CORPORATE OFFICE
Punta Gorda, FL

FLORIDA OFFICES
Chipley
Miami
Punta Gorda
Tallahassee
Tampa

GEORGIA OFFICE
Atlanta

KANSAS OFFICE
Kansas City

MISSOURI OFFICE
N. Kansas City

MEMORANDUM

DATE: April 9, 2015

TO: Xavier R. Falconi, P.E., City of Miami Beach

FROM: Claudia Lamus, P.E., Project Engineer

CC: Oliver Rodrigues P.E., PTOE,

SUBJECT: **500 Block (Alton Road)**
Traffic Impact Study - Peer Review 3

Florida Transportation Engineering, Inc. was retained by the City of Miami Beach to perform a peer review of the traffic impact study for a temporary surface parking lot to be located at the 500 Block of Alton Road.

Currently, the site has a 7-Eleven convenience store and a staging area for FDOT's construction project. The proposed development consists of providing a surface parking lot with 205 parking spaces which includes 10 spaces for the 7-Eleven store. The remaining spaces will be used for valet purposes and some (75) may be reserved for the Floridian residential development. A Traffic Impact Study prepared by Traf Tech Engineering, Inc. dated February 23, 2015 was presented to the City. In response to FTE's comments, the original site plan was modified to comply with the FTE's comments and the City staff's requests.

After reviewing the response to comments and the modified site plan, FTE found that all comments were satisfactory addressed. FTE has no further comments.

Should you have any questions concerning our comments, please feel free to contact me at (305) 463-8411, ext. 107. I look forward to assisting you further on this project.

S:\Projects\2014\214002 - Miami Beach\08 - 500 Block Alton Road\500 Block (Alton Road) - Peer Review Memorandum 4-9-15.Docx

Traf Tech
ENGINEERING, INC.

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

February 23, 2015

Re: 500 Block (Alton Road) –Technical Memorandum

Dear Graham:

Traf Tech Engineering, Inc. is pleased to provide you with this Technical Memorandum in connection with the 500 Block of Alton Road in the City of Miami Beach in Miami-Dade County, Florida. More specifically, this memorandum addresses the potential trip generation associated with a temporary surface parking lot (with 205 parking spaces including parking stalls for the existing 7-11) located on the west side of Alton Road between 5th Street on the south and 6th Street on the north. Currently, this parcel has been servicing a 7-11 convenience store and as a staging area for FDOT's construction project of Alton Road.

The proposed surface parking lot will include a total of 205 parking spaces, as depicted in the site plan contained in Attachment A. Moreover, it will include two full-access driveways and one inbound-only driveway off of the southbound lanes of Alton Road. All valet-related vehicles were assumed to use the full-access driveway on 6th Street and the two-way driveway off of West Avenue.

Two different scenarios have been considered for the subject parking lot. Option 1 includes a total of 205 parking spaces with 10 spaces designated for the existing 7-11 convenience store, 75 reserved for the existing Floridian residential development and the remaining 120 parking stalls will be used for valet purposes. Option 2 includes 10 parking spaces for the 7-11 and the remaining 195 parking stalls for valet purposes. Of these two options, Option 2 is considered a worse-case scenario from a trip generation standpoint since residential use of parking spaces is relatively low compared with parking spaces designated for valet users of nearby commercial land uses.

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 582-0988 Fax: (954) 582-0989

Trip Generation

In order to determine the trip generation associated with the subject surface parking lot, the following assumptions were made:

- All 205 parking spaces were assumed to be used by the 7-11 and nearby commercial uses.

- According to ULI, approximately 10% to 50% of the parking spaces designated for commercial uses turnover in the late afternoon/evening hours. For purposes of trip generation, 50% of the 205 parking spaces were assumed to generate trips.

- The 103 trips were assumed to have a similar inbound/outbound split as commercial uses. That is, approximately 52 inbound trips and 51 outbound trips were assumed to occur during the peak hour of the generator.

Table 1 presents the new vehicle-trips associated with the proposed commercial parking lot to be located at the 500 Block of Alton Road. It is important to note that the trips associated with the public parking spaces are already traveling within the study area of this project (currently parking elsewhere). However, these 103 peak hour trips will be new trips in the immediate vicinity of the 500 Block.

