

HOTEL SAN JUAN HOTEL

Owner B.K.W. CORPORATION

Mailing Address

Permit No. 281, 1-28187

Cost \$ 350,000....

5 1/2 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 Hohauser

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

Appliance Outlets, 6

Bell Transformers 2

Service Equipment 1

Refrigerators

Irons

Sign Outlets

No. FIXTURES 176

Electrical Contractor

Date

FINAL APPROVED BY

Woodmansee

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 \$ 9,500... Nov. 1, 1948
 Air Conditioning - C.O. Granits, engineer -- Stuart Cooling Corp., contractor
 \$26,500... Nov. 12, 1948
 Pole sign on owner's property - Claude Neon Corp.
 \$500... Dec. 28, 1948
 Concrete driveway - See City Engineer for curb cut - Stanley Lear d/b/a Modern
 Remodeling Co., Inc.
 Re-roofing: Giffen Industries Inc.
 \$1,879: Oct 8, 1953
 \$950... Dec. 22, 1950
 Marcus Construction Co: Enclosing open terrace with glass plate. Also new
 glass in lobby.
 # 45712 GONITING & PLASTERING INSIDE OF BLDG.
 \$2600 August 31, 1954
 \$1200:00 9/2/54

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 OR, E. Cox, 2-24-53
 # 38377 Amber Fuel Oil Co: one hot water boiler, 1 oil burner, Fire Dept. #7198 August 30, 1956

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

4. Date of Acquisition
Length of Ownership

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

5. Police and Fire
Department Activity

Consistent- The applicant
purchased the property in
1977.

6. Dade County Unsafe
Structures Board

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.

7. Dade County Unsafe
Structures Board

Consistent- This building
is not under order of the
Dade County Unsafe
Structures Board.

8. 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 all 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: 673-7650

5062

TO: CHAIRMAN & BOARD MEMBERS
ZONING BOARD OF ADJUSTMENT

FROM: JUD KURLANCHEK *(initials)*
PLANNING & ZONING DIRECTOR

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

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

JANUARY 6, 1989

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:

CRITERIA

1. Codes
History of Code Violations

ANALYSIS

Consistent - No code violations currently exist. Previous code violations were remedied in a timely and satisfactory manner.

2. Historic Structure

Not Consistent - the building was constructed in 1948, and is not considered to be an historic structure.

3. Density/Unit Size

Not Consistent - 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

ALTERATIONS & ADDITIONS

Building Permits:

#451 Alanson's: Air Conditioning (Wind) 1 2-ton 2/19/69

#81950 Interior alterations shelving \$200 2/19/69

#82132 Albion Hotel (Owner): Interior alterations, all partitions from floor to ceiling must be fire rated, wall paneling \$4000 3/31/69

#82325 Neon Sign & Service: Flat wall sign, FINEST CHINESE FOOD \$550 5/7/69

#82509 Donald A. Miller Interior Alterations as per plan \$1000.00 6/13/69

#83067 - Roberto P. Taboas - New store front and new acoustical ceiling \$4,500.00 10/3/69

#84049 - Claude Southern - Flat wall sign "EXIST 1 - BOBBIQUE - 301 LINCOLN RD." \$800.00 4/20/70

#84507 - J.D. Cortes - Paint, seal and add gravel to flat roof \$500.00 6/30/70

#1318 - Parks Air Cond. - type 5064 - air cond. central - 1-5 ton 9/10/70

Plumbing Permits:

BUILDING PERMITS:

#85551 - Owner - install five new doors. \$675.00 10/23/70

#85862 - Joe Anom - Minor repairs and paints \$4,000.00 12/22/70

#2006-Hill York Corporation- 9 Ton Air Conditioning-4-10-72

Electrical Permits: 325 LINCOLN ROAD

#66780 Dominix Electric Inc: 4 light outlets, 6 receptacles, 4 fixtures, 1 motor 2-5 H.P. 3/12/69

#66973 Interstate Elec Co: Violations 5/8/69

#67188 Dominick Elect. Inc. 20 light outlets, 12 fixtures, 1 motor 0-1 H.P. 7/22/69

