

2019 OPERATIONAL DETAILS

500 Alton Residential and 600 Alton Road Commercial

[Currently Anticipated Commercial Development Mix, subject to leasing:
7,120 sq. ft. of Retail
290 seat Restaurant(s)/Lounge]

Number of Employees: The number of employees will depend heavily on the exact tenant mix, which has not yet been determined, but it is expected that there may be up to 50 employees of the uses in the commercial portions of the project.

Commercial Hours: The uses will keep normal business hours, depending on the use. All outdoor seating will close no later than 12:00 AM.

Security: The Applicant will incorporate a Property-wide security system, including multiple security cameras with DVR recording. Security personnel will also monitor the Property 24 hours a day.

Music/Entertainment: No entertainment is proposed and all exterior music will be ambient in nature. This shall not apply to the City park portion of the project.

Commercial Valet
Parking: Valet will be offered, with the stacking using the drive of the commercial development site. Storage for valet parking will be the project garage south of 6th Street or the surface spaces on the north side of 6th Street. The commercial valet route will utilize 6th Street and West Avenue

Residential / Lounge Valet
Parking: Residential valet and valet parking for the small proposed lounge use in the tower will be available, using a single entrance point along 6th Street and an exit drive on West Avenue. Exiting traffic will need to travel north on West Avenue.

500 Alton Residential and
600 Alton Commercial
2019 Operational Plan

Car Share and
Guest Access:

A car sharing/taxi/guest drop off and pick up area will be located on the south side of 6th Street.

Employee Parking:

It is anticipated that employees who drive to the site will park in the adjacent “5th and Alton” garage on the east side of Alton Road. The site is well served by transit.

Public Bicycle Parking:

The plan provides for bicycle parking spaces for the public immediately adjacent to the commercial parking area (along 6th Street and within the development site). Additional bicycle parking spaces will be on the northwest corner of the 500 block and along West Avenue.

Commercial Loading:

Two dedicated loading spaces have been located along the north side of 6th Street, allowing for convenient servicing of the commercial uses. Large-scale deliveries, if any, will be barred between the hours of 6:00 PM and 8:00 AM.

Commercial Trash:

A fully enclosed trash room will be located in the commercial building. Garbage trucks will use the loading spaces north of 6th Street or the internal drive of the commercial building. Trash pick-up will be barred between the hours of 6:00 PM and 8:00 AM.

Residential / Lounge
Loading and Trash:

A fully enclosed trash room and loading spaces will be located in the basement level of the residential building. Both loading and trash will be accessed through a driveway on Alton Road. Moving trucks will be limited to a maximum length of thirty-five (35) feet. Trucks will enter and leave the site through the Alton Road drive. Trash pick-up will be barred between the hours of 6:00 PM and 8:00 AM. Loading will be coordinated by the project’s dockmaster to ensure adequate capacity is available at all times. When not in

500 Alton Residential and
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2019 Operational Plan

operation, this area will be shielded from the public using an overhead rolling gate.

Commercial Queuing:

The proposed uses are not expected to create a queue. If a food service use becomes popular enough to merit a queue, there is more than adequate room to accommodate that queuing within the buildings.

Owner Orange State Oil Co. Permit No. 54502 Cost \$50,670.00
 Lot 1 & 19 Block Subdivision Aquarium Site Address 500 Alton Road
 General Contractor Thomson & Polizzi Bond No. 6427
 Architect Shuflin & Assoc. Engineer
 Zoning Regulations: Use BC Area 19 Lot Size 90 x 100
 Building Size: Front 74 Depth 59 Height 12 Total Gals. 12,000 Stories
 Certificate of Occupancy No. #3514 July 15, 1958. Use GASOLINE STATION: 2 Pump Islands-4 Gas Tanks
 Type of Construction CBS I Foundation Concrete Piles Roof Flat, Concrete Date Sept. 19, 1957
 PLUMBING Contractor Paul Rhyme Plbg. #39883 Sewer Connection 1 (4") Date Sept. 24, 1957
 Temporary Water Closet 1

Water Closets 3 Swimming Pool Traps Down Spouts
 Lavatories 3 Steam or Hot Water Boilers Wells
 Bath Tubs ROUGH APPROVAL OK 10-23-57 Cox
 Showers FINAL APPROVAL OK 3-25-58 Cox
 Urinals
 Sinks

Dish Washing Machine GAS Contractor Date
 Laundry Trays Gas Ranges Gas Frylators
 Laundry Washing Machines Gas Water Heaters Gas Pressing Machine
 Drinking Fountains 1 Gas Space Heaters Gas Vents for Stove
 Floor Drains 2 Gas Refrigerators
 Grease Traps Gas Steam Tables
 Safe Wastes Gas Broilers

AIR CONDITIONING Contractor GAS Rough APPROVAL
 SEPTIC TANK Contractor GAS FINAL APPROVAL
 OIL BURNER Contractor
 SPRINKLER Contractor

ELECTRICAL Contractor Tri-City Elec. #51127 Date October 28, 1957
 Switches 7 Ranges Temporary Service 1 (#50940) --- 9/26/57 OK 9-26-57 Meginniss
 Lights 35 Irons Neon Transformers 5 (#50985) 10-4-57-Electro-Neon
 Receptacles 17 Refrigerators Sign Outlets
 NEON TRANSFORMER - 1 Fans 1 Meter Change
 Motors 9 (1HP), 1 (2-5HP) Centers of Distributions 1
 Appliances Service 1
 HEATERS Water Violations
 Space

FIXTURES 35 Electrical Contractor Date

By Rosser Date 1-8-58
 FINAL APPROVAL

Alterations or Repairs Over

ALTERATIONS & ADDITIONS

Building Permits:

#54612 Electro Neon Sign: Phylon Neon Sign - 140 Sq. Ft. - \$3000- Oct. 4, 1957
#72829 Sutton Oil Equip Co.: Replace one 4,000 gal gasoline tank, FD permit 6159, 10/29/64 - \$1200. - 10/29/64
#74506 Claude Southern Corp.: Change cabinet on sign - 7/29/65 - \$250
#75429 Miami Roofing & Sheet Metal Co.: Install metal tri bands - \$150 - 12/7/65
~~#79030 XXXXXXXX~~
#79030 Sac Constr., Inc.: Remodel toilet area - no structural changes. \$900. 9/28/67 OK WHITE 1/11/68
#81979 Chastain Fence Co., Inc. Build 286' of 6' Chain Fence. Two double gates \$420.00 2/26/69
#1837 - Service Station Aid - 1 - 8000 underground tanks - 2 - 6000 underground tanks 11/19/71

Plumbing Permits:

#55323 Interstate Elec: 2 centers of distrib, 1 service temporary, 1 service equipment-6/22/60 OK 7/12/60 Newbold

Electrical Permits:

#62545 Claude Southern Corp.: 10 sign outlets - 7/29/65
#63063 OK Electric Co.: 24 fixtures - 12/16/65
#70816-C.J. Kay Electric- 30 light outlets; 1 400 amps service-9-21-73
#81329 8/28/86 Ocean Elec - repairs

Owner **E. P. Wheelan** Mailing Address **4436 Alton** Permit No. **5277**

Lot **2** Block **7** Subdivision **Aquarium Site** No. **520** Street **Alton Road** Date **Mar. 9/1933**

General Contractor **Harborn Construction Co.** Address **4801**

Architect **Lester Avery**

Front **25** Depth **80** Height **27-Rear 18-front** Stories **Use**

Type of construction **C.B. Stucco** Cost **\$7,500.00** Foundation **Wood Pile** Roof **Comp.**

Plumbing Contractor

No. fixtures

Rough approved by

Plumbing Contractor **McCaughan**

permit # **6515**

No. fixtures set **10**

Final approved by

Sewer connection **1**

Septic tank

Permit- **3432**

Electrical Contractor **Hardy Electric Company**

No. outlets **27** Heaters **3**

Stoves

Motors **2**

Fans

Temporary service

Rough approved by

Electrical Contractor **Hardy Electric Company**

No. fixtures set **20**-Permit # **3453** Final approved by

Date of service

Date **5-8-1933**

Date

PERMIT # **6510**:

Alterations or repairs Addition to restaurant: Cost **\$1,000.00**-Lester Avery, Eng; Date **Nov. 20-1934**

BUILDING PERMIT # **15090**- 1 entrance canopy- \$**175**. Eagle Awning Company - Nov. 22-1940 -

PLUMBING PERMIT # **14640** - 1 Sink - - Nov. 25th 1940

BUILDING PERMIT # **15119** - 1 Roof Sign for Thwaites - Neon Sign & Service \$ **180.00**- Nov. 27- 1940

ELECTRICAL PERMIT # **16338** - NEON SIGN & SERVICE - 4 Neon Transformers - - - - Nov. 27 - 40

Electrical Permit # **16458** - MIAMI BEACH ELECT. - 5 Lights, 1 Range Outlets, 2 Center of Dis. 12-10-40

ELECTRICAL PERMIT # **16459** - MIAMI BEACH ELECT. - (Whelan's Grill) 1 Temporary Service - - - 12-10-40

PLUMBING PERMIT # **14775**- Alex. Orr, jr. 2 sinks and 5 gas ranges- (THWAITES) 12-14-40

PLUMBING PERMIT # **14820**- Alex. Orr, jr. 1 Sewer - 1 floor drain- (Thwaites) 12- 18- 40

PERMIT # 21505 Painting at 518 Alton Road -- Dade Decorators \$ 475: Dec. 1, 1945

21558 - Wall sign on 3 walls - BLUE MARLIN - Bill's Sign Shop: \$10: Dec. 6, 1945
BLUE MARLIN # 24921 Painting, inside and outside - L. Mitaurer, painter \$ 450: July 12, 1947
518 Alton Road # 30104 Re-roofing- Giffen Roofing Co., contr. \$ 572: June 7, 1949
518 Alton Road # 37108 Sandblast entire exterior - Acarr Company, contr. \$ 315: Oct. 9, 1951
518 Alton #60288 Herman F. Columbeck: Interior Painting - \$1500 - Oct. 15, 1959
20 Alton #60317 Owner: 60' of wood partitions 3/4 ceiling height - \$200 - Oct. 16, 1959
518 Alton #67025 Miami Refrigeration Co.: Install 2- 5 ton air conditioners, pkg. units - \$3,000 - 4/2/62 OK Flaag 4/16/62
520 Alton #69632 A. W. Dahlin: Exterior painting - \$600. - 6/25/63
520 Alton #71449 Giffen Industries: Reroof - \$998. - 4/23/64
Building Permit 07249-Garcia Equipment-Demolition-\$2000-5-1-75

PLUMBING PERMIT # 16999 - Alex. Orr, Jr. 2 outside showers- 2 grease treps, 2 floor drains- 4/9/43
17017 - Alex. Orr, Jr. 2 gas grilles - May 1, 1943
37938 Gulf Oil Company: one, 1000 gallon gasoline tank: Fire Dept. #7170 Mar. 27, 1956
2365 Lindgren Plbg: 1 Urinal - May 10, 1960
44966 Service Station Maint: 1-3,000 gal. gasoline tank - 10/11/65

ELECTRICAL # 18065 - Flexlume- 1 neon transformer-Dec. 10, 1941

19455: Lyon Electric: 1 center of distribution - April 29, 1943

21328 Astor Electric: 1 switch & 5 light outlets, 5 Fixtures, Sept. 21, 1945

Lue Marlin # 24947 Neon Sign & Display - 3 Neon Transformers - - - - October 10, 1947

52146 Astor Elec: 1 Motor (1HP) - June 26, 1958 OK 6/30/58 Newbold

58067 Ben's Elec: 1 serv. equip.; 2 motors, 2-5 hp - 4/4/62

#67174 C.J. Kay Electric 10 light outlets, 7/16/69

#69927-Broda Electric-Replace safety switch for a/c unit-8-23-72

#71798-Nunez Electric- 1 light outlet; 1 receptacle; 2 motors, 0-1HP-12-16-74

SECURITY INSURANCE GROUP

☒ SECURITY INSURANCE COMPANY OF HARTFORD

☐ THE CONNECTICUT INDEMNITY COMPANY

☐ THE FIRE AND CASUALTY INSURANCE COMPANY

☐

City of Miami Beach
1130 Washington Ave.
Miami Beach, Fla.

Date: 4-18-75

CANCELATION NOTICE

You are hereby notified that the policy or policies listed below issued by the company indicated in the heading above to:

Garcia Equipment Co.

5961 S.W. 97th Ave , Miami, Fla.

is (are) canceled as of date stated.

	Policy No.	State	Date Canceled
Workmen's Compensation			
General Liability			
Automobile	CA 37 41 79	Fla.	4-30-75
Comprehensive Liability			

Countersigned by:

S. Atkinson

Form must not be used as notice of cancellation to named insured.

BEACH CHEVROLET BUILDING

Owner ERNEST GALLOWAY

Lot 4 & 5 *** Block 6-7-g

General Contractor Boice & Stow

Architect Wahl Snyder and Willard Lowry

Zoning Regulations: Use BB

Building Size: Front 75

Certificate of Occupancy No.

Type of Construction c-b-s

Foundation

Plumbing Contractor H. Brunson # 14986

Plumbing Contractor

Water Closets 2

Lavatories 2

Urinals

Gas Stoves

Gas Radiators

Septic Tank Contractor

Oil Burner Contractor

Sprinkler System

Bath Tubs

Showers

Sinks

Gas Heaters

Gas Turn On Approved

Floor Drains

Gas Traps Oil 1, 1,

Drinking Fountains

Rough Approved

Tank Size

Tank Size

Sewer Connection 1

Temporary Closet 1

Date 1-22-1941

Date

Date

Date

Date

Permit No. 15303

Address 540 ALTON RD

Bond No. 2729 5791**

Engineer

Lot Size 75 X 110

Height 18

Stories one

Use Automobile show room & storage garage

Concrete Piling Roof Flat

Date Jan. 7-1941

Mailing Address Beach Chevrolet Co.

Subdivision AQUARIUM SITE

Area 19

Depth 110

4204-06-006

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Cost \$ 10,500.