TABLE 1
500 Block of Alton Road
Total Project Trips

	Daily Trips	Peak Hour of Generator		
		Inbound	Outbound	Total
Public Parking Spaces	-	52	51	103

Figure 1 depicts the projected peak hour trips at the access driveways on 6th Street and West Avenue. The Alton Road driveway will be used for delivery vehicles only.

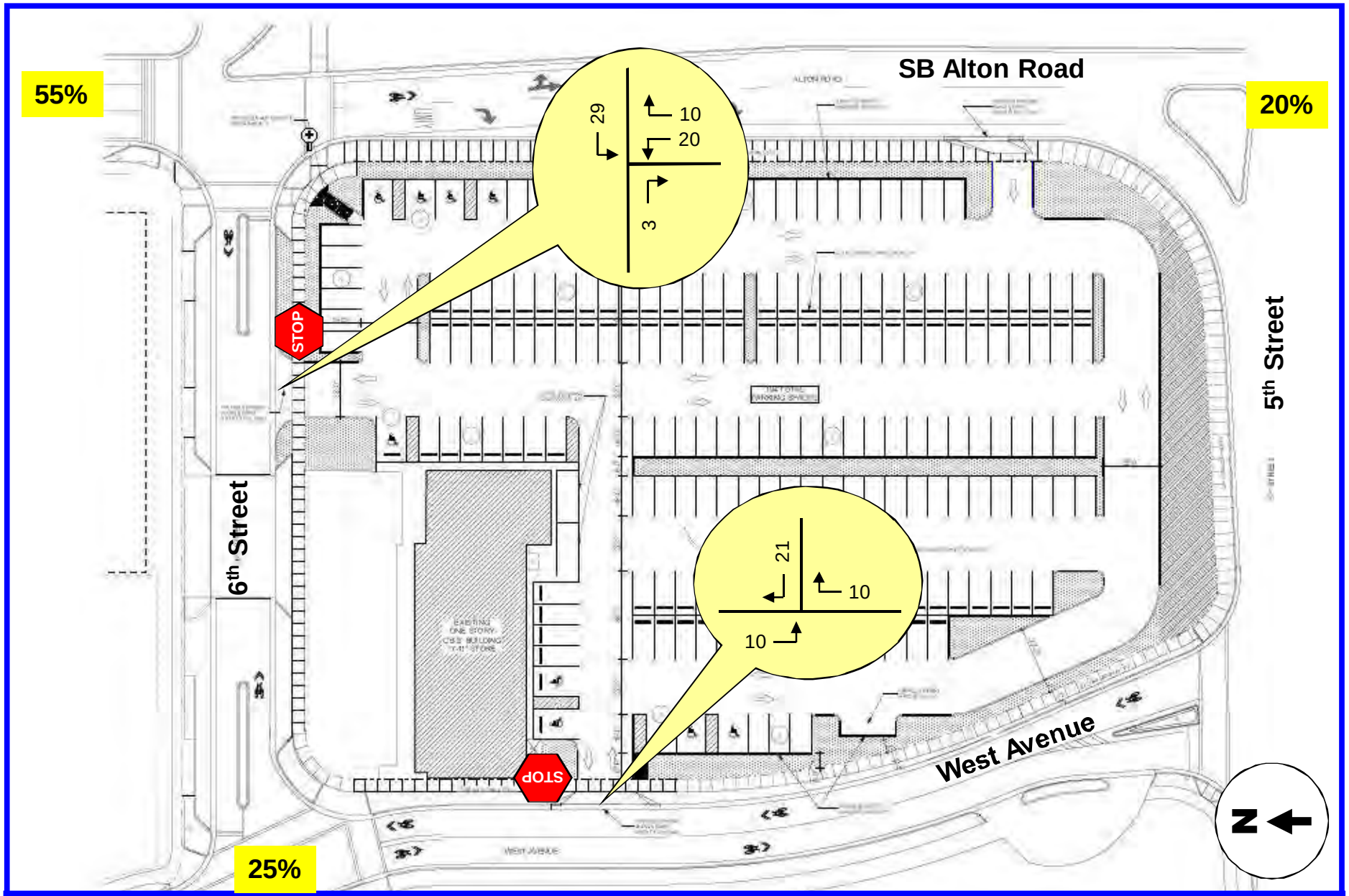
Attachment B presents the future traffic volumes anticipated at each of the two full-access driveways and SYNCHRO analysis of both ingress/egress points. As indicated in the SYNCHRO runs, both driveways are projected to function adequately from capacity/level of service standpoints.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

