

Owner CONTINENTAL HOTEL

Mailing Address

Permit No. 26925

Cost \$ 350,000..

Lot 10, 11 & 12, 13 Block 34

Subdivision M.B. IMP. CO.

Address 4000 Collins Avenue

General Contractor Lincoln Construction Co. (Al. W. Smith)

Bond No. 3764

Architect A. Herbert Mathes

Engineer Alfred Oboler

V-- Zoning Regulations: Use RE Area 15

Lot Size 100-X 140

Building Size: Front 90' Depth 120'

Height 67' Stories 5

Certificate of Occupancy No. 950 (Dec. 14, 1948)

Use HOTEL-102 rms, 102 baths, Dining Room, & SWIMMING POOL

Type of Construction #1 CBS

Foundation Spread Footing Roof Flat Date April 1, 1948

Plumbing Contractor # 26353 Markowitz Brothers

Sewer Connection 2 - 6"

Date Mar. 16, 1948

Temporary Closet 4

Plumbing Contractor

Date

Water Closets 111

Bath Tubs 102

Floor Drains 8

Rain Leader 4

Lavatories 112

Showers 7

Grease Traps 1

Stand Pipe 2

Urinals 2

Sinks 3 - 6 slop

Drinking Fountains 1

Gas Stoves 6

Gas Heaters

Rough Approved

Date

Gas Radiators

Gas Turn On Approved T. A. O'Neill, Dec. 14, 1948

Septic Tank Contractor

Tank Size

Date

Oil Burner Contractor

Tank Size

Date

Sprinkler System

Electrical Contractor # 26857 Haskell Electric

METRO ORD. #75-34
RECERTIFICATION DATE 6-7-54

Date July 28, 1948

Switch 200

Range Motors 14

Fans

Temporary Service #27854 Dec. 8, 1948

OUTLETS Light 451

HEATERS Water

Receptacles 418

Space 20

Centers of Distribution 10

Service-Equipment 1

Refrigerators

Irons

Sign Outlets

No. FIXTURES 562

Electrical Contractor # 27855 B. Haskell Electric

Date Dec. 8, 1948

FINAL APPROVED BY Woodmansee

Date of Service

December 14, 1948

ELECTRICAL PERMIT # 26426 Fla. Power & Light Co: Transformer vault - June 2, 1948
Alterations or Repairs—Over

ALTERATIONS & ADDITIONS

Building Permits: # 27648 Two passenger elevators 2,000 lbs. cap. - (#223069)--Otis Elevator Co. \$ 37,500... June 23, 1948
 # 28256 Air Conditioning - Norton R. Ganger Company \$ 70,000....Sept. 15, 1948
 # 28332 Fuel Oil Tank - 1,000 gals. - Fla. Fuel Oil Co. \$ 200....Sept. 29, 1948
 # 29075 3 flat wall signs - 130 sq. ft. - Claude Neon - \$ 900....Dec. 10, 1948
 # 34002 Enclosing porch on south side- A. Herbert Mathes, arch: Leifert Construction Co., contr. \$ 1,000.... Nov. 3, 1950
 # 34513 Metal sign on post - York Sign Company \$ 75.....Dec. 3, 1950
 # 43264 Painting: J. Weitzman: \$ 2,000: Nov 12, 1953
 #52036 Fence: 50 ft. concrete back fence at 10' wall height; 10 ft. of wall at 5' height as wing and paving area back of street - 12 x 24 footing - Liefert Construction Co.: \$20000. - 11/7/56
 #52088 Parking Lot OK 11/8/56 - Approx. 180' of 6" curb and new open terrance in front of hotel (See Permit #52036 for Plan)
Plumbing Permits: S. Leifert Const. - \$600. - 11/14/56
 #52545 Claude Southern: 1 pole sign, 30 sq. ft; 1 wall sign, 50 sq. ft. 1/25/57
 #57843 Giffen Industries: Apply fiberglass set in gilsonite & marble chips over concrete deck - \$550, - 11/12/58
 #60669 Solon B. Riggins: Exterior Painting - \$1347 - 11/30/59
 #60720 Ward Roofing Co.: Repairs to roof - \$200. - 12/4/59
 #66306 Joseph A. Collins: Repair 134.7 ton cooling tower - \$3,000. - 11/7/61 OK Plaag 2/9/62
 #72043 Hy Weiss: Paint exterior - \$1850. - 7/20/64
 #74088 Owner, Continental Hotel - \$1300 - 5/18/65 - 300 ft obs wall, 3 ft high - LK BROWN 6/11/65