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ALTERATIONS & ADDITIONS

16716 - Placing door on north store- \$ 150: (owner) Jan. 21, 1942

Building Permits:

- # 16803 - Remove sign to next door- Acelite Sign Co: \$ 500: April 11, 1942
- # 21304 Painting (owner) \$ 300: Nov. 13, 1945
- # 31867 Pole sign - all onowner's Property-30 sq.ft. Tropicalites \$ 600....Jan. 17, 1950
- # 36353 Storm shutters - Jones Shutter Products, contr. \$ 500.... July 18, 1951
- # 44508 ADDITION OF SHOW ROOM AND OFFICE--AND REMODELING: Arkin Construction Company(Contractor's)
- Owner(Mr. Louis Anis & David(Architects): Lot Size(50 x 110)--50' x 105' x 17'; one story: #2 CBS const.
- Concrete Piling and Flat Roof: \$ 20,000 May 6, 1954
- # 45674 Tropicalites: Vertical sign..in set is back of building 9 feet by 2 feet: \$750..8/30/54

45826...Tropicalites: Flat wall sign 25' x 4' \$ 600.....Sept. 16, 1954

1954

Plumbing Permits: #36186 Forbes Plumbing: 1 sewer-4", 4 water closets, 5 lavatories, 2 showers: 6/29/54

36227 J. B. Forbes: 1 sink, 1 floor drain: 7/13/54

36357 J. B. Forbes...1 floor drain...9/3/54

37865 Pitch and Morgan: 1 water closet, 1 lavatory Feb. 28, 1956 OK, Rothman 2/28/1956

Electrical Permits: # 19297 USAFETC - 1 motor - 1 center of distribution- Feb.17, 1943 / 4/26/45
 # 21027 Army - 2 switch outlets, 9 light outlets, 4 Receptacles, 9 fixtures, 1 fan, 2 motors)
 # 21516 Army-- 2 switch outlets 6 light outlets, 1 fan outlet-----10-30-45
 # 22362- Astor -- 1 switch outlets, 1 sign outlet-----3-19-46
 # 30633 Tropicalites: 3 neon transformers - Jan. 17, 1950

39806 Astor Electric Service, Inc. 2 Light outlets, 2 Fixtures, June 24, 1953 OK 7-6-53 HOR
 # 42645 Gates Electric: 18 switch outlets, 25 receptacles, 55 light outlets, 55 fixtures, 1 water heater outlet, 2 centers of distribution, 1 service, 1 sign outlet, 1 motor: 8/5/54
 # 42877 Tropicalites...4 neon transformers, 1 flasher...8/30/54
 # 43017 Tropicalites, Inc..6 neon transformers, 1 flasher...9/16/54
 # 43915 Astor Electric...4 receptacles...Feb. 3, 1955 OK, Rosser 2/3/55
 # 44124 Astor Electric Service, Inc: two fixtures March 15, 1955. OK, Rosser 3/25/1955

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Building Permits: #75180 W. E. Morris Roofing: Roof repairs - \$250 - 11/8/65

#77907 Rudy Glass: Install 1 - 3 pane (5x7) window on Alton Rd. and 1 - 2 pane (5x7) window on 6th street side - \$1300 - 3/6/67

#79396 Pablo De La Aguilera: Paint exterior walls and interior walls. - \$540 - 12/4/67

#81674 Bengis Associates Change of copy and repairs to existing double face roof sign Total of 288 Sq. Ft. POTAMKIN CHEVROLET Council approval 1/2/69 \$400.00 1/10/69

Plumbing Permits:

Electrical Permits: #64539 Claude Southern Corp.: repair on temporary sign - 3/24/67

~~#65669 Astor Electric Services: 50 light outlets, 20 receptacles, 10 fan outlets, 20
X appliance welder 4/17/68~~

#66350 Bengis Associates Inc. 1 Sign outlet Reconnect 1/10/69

Subdivision

ALTERATIONS & ADDITIONS

Install 1 - 3 pane (5x7) window on Alton Rd. and 1 - 2 pane (5x7) window on 6th street side -
#77907 Rudy Glass: \$1300 - 3/6/67

#70396 Pablo De La Aguilera: Paint exterior walls and interior walls. - \$540 - 12/4/67

#	Y	FABR DE LA AGUILLETA	Change of copy and repairs to existing double face roof sign	Total of
#81674	Bengis Associates		approval 1/2/69	\$400.00 1/10/69

Electrical Permits: #64539 Claude Southern Corp.: repair on temporary sign - 3/24/67

#65669 Astoria Electric Services, 501 Light Avenue, Astoria, OR 97103
X Appl#nce/weldepce/VZ/68X

#66550 Bengis Associates Inc. 1 Sign outlet Reconnect 1/10/69

ALTERATIONS & ADDITIONS

BEACH CHEVROLET BUILDING

540 ALTON ROAD

Building Permits: #45952 Airko Air Conditioning Co....Install 1 - 7½ ton and 1 - 5 ton A. C. System
OK, Flaag 10-19-54 \$ 3750.00 Sept. 29, 1954

45993 Poston Bridge & Iron Works, Inc..Provide long span structural beam in order to eliminate one column:
\$ 475.00 October 4, 1954

50278 W. E. Morris: Roofing \$ 300.00 May 1, 1956

#54070 Claude Southern: Flat wall neon sign - 160 Sq.Ft. - \$350.00 - 8-1-57

#57940 Standard Oil: Install above ground 1 - 550 gal tank motor oil, Fire Dept #7312 - \$75.00 - Nov. 24, 1958

#66844 Paul Rosen: Rework car entry-widen and a new door - \$500. - 2/19/62 Compl. Saperstein 4/17/62

#69835 W.E. Morris Roofing Co.: Reroof approx. 60 squares \$1400.00 7/24/63

#70755 Owner, Potamkin Chevrolet Inc.: Remove existing and part of outside wall for a larger door; install inside door - \$450. - 12/10/63

#72942 ABC Neon (Potamkin): 12 x 16 roof sign "POTAMKIN CHEVROLET" - \$3,000 - 11/12/64
~~Plumbing Permits~~

#75069 Palmer Roofing Co.: Reroof - \$2100 - 10/22/65

#81478 Lang Roofing & Tile Co., Inc. Re-roof 7½ Square's. \$995.00. 12/2/68

#01272-Encore Builders, Inc.-Alterations-\$3000-6-19-72

#2168-Airko Air Cond-2 7½ Tons and 1 10Ton Central A/C-\$8400-7-24-72

#03375-Acolite Sign Co.-Sign 298 sq.ft-\$600-6-12-73

PLUMBING PERMITS:

Building 05436-Pablo Aguilera-Exterior painting-\$1100-4-25-74

Building 05431-A.B. Martin Roofing-Re-roof 8 sqs-\$1275-4-24-74

BUILDING - 05884- Paneling, Painting, Suspended Ceiling. \$1250 7-12-74
Electrical Permits: #44656 Astor Electric: 3 receptacles, 1 light outlet, 1 fixture May 31, 1955 OK, Rosser 6/1/1955

OK 9/22/55 Rosser 45512 Astor Electric: 2 switch outlets, 2 light outlets, 2 fixtures Aug. 30, 1955
46188 Astor Electric: one fixture November 18, 1955 OK, Fidler 11/21/1955

#50556 Claude Southern: 4 Neon Transformers - August 1, 1957

#50821 Astor Elec: 1 0-1 hp motor, 9/9/57 OK 10-10-57 Rosser

#51239 Astor Elec: 7 light outlets, 26 fixtures - Nov. 14, 1957 O.K. Rosser Nov. 18, 1957

#53977 Astor Elec: 7 light outlets, 7 fixtures, 1 center of distrib - 7/17/59 OK 7/20/59 Fidler

#54992 Astor Elec: 1 Motor (2-5HP)- 4/11/60 OK 5/2/60 Newbold

#56373 Ferguson & Roberts: 4 receptacles, 2 light outlets, 2 fixtures, 1 motor(2-5HP)-2/23/61 OK 2/27/61 Newbold

#61690 ABC Neon (Potamkin-Bldg.Perm.#72942): 370 bulbs - 11/12/64

#61706 Branam Elec: 1 sign outlet - 11/18/64

#66617 Bengis Associates Inc. Repair defective wiring 1/28/69

#69942-Broda Electric-250 /fixtures-8-30-72

BUILDING PERMIT 02102-Linares Signs-Sign painting-\$435-11-20-72

#71621-Nunez Electric- r exhaust fan-(bath)9-25-74

Lot 5-6-7-8

Block

Subdivision

Aquarium Site

Address 540 Alton Rd

ALTERATIONS & ADDITIONS

Building Permits:

#08029-Owner-Paving lot approx. 6000 sq.ft-\$3000-10-1-75

#14393-Roberts Roofing-Re-roof 120 sqs-\$2500-12-20-78

#14673-Chastain Fence-184' overall of 4' #9 ga chain link fence-\$111-2-22-79

#14752-Roberts Roofing-Re-roof 23 sqs-\$4350-3-12-79

#22019 4/15/82 Julio Garcia pressure clean and paint exterior white \$6,500.

#M06053 1/25/83 Ross Corp - remove 3-6000 underground tanks.

#26012 10/10/84 Julio Garcia pressure clean for cracks 36-b, 1 coat waler and 1 coat paint \$6,600.

Plumbing Permits:

#55337-Serota Plumbing- relocate water line-10-12-77

#60304 6/23/82 Serota Plumb - pipe repair bldg drain, 1 utility sewer

Electrical Permits:

BUILDING PERMITS: #SB890516 - 1-12-89 - Pupy Pinta - Exterior pressure cleaning and painting - \$2,580.00

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.
11-2-89		Ext. Pressure cleaning + painting	\$2,580.00				SB 890516

4/12/54

Owner JAMES WATSKY

Lot 13 Block

Subdivision AQUARIUM SITE

Permit No. 43651

Address 541 & 547 WEST AVENUE

General Contractor Maurice Collegeman

Architect Robert Swartburg

Zoning Regulations: Use BB

Building Size: Front 50' Depth 100'

Certificate of Occupancy No. 2661 May 31, 1955

Type of Construction #2 (classified as Building)

PLUMBING Contractor #35674 Service Plumbing Co:

Water Closets 4
Lavatories 4
Bath Tubs
Showers
Urinals
Sinks

Dish Washing Machine
Laundry Trays
Laundry Washing Machines
Drinking Fountains
Floor Drains
Grease Traps
Safe Wastes

AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

ELECTRICAL Contractor #41440 Emanuel Elec. Co.

OUTLETS
Switches 12
Lights 32
Receptacles 16
Ranges
Irons
Refrigerators
Fans
Motors
Appliances 3
Heaters
Water
Space

FIXTURES
Electrical Contractor

Swimming Pool Traps
Steam or Hot Water Boilers
ROUGH APPROVAL OK, Rothman 1/8/54
FINAL APPROVAL OK, Cox 3/24/54

GAS Contractor
Gas Ranges
Gas Water Heaters
Gas Space Heaters
Gas Refrigerators
Gas Steam Tables
Gas Broilers

GAS Rough APPROVAL
GAS FINAL APPROVAL

Down Spouts
Wells

Gas Frylators
Gas Pressing Machine
Gas Vents for Stove

Roof Flat
Date Dec. 28, 1953
1, Sewer Connection 4" OK, Rothman Date Dec 23, 1953
Temporary Water Closet 1 1/8/54

Cost \$20,000....

4805

OK, Cox
4/12/54

Spot
Survey

spot survey is
5/31/1955

#1454

FINAL APPROVAL

By OK, Rosser
Date 4/12/54

Alterations or Repairs—Over

ALTERATIONS & ADDITIONS

Building Permits: #64249 Maurice Talbert: Put in 3 windows in north wall of bldg with wire glass-\$200-2/15/61
 #66525 Owner: Paint front of bldg. - \$125. - 12/13/61
 #73752 Ace Sandblasting Co.: Sandblast north wall - \$800 - 3/25/65
 #77746 Lang Roofing & Tile Co., Inc.: Reroof 11 squares - \$500 - 1/27/67
 #79270 Lang Roofing & Tile Co., Inc.: Reroof 38 squares - \$1150- 11/8/67
 #3276-All Metral Fabrication- 1 3ton central a/c\$1700-5-16-75

Plumbing Permits:

#51786-Peoples Gas- set meter-11-20-74

/OK, Rosser 7/8/54

Electrical Permits: #41750 Astor Electric Services: 14 fixtures, 1 center of distribution, 4 motors 1 HP...

OK, Rosser 7/8/54 #41891 Astor Electric: 4 receptacles, 10 fixtures: May 16, 1954
 #42224 Astor Electric: 1 motor: June 15, 1954

#43267 Emanuel Electric...4 fixtures: October 27, 1954 OK, Plaag 3/8/55

OK Fidler 12/4/56 48550 Astor Electric Service, Inc: one center of distribution Sept. 19, 1956

#50231 Kenny Elec: 515 light outlets - June 27, 1957 OK 7/8/57 Fidler

#71398-C.J. Kay Electric- 1 violation-6-19-74

#72155-Griffin Electrical- 7 switch outlets; 9 light outlets; 20 receptacles; 1 2 1/2 toa/c; 1 spec. purpose-

4-23-75

#73375-Shores Electric- fire damage repair-8-23-76

#73782- Shores Electric- 10 light outlets; 1 motors, 0-1HP; 10 fixtures-1-17-77

#78845 9/12/83 Shones Elect - 4 switch, 25 light outlets, 24 recept., 3 motor0-1 hp, 1-5 hp air cond, 5 kw strip heater, 3 special purpose, 60 fixtur-s

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.
4-6-88		Paint	\$1,300.00					32109

BUILDING PERMITS: #32109 - 4-6-88 - R.J. Archer Painting - Painting - \$1,300.00 *OK*

ELECTRICAL PERMITS: #BE891414 - Langer Electric - New service repair - 7-25-89 *OK*

OwnersSHELL CORPORATION Mailing Address Permit No. 10339 10411 -
Lot 9 & 10 Block Subdivision AQUARIUM SITE No. 550 Street Alton Road Date Sept. 29-1937
General Contractor Gaffney-Waldron, Inc. C.F. WHEELER Address
Architect Keihnel & Elliott Address
Front 41 Depth 42 Height 15 Stories 1 Use FILLING STATION
Type of construction Ordinary Cost \$ 10,000.00 Foundation Concrete Piling Roof Fire
Approved by City Council September 1st, 1937 Retardant

Plumbing Contractor Christen # 10505 Address Date Oct. 21-1937

No. fixtures 8 Rough approved by Date

No. Receptacles

Plumbing Contractor Address Date

No. fixtures set Final approved by Date

Sewer connection - 1 -- Septic tank Make Date

Electrical Contractor Wagner Electric Co. # 9971 Address Date Nov. 23-1937

No. outlets 17 Heaters Stoves Motors Fans Temporary service

Rough approved by 4 - receptacles 5 - motors -
2 - centers Date

Electrical Contractor Address Date

No. fixtures set 17 Final approved by H. C. Inman Date

Date of service Dec. 8-1937 #12157- Wagner- 1 motor- Dec. 9- 1937

Alterations or repairs #10768- 2 Neon Signs- Claude Neon Co. - \$ 800.00- Date Dec. 16-1937

Electrical permit # 10177 - 12 Neon Transformers - Claude Neon - Dec. 16-1937

BUILDING PERMIT # 13417- Painting- owner \$60.00- Dec. 6-1937

BUILDING PERMIT # 15096- STORAGE GARAGE - Donald G. Smith, architect: \$ 2,600.- Nov. 24-1940

BUILDING PERMIT # 16803- Erecting sign moved from next door- \$ 500: Acollite Sign Co; 4-11-1942

OVER

BUILDING PERMIT # 31580 Paving - Ward Paving Co: \$ 450..... December 1, 1949

32003

Remodeling - new overhead doors (no plans) - J.C. Gaffney, contr. \$300. 2/13/50
\$ 200.00 Sept. 13, 1954

45776 by owner...Painting

#56079 Shell Oil: Replace 2 - 1000 gal gasoline tanks with 1 - 4000 gal tank underground, Fire Dept.
Permit #12063 on 5/8/58 - \$700.00 - May 8, 1958

#52484 XXXXXXXXXXXX Grimm #57409 Palmer Roofing: Reroof one section - \$470.00 - Sept. 25, 1958

#57895 Art Heimer: Painting exterior & interior - \$140.00 - Nov. 18, 1958

#59606 Electro Neon Sign Co: Neon ~~pole~~ sign - \$150.00 - July 22, 1959

#68344 Duffey Construction Co., Inc.: Rework front and remove canopy, erect sign pylon, remodel interior. \$8,000.00 10/30/62 OK Saperstein 12/27/63

#68455 Service Station Aid: Remove 2 - 1,000 gal. and 1 - 2,000 gal. tanks - Install 2 - 4,000 gal. tanks with existing: 12,000 gals. total - \$1,200. - 11/16/62

#68560 Electro Neon Sign Co. Inc.: 2 flat wall neon sign across front of bldg. 2'x15' & 2'x30' - 90 sq. ft. - SERVICE IS

#83355 OUR BUSINESS - SHELL - \$650. - 12/11/62
Wrecking Corp of America: Demolition of CBS structure. 1176 sq. ft. Gas station City Public Works #7304/784007/18/21/69
#84690 - Bengis Assoc. pole sign existing revolving prices - approved by

PLUMBING PERMIT # 28963 Shell Oil Co: One 2,000 gal gasoline tank (underground) and one 550 gal
glop oil tank, October 31, 1949

ELECTRICAL PERMIT

26251 Astor Electric: 2 receptacles - May 7, 1948

30366 Claude Neon: 2 strip lighting -(neon transformers) - Dec. 8, 1949

30524 Claude Neon: 2 neon transformers (strip lighting) - Jan. 1, 1950

#37157 Clarence Grimm Electric: (violations) July 29, 1952 ok 7-31-52 Meginniss
#52484 C. Grimm Elec: 1 service equip, 1 motor (1HP), 1 motor (2-5HP) - 8/13/58 OK 9/8/58 Newbold
#53996 Electro Neon Sign: 1 Neon Transformer - July 22, 1959

#55477 B & W Elec: 5 Fixtures - July 18, 1960 - OK 10/25/60 Newbold

#59027 Riverside Electric: 1 switch outlet, 2 receptacles, 4 light outlets, 16 fixtures - 11/13/62

#59078 Grimm Elec: 1 sign outlet repair - 11/26/62

#59136 Electro Sign Co.: 14 neon florescent lights: 2 sign outlets - 12/11/62

#62858 Bartnett Elec. Inc.: repair storm damage - 10/26/65

#62944 Barthnett Elec. Inc: 1 motors, 0-1 H.P., 1 motors, 2-5 H.P., 11/19/65

#80417 8/7/85 American Dist Tele 1 c. unit, 7 devices

NEW SOUTHERN HOTEL

Owner J. Cherbino

Mailing Address

Permit No. 1523

Date 1-1-1925

Lot 32 Block 2

Subdivision FLEETWOOD

General Contractor G. W. Langford Construction Co.