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



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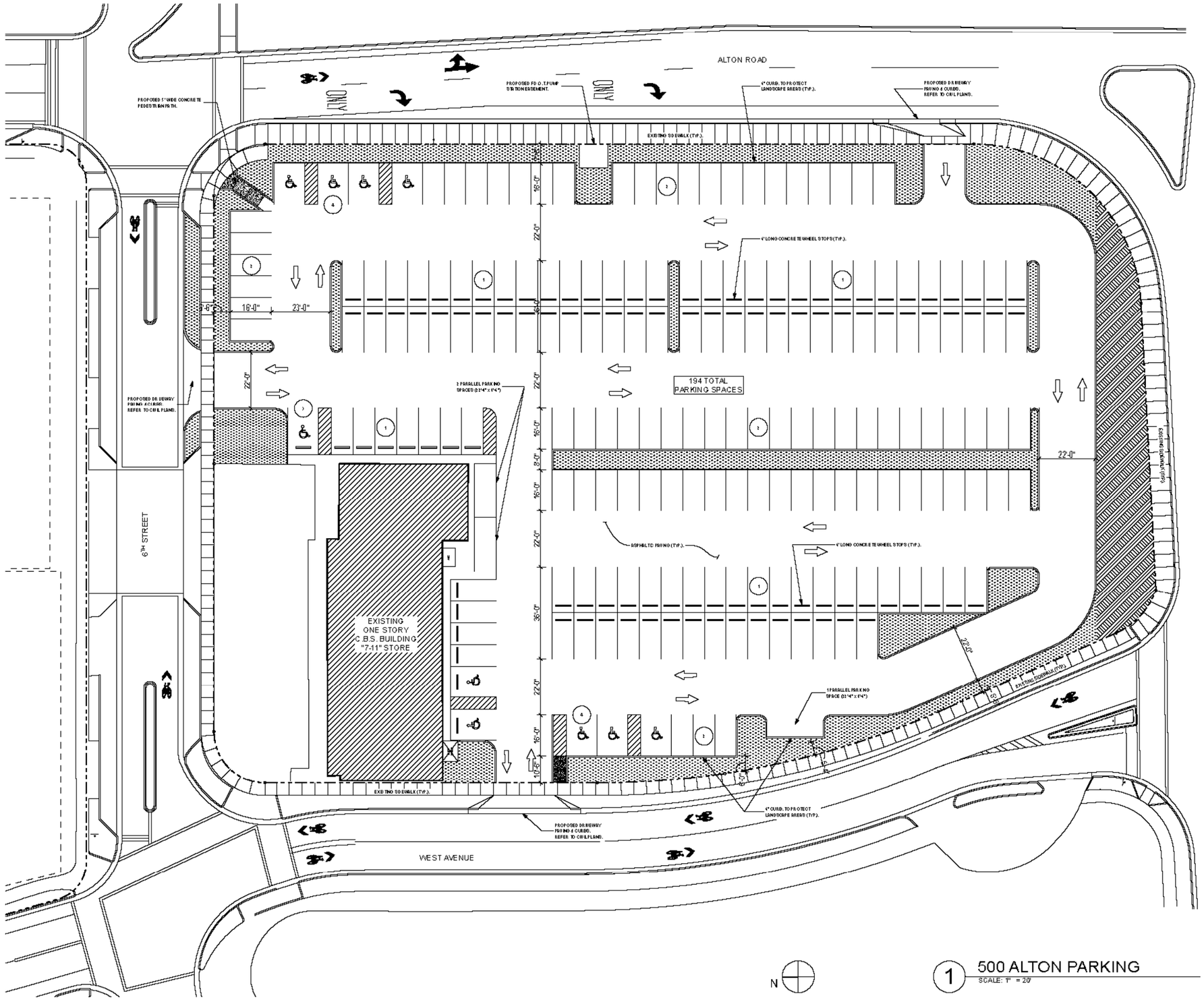
ENGINEERING, INC.

PARKING LOT PEAK HOUR TRIPS

FIGURE 1
500 Block Alton Road
Miami Beach, Florida

ATTACHMENT A

Site Plan – 500 Block of Alton Road



1 500 ALTON PARKING
SCALE: 1" = 20'

SYMBOLS LEGEND:

- NEW LANDSCAPED AREAS. REFER TO LANDSCAPE DRAWINGS.
- DESIGNATED FUTURE LOCATION FOR NON-CONTAMINATED EARTH MATERIAL FROM 600 ALTON BASEMENT PARKING EXCAVATION.
- PROPERTY LINE.