PLUMBING PERMITS:

#42288 Pitch & Morgen: 1 floor drain, relocated - 4/5/60
 #42439 Pitch & Morgen: 1 water closet; 1 lavatory - 6/16/60 OK 6/27/60 Rothman
 #45344 Serota Plumbing: 10 lavatories - 6/2/66

Electrical Permits: # 27877 Claude Neon: 14 neon transformers - Dec. 10, 1948
 #48944 B & W Elec. Co.: 7 receptacles OK HR 2/7/57 Nov. 16, 1956

#49338 Claude Neon: 4 neon transformers, 1/25/57
 #54754 Astor Elec: 1 light outlet; 18 fixtures - 2/3/60 OK 3/10/60 Meginniss
 #57222 Astor Elec: 1 range outlet; 1 motor, 0-1 hp - 8/22/61 OK Scarborough 9/22/61
 #62058 Astor Elec. Serv. Inc.: 1 meter change - 3/5/65
 #51 Claude Southern Corp.: 10 sign lamps - 6/23/65
 #96 C. J. Kay Electric Co.: 11 appliance outlets - 6/24/66
 #6298 - Astor Electric Ser. - 2 Fixtures - 10/21/68.

BUILDING PERMITS - continued:

#74299 Claude Southern Corp.: 4' x 6' pole sign, HOTEL CONTINENTAL - \$350 - 6/23/65
 #75286 Alert Sandblasting Co: Sandblast pool, \$295. - 11/18/65
 #76117 - SIDNEY HYMAN:- 25' x 33' Typel Stg. Room on Roof Hgt. 8'6" - \$1500.00 - 4/12/66 OK Brown 6/24/66
 #79166 Navildo Vichot; High pressure clean and paint exterior - \$630.00 - 10/23/67 OK 3/14/68

Lot

Block

Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

#82711 Capital Roofing Co. Re-roof job 25 squares \$2,000.00 7/23/69

#84725 - BB Rosman - Exterior painting & cleaning \$3,400.00 8/3/70

#84952 - Capital Roofing - 18 sq. built up \$1,260.00 9/2/70

FILE NO. 1632 - JULY 6, 1984 - BOARD OF ADJUSTMENTS - APPEAL FROM ADMINISTRATIVE DECISION----

APPLICANT IS APPEALING THE ADMINISTRATIVE DETERMINATION THAT THE SUBJECT PROPERTY IS NOT A NON-CONFORMING (ADULT CONGREGATE LIVING FACILITY - A.C.L.F.).

APPROVED - NON-CONFORMING USE OF AN 80-BED ACLF FACILITY, THEREBY REVERSING THE ADMINISTRATIVE DECISION SUBJECT TO THE ACTING PLANNING DIRECTOR'S RECOMMENDATIONS WITH THE FOLLOWING CHANGES: 1. CONDITION NO. 3 CHANGE THE TIME FRAME FROM SIX TO NINE MONTHS. 2. CONDITION 5, AMENDED TO RESTRICT THE ACLF FACILITY TO A MAXIMUM 80 BEDS: THE REST OF THE CONDITION 5 IS UNCHANGED. 3. CONDITION 7 - AMENDED TO READ: COOKING FACILITIES SHALL BE PROHIBITED IN ANY ACLF UNIT.

SUBJECT TO ALL THE CONDITIONS AS RECOMMENDED BY THE DIRECTOR OF PUBLIC WORKS.

Electrical Permits:

Lot

Block

Subdivision

ALTERATIONS & ADDITIONS

Building Permits: #2164-Raisco Corp.- 2 Cooling Towers 90 Ton-\$6000-7-21-72
#04706-Dingle and Cooper-Re-roofing 10 sqs-\$500-12-5-73

#09240-Crown Neon-Continental Hotel-Two double face pdesigns-\$500-6-11-76

#26614 3/6/85 owner paint exterior \$110.

#26724 3/29/85 Candy Painting pressure clean and paint exterior white only \$10,000.

#91925 10/29/86 owner addition to dining area per plans \$5,000.