Architect S. D. Butterworth

4205

Front 55-0 Depth 153-0 Height 32-0

Type of construction Tile & stucco Cost \$ 100,000.00

Plumbing Contractor Rathbone

Plumbing Fixtures 114 Rough approved by

Gas Stoves

#4639- Alexander Orr- 108 Fixtures- Nov. 22-1929

Gas Heaters

#10665 - Herman March- 1 floor drain - 1 gas - 1 boiler Gas OK JFF 12/15- Dec. 6-1937

Final approved by

Septic tank

Power connection - 1--

Electrical Contractor

H. P. Foley

Switch

Range

Motors

OUTLETS Light

50 HEATERS Water

Receptacles

Space

Electrical Contractor

H. P. Foley

150 fixtures set

Final approved by

Ambrose & Ingalls-

40 outlets (permit # 1212)

Date of service

Alterations (" 928)

Date

150

Nov. 6-1929

Alterations or repairs #3479

ALTERATIONS (36 Baths) Henderson, architect.

\$10,000.00 Date Nov. 19-1929

John L. Berry, contractor

#3410- ALTERATIONS* BATHS & Stairs- John L. Berry, contractor-

\$ 10,000.00

Nov. 4- 1929

BUILDING PERMIT # 14863- Painting - (owner) \$ 400.-

Oct. 21-1940

ELECTRICAL PERMIT # 16480 - - BANKIER BROS. - - 1 Motor - - - - -

Dec 12th 1940

Over

See revision for building section 2

606 Alton Road

600 Alton Road

614

60X 170 4293-01-033

1217-1219-Sixth St

Use HOTEL & OFFICES

52 rooms

Foundation pile & concrete

Comp--

Address

Date Dec. 9-1925

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

ALTERATIONS & ADDITIONS

Building Permits: # 17035 - Re-mopping roof - (J.W. Butcher, owner) \$ 90: Nov. 12, 1942
 # 17910... Painting (inside) Renovation after Army occupation \$ 1,000: Dec. 15, 1943
 # 19224 ... Painting ... day labor... \$ 500... Oct. 31, 1944
 # 23751 ... Painting - Owner - \$ 300... Dec. 6, 1946
 # 25761 ... Painting-inside- roofing & plastering - Owner - \$ 1,000... Oct. 24, 1947
 # 34028 ... Wet sandblasting, gunfiting & painting- Lanham & Gable, contr. \$ 5,760... Nov. 6, 1950
 # 34035 ... Roof repairs of storm damage & painting- J.C. Woodruff, contr. \$ 2,000... Nov. 7, 1950
 50156 ... Painting Exterior: Arthur Heimer, contractor \$ 1,200 ... Apr. 16, 1956
 50981 ... INSTALL one Elevator, 10 H. P. Eastern Elevator Co., cont. \$ 8,000 July 13, 1956
 51140 ... ADDITION OF ELEVATOR SHAFT 5' x 6' x 38' - ALBS, concrete piling --- Bliss Eng. Co. \$ 4,000 Aug. 3, 1956
 Escot Construction Company, contractor
 #57681 Owner: Chalking of cracks - \$100.00 - October 24, 1958 #60594 Owner: Chalking walls & windows- \$50 - Nov. 10, 1959
 #63195 John Thall: Paint interior & exterior of building - \$1000 - Oct. 12, 1960
 #67070 Owner, Southern Hotel: Caulking and touch up (painting) - \$150. 4/9/62
 #72907 Owner, Cunningham: Paint exterior - \$500. - 11/9/64

Plumbing Permits: # 17277... Alex. Orr, Jr. 1 sand trap... Dec. 9, 1943

1211 - 6th street # 18456 Herman March - 1 lavatory (Beauty Shop) August 21, 1945 O'Neill

1209 --- 6th street: # 20712 Pitsch & Morgan: 1 Gas range, 1 gas refrigerator: - Oct. 21, 1946 10/26/46
 600 Alton Road # 27606 Pitsch & Morgan: 2 gas heaters - Dec. 9, 1948 Final O'Neill 12-9-48

36517 Florida Fuel Oil Company one oil burner, 275 gallons... 10-29-54
 37866 March Plumbing: one electric hot water heater March February 28, 1956

RE COUNCIL ACTION 2/20/63 - ATTY. BEN COHEN, REPRESENTING CERAMICS SERVICES COMPLEX FOUNDATION, REQUESTED PERMIT FROM COUNCIL FOR CONSTR. OF HOSPITAL ON LOTS 27-32, inclusive, BLOCK 2, FLEETWOOD SUBD. COUNCIL GRANTED PERMIT TO ISSUE PERMIT FOR SUCH CONSTR. SUBJ. TO COMPLIANCE WITH ALL GOVERNING REGULATIONS - SEE OTHER PERTINENT BLDG. CARDS.

#45664 Morgan Plumbing Co.: 1 gas water heater - 12/9/66

Electrical Permits: # 17120- Griffin Electric (Park-Madison Photo) 3 switch, 5 light outlets-

Final Ok Brown 5-16th 5 receptacles - 5 fixtures - 2 centers of distribution- May 15, 1941

1215 -6th St- # 19032 U.S.A.A.F.T.P.C. 5 light outlets, 5 fixtures, 3 motors Dec. 28, 1942

New Southern # 19054 - Ace Electric - Correction of violations - Jan. 2, 1943

New Southern.. 19856.. Biscoyne Electric.. 1 Receptacle... Dec. 1, 1943

Beauty shop - # 21264 Astor Electric - 4 receptacles, 1 water heater, 1 center of distribution, 9-1-45

600 Alton Road # 28115 Ace Electric: violations - Jan. 17, 1949

600 Alton Road # 32682 Lyon Electric: 7 receptacles - Nov. 16, 1950 -- Meginniss 1/16/1951

600 Alton Road 47982 Eastern Elevator Co: one motor, 2-5hp July 13, 1956

New Southern #48677 Ace Electric Service: 1 Motor (5-10-hp), 1 Service, Oct. 5, 1956 ok Fidler 10-9-56

Lot 32 Block 2 Subdivision FLEET.FOOD

ALTERATIONS & ADDITIONS

Building Permits:

#79299 Pablo De La Aguilera: Paint and caulk windows - \$250 - 11/15/67 OK 9/23 3/12/68

Plumbing Permits:

Electrical Permits:

Lot

Block

Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

- #81094 Dela Aguilera, Pablo Exterior painting, \$225.00 9/30/68
- #81455 Nystrand-Loyd Corp. Re-roof 26 squares \$2000.00 11/26/68
- #81461 Pablo Aguilera - Exterior painting \$100.00 11/26/68
- #85399 - Hercules Wrecking - Demolition of Tile and Stucco. 2 story 52 room hotel 17,380 sq. ft. P.W.#7686 \$9,000.00 10/29/70

Plumbing Permits:

Electrical Permits:

- #67039 C. J. Kay Elec Co: 1 motor 0-1 HP 5/29/69

** #78671 (completed permit)

Owner Geriatrics Services Complex Foundation, Inc.

Permit No. * 78249 (Found. Perm.) Cost \$350,000.00

part of Lot 3, all of Block 2

Subdivision FLEETWOOD

Address 630 Alton Road

Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30

General Contractor SAG Construction Co., Inc. 4203

Bond No. 4203-01-033

Architect Wm. Friedman

Engineer Bliss & Nyitray

Sq. Ft.: 20,160

CO-4569 Zoning Regulations: Use BB

Lot Size refer to survey

6/28/72 Building #4310-8/2/66 Front 56'

Area 19

Height 30'

Stories 3

Certificate of Occupancy No. #4296 Temp. 4/8/68

Use HOSPITAL BUILDING: 16 beds -- 16 parking spaces required and provided. **July 31, 1967 (comp.)

Temp #4299 4/19/68

Roof Flat

Foundation Conc. Piling

Date MAY 9, 1967

PLUMBING Contractor #45991 J & W Plumbing Co.

Sewer Connection 5" Storm Sewer 11"

Date June 27, 1967

Settling Tank - 1200 gal. permit #46093 9/7/67. (Rose Septic Tank)

Temporary Water Closet

Water Closets 28

Swimming Pool Traps

Down Spouts

Lavatories 27

Steam or Hot Water Boilers

Wells

Bath Tubs 1

ROUGH APPROVAL

Water Service: 1

Showers 1

FINAL APPROVAL

Air Cond. Drains: 13

Urinals 41

Bed Pan Washer: 1

Sinks 41

GAS Contractor

Date

Dish Washing Machine

Gas Ranges

Gas Fryers

Laundry Trays

Elec. 1

Gas Water Heaters

Gas Pressing Machine

Laundry Washing Machines

Gas Space Heaters

Gas Vents for Stove

Drinking Fountains 6

Gas Refrigerators

FINAL APPROVALS

Floor Drains 12

Gas Steam Tables

GAS Rough APPROVAL

Grease Traps

Gas Broilers

GAS FINAL APPROVAL

Safe Wastes

Temporary 4/8/68

AIR CONDITIONING Contractor

Final 4-10-68

SEPTIC TANK Contractor

Building

OIL BURNER Contractor

Electrical

SPRINKLER Contractor

Plumbing

ELECTRICAL Contractor #64870 Lamson & Tyre Elect. Co. Date July 20, 1967

Temporary Service Industrial 18, 1967 OK Scarborough 5/18/67

Switches 190

Ranges 1

Electrical - May

Neon Transformers

OUTLETS

Lights 416

Refrigerators

Sign Outlets

Meter Change

Receptacles 368

Fans

Centers of Distributions

Service Equip., 1600A

Violations

Water

Appliances 2

Motors 24

Electrical Contractor

Space

849

HEATERS

FIXTURES

Date

By

FINAL APPROVAL

SUPV. ENGR.

SURVEY

DATE

Building Permits:

#01345-Modern Precasting-Fence 145 lineal ft.-\$725-6-28-72

#08903-Sandron Corp.-Exterior painting-\$7000-4-12-76

#09661-Day Construction-Remove partitions on 3rd floor or hospital-\$1000-8-31-76

#89162-Day Construction-Interior remodeling-\$90,000-9-13-76

#11310-Day Construction-Sign-South Shore Hospital-\$5000-5-18-77

#89443-Aire-Lite Industries-Aluminum roof-\$450-11-2-77

#14960-Tom Gusfason Industries-Cleaning and painting-\$9900-5-8-79

Plumbing Permits:

#60307 6/24/82 Firepak, Inc. - 1 c fire sprinkler, 20 hose va, 2 fire standpipe

#78202ZEE37H H I G L A N C E T O D A S S E R V I C E S P O R T S M A N A

#79866 Claude Southern Corp: Flat wall sign "SOUTH SHORE HOSPITAL City Council approved March 6, 1968 Memo 1167

1.8v Wall STG: 7/24 4/2/68
\$1,200 - 3/8/68 OK

#80134 SAC Construction: 15' x 20' storage building on concrete piling - \$7,000 - 4/24/68

0-4569 #85057 - ~~ANK~~ International Builders of Fla. Inc. - construct 3 ~~xxxxxx~~ story addition
6/28/72 to existing hospital as per plan. \$3,421,000.00 9/22/70

RE: COUNCIL ACTION 2/20/63 ATTORNEY BEN COHEN, REPRESENTING GERIATRICS SERVICES COMPLEX FOUNDATION REQUESTED PERMIT FROM COUNCIL FOR CONSTRUCTION OF HOSPITAL ON LOTS 27-32, inc. BLOCK 2, FLEETWOOD SUBD. COUNCIL GRANTED PERMISSION TO ISSUE PERMIT FOR SUCH CONSTRUCTION SUBJECT TO COMPLIANCE WITH ALL GOVERNING REGULATIONS. *** HOWEVER, AS NOTED ABOVE, THIS LOT TO BE USED AS PARKING LOT FOR USE OF SOUTHGATE APTS. NO CONSTRUCTION PERMITTED.

CITY COUNCIL ACTION REFERENCE ORDINANCE #1825 - PASSED & APPROVED THIS 1st DAY OF APRIL, 1970/

#1424 - Miami Elevator - elevators - 3 passengers 12/14/70

Account Number	Description	Amount	Date
#86389	- C-E Bldg. - installation of windows	\$2,400.00	3/31/71

#86446 - Miami Roofing - roof built up \$12,000.00 4/15/71

#86923 - W.M. Friedman & Assoc. - paving 70,000 sq. ft.

#86938 - McNeill Signs Inc. - install cast aluminum letters on face of bldg. \$600.00 6/17/71

Robert C. Fisher

221215 MZ

5-12-72.

55/12/72

1940

5/19/92

10

Plumbing Permits:

#54093-Day Construction and Plumbing- 1 drinking fountain; 6 clothes washer; 1 sink, residence;
2 bed pan sterilizer; 1 heater-new installation; 1 med pred unit; 7 intensive care units-9-22-76

#57937-Fred McGilvray, Inc.- 31 heads-11-29-79

#60146 4/5/82 Firepak Inc. - 1 revise supply to fire sprinkler

Electrical Permits:

#73480-Howard Electric- 10 switch outlets; 17 light outlets; 10 receptacles; 200 service; 1 water heater;
5 special purpose; 7 int. care units 30 amps s/p 110 volts-9-23-76

#46689 Peoples Gas System 1 Generator 8/1/68

#48154 - F. McGilvray Inc. - 1 san sewer size 12 - 87 water closets - 92 lavatories - 2 bath tubs

62 showers - 24 sinks - 13 slop sinks - 3 urinals - 1 drinking fountains - 74 floor drains sand traps - 6 safe waste drains - 10 sprinkler system - 2 steam boiler 11 down spout roof drains - 2 fire standpipes 12/22/70

#48500 - Sun Gold Septic Tank - blow down pit - transformer vault Dr. - 12000 dilution tank 6/28/71

Electrical Permits:

#64683 Kling Electric: 1 serv. temporary - 5/17/67 OK Scarborough 5/17/67

#64684 Kling Electric: 1 serv. temporary - 5/17/67

#65561 Claude Southern Corp.: 2 neon transformers - 3/8/68

#66694 Astor Elect. Serv. 1 Switch outlet, 1 light outlet, 1 motor 0-1 H.P. 2/17/69

#68402 - Lamson & Tyre Elect. - 1 service temporary 11/13/70

#68618 - Lamson & Tyre Elect. - 425 switch outlets - 845 light outlets - 591 receptacles - 2108 fixtures - 6 refrigerator outlets - 37 motors 0-1 HP - 4 motors - 2-5 HP - 3xjxxx 3 motors - 11-25 HP - service 8500 A - subfeed 3-225A - 10-200A - 250 ton A.C. - 3x 450 KW Gen - attached 2/25/71

#69662-Lamson & Tyre Electr. Co.- 1 Refrigerator Outlet; 1 XRay-6 Fire Alarm Add; 1 150 KVA Trans; 4 Special Outlets, 6 Sound Outlets-5-15-72

#73433-Howard Electric- 1 service temporary-9-7-76

BOARD OF ADJUSTMENT - FILE NO: 1391 - FEBRUARY 6, 1981 - GERIATRICS SERVICE COMPLEX FOUNDATION, INC.
d/b/a South Shore Hospital: (1) Applicant wishes to waive 15 ft. of the required 20 ft. front yard setback facing on West Avenue, which entails Lots 1-7, Block 2, Amended Plat of Fleetwood Sub; (2) Applicant wishes to waive 1 foot of the required 20 ft. rear yard setback of Lot 7, abutting Lot 26, Block 2, Amended Plat of Fleetwood Sub. APPROVED WITH THE FOLLOWING AMENDMENTS AND CONDITIONS: (1) Request #1 amended to read "...to waive 12 ft. of the required 20 ft....."; (2) Request #2 amended to read "...to waive 4 ft. of the required 20 ft....."; (3) Applicant shall prepare a more detailed landscape plan for submission to the Planning Division; (4) Variance approval should be contingent upon the submission and approval of such plan prior to the issuance of a building permit; (5) Applicant shall provide proper garbage facilities approved by the Public Works Director.