PARKING SPACES NOTES:

1. STANDARD PARKING SPACES SHALL BE 18'-0" LONG BY 8'-6" WIDE TYPICAL WITH WHEEL STOPS PROVIDED.
2. PARKING SPACES FRONTING LANDSCAPED CURBS SHALL BE 16'-0" LONG BY 8'-6" WIDE, WHEEL STOPS ARE NOT TO BE PROVIDED.
3. STANDARD HANDICAP PARKING SPACES SHALL BE 18'-0" LONG BY 12'-0" WIDE WITH 5'-0" WIDE STRIPED ACCESS AISLES AS SHOWN (TYP.).
4. HANDICAP PARKING SPACES FRONTING LANDSCAPED CURBS SHALL BE 16'-0" LONG BY 12'-0" WIDE WITH 5'-0" WIDE STRIPED ACCESS AISLES AS SHOWN (TYP.). WHEEL STOPS ARE NOT TO BE PROVIDED.

ARCHITECT:

URBAN ROBOT LLC
420 LINCOLN ROAD, S.406
MIAMI BEACH, FL 33139
(786) 246-4867
(786) 768-2537, F

STRUCTURAL ENGINEER:

YHCE ENGINEERING
12151 SW 128 COURT, S.104
MIAMI, FL 33186
(305) 969- YHCE
(305) 969-9463, F

M.E.P. ENGINEERS:

CIVIL ENGINEERS:

COASTAL SYSTEMS INT'L, INC.
464 SOUTH DIXIE HWY.
CORAL GABLES, FL 33146
(305) 661-3655
(305) 661-1914, F

GENERAL CONTRACTOR:

500 ALTON PARKING LOT

500 ALTON RD :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC
AA26002740 ID26001518 LC26000518

REVISIONS

1410
PROJECT NO.

02/15/2015
DATE

AR / CMA / SV / JJ / FM / FV / ML
DRAWN / CHECKED

500 ALTON PARKING LOT

A-100

ATTACHMENT B

Future Traffic Volumes and SYNCHRO

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

West Avenue and Parking Lot's Driveway
Peak Hour Analysis

Description	West Avenue Northbound			West Avenue Southbound			Eastbound			Driveway West		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2012 Existing Traffic (8/22/12)	0	12	0	0	282	0	0	0	0	0	0	0
Season Adjustment Factor	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06
2012 Peak Season Traffic	0	13	0	0	299	0	0	0	0	0	0	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2014 Growth Traffic	0	13	0	0	305	0	0	0	0	0	0	0
2016 Growth Traffic	0	13	0	0	308	0	0	0	0	0	0	0
Committed Developments												
709 Alton												
Others (1)												
2015 Background Traffic	0	13	0	0	308	0	0	0	0	0	0	0
2015 Background Traffic	0	13	0	0	308	0	0	0	0	0	0	0
Parking Lot Trips			10	10								21
2015 Total Traffic	**0**	**13**	**10**	**10**	**308**	**0**	**0**	**0**	**0**	**0**	**0**	**21**

(1) Yardhouse, 730-804 First Street, 49 Collins, 850 Commerce, 42 Collins, Milos, Block 1 and Block 51

Traf Tech
ENGINEERING, INC.

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

6th Street and Parking Lot's Driveway
Peak Hour Analysis

Description	Driveway Northbound			Southbound			6th Street Eastbound			6th Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2012 Existing Traffic (8/22/12)								156			98	
Season Adjustment Factor	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06
2012 Peak Season Traffic	0	0	0	0	0	0	0	165	0	0	104	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2014 Growth Traffic	0	0	0	0	0	0	0	169	0	0	106	0
2015 Growth Traffic	0	0	0	0	0	0	0	170	0	0	107	0
Committed Developments												
709 Alton												
Others (1)												
2015 Background Traffic	0	0	0	0	0	0	0	170	0	0	107	0
2015 Background Traffic	0	0	0	0	0	0	0	170	0	0	107	0
Parking Lot Trips	20		10						3	29		
2015 Total Traffic	**20**	**0**	**10**	**0**	**0**	**0**	**0**	**170**	**3**	**29**	**107**	**0**

(1) Yardhouse, 730-804 First Street, 49 Collins, 850 Commerce, 42 Collins, Milos, Block 1 and Block 51

Traf Tech
ENGINEERING, INC.