#MO8747 2/6/87 Chanin Air - 1-15 kw central heat, 1-7½ ton air cond central, 1 duct work only

Plumbing Permits:

#51912-Peoples Gas- set meter-12-26-74

#61985 2/27/85 Pro Plumb - fire pump, fire spkr heads 200

Electrical Permits:

#72165-B & G Electric- 1 insta. system fire alarm; 15 bells, 10 pulls-4-25-75

#53536-Stanley Bottacovallo-70 lavatory-3-12-76

#73193-Crown Neon-Continental Hotel- 6 sign tubes; 2 sign transformers-5-10-76

#73993-County Wide Electric- telephone booth-4-15-77

#81753 2/10/87 G.H.C. Elec - 1-5 ton air cond, 1-15 kw strip heater

4000 Collins Avenue

FOR VALET-ONLY PARKING WITH CAR ELEVATORS

1. Hours of operation for the valet-only parking level are 24 hours a day, 7 days a week.
2. The number of employees in the valet-only parking level will vary from 1 to 3 depending on demand as determined by the valet operator.
3. The car elevators will be maintained in accordance with the manufacturer's requirements.
4. The car elevators will operate in a quiet manner. The proposed elevators will make very little noise when being lowered and raised. The elevator enclosures will greatly control sounds from the elevators and vehicles.
5. In the event of a power outage, generators will assist with the operation of the car elevators, to be able to remove cars from the building.

4000 Collins Avenue

OPERATIONS PLAN

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HOURS OF OPERATIONS - 1

The hotel will be operational 24-hours a day. At this time, until a final retail use is identified, the hours of operations are uncertain. However, it can generally be expected that the hours of operation for any retail space would be between 7:00 AM and 10:00 PM, which are traditional retail hours.¹ Nevertheless, these final times will be dependent on the final use.

¹ The final hours of operation will be identified to staff when the final retail use is determined.

STAFFING LEVELS - 2

The number of employees anticipated for the hotel range from 27 to 30 employees on different shifts throughout the day, which may increase up to 35 during the high season from December to March. Shifts range from mornings, evening and overnight shifts.

ACCESS & SECURITY - 3

Guests of the hotel will travel into the hotel through the lobby entrance, which is located along Collins Avenue between 40th and 41st Streets. Guest will check-in at the lobby and once they receive their room assignments will be free to wander the property at their leisure. The accessory retail space will be accessed either internally through the hotel lobby or directly from Collins Avenue. The garage can only be accessed by valet, which will be located along the southern portion of the property, on 40th Street.

The hotel will provide on-site security through its employees. Cameras will be located within the facility, which will monitor the site.

VALET PARKING - 4

The Applicant expects most guests to arrive by taxi and to be dropped off in the interior of the property, which entry can be gained through the southern façade of the Property, along Collins near 40th Street. The valet drop-off area will be located along 40th Street, where it has the least amount of impact on surrounding traffic patterns. This will facilitate all guest entry into the property, whether traveling by taxi or by other means of transportation.

The garage can only be accessed by valet, which will be located along the southern portion of the property, along 40th Street. The valet operator will access the garage along the northwestern most section of the Property. Once inside the garage, the valet operator will proceed to use one of the car elevators and station the vehicle on one of the available levels of parking. Additional detail regarding vehicular circulation can be found in the traffic study, prepared by Traf Tech Engineering, which was submitted along with this application.

DELIVERIES AND COLLECTIONS - 5

Deliveries for the entire property will occur within the proposed garage site. The Applicant is proposing to have four (4) loading spaces within the property. These loading spaces satisfy the needs of the proposed accessory site, as well as the hotel site. Without the introduction of the garage site, the existing hotel has no requirement for internal loading or deliveries, and as such has previously used the surrounding City streets to satisfy those needs. The introduction of this garage site and designated loading spaces will reduce vehicular congestion in the area and open additional parking for the area. At all times, staff will supervise deliveries to ensure no adverse impact to the surrounding area.

SHUTTLE PLAN AND EMPLOYEE PLAN - 7

The hotel will provide its guests with shuttle services to local area airports, upon request.

In an effort to promote local employment, the hotel operator will seek to employ local Miami Beach residents. The employment of local residents will assist in minimizing traffic impacts. Finally, the hotel operator will make available transit passes for non-local employees.