Owner SOUTH SHORE HOSPITAL
Lot 27 thru 32 **Block** 2
General Contractor SAC Construction Co. Inc.
Architect William M. Friedman
Zoning Regulations: Use RH
Building Size: 116,177 sq. ft. **Front** 81
Certificate of Occupancy No. 4986 6/28/83
Permit No. 90433
Subdivision Amnd Plat Fleetwood
Address 630 Alton Road
Bond No. 4204
Engineer Brieter, am=Jurado Assoc.
Lot Size —
Height 113' 6"
Use Hospital - Research
Stories 10 story Medical Office Building
Cost \$ 3,000,000.00
Type of Construction Type I
Foundation conc. piles
Roof built-up over conc. slab
Date 7/17/81

PLUMBING Contractor

Sewer Connection

Water Closets
 Lavatories
 Bath Tubs
 Showers
 Urinals
 Sinks
 Dish Washing Machine
 Laundry Trays
 Laundry Washing Machines
 Drinking Fountains
 Floor Drains
 Grease Traps
 Safe Wastes
 AIR CONDITIONING Contractor
 SEPTIC TANK Contractor
 OIL BURNER Contractor
 SPRINKLER Contractor

Swimming Pool Traps
 Steam or Hot Water Boilers
 ROUGH APPROVAL
 FINAL APPROVAL

Down Spouts
 Wells

GAS Contractor
 Gas Ranges
 Gas Water Heaters
 Gas Space Heaters
 Gas Refrigerators
 Gas Steam Tables
 Gas Broilers
 GAS Rough APPROVAL
 GAS FINAL APPROVAL

Gas Frylators
 Gas Pressing Machine
 Gas Vents for Stove

ELECTRICAL Contractor

Summit Elect #77849

Date 3/25/82

Switches
 Lights
 Receptacles

Ranges
 Irons
 Refrigerators
 Fans
 Motors
 Appliances

Temporary Service
 Neon Transformers
 Sign Outlets
 Meter Change
 Centers of Distributions
 Service
 Violations

Date

By

FINAL APPROVAL

Building Permits:

#MO6372 9/2/83 Air/Chancer Inc - 1 air cond central

#91022 - 7/28/83 - PREFERRED SIGNS - Install R/C Letter Sign Illuminated BRODIE PAVILLION 48 sq.ft. CITY COMMISSION APPROVAL #411-83. \$10.00

#MO6818 7/10/84 S & S Air Cond - process & press piping & 1 cooling towers

#26788 4/16/85 Daniels & Assoc - wall sign "So. Shore Hosp. Medical Center" (180 sq ft) city comm memo #147-85 \$2,000.

#91574 7/24/85 Sac Const Co - interior partitions for 6th & 7th floors conversion to outpatient office 28.required parking spaces provided in garage. built up under permit #27197 \$355,000.

#MO7530 8/16/85 Air Concepts Inc - 20-46 ton air cond central, duct work only

#91913 10/16/86 SAC Const - deck ecist roof for outside use 2nd fl \$6,000

#92084 - 5-11-87 - Sac Construction Co. - Remove Interior Partitions - \$65,000.00

#M08966 - Air Concepts Inc. - 2 A/C (Central) & 15 Duct Work Only - 5-27-87

#M09145 - Triangle Emergency Safety & Fire - Installation of 1301 181b. w/121 bx system 7-17-87

Plumbing Permits:

#62196 8/2/85 Lavis Plumbing Co 1 rgh, 1 set bath tub, 1 rgh, 1 set dishwasher, 1 rgh, 1 set floor drain, 8 rgh, 8 set lavatory, 1 rgh, 1 set clotyes washer, 2 rgh, 2 set shower, 1 rgh, 1 set sink slop, 8 heater new installation

Building Permits:

#MO5753 4/28/82 Firepak, Inc. - fire sprinkler systems 738 new addition to existing hospital
#MO5855 6/16/82 Air Concepts Inc. - central heating, air cond central
#MO-5889--Oscar Silva--Duct work only--8/25/82
#MO5930 10/6/82 Air Concepts Inc. - 200 central heating, 40 tons air cond central
#23030 11/8/82 Murton Roofing - roof addition and parking lot \$21,000.
#MO5966 11/10/82 Recar Silva - duct work only, mechanical ventilation

FILE NO: 1391 - Granted Feb. 6, 1981 with amendments and conditions ----- SEE BLDG. CARD NO: 4185
631 WEST AVE. LOTS: 1-7 BLOCK: 2 AMENDED PLAT FLEETWOOD SUBDIVISION.

#MO6099 2/28/83 Magnum Sheet Metal - hang hood only, erect walk in only val hood 8,000. walk in box 7,000. no vent 1
#MO6122 3/15/83 Miami elevator co - installing 5 elevators, 2 traction 10 sto #4500 cap, 1 tractions 10 stop, #2500 cap,
1 traction 4 stp #2500 cap, 1 oilrlc, 3 stp, #2500 cap
#90846 3/24/83 SAC Const - interior 5th fl ecist office partitions research center 240x3.5 \$240,000.
#MO6148 4/8/83 Air Concepts Inc - 21.5 air cond central, mechanical ventilation 2,000.
#MO6174 4/27/83 Solar X Mech Corp - duct work only valuation 6,000.
#MO6332 - 8/2/83 - COOLING TOWERS \$28,000 - \$117.00
#91062 8/24/83 Cescoco & Assoc - interior part. carpet, etc. & a/c unit. this p-rmit does not include air cond unit \$25,000.
#MO6390 9/13/83 Charles Bros Air Cond - central heat none, 23 tons air cond central, install of 8 climate master air
cond units in exist bldg 3rd fl

Plumbing Permits:

#63330 - E & M Plumbing - 2 Floor Drains, 1 Sink, Pot/3-comp, 2 Indirect wastes, 1 Heater-New installation & 2 Cap - 5-27-87

Electrical Permits:

#78831 9/7/83 Local Elefth - 4 special purpose
#78835 9/7/83 Clearview Elect - 10 receptacles, 3 ton air cond

#78630 5/31/83 Hardy Elect - 6 T.V. outlets

#78891 9/26/83 Local Elect - 1-200 service size in amps, 3 ton air cond
#79021 11/18/83 Local Elect - 6 switch, 21 light outlets, 6 recept, 1-200 serv sizw in amps, 5 special purpose
21 flour fixth, 6 tele
#79235 3/1/84 Local Elect co - 2-200 service size in amps
#79389 5/9/84 Local Elect co - 1-600 service size in amps, 1 X-ray stationary
#79447 6/6/84 Local Elect - 7 switch outlets, 30 light outlets, 14 recept, 2-200 service size in amps, 2 air cond 3 ton,
2 special purpose, 7 fixtures, 94 fluorescent tubes
#79688 9/7/84 Rober N Lewis Elect - 1 motors 10-25 hp
#80162 4/17/85 Daniels & Assoc - 3 sign transformers, 180 sq ft sign
#80381 7/22/85 Local Elect Co - 2 repair work
#80423 8/9/85 American Elec of Miami - 61 switch outlets, 40 light outlets, 180 recept, 900 service size in amps,
3 motor 0-1 hp, 480 fixtures
#80487 9/10/85 Local Elect - 20 outlets nurse call system raceway only
#80594 10/22/85 American Elec of Mia - 23 switch outlets, 254 light outlets, 60 recept, 2-600 service size in amps,
1 range top, 8 water heater, 3 motor 1-3 hp, 6 elec panels 100-200 a - 49 phone outlets, 1 washer, 1 dryer, 206 lamps

#60142 4/2/82 Gillett Plumbing - 9 rgh, 9 set drinking fountain, 4 rgh, 4 set floor drain, 1 rgh, 1 set grease trap, 49 rgh, 49 set lavatory, 1 rgh, 1 set shower, 11 rgh, 11 set sink residence, 9 rgh, 9 set sink slop, 10 rgh, 10 set urinal, 39 rgh, 39 set water closet, 3 indirect wastes, 13 heater, new installation, 1 water service, 1 sewer connections, 3 elev. sump discharge well, 3 roof inlet

#60210 5/5/82 Gillett Plumbing - 14 hose bibb, 10 roof inlet

#60718 11/4/82 SO. FLA. WELL DRILLING - 2 AIR COND UNIT, DISCHARGE WELL

#60873 2/16/83 Rose Septic Tank - 1-1600 gal grease trap

#60996 5/10/83 Firepak Inc 58 fire sprinkler

#61010 Gillett Plumb - 1 rgh, 1 set floor drain, 18 rgh, 18 set lavatory, 6 rgh, 6 set water closet, 2 heater replace

#61126 7/18/83 Peoples Gas - 1 meter set gas

Electrical Permits: #77621 12/7/81 Local Elect Co - 3 special purpose

#-77819 3/12/82 local elect co - 2 generator transformers

#77985 5/28/82 Summit Elect Corp - light outlets total 1,250, 3600A service size in amps, 10 water heater, 3 motors 1-3 hp, 3 motors over 25-100 hp, air conc tons 114, 12 special purpose, 1,580 lamp fixtures

#77986 5/28/82 Summit Elect - 4 switch outlets, 115 light outlets, 3 receptacles, 200A service size in amps

#78011 6/9/82 Local Elect - 4 switch outlets, 4 light outlets, 1 special purpose

#78559 4/21/83 Local Elect - combination lts & recept (10), repair work/general

#78597 5/6/83 Local Elect - 15 special purpose

#78598 5/9/83 Summit elect - 300 switch, light outlets & receptacles, 1-400A service size in amps, 2 water heater, 1 motor over 1-3 hp, 8-2 ton air cond, 2 special purpose, 4.20 lamps fixtures, 6 fans, 45 kw booster heater, Kray (station), 10' plugmold

78619 5/25/83 Local Elect - 200 service size in amps, 150 kva transformers, 1 X-ray outlet

#78756 - 8/1/83 - SIGN TUBES, SIGN TRANSFORMERS \$20.00

#78774 8/9/83 MOTORS \$13.00 LOCAL ELECTRIC CO.

#78775 8/9/83 OUTLETS/RECEPTACLES/SPECIAL PURPOSE/FLOUR/LAMPS \$23.50 LOCAL ELECTRIC CO.

add on to E80423

#82005 5/19/87 Murray Elec - 1-400 service size in amps, 1-75 kva generator transformers, 15 special purpose
43 outlets commercial, 64 fixtures

BUILDING PERMITS: #B8801216 - 11-8-88 - Myers Construction - Interior remodeling - \$125,000.00
#M8800173 - S&S A/C - 1 Central heating, 1 A/C central, mechanical ventilation -
11-28-88

#M8800244 - Helmke & Smith - Install medical gas outlets - 12-14-88

#88037 - #B8801216 - 630 Alton Rd. - 4-7-89 - Certificate of Completion

#BS891903 - 8-17-89 - Miami Roofing - Reroof 300 sqs. - \$77,600.00

PLUMBING PERMITS: #P8800122 - Helmke & Smith Plumbing - New ruf & set fixtures - 11-10-88

ELECTRICAL PERMITS: #E8800278 - Robert-N Lewis Electrical - New electrical installation-12-5-88

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.	COMMENTS	BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL %		PERMIT NO.
11-8-88		INTERIOR REMODELING	\$ 125,000.00				138801216
8-17-89		REAR OF 300 SPS	\$ 77,600.00				85891903

Owner Max Perlstein

Lot 11 & 12 Block -

Subdivision Aquarium Site

General Contractor Maurice B. Talbert

Architect J. Burnham Maynard

Zoning Regulations: Use BB

Building Size: Front 125

Certificate of Occupancy No. #3802 March 22, 1961

Type of Construction I CBS

PLUMBING Contractor M. W. Keeton Co. #42742

Permit No. 63725

Address 1220-1234 - 6th St.

Bond No. 6769

Engineer

Lot Size 100 x 125

Height 12' 6"

Use 4 stores & parking lot

Foundation Spread & Pads

Sewer Connection 1 - 4"

Date Nov. 23, 1960

Date Dec. 28, 1960

Water Closets 4

Lavatories 4

Bath Tubs

Showers

Urinals

Sinks 1

Dish Washing Machine

Laundry Trays

Laundry Washing Machines

Drinking Fountains

Floor Drains 2

Grease Traps

Safe Wastes 1

AIR CONDITIONING Contractor

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

Swimming Pool Traps

Steam or Hot Water Boilers

ROUGH APPROVAL OK 12/28/60 Rothman

FINAL APPROVAL OK 3/14/61 Rothman

Down Spouts

Wells

Temporary Water Closet

GAS Contractor

Gas Ranges

Gas Water Heaters 1

Gas Space Heaters

Gas Refrigerators

Gas Steam Tables

Gas Broilers

Date

Gas Frylators

Gas Pressing Machine

Gas Vents for Stove

GAS Rough APPROVAL

GAS FINAL APPROVAL

ELECTRICAL Contractor Marion Electric: #56243

Date Jan. 5, 1961

Switches 15

Lights 31

Receptacles 46

Ranges

Irons

Refrigerators

Fans

Motors 10 (9-1 h.p.)

Appliances

Centers of Distributions 4

Service 1

Violations

HEATERS

Water 1

Space

FIXTURES 64

Electrical Contractor

FINAL APPROVAL

By Newbold

Date 3/20/61

Alterations or Repairs—Over

ALTERATIONS & ADDITIONS

Building Permits:

1220 - 6th St. #63749 Owner: Self service laundry - coin operated not over 10 lb. capacity - Machines not visible from the public way - not over 32 lb. capacity of dry clothes in accordance with plan submitted - No cleaning equipment. \$200. - Nov. 28, 1960.

#64289 Ward Paving Co: 550 sq. yds of rock base & asphalt top paved area. Driveway across sidewalk approved by Engr Dept. - \$1400 - Feb. 23, 1961 OK 3/16/61 Saperstein

#64441 Air Cond. Service: 1 - 12x25 built-up walk-in box with 1-3 HP compressor-\$3000-3/21/61 OK Plaag 4/17/61

1234-6th St #64450 Electro Neon Sign Co: 2 flat wall neon signs, 1 pole sign-73 sq.ft-\$1200-3/22/61

1220-6th St. #65456 Amber Fuel Oil: Installation of 275 gal fuel oil tank underground - Location approved by Fire Dept., Permit No. 8010, July 26, 1961 - \$600. - 7/26/61

1226 - 6th St.: #66235 Talbert: Remove one partition to remodel into meat market; approval of County Health Dept. - \$900., 10/27/61

Plumbing Permits: 1220 - 6th St. #42777 - Twin City Plumbing Co.: 32 laundry washing machines; 3 safe waste drains; 2 hot water boilers; 8 gas dryers - Jan. 27, 1961

1226-6th St. #66333 Floor drains-sand traps; 3 safe waste drains; 1 elec. hot water heater; 11/1/61

1226-6th St. #66333 Floor drains-sand traps; 3 safe waste drains; 1 elec. hot water heater; 11/1/61

1226-6th St. #66333 Floor drains-sand traps; 3 safe waste drains; 1 elec. hot water heater; 11/1/61

#43141 Keeton Plumbing: (1226 - 6th St.) - 1 floor drains-sand traps; 3 safe waste drains; 1 elec. hot water heater, 11/1/61 OK ROTHMAN 11/22/61

continued →

ROSSER

1220 - 6th Street - #56250 Rosser Electric: 8 light outlets; 8 fixtures; 50 appliance outlets; 1 fan outlet; 4 centers of dist; 5 motors, 0-1 h.p. - Jan. 6, 1961

1234-6th St #56468 Electro Neon Sign Co: 9 neon transformers, 1 sign outlet-3/22/61

1234 -6th St. #57046 Jones Elec Serv: Telephone Booth - 7/19/61 OK Scarborough 9/6/61

1226 - 6th St. #57607 Rosser Elec: 3 refrig. outlets; 1 water heater outlet; 4 appliance outlets; 2 fan outlets; 1 bell transformer; 1 center of dist.; 2 motors, 0-1 hp (Compr.) - 11/13/61

continued →

Lot 11 & 12 Block - Subdivision Aquarium Site (1220-123 - 6th St. (1226 & 1228 - 6th St.))

ALTERATIONS & ADDITIONS

Building Permits: #66353 Dade Grant, Inc. (1226 - 6th St.) - 2 - 1 hp window unit air conditioners - \$400. - 11/14/61
#70333 Julius Hirsch, owner: Partition thru store to form 2 stores; lath and plaster both sides - \$300. - 10/9/63
OK Plaag 2/26/62
North Long Key

#73894 Palmer Roofing: Exhaust hood over range - \$150. - 4/15/65

ON MAY 1, 1968 CITY COUNCIL APPROVED REQUEST BY SMITH & KAMMER FOR ERECTION OF THREE SIGNS AT 1230 6th St.