HCM Unsignalized Intersection Capacity Analysis
6: West Avenue & Driveway

2/23/2015

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	0	21	13	10	10	308
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	23	14	11	11	335
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	376	20			25	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	376	20			25	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	98			99	
cM capacity (veh/h)	621	1058			1589	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	23	25	346
Volume Left	0	0	11
Volume Right	23	11	0
cSH	1058	1700	1589
Volume to Capacity	0.02	0.01	0.01
Queue Length 95th (ft)	2	0	1
Control Delay (s)	8.5	0.0	0.3
Lane LOS	A		A
Approach Delay (s)	8.5	0.0	0.3
Approach LOS	A		

Intersection Summary			
Average Delay	0.7		
Intersection Capacity Utilization	33.4%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
8: Driveway & 6th Avenue

2/23/2015

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	170	3	29	107	20	10
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	185	3	32	116	22	11
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			188		366	186
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			188		366	186
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			98		96	99
cM capacity (veh/h)			1386		620	856

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	188	148	33
Volume Left	0	32	22
Volume Right	3	0	11
cSH	1700	1386	682
Volume to Capacity	0.11	0.02	0.05
Queue Length 95th (ft)	0	2	4
Control Delay (s)	0.0	1.8	10.5
Lane LOS		A	B
Approach Delay (s)	0.0	1.8	10.5
Approach LOS			B

Intersection Summary			
Average Delay	1.6		
Intersection Capacity Utilization	29.7%	ICU Level of Service	A
Analysis Period (min)	15		

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 | 4800 | 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 Rhyne Plbg. #39883 | Sewer Connection 1 (4") | Date Sept.24,1957

Temporary Water Closet 1

Water Closets 3
Lavatories 3
Bath Tubs
Showers
Urinals
Sinks
Dish Washing Machine
Laundry Trays
Laundry Washing Machines
Drinking Fountains 1
Floor Drains 2
Grease Traps
Safe Wastes

Swimming Pool Traps
Steam or Hot Water Boilers
ROUGH APPROVAL OK 10-23-57 Cox
FINAL APPROVAL OK 3-25-58 Cox

Down Spouts
Wells

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

Gas Frylators
Gas Pressing Machine
Gas Vents for Stove

GAS Rough APPROVAL
GAS FINAL APPROVAL

AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

ELECTRICAL Contractor Tri-City Elec. #51127 | Date October 28, 1957

OUTLETS: Switches 7, Lights 35, Receptacles 17

NEON TRANSFORMER - 1

HEATERS: Water, Space

FIXTURES 35

Ranges
Irons
Refrigerators
Fans 1
Motors 9(1HP),1(2-5HP)
Appliances

Electrical Contractor | Date

Temporary Service1(#50940)----9/26/57OK 9-26-57 Meginniss
Neon Transformers5(#50985)10-4-57-Electro-Neon
Sign Outlets
Meter Change
Centers of Distributions 1
Service 1
Violations

FINAL APPROVAL
By Rosser
Date 1-8-58

Alterations or Repairs—Over

Spot Survey - TJF

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 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 ? Subdivision Aquarium Site No. 520 Street Alton Road Date Mar. 9/'33.

General Contractor Harborn Construction Co. Address

Architect Lester Avery Address

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 Address Date

No. fixtures Rough approved by Date

Plumbing Contractor McCaughan permit # 6515 Address Date 3-27-33

No. fixtures set 10 Final approved by Date

Sewer connection 1 Septic tank Make Date

Permit- 3432

Electrical Contractor Hardy Electric Company Address Date 4-26-33

No. outlets 27 Heaters 3 Stoves Motors 2 Fans Temporary service

Rough approved by Date

Electrical Contractor Hardy Electric Company Address Date 5-8-'33

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

Date of service

PERMIT # 6510:

Alterations or repairs Addition to restuarant: Cost $1,000.oo-Lester Avery, Eng; Date Nov. 20-1934

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

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

BUILDING PERMIT # 15119 - 1 Roof Sign for Thwaites - Neon Sign & Service $ 180.oo- 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. 12-10-4

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, 19

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

520 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 Plaag 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 traps, 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

Blue 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 Ben½s 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 FIRE AND CASUALTY INSURANCE COMPANY

☐ THE CONNECTICUT INDEMNITY 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 cancelation to named insured.