#67437 - Doc. Coleman - 28 fixtures- 10/22/69

#07868 - Claude Southern - 8 sign lamps 4/21/70

#00303 - Dominix Elect. Inc. - 1 motors AC 9/28/70

#69050 - S & S Elect. - 1 motors AC 3 ton HP 8/25/71

Drug Store

#12607

Acme Plumbing Company: 1 Sink, 1 Grease trap, 1 Sand trap, 4 gas openings:

GAS -OK T.J. Bell, 10/27/39

Gas OK Frances Powell Dining Room- Dec. 15, 1939

November 1, 1940

Fuel Oil Company: 1 Oil Burner and 550-gal tank:

Markowitz & Resnick: 1 Lavatory, January 11, 1941

Acme Plumbing Company: 1 sink, 1 grease trap, January 15, 1941

USAAFTTC (Dick Crawford) 1 Sand Trap: July 5, 1942

USAAFTTC

1 Steam Table, 1 Coffee urn, 1 Steam kettle, 3 Ranges, 2 Gas water

Room #214

#205

BLUE ROOM REST

#17008

#17074

#17645

#18791

#19709

#20027

#20417

#25817

#30140

#32717

#32718

311 Lincoln Road

303 Lincoln Road

301 " "

Beauty Shop

Hurst Drilling & Equipment Co: One 2" Drain Well, December 1, 1951

Hurst Drilling & Equipment Co: One 2" drain well: December 1, 1951

Reliable Plumbing Co: Connecting Air Conditioning: July 20, 1950

Markowitz Bros: 2 Lavatories, November 12, 1947

Markowitz Bros: 1 Sink: November 14, 1946

Markowitz Bros: Drinking fountains & floor drains: August 5, 1946

Alexander Orr, Jr: 1 Gas Refrigerator: May 16, 1946

George Pitsch: 2 Foot Baths: November 21, 1945

Vaughan: 1 Lavatory, 1 Grease trap, 1 Gas range, 1 Gas heater, July 18, 1944

Markowitz & Resnick: Resetting 1 sink for washing films, Aug. 16, 1943

Markowitz & Resnick: 1 Shower: April 23, 1943

heaters, January 6, 1943

1 Steam Table, 1 Coffee urn, 1 Steam kettle, 3 Ranges, 2 Gas water

Louis Blum

301 Lincoln Rd

#14099

#13858

#13598

#13589

Neon Sign & Display: 1 Neon transformer: October 23, 1939

Claude Southern Corporation: 7 Neon transformers: October 23, 1939

Neon Sign & Display: 2 Neon transformers: November 22, 1939

25 Fixtures, 1 Refrigerator, 5 Appliances, 1 Fan, 3 Motors, 2 Centers of

distribution, December 12, 1939: OK Lincoln Brown, 12/13/1939

Reisner Neon: 2 Centers of distribution: December 12, 1939

Neon Sign & Display: 2 Neon transformers: December 26, 1939

38 Fixtures, 3 Centers of distribution, December 29, 1939

Ace Electric: 3 Centers of distribution: Sept. 17, 1940 OK Brown 10/16/40

B.L. Reisner: 1 neon transformer: November 1, 1940

Max Belin: 6 Light outlets, 6 Fixtures, November 8, 1940 on Brown -2/20/41

Ace Electric: 3 Motors, 3 Centers of distribution, May 14, 1941

A & S Electric: 11 Light outlets, 11 Fixtures, November 2, 1941

Lyon Electric: 2 Switch outlets, 6 Light outlets, 3 Receptacles,

Sterling Stores

Fruit Shippers

Beauty Shop

Electrical Permits:

Continued on other side-----Plumbing --- over

See over -- continued

ALTERATIONS & ADDITIONS

Building Permits:

#00912-Owner-Paneling, suspended ceiling-\$3000-4-19-72

#00950-Florida Glass & Mirror Co.-Remove 2 plate glass and install 2 new plate glass 7 sah-\$750-5-1-72