#80318 Smith & Kammer Sign Co., Corp.: 3 single face plastic illuminated aluminum extrusion frame signs
~~XXXX~~ COCA-COLA HOAGY HUT ITALIAN RESTAURANT SANDWICHES, council approval May 1, 1968
\$150 - 5/22/68 *OK Jan 6/13/68*

Plumbing Permits: #44025 Amber Fuel: 2 hot water boilers (Bldg. Perm. #70333) - 11/8/63

#44026 Morgen Plumbing: 20 laundry washing machines; 7 gas dryers - 11/8/63 (Bldg. Perm. #70333) OK JENKS 11/18/63

#44728 Morgen Plumbing: 2 gas ranges - 4/14/65 OK Jenks 4/14/65

#44733 Peoples Gas System: 1 gas service - 4/21/65

#45241 Loving Plumbing: 1 safe waste drain, 1 water piping - 3/30/66

Electrical Permits: #58632 Jones Elect. Service: 1 telephone - 8/20/62

#60241 S & S Elec: 27 appliance outlets, 1 cent. dist. - 10/14/63

#62172 E & E Elec. Cont.: 2 refrig. outlets - 4/14/65 (1230-6th St.)

#63355 - Gables Electric, Inc.: 1 Motors, 2-5 H.P. - 3/25/66 OK Scarborough 8/1/66

#64748 C. J. Kay Elec. Co.: 1 meter change repair - 6/7/67

Lot 11 & 12 Block - Subdivision Aquarium Site (1220-1234 - 6th St.) 1226) 1228) 6th St.

ALTERATIONS & ADDITIONS

Building Permits: #79051 Owner: Interior Alterations. \$1,000. 10/3/67 OK 9/2/68
1230 - 6th St.

#496 Cool-Aid Service Inc. 1- 3 Ton Air Cond. , 1 - 4 Ton Air Cond 3/24/69
#82268 Doral Development Corp: Alterations to interior and store front \$3400 4/28/69

#82648 Electro Neon Sign Co. Flat wall sign as per plan 2' x 60' 120 sq. ft. FOOD MILK ICE 7 ELEVEN
ICE CREAM BEER COUNCIL APPROVAL JUNE 11, 1969 \$600.00 7/11/69

#84895 - Owner - Remodeling of existing restaurant \$500.00 8/24/70

#00298 - Jorge M. Garcia - install decorative mansard \$1,500.00 12/22/71
#00657-Electric Neon Sign.-Sign Change of Copy-\$1000.00-3-1-72
#2069-Miami Shores Air Cond- 1 3Ton-\$1500-5-23-72

Plumbing Permits: 1230 - 6th St. #46144 Morgan Plbg.: 1 lavatory, 2 sinks, 1 urinal, 1 grease trap. 10/3/67

#49163-Yell for Pennell- 1 Sink, Residence-5-24-72
#47359 Ray Loving 2 safe waste drains 7/7/69

#05126-Andrews Roofing-Re-roof 3 sqs-\$850-2-27-74

#51375-Yell for Pennell- 1 floor drain, 1 lavatory; 1 sink, residence; 1 water closet-8-6-74
#53619-Morgen Plumbing-gas heater-replace; gas permit-4-13-76

#06024-Jorge M. Garcia-Add restroom inside existing building-\$500-8-7-74

Electrical Permits: #65042 Industrial Elec. Inc.: 2 light outlets, 3 receptacles, 2 fixtures, 2 refrig. outlets,
2 motors, 2 H.P., 4 appliance outlets, 1 serv.-equipment-200. 9/11/67. O.K. J. Murray. 9/28/67

#66831 Rosser Electric Co., Inc. 4 Receptacles, 11 Fixtures, 2 Motors 2-5 H.P., 3 & 4 H.P. A/C 3/27/69

~~#67156 Electro Neon Sign Co. 20 sign lamps 7/11/69~~

#67156 Electro Neon Sign Co. 20 sign lamps 7/11/69
#69689-Shores Electric- AC 3Ton-5-23-72

#71522-Iro Electric- 10 outlets; 5 fixtures; 1 fan-8-20-74

#71673-Ocean Electric- 3 receptacles-10-16-74

BUILDING PERMIT: #01057-Braulio Garcia-Inside paneling-\$150-5-16-72

BUILDING PERMIT: #69669-D & Z Electric, Inc.-2 Switch Outlets, 2 Light Outlets, 6 Receptacles;

2 Special Purpose-5-18-72

LOT _____ BLOCK _____ SUBDIVISION _____ ADDRESS _____

ALTERATIONS & ADDITIONS

Building Permits: #M08217 6/30/86 Wright Superior 1 central heat, 2-4 ton air cond central replace
#M08842 3/31/87 Wright Superior 4-6½ refrigeration, 3 uprights remote, 1 century
#30185 - 4-15-87 - Jorge M. Garcia - Acoustical Ceiling - \$1,000.00

Plumbing Permits:

Electrical Permits: #81816 3/16/87 Iro Elec - 10 switch outlets, 3 appliance outlets
#81908 - Iro Electric Inc. - 38 Fixtures - 4-15-87

ALTERATIONS & ADDITIONS

#3638-Sun Alf Co.-2 each 5ton units-5-26-76

#13542-Victor Johnson-Enclosure of building front-\$3500-8-1-78
#20758-R.J. Hedin, Re-Roof, \$7,000, 8/24/81.

#90754 1/13/83 Clorge M Garcia - soffit and vinyl floor as per plans double fee \$900.

#MO6037 1/17/83 Wright Supervisor Inc. - 3-1½ hp refrigeration, install compressors on pt 4x4 ptich pans & pipe units must be 14" above roof to facilitate roof repairs

#MO6789 6/27/84 Wright Superior - 3 hp refrigeration (convience store)

#27496 10/7/85 Aqua Coat - applying waterproofing system color white \$11,492.
#30054 3/25/87 Gorge M. Garcia, change exist conter & black formica over rear wall \$1,200.

#53658 Plumbing Permits:

Peoples Gas System- 1 meter set (gas)-4-21-76

Electrical Permits:

#73180-Dynamic Electric- replace 2 5ton a/c-5-28-76

73331-County Wide electric- telephone booth-8-5-76

#73575-County Wide Electric- telephone booth-10-26-76

#75098-Johnny Electric- 5 light outlets-10-24-78

4/21/81 - #77127 - County Wide Electric, Inc. - telephone both - \$10.00

#78340 12/16/82 Iro Elect - 200 amp service repair/meter change

#78377 1/11/83 Iro Elect - 10 outlets



500-600-700 Alton

Miami Beach, Florida

prepared for:

Crescent Heights

traffic study

TRAFTECH
ENGINEERING, INC.

January 2019

Revised March 12, 2019

March 12, 2019

Mr. Graham Penn
Bercow Radell & Fernandez, P.A.
200 S. Biscayne Boulevard, Suite 850
Miami, Florida 33131

Re: 500-600-700 Alton – Updated Traffic Study

Dear Graham:

Traf Tech Engineering, Inc. is pleased to provide you with the updated traffic study in connection with the previously-approved 600 Alton mixed-use project planned to be located on the west side of Alton Road from 5th Street on the south to north of 6th Street in the City of Miami Beach, Florida. The revised traffic study includes changes to the previous land uses and intensities and has new access for the project. The comments provided by the City of Miami Beach have also been addressed as part of this traffic-study update.

It has been a pleasure working with you on this project.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer



March 12, 2019

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INTRODUCTION

500-600-700 Alton is a proposed mixed-use development planned to be located on the west side of Alton Road from north of 6th Street to 5th Street in the City of Miami Beach in Miami-Dade County, Florida. More specifically, the project site is located at 500-700 Alton Road. The location of the project site is illustrated in Figure 1 on the following page.

Traf Tech Engineering, Inc. was retained by Crescent Heights to update the previously-approved traffic study¹ in connection with the proposed mixed-use development. The study addresses trip generation and the traffic impacts created by the proposed project on the nearby transportation network. This study is divided into seven (7) sections, as listed below:

1. Inventory
2. Existing Conditions
3. Traffic Counts
4. Trip Generation
5. Trip Distribution and Traffic Assignment
6. Traffic Impact Analysis
7. Conclusions and Recommendations

¹ The traffic methodology was discussed and agreed with the City of Miami Beach staff (refer to Appendix A)



INVENTORY

Proposed Land Uses and Access

The mixed-use project consists of the following land uses and intensities:

North Site (north of 6 th Street):	8,335 square feet of retail use 292-seat restaurant
South Site (south of 6 th Street):	337 high-rise residential units

The access to the project will consist of the following:

- Right-turn in/out off of southbound Alton Road for the commercial uses (a small parking lot can be accessed via this driveway)
- Full access driveway on West Avenue between 5th Street and 6th Street for the 500 block/residential use (a parking structure can be accessed via this driveway)
- Full access driveway on 6th Street for the 600 block/commercial use (a small parking lot can be accessed via this driveway)
- Full access driveway on 6th Street for the 500 block/residential use (for Uber/drop-off purposes)
- A right-turn in/right-turn out driveway on Alton Road just north of 5th Street for truck access only.

A traffic-calming feature (a small circle) is proposed on 6th Street between Alton Road and West Avenue. The north and south legs of this small circle will be stopped-control while the east and west approaches are free-flowing. Appendix B contains a copy of the proposed site plan for the project site.

EXISTING CONDITIONS

This section addresses the existing roadway system located in the vicinity of the project site and nearby intersections.

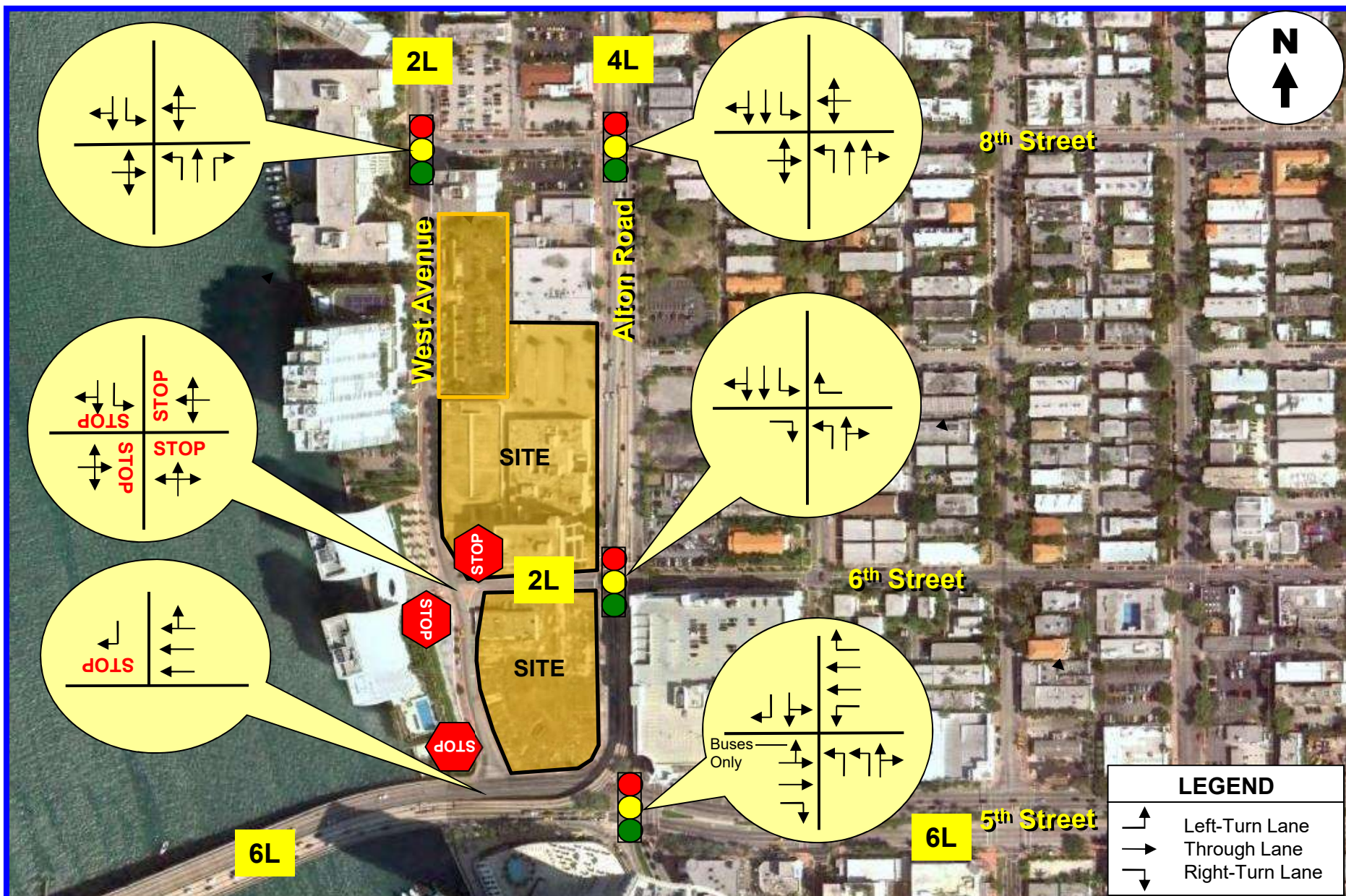
Roadway System

The roadway system located near the project site includes Alton Road, West Avenue, 5th Street, 6th Street, and 8th Street. Alton Road and 5th Street are four-lane and six-lane facilities, respectively. Alton Road provides north-south mobility within the City of Miami Beach. 5th Street links Miami Beach with the City of Miami via the MacArthur Causeway. West Avenue, 6th Street, and 8th Street are two-lane facilities.

Nearby Intersections

With the assistance of City of Miami Beach staff, six intersections were identified as the locations that will be impacted the most by the proposed project. These intersections include Alton Road/5th Street, Alton Road/6th Street, Alton Road/8th Street, West Avenue/5th Street, West Avenue/6th Street, and West Avenue/8th Street. All study intersections located on Alton Road are currently signalized as well as the West Avenue/8th Street intersection. The intersections of West Avenue/6th Street and West Avenue/5th Street are controlled with stop signs.

Figure 2 shows the existing lane geometry of the six intersections selected for analysis purposes. The number of lanes on the street system surrounding the project site is also depicted in the figure.