Form 30066-1

308-09-0082

BEACH CHEVROLET BUILDING

44508** SEE OVER FOR ADDITION

Owner ERNEST GALLOWAY | Mailing Address Raleigh C. | Permit No. 15303 | Cost $ 10,500.

Lot 6-7-8 4 & 5 *** Block | Subdivision AQUARIUM SITE | Address ~~540~~ 538 ALTON RD

General Contractor Boice & Stow | Bond No. 2729 5791** | Arrang 3-30-42

Architect Wahl Snyder and Willard Lowry 4802 | Engineer 4204-06-006

Zoning Regulations: Use BB | Area 19 | Lot Size 75 X 110

Building Size: Front 75 | Depth 110 | Height 18 | Stories one

Certificate of Occupancy No. | Use Automobile show room & storage garage

Type of Construction c-b-s | Foundation Concrete Piling | Roof Flat | Date Jan. 7- 1941

Plumbing Contractor H. Brunson # 14986 | Sewer Connection 1 | Date 1-22-1941

Temporary Closet 1

Plumbing Contractor | Date

Water Closets 2 | Bath Tubs | Floor Drains

Lavatories 2 | Showers | Grease Traps Oil ,1,

Urinals | Sinks | Drinking Fountains

Gas Stoves | Gas Heaters | Rough Approved | Date

Gas Radiators | Gas Turn On Approved

Septic Tank Contractor | Tank Size | Date

Oil Burner Contractor | Tank Size | Date

Sprinkler System

Electrical Contractor Ace Electric # 16875 | Address | Date 2-14-1941

OUTLETS Switch / Light 20 / Receptacles 11 | Range | Motors | HEATERS Water / Space | Fans | Temporary Service #16683 - Ace Electric - 1/7/41

Centers of Distribution 1 #16925- Ace Electric- 3/7/1941 1 temporary

#16946- E.B.ELLIOT 36 transformers- 3/12/1941

Refrigerators

Irons

Sign Outlets Ace Electric # 16941* 5 signs- 2 centers- 3/10/41

No. FIXTURES 20 - 26 | Electrical Contractor | Date

FINAL APPROVED BY | Date of Service

Alterations or Repairs—Over # 15976 - SIGN- Channel Letter sign 4'6 X 48' and Flat Wall sign 10X2 E.B.Elliott Co. - - - - - - - $ 500.00 - - - - - March 11.1941

BLD. #75-34 INSPECTION DATE 6/9/42

ALTERATIONS & ADDITIONS

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

16803 - Remove sign to next door- Acolite 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 M. Jepeway) 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 OK, Cox 9/27/54

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 USAAFTTC - 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 ervice, 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 OK, Rosser 7/22/1955

42877 Tropicalites...4 neon transformers, 1 flasher...8/30/54

43017 Tropicalites, Inc..6 neon transormers, 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 Aguillera: 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 Aetor Electric Service: 5 light outlets, 5 receptacles, 20 fixtures, 1 fan outlet, 2 appliance welder 4/17/68
#66350 Bengis Associates Inc. 1 Sign outlet Reconnect 1/10/69

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 Aguillera: 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 Service: 5 light outlets, 5 receptacles, 20 fixtures, 1 fan outlet, 2 appliance welder 4/12/68~~
#66550 Bengis Associates Inc. 1 Sign outlet Reconnect 1/10/69

4 & 5 Lot 6-7-8 Block Subdivision AQUARIUM SITE

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, Plaag 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; installinside 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- Panelling, 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 4-5-6-7-8 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 Rooofing-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.

#MO6053 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

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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.
4-2-89		Ext. PRESSURE cleaning + painting	$2,580.00					SB 890516

Mus

Owner JAMES WATSKY

Permit No. 43651 Cost $20,000....

Lot 13 Block Subdivision AQUARIUM SITE

Address 541 & 547 WEST AVENUE

General Contractor Maurice Collegeman

4805

Bond No. 5720

Architect Robert Swartburg

Engineer M. R. Fellman

OK, Cox 4/12/54

Zoning Regulations: Use BB Area 19

Lot Size 50' x 125'

Building Size: Front 50' Depth 100'

Height 26' Stories 2

Certificate of Occupancy No. 2661 May 31, 1955

Use WAREHOUSE

Type of Construction #2 (classified as "E" Building) Foundation spread footing Roof Flat Date Dec. 28, 1953

