W 50 ° of	Lots 1,2,3,4 Block 25 General Contractor S. C. L Architect Frese Camer Ass	Subdivision OCEAN eifert Contractor, Inc.	BEACH Address 550 <b>2.49</b> Bond No 4 Engineer J. S	- 9th Street - 9th Street - 9203-09- <u>Parking</u> : provided for polter 50 cars.
	Zoning Regulations: Us Building Size: Fro Certificate of Occupancy No. Type of Construction TYPE ON	e BAA Area 19 ont 190° Depth 50° 4155 dated Jan 13, 1967 4257 of 12-14-1967 E Foundation	Lot Size irre Height 30 <sup>°</sup> Use <u>NURSING HOM</u> Use <u>4 two-bed</u> Conc. Pile Roof	gularOCCUPANCY:D-2Stories2E:40 private rooms;*88 rooms totawards; one isolation roomsee belowflatDate MAY 16, 1966
	PLUMBING Contractor#4543Water Closets33Lavatories32Bath Tubs5Showers4Urinals1	2 Dade Plumbing (see belg permit # Swimming Po Steam or Ho ROUGH APP FINAL APPR	y for add'l. Sewer Connec (45436) Temporary Water ol Traps Air Cond. Drain t Water Boilers Water Servic PROVAL OVAL	tion 1 - 8" Date Aug. 1, 1966 Closet 2 Down Spouts 2 1 Wells
	Sinks (pot) 10 Sink, Dish Washing Machine 1 Slop Laundry Trays aundry Washing Machines Drinking Fountains 1 Floor Drains 6 Grease Traps, 600 gal.: 1 Safe Wastes 5 AIR CONDITIONING Contracte SEPTIC TANK Contractor UR OIL BURNER Contractor OIL SPRINKLEM Contractor	pot: 1 sinks: 4 GAS Contra Gas Ranges Gas Water H Gas Space H Gas Steam T Gas Steam T Gas Broilers or #77255 McDonald Air Conc it & 2 - 2 ton a.c. unit; entilation - \$5,000 - 10/27 (Plaag 1/12/67	tor Outlets: 5 leaters 2 eaters ators ables GAS Rough APPROV GAS FINAL APPROV 6. Inc.: Install 1 - 5 ton install kitchen and toilet 2/66 (Engr., J.E.Curley &Assc	Date Gas Frylators Gas Pressing Machine Gas Vents for Stove /AL a.c. DC.) CNO2 WW Charles CNO2 WW Charles CNO2 WW Charles CNO2 WW Charles CNO2 WW Charles Char
	ELECTRICAL Contractor #6385 OUTLETS Switches 110 Lights 358 Receptacles 300 HEATERS Water Space FIXTURES 368	Electrical Contractor	Date August 18, 1966 1 Temporary Service #63892 - Capital Flec, Co. Neon Transformers Sign Outlets Meter Change Centers of Distributions 7 Service Equip.: 1 Violations Date	-9/7/66 AIR COND DATE STRATES OF THE SUPPLICE

## **Building Permits:**

#89661-Jack Farber-Addition of linen room-\$4000-8-21-78

#M08049 4/18/86 Acme Chute 450 trash chute repair #28840 7/14/86 Capital Roof - reroof 70 sqs \$44,000.