TRAFFIC COUNTS

Traf Tech Engineering, Inc., in association with Crossroads Engineering Data, Inc. collected intersection turning movement counts at five¹ of the six study intersections. The intersection turning movement counts were collected on Wednesday, August 22, 2012² between 4:00 PM and 6:00 PM³ at the following five intersections located near the project site:

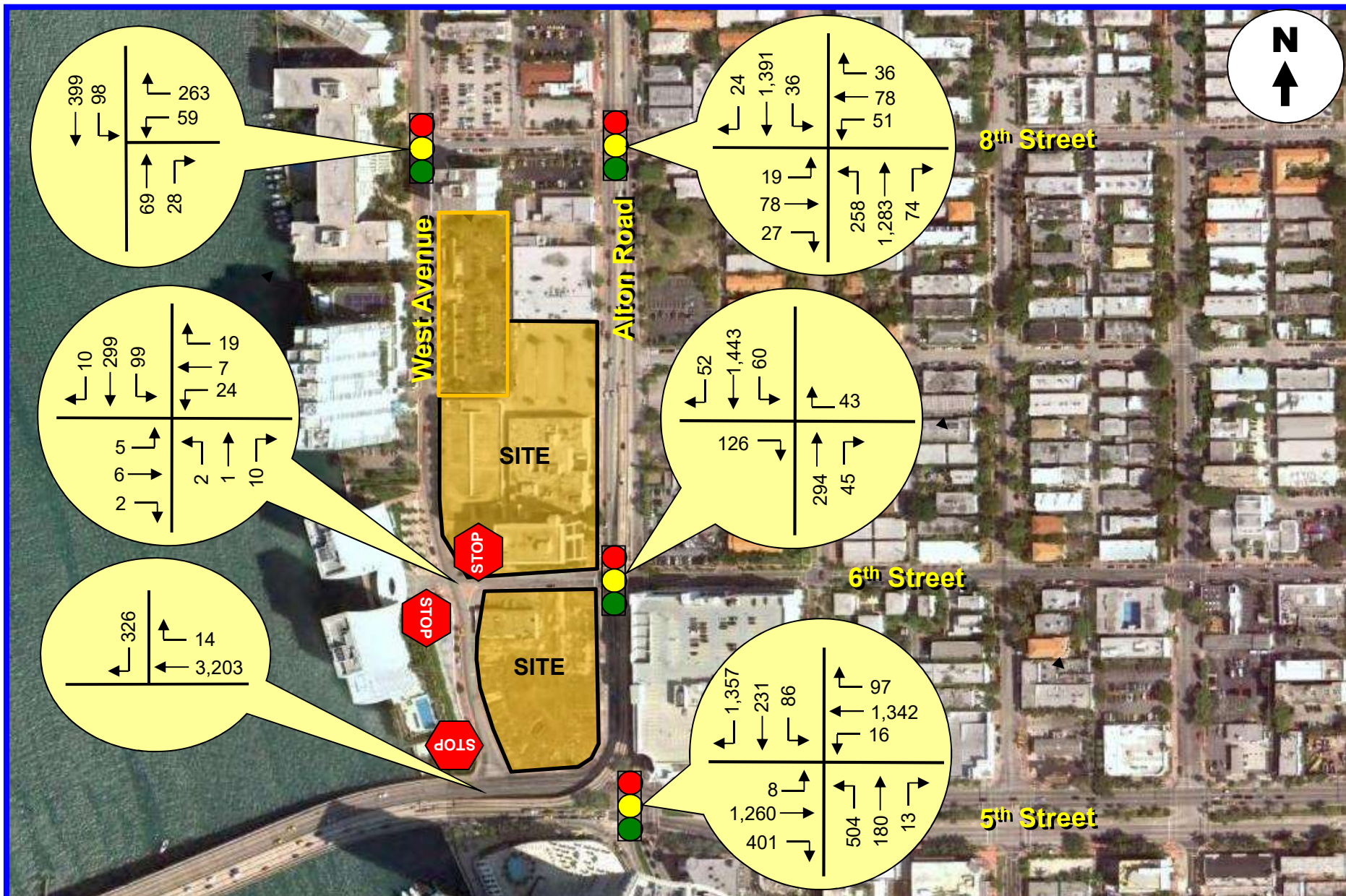
1. Alton Road and 5th Street (signalized intersection)
2. Alton Road and 6th Street (signalized intersection)
3. Alton Road and 8th Street (signalized intersection)
4. West Avenue and 6th Street (all-way stop controlled intersection)
5. West Avenue and 8th Street (signalized intersection)

Figure 3 summarizes the results of the intersection turning movement counts undertaken during the weekday peak hour. Appendix C contains the intersection turning movement counts, as collected in the field. The signal timing plans for the signalized intersections were obtained from Miami-Dade County and are also contained in Appendix C.

¹ The traffic counts for the West Avenue/5th Street intersection were developed from nearby traffic counts since only right-turn movements are allowed to and from West Avenue.

² Since traffic has not grown significantly since 2012 within the study area, it was agreed to use 2012 traffic counts for purposes of this study.

³ Previous traffic studies conducted by Traf Tech Engineering in the vicinity of this project have demonstrated that the peak period for the area near Alton Road generally occurs on weekdays after 4:00 PM.



TRIP GENERATION

The trip generation for the project was based on information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (10th Edition). According to the subject ITE manual, the most appropriate "land use" categories for the residential, restaurant, and retail uses includes ITE's Land Use 222 – High Rise Apartment, ITE's Land Use 820 – Shopping Center, and ITE's Land Use 931 – Quality Restaurant. Table 1 summarizes the external trips associated with the proposed 500-600-700 Alton mixed-use development.

TABLE 1 Trip Generation Summary 500-600-700 Alton					
Land Use	Size	Daily Trips	PM Peak Hour		
			Total Trips	Inbound	Outbound
High Rise LUC 222	337 units	1,540	123	75	48
Retail LUC 820	8,335 sq.ft.	1,110	86	41	45
Restaurant LUC 931	290 seats	684	81	54	27
Gross Trips		3,334	290	170	120
Internal Trips (see worksheet)		-1,203	-105	-52	-52
Driveway Trips		2,131	185	118	68
Pass-by Retail/Restaurant (1)		-402	-35	-23	-12
New External Trips		1,729	150	95	56

Source: ITE Trip Generation Manual (10th Edition)

(1) Based on ITE Trip Generation Handbook (3rd Edition), Retail pass-by = 34% and Restaurant = 44%

As indicated in Table 1, the net external trips anticipated to be generated by the proposed mixed-use project consist of approximately 1,729 daily trips and approximately 150 trips during the weekday peak hour (95 inbound and 56 outbound).

The trips breakdown by land use is presented on Table 2.

TABLE 2 Trip Breakdown by Use 500-600-700 Alton				
Land use	Percent	PM Peak Hour		
		Inbound	Outbound	Total
Residential	100%	58	36	94
- Self Park	70%	41	25	66
- Valet	30%	17	11	28
Retail/Restaurant (1)	100%	59	31	90
- Self Park	28%	17	9	26
- Valet	72%	42	22	64
- Pass-by		23	12	35
(1) Pass-by is included in the self-park and valet trips.				

The trip generation rates/equations used to determine the trips associated with the proposed uses are presented below:

ITE Land Use 222 – High Rise Apartment

Weekday Daily Trip Generation

$$T = 3.94 (X) + 211.81$$

Where T = number of weekday daily trips and

X = number of dwelling units

Weekday Peak Hour of Adjacent Street

$$T = 0.34 (X) - 8.56 \text{ (61\% inbound and 39\% outbound)}$$

Where T = number of weekday peak hour trips and

X = number of dwelling units

ITE Land Use 820 – Shopping Center

Weekday Daily Trip Generation

$$\ln (T) = 0.68 \ln (X) + 5.57$$

Where T = number of weekday daily trips and

X = 1,000 square feet of gross leasable area

Weekday Peak Hour of Adjacent Street

$$\ln (T) = 0.74 \ln (X) + 2.89 \text{ (48\% inbound and 52\% outbound)}$$

Where T = number of weekday peak hour trips and

X = 1,000 square feet of gross leasable area

ITE Land Use 931 – Quality Restaurant

Weekday Daily Trip Generation

$$T = 3.90 (X) - 447.07$$

Where T = number of weekday daily trips and

X = number of seats

Weekday Peak Hour of Adjacent Street

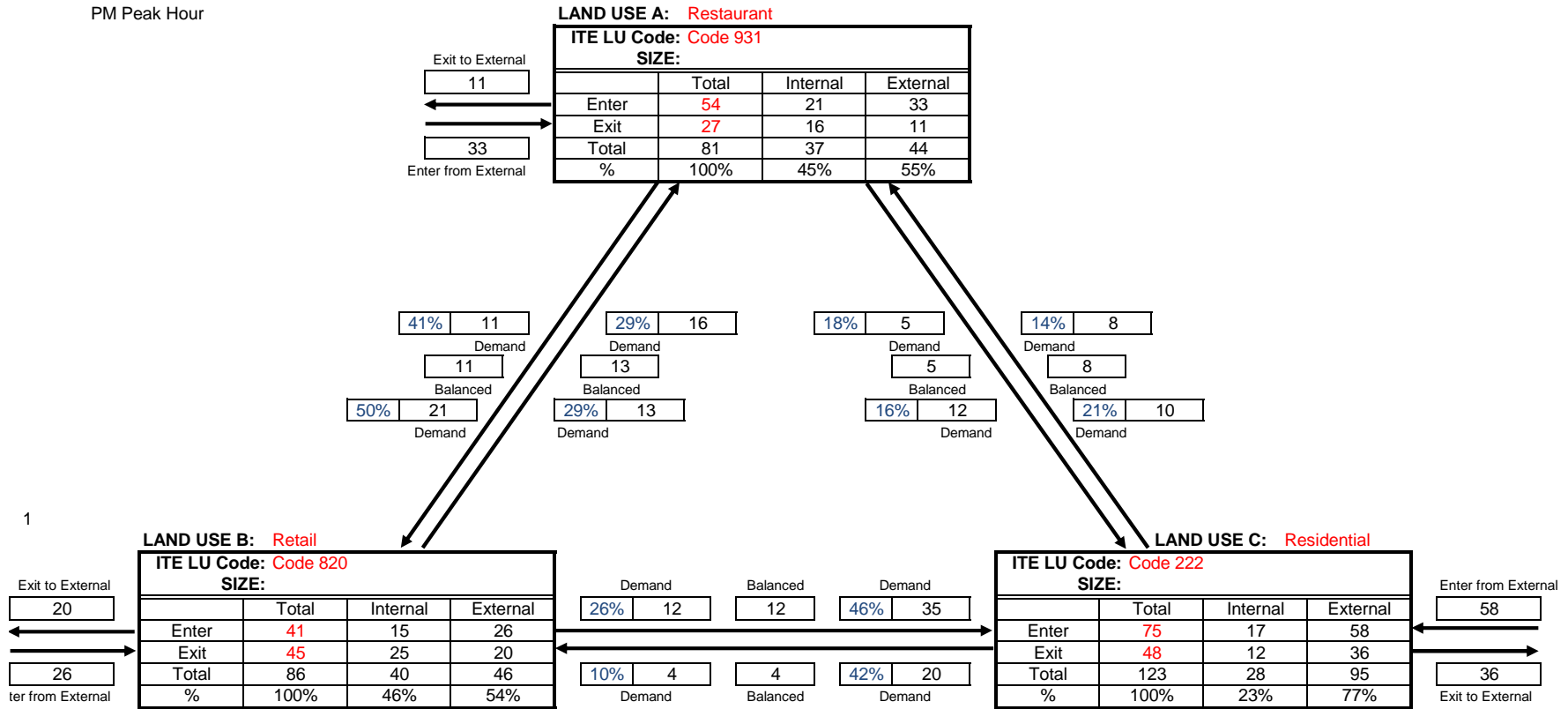
$$T = 0.28 (X) \text{ (67\% inbound and 33\% outbound)}$$

Where T = number of weekday peak hour trips and

X = number of seats

EXISTING LAND USES
Trip Generation
and Internal Capture Summary

Analyst: Vargas
Date: 16-Feb-19
 PM Peak Hour



1

Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	33	26	58	118
Exit	11	20	36	68
Total	44	46	95	185
Single-Use Trip Gen. Est.	81	86	123	290
				INTERNAL CAPTURE
				36%

TRIP DISTRUBUTION AND TRAFFIC ASSIGNMENT

The trip distribution and traffic assignment for the project were based on the latest 2040 Miami-Dade County's Cardinal Distribution information for the study area. Table 3 summarizes the County's cardinal distribution data for Traffic Analysis Zone 649, which is applicable to the project site from the latest SERPM data published by Miami-Dade County.

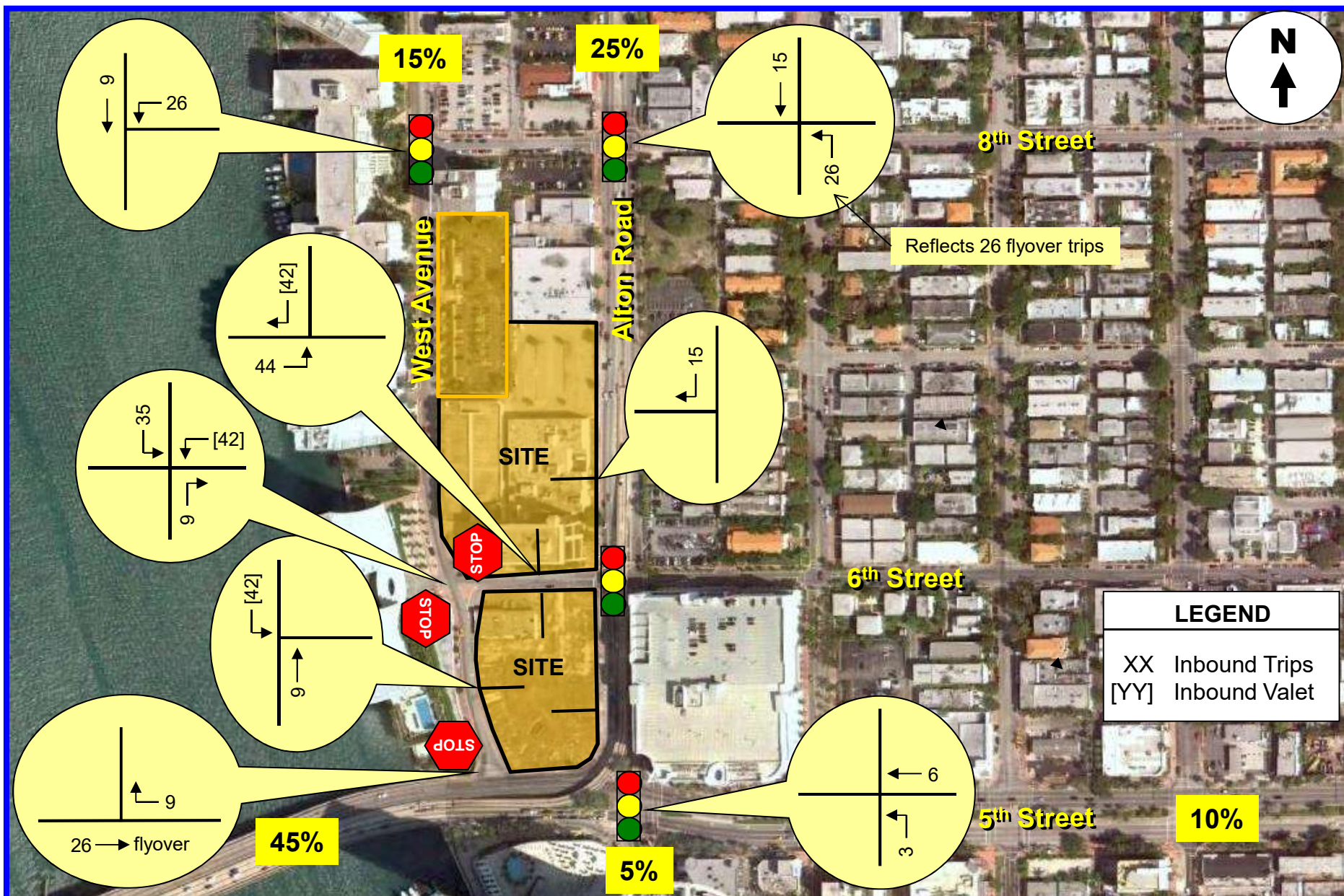
TABLE 3		
Project Trip Distribution		
500-600-700 Alton		
Direction		% of Total Trips
North:	Northwest	12.5%
	Northeast	24.0%
South:	Southwest	1.00%
	Southeast	5.1%
East:	Northeast	5.2%
	Southeast	3.1%
West:	Northwest	27.4%
	Southwest	21.7%
Total		100.00%

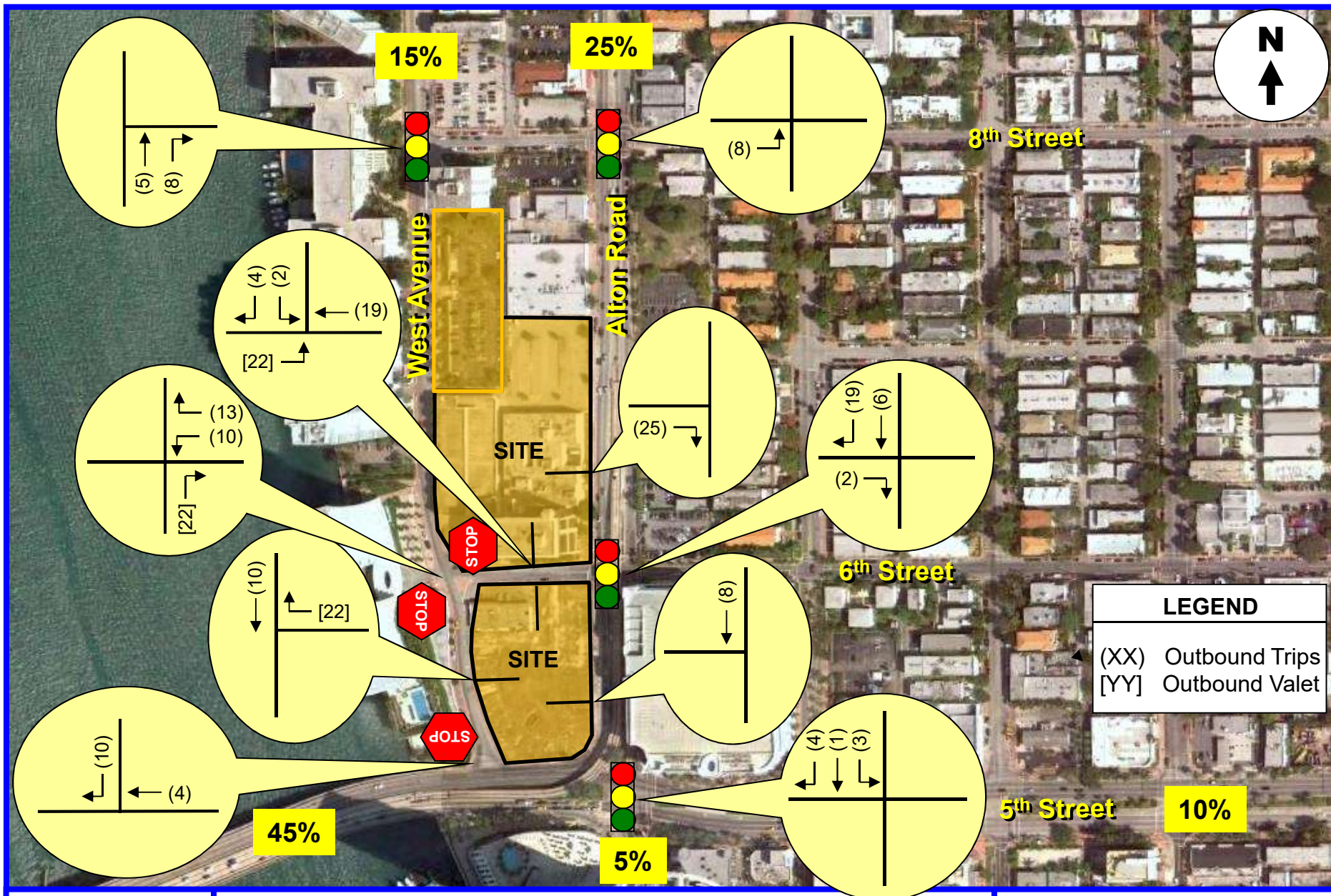
Source: Miami-Dade County (2040 SERPM)

Based on the above, the following traffic assignment was assumed for the proposed mixed-use development:

- 25% to and from the north via Alton Road
- 15% to and from the north via West Avenue
- 5% to and from the south via Alton Road
- 10% to and from the east via 5th Street
- 45% to and from the west via 5th Street/MacArthur Causeway

The new peak hour traffic generated by the project was assigned to the nearby transportation network using the traffic assignment documented above. The new project traffic assignment is summarized in Figures 4a through 4d.







