

Owner Blackstone Nursing Home

W 50' of Lots 1,2,3,4 Block 25

Subdivision OCEAN BEACH

General Contractor S. C. Leifert Contractor, Inc.

Architect Frese Canner Assoc.

Zoning Regulations: Use BAA

Building Size: Front 190'

Certificate of Occupancy No. 4155 dated Jan. 13, 1967  
4257 of 12-14-1967

Type of Construction TYPE ONE

Foundation Conc. Pile

Roof flat

Date MAY 16, 1966

PLUMBING Contractor #45432 Dade Plumbing (see below for add'l. permit #45436)

Sewer Connection 1 - 8"

Date Aug. 1, 1966

Water Closets 33

Lavatories 32

Bath Tubs 5

Showers 4

Urinals 1

Sinks (pot) 10 Sink, pot: 1

Dish Washing Machine 1 Slop sinks: 4

Laundry Trays

Laundry Washing Machines

Drinking Fountains 1

Floor Drains 6

Grease Traps, 600 gal.: 1

Safe Wastes 5

AIR CONDITIONING Contractor #77255 McDonald Air Cond. Inc.: Install 1 - 5 ton a.c.

SEPTIC TANK Contractor unit & 2 - 2 ton a.c. unit; install kitchen and toilet

OIL BURNER Contractor ventilation - \$5,000 - 10/27/66 (Engr., J.E. Curley & Assoc.)

SPRINKLER Contractor OK Flaag 1/12/67

ELECTRICAL Contractor #63851 Capital Elec. Co.

Date August 18, 1966

OUTLETS  
Switches 110  
Lights 358  
Receptacles 300

Ranges  
Irons  
Refrigerators

Fans 18

Motors

Appliances

HEATERS  
Water  
Space

FIXTURES 368

Electrical Contractor

Date

Permit No.

78343 of 5-25-67

76298

of 5-16-66

Cost \$350,000.00

Address

550 - 9th Street

Bond No.

- 4203-09-010

Engineer

J. Spolter

Parking: provided for 50 cars.

Lot Size

irregular

OCCUPANCY: D-2

Height

30'

Stories 2

Use

NURSING HOME: 40 private rooms; \*88 rooms total  
4 two-bed wards; one isolation room see below

Temporary Water Closet

Fire Standpipes: 2

Air Cond. Drain: 1

Water Service: 1

Down Spouts

Wells

Swimming Pool Traps

Steam or Hot Water Boilers

ROUGH APPROVAL

FINAL APPROVAL

GAS Contractor

Gas Ranges Outlets: 5

Gas Water Heaters 2

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

FINAL APPROVALS

DATE 1/13/67

DATE 1-13-67

DATE 1/13/67

DATE 1/13/67

DATE 1/13/67

DATE 1/13/67

DATE 1/13/67

DATE 1/13/67

DATE 1/13/67

ALTERATIONS OR REPAIRS

## Building Permits:

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

#MO8049 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 ROOMS AND 50 PARKING SPACES.

#77565 Miami Ice Machine Co.: Install 2 - 1 hp condensing units - \$400 - 12/19/66 OK Flaag 1/12/67

#77573 Buck Neon Sign Co.: Flat plastic wall sign, 40 sq. ft. - \$600 - 12/20/66

#78343 Genola Inc. 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

Architect, Cammer and Frese; Engr., Gerold Spolter; Front, 188'; Depth, 50'

C. O. #4257 12/14/67

A d d i t i o n

#78743 McDonald Air Cond., Inc.: Install nine tons of air conditioning and vent. systems - \$2700 - 8/14/67 OK SHERREY 10/14/67

#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 SHERREY 4/25/68

#79620 Grant J. Ostland: additon of oxygen storage room to existing bldg. - \$300 - 1/22/68 OK 7/14/68

OK-12/14/67 BUILDING

OK 12-13-67 PLUMBING

OK 12-14-67 ELECTRICAL

OK 10/14/68 @ MECHANICAL

OK 10/14/68 @ MECHANICAL

OK 10/14/68 @ MECHANICAL

OK 10/14/68 @ MECHANICAL

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

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

1249.1

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.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
3-7-88		Remodeling	\$2,000.00					92450

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 *OK*  
#92450 - 3-7-88 - Paster Construction - Remodeling - \$2,000.00 *OK*  
#SB881261 - 7-20-88 - Oscar M. Blanco - Remove existing roof as per arch letter - \$7,000.00 *OK*  
#M8801313- Air EZE Inc. - 2-1/2 HP Refrigeration, relocate condensate unit - 8-10-88 *OK*  
#B8900290 - 5-15-89 - Allstary Builders - Remodel existing laundry facility-nursing home - \$40,000.00 *OK*  
#BM890869 - Nelson Air - 1-5.5kw Central heating, 1-1 1/2ton a/c wind, duct work, 3 fans, condensate drain - 6-27-89 *OK*

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

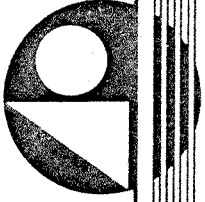
PLUMBING PERMITS: #P8801278 - A to Z Statewide Plumbing - Grease trap pipe repair - 9-26-88 *OK*  
#BP890912 - All Star Plumbing - Remolding laundry - 6-29-89 *OK*

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

Building Card #		1249.1	
Address		550 9th Street	
Violation Date	Case#	Inspector	Date Closed
12-22-87	87248	Paul R.	
			Comments

# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



## DEPARTMENT OF PLANNING

CITY HALL  
1700 CONVENTION CENTER DRIVE  
TELEPHONE: 673-7550

*Paul Gioia*  
**JAM**

**JAN 19 1989**

*1289.1*

TO: PAUL GIOIA  
BUILDING DIRECTOR

FROM: JUD KURLANCHEEK *JD*  
PLANNING AND ZONING DIRECTOR

BUILDING DEPARTMENT  
88 JAN 17 1989 AM 9:56  
CITY OF MIAMI BEACH

January 17, 1989

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



12Δ9.1

MAR 14 1988

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).