**Plumbing Permits:** 

**Building** Permits: \*ON OCTOBER 21, 1964, CITY COUNCIL AUTHORIZED ISSUANCE OF PERMIT FOR CONSTRUCTION OF A NURSING CONVALESCENT HOME ON THE BLACKSTONE HOTEL PROPERTY, SUBJECT TO COMPLIANCE WITH ALL GOVERNING REGULATIONS, AND SUBJECT TO THE PROVISION THAT PARKING WILL BE PROVIDED AT THE RATIO OF ONE SPACE FOR EACH HOSPITAL BED. #77069 Eastern Elevator Co.: 1 passenger elevator - \$12,100 - 9/23/66 ON OCTOBER 5, 1966 CITY COUNCIL APPROVED AND AUTHORIZED PERMIT FOR ADDITIONAL 44 ROOMS FOR A TOTAL OF 88 50 PARKING SPACES. LOOMS AND #77565 Miami Ice Machine Co.: Install 2 - 1 hp condensing units - \$400 - 12/19/66 OK Plaag 1/12/67 #77573 Buck Neon Sign Co.: Flat plastic wall sign, 40 sq. ft. - \$600 - 12/20/66 #78343 GenolaInc.of Fla.: Two typical floors above existing building; approved by City Council Oct. 5, 1966 ---(this makes a total of 88 rooms and 50 parking spaces) - \$256,000 - 5/25/67 Addition Architect, Cammer and Frese; Engr., Gerold Spolter; Front, 188'; Depth, 50' C. O. #4257 12/14/67 #78743 McDonald Air Cond., Inc.: Install nine tons of air conditioning and vent. systems - \$2700 #78903 Eastern Elevator Co., Inc.: Two pass. elevators. Hotel Comm. #4131 and 4132. \$18,850. 9/6/67 4/25/68 #79463 Genola Construction Co.: Install fifty 1 ton window units - \$10,000 - 12/14/67 OK SHERRY 4/25/68 #79620 Grant J. Ostland: additon of oxygen storage room to existing bldg. - \$300 - 1/22/68 0K 7/W 3/14/ APPONVALS ONG 2-13670

MONDAY, MARCH 14, 1988 -9:00 A.M. 1700 Convention Center Drive Commission Chambers -Third Floor Miami Beach, Florida 33139

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#### 1. FILE NO. 1880

#### GEM MANAGEMENT HOLDING, INC. 550 9th STREET PORTIONS OF LOTS 1 THRU 4; BLOCK 25 OCEAN BEACH ADDITION NO. 3 PB 2/81

APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO CONSTRUCT AN ADDITION AT THE GROUND LEVEL AND AN EXTENSION TO THE SIXTH FLOOR.

- 1. Applicant wishes to waive a total of 18 of the required 53 off-street parking spaces for the operation of this facility. (This request includes three (3) additional spaces for the new construction (1,678 sq. ft.) plus 15 spaces that have been removed).
- 2. Applicant wishes to waive 13 ft. of the minimum required 15 ft. south side yard setback for the construction of the sixth floor addition.
- 3. Applicant wishes to waive four (4) inches of the minimum required 20 ft. front yard setback in order to build an extension to the sixth floor (storage).
- 4. Applicant wishes to waive 14 ft. of the minimum required 20 ft. rear yard setback in order to construct an addition at the ground floor (offices).

### COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE '	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.	Ī		BUILDING
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3-7-88		Remodeling	#2,000.00					92450
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BUILDING PERMITS: #M9721 - Encore Service System - Central heating, 1 5ton A/C central, 1 cooling tower, violation double fine, mandatory 303.3 - 2-17-88 #92450 - 3-7-88 - Paster Construction - Remodeling - \$2,000.00

#SB881261 - 7-20-88 - Oscar M. Blanco - Remove existing roof as per arch letter - \$7,000.00 \

#M8801313- Air EZE Inc. - 2-1/2 HP Refrigeration, relocate condensate unit - 8-10-88

#B8900290 - 5-15-89 - Allstary Builders - Remodel existing laundry facility-nursing home - \$40,000.00

#BM890869 - Nelson Air - 1-5.5kw Central heating, 1-1 1/2ton a/c wind, duct work, 3 fans, condensate drain - 6-27-89

ELECTRICAL PERMITS: #83128 - Iro Electric - 4 Switch outlets, 4 fixtures - 4-19-88 #E8801326 - All Lite Electric - 2 Motors, relocate motors - 8-26-88 #BE891036 - Quality Service Contr. - New smoke detector installation in apts. -5-11-89 #BE891124 - Mabri Electric - New a/c, panel, W/M, D/M, receptacles - 6-2-89