#01075-Plastic Arts- Sign as per plan-\$200-5-17-72

#01327-Campbell Settle Pressure-Repairs-\$1000-6-26-72

#01987-Owner- repair lodge and windows sills-\$500-11-1-72

#02600-Plastic Arts-Sign-\$25-2-26-73

#2536-Hill York Service- 75 tons cooling towers-\$4000-3-29-73

#04478-Velmor Engraving Co.-Plastic letters flat sign-\$250-10-30-73

Plumbing Permits: M-04116-DeMott Boiler Service- 1 steam boiler-2-21-78

Permit 05636-Nevada Painting-Exterior paint over stores-\$1200-5-28-74

Permit 05766-Joe Anon-Repair cracks and replace damage ornamental and painted-\$4500-6-18-74

#07459-ABC Neon-Flat metal wall sign-\$325-6-17-75

Mechanical 3325-J & T Air Conditioning-1 20,000 2HP wind a/c-\$500-7-9-75

#09031-Jimmys Painting-Exterior paint and repair-inside court-\$8520-5-5-76

#09210-Owner-Drop acoustic ceiling in lobby-\$200-6--4-76

#55637-Peoples-Gas-meter set(gas)1-6-78

#55780-Super Plumbing- run water pipes-2-16-78

Electrical Permits:

#71021-Ocean Electric- F/A system-12-6-73

#72325-Ocean Electric- violation removed-6-10-75 301½ Lincoln Rd-

321 Lincoln Rd-#75147-Bonanza Electric- 10 receptacles, 28 fixtures, 1 electric repair-11-8-78

325 Lincoln Rd-#75243-Charter Electric- 10 switch outlets, 20 light outlets, 32 receptacles, 300 amps service,

5 motors, 0-1HP, 2 10T a/c, 1 sign, 1 sign time clock, 295 fixtures-12-28-78

305 Lincoln Rd-#75937-Ocean Electric-1switch outlet, 5 track lights-12-21-79

Goddard Electric: 3 Motors, 3 Centers of distribution, Sept. 26, 1946

Astor Electric: 3 Light outlets, 10 fixtures, Oct. 8, 1946

Astor Electric: 4 Receptacles, November 13, 1946

Astor Electric: 2 Light outlets, 3 fixtures, January 2, 1947

Straw: 3 Motors, Sept. 29, 1947

Emmanuel Electric: 10 Switch outlets, 69 fixtures, 1 Refrigerator, 1 Center of distribution, Nov. 5, 1947

Astor Electric: 2 Light outlets, 6 Receptacles, 6 fixtures, 1 Center: 11/9/1947

Delta Neon - 2 Neon transformers, November 21, 1947

Astor Electric: 2 Light outlets, 2 fixtures, December 27, 1947

Frank Straw: 2 Motors, 3 Centers of distribution, May 14, 1948

Astor Electric: 8 fixtures, (violations) May 26, 1948

Claude Neon: 2 Neon transformers, Sept. 29, 1948

Astor Electric: 2 Switch outlets, 4 Light outlets, 28 fixtures, Oct. 25, 1948

Claude Neon: 5 Neon transformers, November 4, 1948

Hardy Electric: 10 Light outlets, 50 fixtures, Nov. 17, 1948

Kenny Electric: 4 fixtures, December 1, 1948

Astor Electric: Violations - April 28, 1949

Claude Southern Corp: 2 Neon transformers: Sept. 7, 1949 OK-Meginitis 11/1/49

Claude Southern Corp: 3 Neon transformers: Sept. 27, 1949

Stewart Electric: 5 fixtures, 1 Motor, Oct. 6, 1949 OK Meginitis 10/14/49

Angler Electric: 6 Receptacles, 1 Light outlet, 10 fixtures, 2 Centers of distribution, 1 Sign outlet, 1 motor, Nov. 3, 1949 OK PM 11/8/49

A.W. Miller: 2 Centers of distribution, 1 Meter change; 3 Motors, 11/4/1949

Angler Electric: 13 fixtures, November 8, 1949

Tropicalites: 2 Neon transformers: Nov. 8, 1949 OK Meginitis 2/1/1950

Claude Neon: 2 Neon transformers, January 1, 1950

Tropicalites: 2 Neon transformers, January 17, 1950 (Removed-Meginitis)