APPROVED with the condition that Mr. Blum, as the Board's representative, shall approve the plans, or the case will be reheard. All of the following conditions shall also be met:

1. Building Improvements
  - paint the east and west overhangs and air conditioning units and vents to match the building
  - pressure clean all the Bahama shutters and repaint where necessary
  - relocate all the dumpsters to the alley and enclose the area so that it will not be visible from the street (maybe open to the sky)
  - relocate the white PVC air conditioning drain pipe from the northeast side of the building to the rear of the building so it is not visible from the street
  - replace the two box signs on 9th Street and Pennsylvania Avenue with channel lettering either backlit or non-illuminated with a maximum size not to exceed 20 square feet for each sign
2. Landscaping
  - remove the two Australian Pine Trees on Pennsylvania Avenue
  - provide a five-foot, landscaped strip and curbing between the sidewalk and the driveway, plant three street trees in the landscaped area. The trees should match the ones planted on the Blackstone property to create a uniform block

CONTINUED ON NEXT PAGE . . .

FILE NO. 1880 (continued)

GEM MANAGEMENT HOLDING, INC.

550 9th STREET

- place a 7½-foot landscaped strip with curbing along the parking lot parallel to 9th Street and plant two shade trees and ground cover
  - place a hedge along the east lot line with landscaping that will obscure the neighboring property. Place at least one landscaped island in the parking lot with a shade tree
3. Prior to the issuance of a building permit for the proposed addition, the applicant shall submit a landscaped plan to the Planning & Zoning Department for review and approval. Prior to the issuance of an Occupational License or Certificate of Use for the new construction or additions, the Planning & Zoning Department shall approve the installed material.
  4. Owner to provide proper garbage facilities. Owner also to remove and replace necessary sections of sidewalk, curb and gutter.
  5. The applicant and successors shall contribute an amount of money equivalent to the purchase of nine (9) parking decals (cash in lieu of parking decal program) on an annual basis. The applicant shall receive credit for all the above work which is occurring on private property and a two-year grace period on payments. The grace period shall commence on the date the building permit is issued and terminate in two years. The parking impact fee shall be received by the City annually on the anniversary date of the issuance of the building permit. Funds generated through the receipt of the cash in lieu of decal program shall be placed in a City account entitled, "Washington Avenue Improvement Account", which is dedicated towards the construction of improvements in the vicinity of the site and consistent with the Department's neighborhood plan for this area.

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.
7-20-88		REPAIR & TILE WORK AT ROOF TERRACE	\$7,000.00					6888126
5-15-89		Remodel existing laundry facility NURSING home	\$40,000.00					B8900290

Mr. Gregory L. Fontela  
Bercow Radell Fernandez & Larkin  
200 S. Biscayne Boulevard, Suite 850  
Miami, Florida 33131

December 17, 2018

**Re: 550 Ninth Street Redevelopment – Trip Generation Comparison  
Miami Beach, Florida**

Dear Greg:

Per your request, Traf Tech Engineering, Inc. compared the trip generation of the existing and proposed uses at the site located at 550 Ninth Street in the City of Miami Beach, Florida. The existing and proposed uses are described below:

**EXISTING USE**

- o Adult Care Facility (192 beds) – the building is currently vacant

**PROPOSED USE**

- o Hotel with restaurant (110 rooms)

The trip generation for the project was based on information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (10<sup>th</sup> Edition). According to the subject ITE manual, the most appropriate "land use" categories for the existing and proposed land uses includes: Land Use 254 – Assisted Living Facility and Land Use 310 – Hotel. Table 1 summarizes the trips associated with the subject site.

<b>TABLE 1</b>			
<b>Trip Generation Summary</b>			
<b>550 Ninth Street</b>			
<b>EXISTING USE</b>			
<b>Land Use</b>	<b>Size</b>	<b>Project Trips</b>	
		<b>Daily</b>	<b>PM Peak Hour</b>
ALF	192 beds	500	50
<b>PROPOSED USE</b>			
<b>Land Use</b>	<b>Size</b>	<b>Project Trips</b>	
		<b>Daily</b>	<b>PM Peak Hour</b>
Hotel	110 rooms	920	66
<b>Difference</b>		<b>+420</b>	<b>+16</b>

SOURCE: ITE Trip Generation Manual (10<sup>th</sup> Edition)

As indicated in Table 1, the new trips anticipated to be generated by the proposed re-development project consist of approximately 420 new daily trips and approximately 16 trips during the weekday PM peak hour, when compared against the previous occupied use at the site.

The trip generation rates used to determine the trips associated with the existing and proposed land uses are presented below:

**ITE Land Use 254 – Assisted Living**

Weekday Daily Trip Generation

$T = 2.6 (X)$ , where

T weekday daily trips and

X = number of beds

Weekday PM Peak Hour of Adjacent Street

$T = 0.26 (X)$  (38% inbound and 62% outbound), where

T = weekday peak hour trips and

X = number of beds

**ITE Land Use 310 – Hotel (per ITE, Restaurant included in Rates)**

Weekday Daily Trip Generation

$T = 8.36 (X)$ , where

T = weekday daily trips and

X = number of rooms

Weekday PM Peak Hour of Adjacent Street

$T = 0.60 (X)$  (51% inbound and 49% outbound), where

T = weekday peak hour trips and

X = number of beds

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

Sincerely,

**TRAF TECH ENGINEERING, INC.**

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



August 22, 2018