PLUMBING PERMITS: #P8801278 - A to Z Statewide Plumbing - Grease trap pipe repair - 9-26-88 #BP890912 - All Star Plumbing - Remolding laundry - 6-29-89

# COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
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CITY OF MIAMI BEACH CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139		EPARTMENT OF PLANNING CITY HALL 1700 CONVENTION CENTER D		JAN 191999 8 8	TO: PAUL GIOIA BUILDING DIRECTOR	FROM: JUD KURLANCHEEK	SUBJECT: DESIGN REVIEW FILE NO. 1452 GEM CARE CENTER 550 NINTH STREET	At its January 10, 1989 meeting, the Design Review Board granted final approval of the above noted project subject to the following conditions:	1. The entrance door to the garbage room shall be relocated to the south side of the portion of the building fronting Ninth Street, a parking space which exists at that location shall be eliminated, and, an additional parking space created in the southwest section of the new staff parking area. A landscape area shall be maintained separating the parking spaces from the sidewalk;	2. All asphalt parking areas shall be resurfaced and striped;	3. Plans shall note parking lot lighting for staff review and approval;	4. Address numbers on the brick wall shall be removed;	5. Tree stumps remaining from Australian Pines shall be completely removed; and,	6. A decorative security fence shall be installed, the design of which shall be approved by staff.	In order to ensure that the appropriate staff is aware of these requirements, please record this action on the building card for the subject property. If the building permit is not issued within one (1) year of the meeting date (January 10, 1989) Design Review Board approval will become void.	Thank you for your assistance in this matter.	JK/JD gmcrpg
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$\frac{1}{\sqrt{2}} \frac{FILE \text{ NO. 1880}}{\frac{550 \text{ 9th STREET}}{\text{ PORTIONS OF LOTS 1 THRU 4; BLOCK 25}} \frac{1}{2} \frac{2}{\sqrt{2}} \frac{1}{\sqrt{2}} \frac{1}{$	APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO CONSTRUC ADDITION AT THE GROUND LEVEL AND AN EXTENSION TO THE SIXTH FLOOR. Applicant wishes to waive a total of 18 of the required 53 off-street parkings I. Applicant wishes to waive a total of 18 of the required 53 off-street parkings for the operation of this facility. (This request includes three (3) additional s for the operation of this facility. (This request the the theorem the operation of this facility.)	2. Applicant wishes to waive 13 ft. of the minimum required 15 ft. south side setback for the construction of the sixth floor addition.	3. Applicant wishes to waive four (4) inches of the minimum required 20 ft. fron setback in order to build an extension to the sixth floor (storage).	4. Applicant wishes to waive 14 ft. of the minimum required 20 ft. rear yard so in order to construct an addition at the ground floor (offices).	APPROVED with the condition that Mr. Blum, as the Board's representative, shall a the plans, or the case will be reheard. All of the following conditions shall also be met	I. Building Improvements	<ul> <li>paint the east and west overhangs and air conditioning units and west overhangs and air conditioning units and west pressure clean all the Bahama shutters and repaint where necessary pressure clean all the Bahama shutters and enclose the area so that it velocate all the dumpsters to the alley and enclose the area so that it velocate the white PVC air conditioning drain pipe from the northeast the building to the rear of the building so it is not visible from the street the building to the rear of the building so it is not visible from the street the building to the rear of the building so it is not visible from the street the building to the rear of the building so it is not visible from the street the treeting either backlit or non-illuminated with a maximum size not to 20 square feet for each sign</li> </ul>	2. Landscaping	<ul> <li>remove the two Australian Pine Trees on Pennsylvania Avenue provide a five-foot, landscaped strip and curbing between the sidewalk driveway, plant three street trees in the landscaped area. The trees match the ones planted on the Blackstone property to create a un block</li> </ul>	FILE NO. 1880 (continued) GEM MANAGEMENT HOLDING, INC. 550 9th STREET	<ul> <li>place a 7%-foot landscaped strip with curbing along the parking for the parking for the parking that will observe a hedge along the east lot line with landscaping that will observe a hedge along the east lot line with landscaped island in the parking broperty. Place at least one landscaped island in the parking hadde tree</li> </ul>	3. Prior to the issuance of a building permit for the proposed addition, the shall submit a landscaped plan to the Planning & Zoning Department for respectval. Prior to the issuance of an Occupational License or Certifica approval. Prior to the issuance of an Occupational License of Department for the new construction or additions, the Planning & Zoning Department approve the installed material.	4. Owner to provide proper garbage facilities. Owner also to remove an neressary sections of sidewalk, curb and gutter.	5. The applicant and successors shall contribute an amount of money equival purchase of nine (9) parking decals (cash in lieu of parking decal progr purchase of nine (9) parking decals (cash in lieu of parking decal progr annual basis. The applicant shall receive credit for all the above worl annual basis. The applicant shall receive credit for all the above worl occurring on private property and a two-year grace period on payments. period shall commence on the date the building permit is issued and tel two years. The parking impact fee shall be received by the City annua two years. The parking impact fee shall be received by the City annua the receipt of the issuance of the building permit. Funds general anniversary date of the issuance of decal program shall be placed in a Ci the receipt of the cash in lieu of decal program shall be placed in a Ci the construction of improvements in the vicinity of the site and consister the construction of improvements in this area.
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### COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	°%	COMMENTS	PERMIT NO.
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TO:550 Ninth Street HotelFROM:Joaquin VargasDATE:February 2, 2018

