-Ocean Electric-Repairs-Fire damage-1-22-76
- BUILDING PERMITS CONT'D: #85757 - Owner - repair roof. \$100.00 12/7/70
- #01309-King Fence of Miami-Chain link installed-\$130-6-23-72
- ELECTRIC PERMIT: #73255- Ovean Electric- Removed Violation \$3 7-8-76



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2. FILE NO. 1909 SAN JUAN HOTEL  
5062 1680 COLLINS AVENUE  
SOUTH 1/2 OF LOT 9, ALL OF 8; BLOCK 30  
FISHERS FIRST SUBDIVISION; PB 2/77

"AFTER THE FACT"

"APPEAL FROM ADMINISTRATIVE DECISION"

THE APPLICANT IS APPEALING THE ADMINISTRATIVE DETERMINATION THAT THE SUBJECT PROPERTY SHALL CONTAIN 77 HOTEL ROOMS WITHOUT KITCHENS.

APPLICANT REQUESTS THE BOARD APPROVE THE RETENTION OF 68 KITCHENS THAT WERE ILLEGALLY INSTALLED IN ROOMS THAT DO NOT MEET THE MINIMUM REQUIRED FLOOR AREA OF 400 SQ.FT. SHOULD THE REQUEST BE APPROVED, THE BUILDING WILL CONSIST OF 9 HOTEL ROOMS WITHOUT KITCHENS AND 68 HOTEL ROOMS WITH KITCHENS.

THIS APPEAL IS PURSUANT TO THE RULES AND PROCEDURES OF A RESOLUTION APPROVED BY THE CITY COMMISSION.

DEFERRED by the Board to the meeting of January 13, 1989

BUILDING PERMITS #SB891108 - 5-9-89 - Crown Neon - Replace existing pole sign - \$1,200.00  
#B8900305 - 6-23-89 - Alexco Servicing Corp. - Remodeling for Dr. Office -  
\$30,400.00

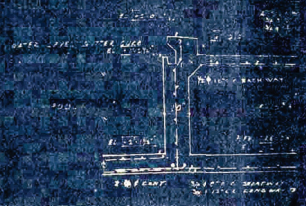
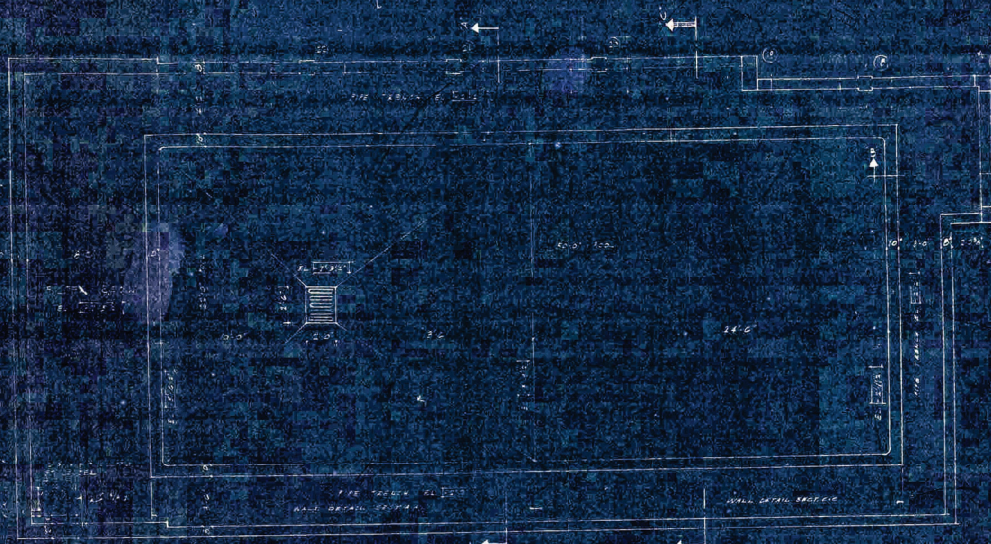
PLUMBING PERMITS: #P8801147 - Serota Plumbing - 1 Fire standpipe replace sections - 7-25-88  
#BP891008 - AAAAAA All Clogbusters - Gas piping replace - 7-26-89

ELECTRICAL PERMITS: #BE891018 - Crown Neon Inc. - Sign neon - 5-10-89

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

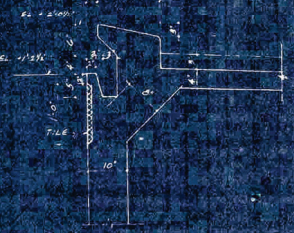
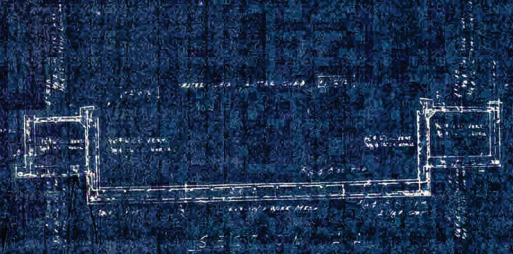
DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	%	COMMENTS	BUILDING PERMIT NO.
5-9-89		REPLACE EXISTING POLE SIGN	\$1,200.00					58891108
6-23-89		Remodeling for DR. OFFICE	\$30,400.00					88900306



PLAN OF FIREPLACE ROOM



LONGITUDINAL SECTION



CORNER DETAIL