TRAFFIC ANALYSIS

This section of the study is divided into five parts. The first part consists of developing the future conditions traffic volumes for the study area. The second part includes level-of-service analyses for existing and future conditions. The third section addresses future conditions with the temporary closure of 6th Street during the construction of the project. The fourth section addresses the projected operating conditions of the project's access driveways. The final sections focus on pedestrian features, public transportation and valet operation.

Future Conditions Traffic Volumes

Two sets of future traffic volumes were developed. The first set includes project buildout conditions without the proposed project and the second set adds the new trips anticipated to be generated by the project.

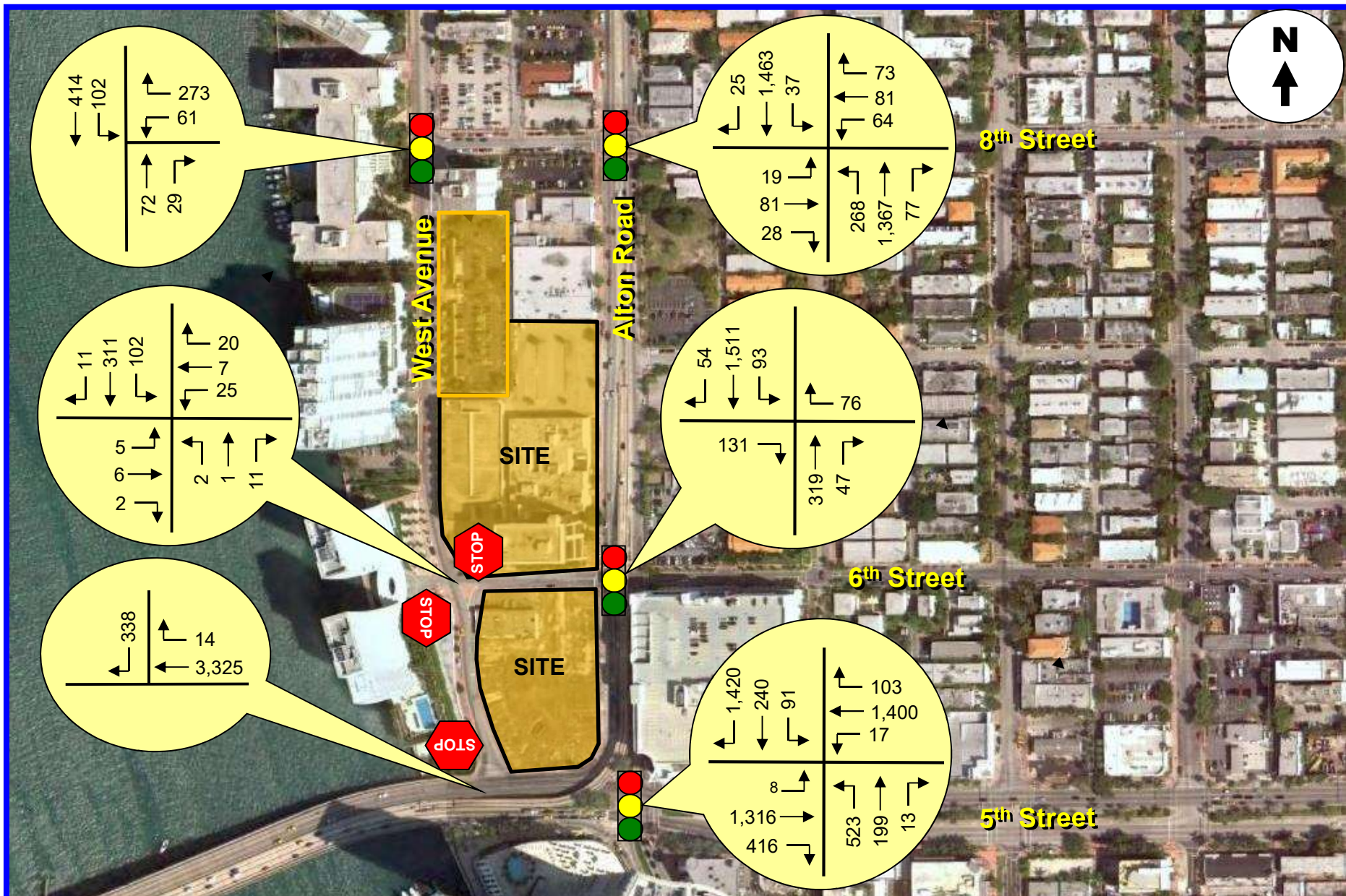
In order to develop year 2022 traffic volumes (project anticipated to be built and occupied by the year 2022), without the proposed project, two separate analyses were undertaken. The first analysis converts the existing peak hour traffic counts collected in the field during the month of August to average peak season conditions. Based on FDOT's Peak Season Factor Category report, a factor of 1.06 is required to convert traffic counts collected in third/fourth week of August to average peak season conditions (refer to Appendix D). The second analysis includes a growth factor to project 2012 peak season traffic volumes to the year 2022. Based on traffic growth data published by the FDOT for two traffic count stations located near the project site, minimal traffic growth has occurred during the past five years (refer to Appendix D). The resulting growth rate for the study area used is 1.25% for purposes of this study (refer to Appendix D). Moreover, trips associated with three approved project (709 Alton/Baptist, 5th Street/Lenox and 633 Alton) were added to the peak season volumes in order to develop 2022 background traffic conditions for the study area. The trips associated with the three approved developments are contained in Appendix E.

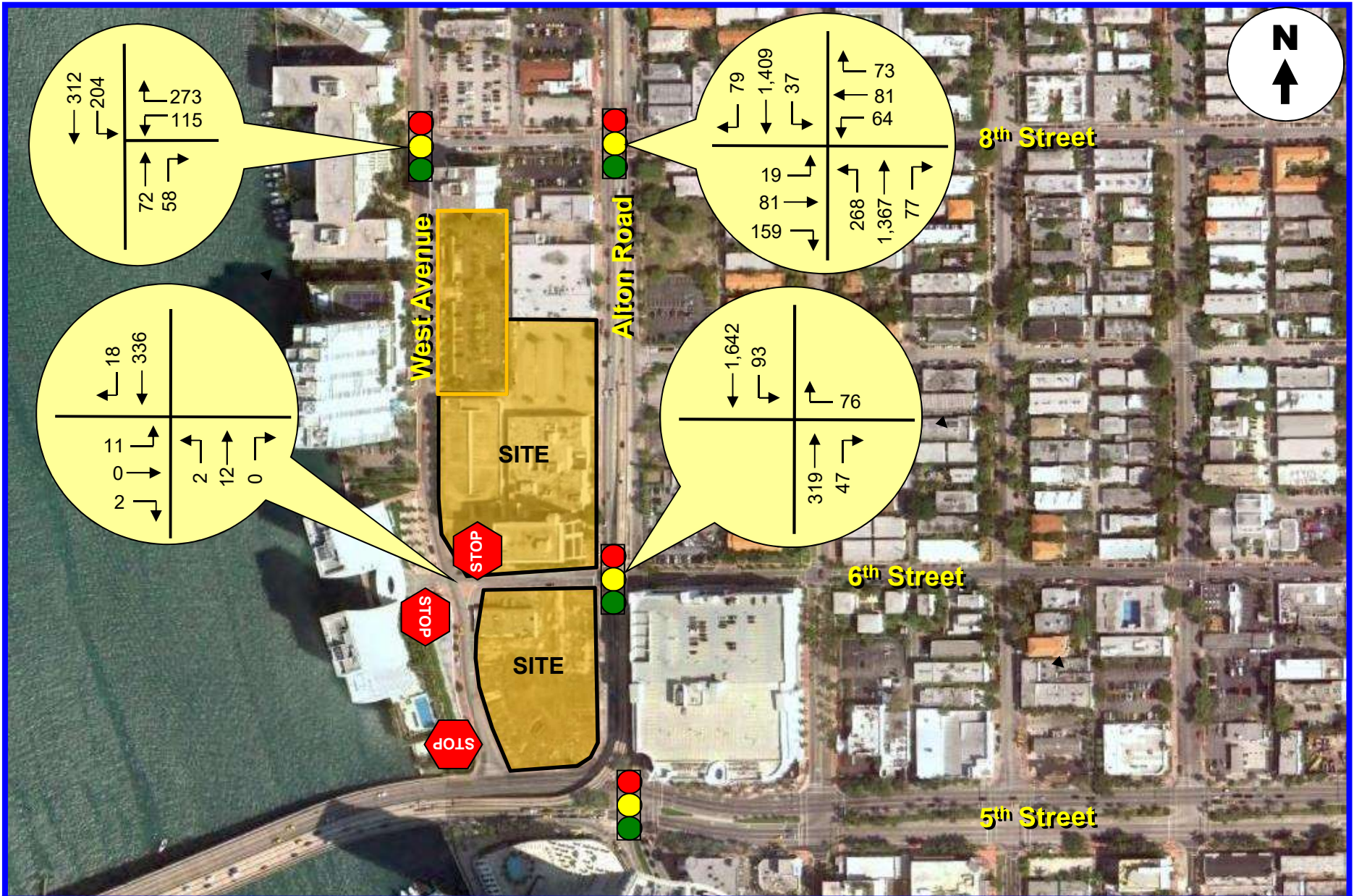
The new trips generated by the 500-600-700 Alton mixed-use project (refer to Figures 4a through 4d) were added to the 2022 background traffic in order to develop total traffic conditions. Figure 5a includes background traffic only (without the proposed project) and Figures 6a and 6b include the additional traffic anticipated to be generated by the 500-600-700 Alton mixed-use project. The development of the future traffic volumes for the study area is presented in Appendix F.

Additionally, during the construction of this project, 6th Street will be temporarily closed. The required re-routed traffic is depicted in Appendix F and the resulting temporary construction traffic is depicted in Figure 5b.

Level of Service Analyses

Intersection capacity/level of service analyses were conducted for the six study intersections. The analyses were undertaken following the capacity/level of service procedures outlined in the Highway Capacity Manual (HCS) using the SYNCHRO software. The results of the capacity analyses are summarized in Tables 4 through 8. As indicated in Tables 4 through 8, with one exception, all study intersections are currently operating adequately and will continue to operate at a good level of service in the year 2022 with the proposed project in place. The exception includes the south to west right-turn movement from West Avenue onto the MacArthur Causeway. Currently, vehicles executing this maneuver are experiencing significant delay and will continue to experience significant delay through the year 2022 with the proposed project in place. Once the project is reviewed and approved by the City of Miami Beach, Transportation Demand Management (TDM) strategies will be explored and implemented in order to reduce the project trips and to assist with the deficient West Avenue intersection. Additionally, the future residents/customers of the 500-600-700 Alton mixed-use development have additional egress options from the West Avenue driveway via northbound West Avenue and 6th Street. Hence, the subject deficient movement can be avoided, if desired. The computer printouts of the intersection capacity analyses are contained in Appendix G.





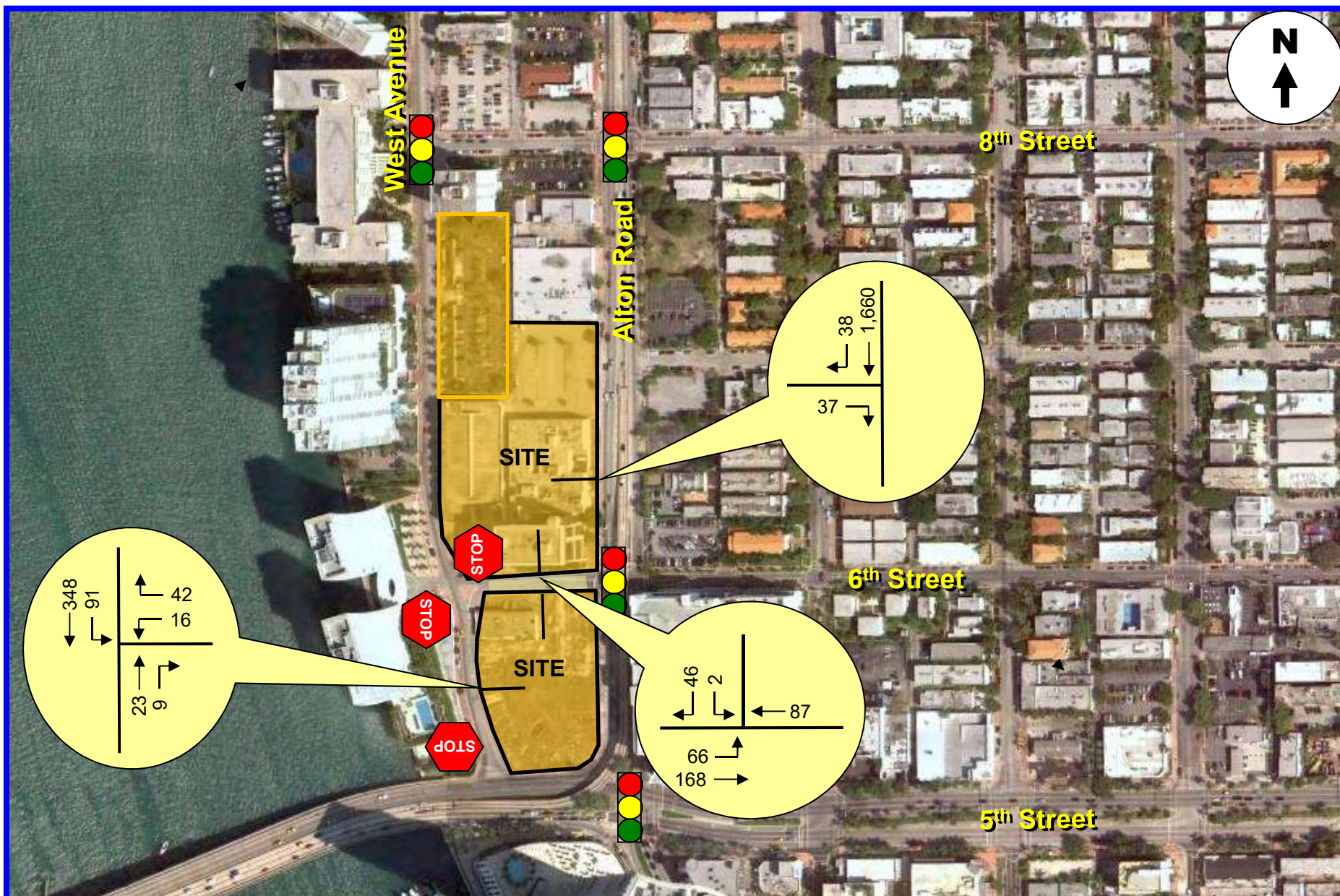


TABLE 4 Intersection Level of Service – Alton Road and 5th Street (Signalized) 500-600-700 Alton				
Intersection	2019 Existing	Future Traffic Conditions		
		2022 w/o Project	2022 W/Const	2022 With Project
Alton Road & 5th Street	D	D		D
- EB Left/Thru	D	D		D
- EB Right	C	C		C
- WB Left	C	C		C
- WB Thru	C	C		C
- WB Right	B	B		B
- NB Left	E	E		E
- NB Thru/Right	D	E		E
- SB Left/Thru	F	F		F
- SB Right	A	B		B