SUBJECT: Traffic Methodology for 550 Ninth Street Hotel

550 Ninth Street Hotel was an adult care facility (Oceanside Extended Care Center) located on the east side of Pennsylvania Avenue just south of 9<sup>th</sup> Street in the City of Miami Beach in Miami-Dade County, Florida.

The existing 5-story building is currently vacant and will be re-furbished to include approximately 110 hotel rooms with parking and valet service on the ground floor. The following is our proposed methodology for the traffic study associated with this project:

- The trip generation for the project will be based on ITE's *Trip Generation Manual* (10<sup>th</sup> Edition). According to ITE, the daily and PM peak hour trip rates are 8.36 and 0.60 per room, respectively. Hence, the proposed hotel is projected to generate approximately 920 daily trips and approximately 66 PM peak hour trips (34 inbound and 32 outbound).
- The traffic study will evaluate intersections located in the immediate vicinity of the project. The analyses will be undertaken for the critical PM peak hour (Friday 4PM to 7PM). These intersections are:
  - 1. Pennsylvania Avenue and 10<sup>th</sup> Street (All-Way Stop)
  - 2. Pennsylvania Avenue and 9<sup>th</sup> Street (All-Way Stop)
  - 3. Pennsylvania Avenue & 8<sup>th</sup> Street (Signalized)
  - 4. Washington Avenue & 9<sup>th</sup> Street (All-Way Stop)
  - 5. Euclid Avenue and 9<sup>th</sup> Street (All-Way Stop)
- Traffic circulation and valet operation will be evaluated in the traffic study, including its impact to the surrounding street system and adjacent driveways, if any.
- $\circ$  The intersection of Pennsylvania Avenue and 10<sup>th</sup> Street will be evaluated with existing traffic control and assuming a traffic circle.
- For purposes of the traffic study, the build-out year will be 2019. For purposes of traffic growth, FDOT historical traffic data will be used.
- Sidewalk LOS adjacent to the project will be evaluated.



- The traffic study will address any anticipated / proposed impacts onto the existing on-street vehicular parking, if applicable. Any impacts to on-street parking will be discussed with the City's Parking Department.
- A detailed TDM plan will be developed for the project.
- The presence of transit and nearby routes will be discussed as will the provision and location of bicycle racks.
- Provide bicycle racks at the site to encourage other modes of transportation.
- The site plan will also include the location of bicycle parking, garbage pick-up area and place designated for deliveries.
- The submittal of the study will include LOS calculations for review by the peer reviewer.