Gulf Electric: 1 Meter change, 4 Motors, July 25, 1950 Rated 10/5/50

B. Haskell: 16 fixtures, August 10, 1950

Emmanuel Electric: 10 fixtures, Sept. 14, 1950

Flamingo Electric: 2 Centers of distribution, 4 Motors, Aug. 4, 1950 Rated 10-5-50

Elder Electric: 2 Centers of distribution, 4 Motors, Aug. 4, 1950 Rated 10-5-50

W.L. Austin Electric: 2 fixtures, Oct. 6, 1950 Rated 10-27-50

B. Haskell: 12 Light outlets, 24 fixtures, 1 Center, 1 meter change, 3 motors, November 9, 1950

Cornelius: 2 Motors, Dec. 1, 1950

OK Meginitis 1/31/1951

Claude Southern Corp: 4 Switch outlets, 17 Light outlets, 17 fixtures, 8/23/51

Dade Electric: 5 Light outlets, 2 fixtures, 1 Center - Sept. 6, 1951

L. R. Goddard: 32 Light outlets, 32 fixtures, 1 Center - Oct. 29, 1951

Hill York Corp: 6 Motors, November 1, 1951

OK 11/19/51

Astor Electric: 1 Receptacle, 1 Light outlet, 1 fixture, 11/13/1951

OK-Rosser 11-19-1951

Astor Electrical Service: 27 Light outlets, 37 fixtures, 1 Center-12/12/1951

Astor Elec. Serv: 1 Switch outlet, 1 receptacle, 2 Light outlets, 2 fixtures, December 28, 1951 see over

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
#M06932 8/30/84 Temperature Design Inc - 1 cooling towers, hotel

Plumbing Permits:

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

Electrical Permits:

Lot 9-8

Block 30

Subdivision FISHER'S FIRST

ALTERATIONS & ADDITIONS

- Building Permits: #45763 Clinton Const. Co...New sidewalk all on owner's property...\$ 250.00 Sept. 9, 1954
- #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 *aa 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
-
- #09607 - ~~Jaun Ameneiro~~ - Gordon Roofing - patch roof \$700.00 9/17/71
 Plumbing Permits: #3778-Amber Boiler Burner- 1, 700,000BTU hot water- 10-13-76
- #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-Dependable 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
-
- #56910-S & R Plumbing- 2 clothes washer, gas dryer, utility=water pipe-2-6-79
- #57096-Peoples Gas System- 1 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

SAN JUAN HOTEL
1680 COLLINS AVENUE
SOUTH 1/2 OF LOT 9, ALL OF 8; BLOCK 30
FISHERS FIRST SUBDIVISION; PB 2/72

"THIS CASE WAS DEFERRED BY THE APPLICANT FROM THE MEETING OF
DECEMBER 2, 1988.

CONTINUED ON NEXT PAGE ...

PAGE 2 OF 12

BOARD OF ADJUSTMENT SUMMARY JANUARY 13, 1989

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

"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.

APPROVED, applicant agreed to the following:

1. One 15 ft. high palm tree will be placed (where the curb exists) along Collins Avenue. Within two weeks the applicant will order the tree grates and palms and initiate the state permit process with the Public Services Department. The tree will 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 will be repaired.
3. The neon in the alcove on the front facade will be repaired or replaced.
4. The pole sign on Collins Avenue will be rehabilitated.
5. The parking area in front of the building will be repainted.
6. Landscaping will be placed in existing beds along the front facade.
7. Four of the five existing "Tow Away Zone" signs will be removed.
8. The rooftop antenna location shall be determined after meeting with the Planning & Zoning Department.
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. The applicant shall meet with a representative of the Planning and Zoning Department on site to note those sections of the building needing painting.
10. The representative of the Planning and Zoning Department shall also review with the applicant the need to retain the storage tanks.
11. Items 2-10 listed above shall be completed by January 31, 1989.

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.

14
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 PERMITSL #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 - AAAAALL 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	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
5-9-89		REPLACE EXISTING POLE SIGN	\$1,200.00					58891108
6-23-89		Remodeling for DR. OFFICE	\$30,400.00					88900306