Source: Highway Capacity Manual

TABLE 5 Intersection Level of Service – Alton Road and 6th Street (Signalized) 500-600-700 Alton				
Intersection	2019 Existing	Future Traffic Conditions		
		2022 w/o Project	2022 W/Const	2022 With Project
Alton Road & 6th Street	B	B	A	B
- EB Right	E	E	A	E
- WB Right	E	E	E	E
- NB Thru/Right	A	A	A	A
- SB Left	E	E	E	E
- SB Thru/Right	A	A	A	A

Source: Highway Capacity Manual

TABLE 6 Intersection Level of Service – Alton Road and 8th Street (Signalized) 500-600-700 Alton				
Intersection	2019 Existing	Future Traffic Conditions		
		2022 w/o Project	2022 W/Const	2022 With Project
Alton Road & 8th Street	C	C	D	D
- EB Left/Thru/Right	E	E	D	E
- WB Left/Thru/Right	F	F	E	F
- NB Left	D	E	F	F
- NB Thru/Right	C	C	C	C
- SB Left	B	B	B	B
- SB Thru/Right	C	C	C	C

Source: Highway Capacity Manual

TABLE 7 Intersection Level of Service – West Avenue and 8th Street (Signalized) 500-600-700 Alton				
Intersection	2019 Existing	Future Traffic Conditions		
		2022 w/o Project	2022 W/Const	2022 With Project
West Avenue & 8th Street	B	B	B	B
- WB Left/Thru/Right	C	C	C	C
- NB Left/Thru	A	A	A	A
- NB Right	A	A	A	A
- SB Left	A	A	A	A
- SB Thru	A	A	A	B

Source: Highway Capacity Manual

TABLE 8 Intersection Level of Service (Stop-Control Intersections) 500-600-700 Alton				
Intersection/Movement	2019 Existing	Future Traffic Conditions		
		2022 w/o Project	2022 W/Const	2022 With Project
West Avenue and 6th Street	-	-	-	
- EB	A	A	A	A
- WB	A	A	A	A
- NB	A	A	A	A
- SB Left	A	A	B	B
West Avenue and 5th Street	-	-		
- SB Right	F	F		F

Source: Highway Capacity Manual

Access Driveways

The access driveways located on West Avenue, 6th Street and Alton Road were also evaluated. The southernmost access driveway on Alton Road (for trucks only) was not evaluated since only right-turn movements are shown during the peak periods (delivery trucks may exit but these truck trips are minimal and occur at different hours). As indicated in Table 9 and the SYNCHRO output contained in Appendix G, all driveways as proposed are project to operate adequately.

TABLE 9 Intersection Level of Service (Driveways) 500-600-700 Alton	
Intersection/Movement	Future Traffic Conditions 2022 With Project
West Avenue and Driveway 1 - WB	B
6th Street and Driveway 2 - SB	A
Alton Road and Driveway 3 - EB	B

Pedestrian Features, Bicycle Storage and Public Transportation

As shown in the site plan contained in Appendix A, the 500-600-700 Alton mixed-use project will include sidewalks around the entire development. Currently, the project site is served by three (3) Miami-Dade Transit (MDT) routes. Bus routes M and S travel north and south along Alton Road. There is a bus stop on the west side of Alton Road (adjacent to the project site) just north of 6th Street. Additionally, the 500-600-700 Alton mixed-use project will incorporate bicycle storage lockers within the project in order to assist with non-automobile modes of transportation.

Valet Service and Queuing

Valet service will be provided for both retail customers and future residents of the project. The retail customers and future residents will have the option to either park their vehicles or use the valet service. Two drop-off/pick-up locations will be provided; one at the small parking lot located at the 600 block and the other will be at the 500 block. The valet routes are depicted in Appendix B. As shown in Appendix B, the residential valet station is internal to the 500 block and therefore, no new outside trips will be created as a result of the residential valet operation. An automatic gate is provided internal to the project.

This gate is anticipated to operate with a transponder in order to minimize delay and queues. It is recommended that storage for at least one-vehicle should be provided prior to the entry gates for queueing purposes.

A queuing analysis was conducted for both valet drop-off/pick-up locations. The length of queue anticipated was determined using information contained in ITE's *Transportation and Land Development*, Chapter 8 – Drive-In Facilities¹. For this analysis, the following input variables were used:

Commercial Use

- Service Rate: 16 vehicles per valet runner (refer to Appendix G)
- Demand Rate: 64 valet vehicles (refer to Table 2)

Using equation 8-9b and Table 8-11 of ITE's *Transportation and Land Development*, the maximum length of queue anticipated, at the 95% confidence level, is approximately one (1) vehicles with 8 valet runners. Hence, the valet station at the 600 block should provide storage for at least two vehicles.

Residential Use

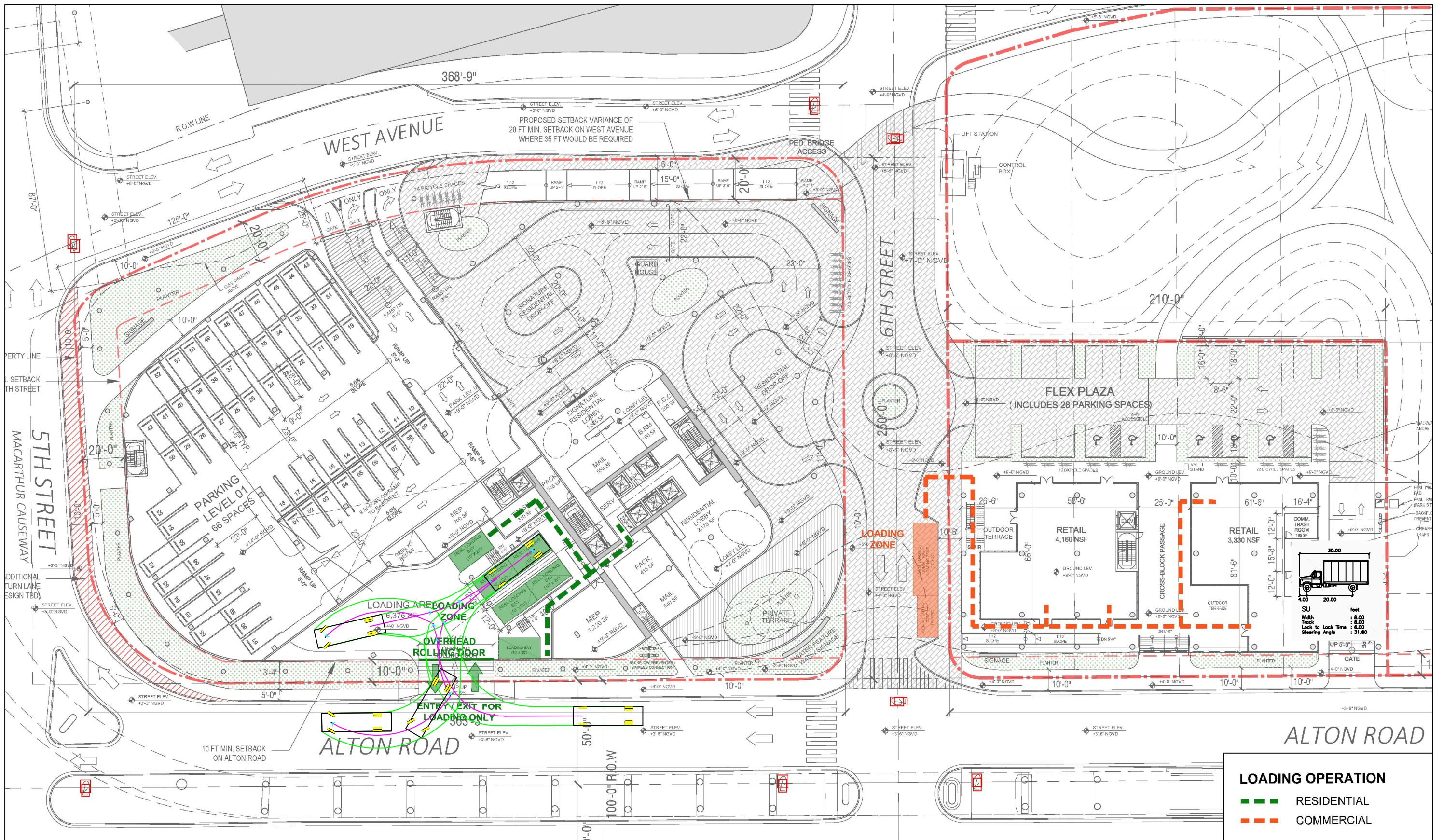
- Service Rate: 20 vehicles per valet runner (refer to Appendix G)
- Demand Rate: 28 valet vehicles (refer to Table 2)

Using equation 8-9b and Table 8-11 of ITE's *Transportation and Land Development*, the maximum length of queue anticipated, at the 95% confidence level, is approximately one (1) vehicle with 3 valet runners. Hence, the valet station at the 500 block should provide storage for at least three vehicles. The results of the ITE queuing procedure are contained in Attachment G.

¹ By Vergil G. Stover and Frank J. Koepke.

AutoTURN Analysis

The loading bays located at the 500 block and on 6th Street were evaluated using the AutoTURN software. The results of this analysis indicate that the provided area for maneuverability is adequate to accommodate the anticipated design vehicles. The resulting AutoTURN analysis is presented in the following three pages.



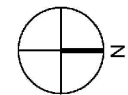
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" FIRST SUBMITTAL"
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

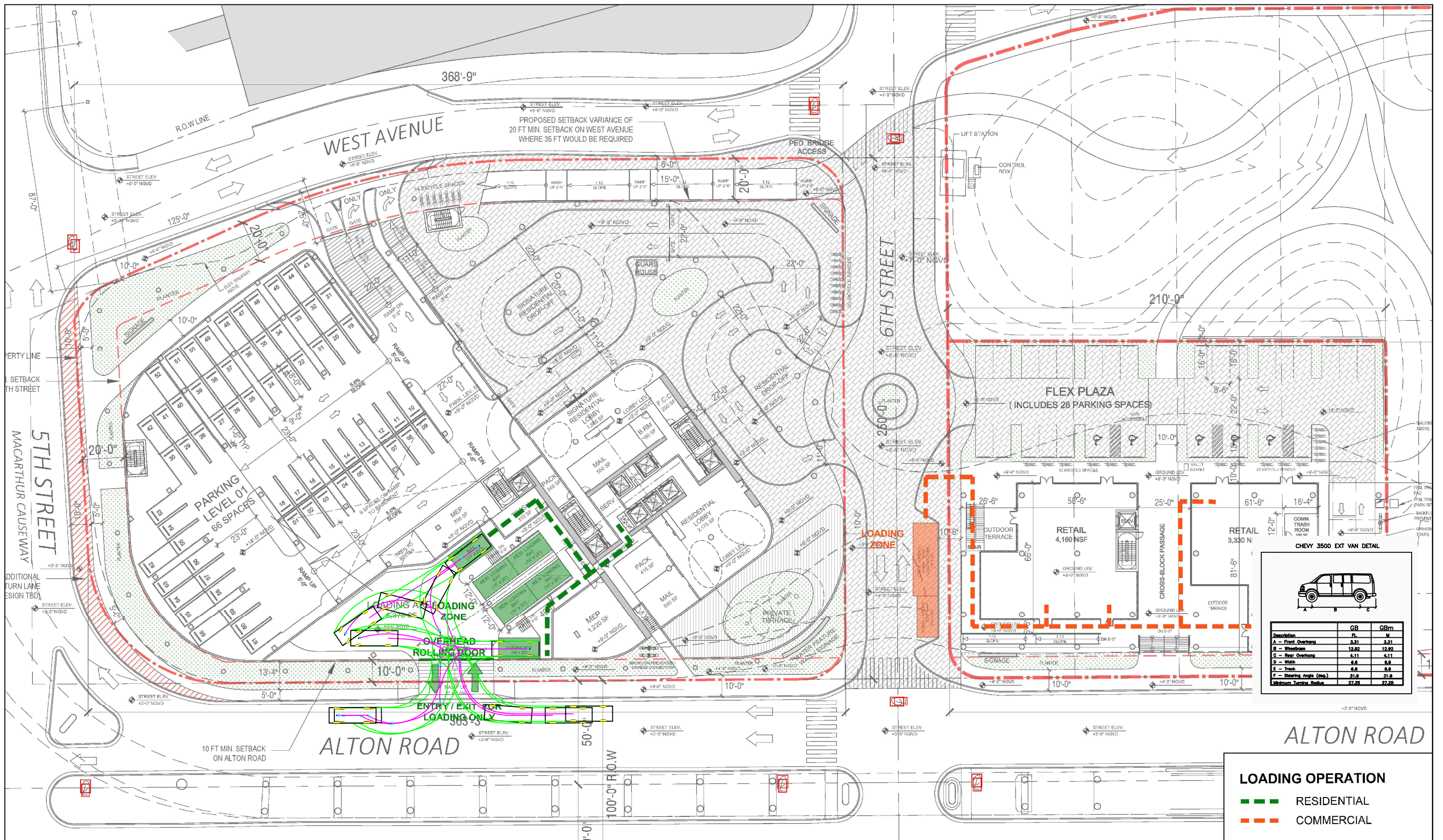
LOADING OPERATION PLAN -
LEVEL 01



DATE:
02/18/2019

A1-19

SCALE: 1" = 40'



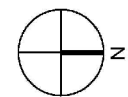
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LEVEL 01



SCALE: 1" = 40'

DATE:
02/18/2019

A1-19

CONCLUSIONS AND RECOMMENDATIONS

600 Alton is a proposed mixed-use development planned to be located on the west side of Alton Road from north of 6th Street to 5th Street in the City of Miami Beach in Miami-Dade County, Florida. More specifically, the project site is located at 500-600-700 Alton Road.

Traf Tech Engineering, Inc. was retained by Crescent Heights to update the previously-approved traffic study in connection with the proposed mixed-use development. The study addresses trip generation and the traffic impacts created by the proposed project on the nearby transportation network. The conclusions and recommendations of the traffic study are presented below:

- The net external trips anticipated to be generated by the proposed mixed-use project consist of approximately 1,729 daily trips and approximately 150 trips during the weekday peak hour (95 inbound and 56 outbound).
- All study intersections are currently operating adequately and will continue to operate at a good level of service in the year 2022 with the proposed project in place, with one exception. The exception includes the south to west right-turn movement from West Avenue onto the MacArthur Causeway. Currently, vehicles executing this maneuver are experiencing significant delay and will continue to experience significant delay through the year 2022 with the proposed project in place. Once the project is reviewed and approved by the City of Miami Beach, Transportation Demand Management (TDM) strategies will be explored and implemented in order to reduce the project trips and to assist with the deficient West Avenue intersection. Additionally, the future residents/customers of the 500-600-700 Alton mixed-use development have additional egress options from the West Avenue driveway via north West Avenue and 6th Street. Hence, the subject deficient movement can be avoided, if desired.

-
- All driveways as proposed are project to operate adequately.
 - The valet station at the 600 block should provide storage for at least two (2) vehicles and have up to eight (8) valet runners during the peak periods.
 - The valet station at the 500 block should provide storage for at least two (2) vehicles and have up to three (3) valet runners during the peak periods.
 - A traffic-calming feature (a small circle) is proposed on 6th Street between Alton Road and West Avenue. The north and south legs of this small circle shall be stopped-control while the east and west approaches are free-flowing.