Spot Survey

PLUMBING Contractor #35674 Service Plumbing Co: 1, Sewer Connection 4" OK, Rothman 1/8/54 Date Dec 23, 1953

Temporary Water Closet 1

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

Swimming Pool Traps

Steam or Hot Water Boilers

ROUGH APPROVAL OK, Rothman 1/8/54

FINAL APPROVAL OK, Cox 3/24/54

Down Spouts

Wells

spot survey ns 5/31/1955

#1454

GAS Contractor Date

Gas Ranges

Gas Water Heaters

Gas Space Heaters

Gas Refrigerators

Gas Steam Tables

Gas Broilers

Gas Frylators

Gas Pressing Machine

Gas Vents for Stove

GAS Rough APPROVAL

GAS FINAL APPROVAL

AIR CONDITIONING Contractor

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor #41440 Emanuel Elec. Co. Date Feb. 19, 1954

Temporary Service #41151 Emanuel Elec: 1/5/54 Rosser, 1/7/54

OUTLETS: Switches 12, Lights 32, Receptacles 16

Ranges

Irons

Refrigerators

Fans

Motors

Appliances 3

Neon Transformers

Sign Outlets 2

Meter Change

Centers of Distributions 6

Service 1

Violations

HEATERS: Water, Space

FIXTURES

Electrical Contractor

Date

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.: Re-roof 38 squares - $1150- 11/8/67
#3276-All Metral Fabrication- 1 3ton central a/c0$1700-5-16-75

Plumbing Permits:
#51786-Peoples Gas- set meter-11-20-74

/OK, Rosser 7/8/54
Electrical Permits: #41750 Astor Electric Service: 14 fixtures, 1 center of distribution, 4 motors 1 HP.. April 16, 1954
OK, Rosser 7/8/54 #41891 Astor Electric: 4 receptacles, 10 fixtures: May 10, 1954
OK, Plaag 7/8/54 #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 2½toa/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

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

Owner SHELL 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

4003

Front 41 Depth 42 | Height 15 | Stories 1 | Use FILLING STATION

Type of construction Ordinary | Cost $ 10,000.00 | Foundation Concrete Piling | Roof | Fire Retardant

Approved by City Council September 1st, 1937----

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 5 | Heaters | Stoves | Motors | Fans | Temporary service

4 - receptacles- 5 - motors-

2 - centers

Rough approved by | 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. 6-1939

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

BUILDING PERMIT # 16803- Erecting sign moved from next door- $ 500: Acolite 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

45776 by owner...Painting $ 200.00 Sept. 13, 1954

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

~~#53484 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~~ 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 OUR BUSINESS - SHELL - $650. - 12/11/62

#83355 Wrecking Corp of America: Demolition of CBS stucture. 1176 sq. ft. Gas station. Public works #7304 - $400. 11/21/69

#84690 - Bengis Assoc. Pole sign Existing Revolving prices - approved by City Manager 6/23/70 7/28/70

PLUMBING PERMIT # 28963 Shell Oil Co: One 2,000 gal gasoline tank (underground) and one 550 gal slop 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 Bartnett 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

See reverse side for boundary section 2/20/63

Owner J. Cherbino Mailing Address Permit No. 1523 Date Oct. 1-1925

Lot 32 Block 2 Subdivision FLEETWOOD Address 606 Alton Road 600 Alton Road

General Contractor G. W. Langford Construction Co. Address 614

Architect S. D. Butterworth Address 60x 170

4205

1217-1219-Sixth St

4203-01-033

Front 55-o Depth 158-o Height 32-o Stories 3 52 rooms Use HOTEL & OFFICES

Type of construction Tile & stucco Cost $ 100,000.oo Foundation Wood Pile & concrete Roof Comp--

See reverse for Councilpatch 2/20/63.

Plumbing Contractor Rathbone Address Date Dec. 9-1925

Plumbing Fixtures 114 Rough approved by Date

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

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

Gas Heaters Address Date

Final approved by Date

Sewer connection - 1-- Septic tank Make Date

Electrical Contractor H. P. Foley Address Date Dec. 2-1925

Switch Range Motors Fans Temporary service

OUTLETS Light 50 HEATERS Water

Receptacles Space Centers of Distribution

Electrical Contractor H.P. Foley Address Date June 5-1926

No. fixtures set 150 Final approved by Date

Date of service Ambrose & Ingalls- 40 outlets (permit # 1212) Dec. 26-1929

Ambrose & Ingalls Alterations (" 928) Nov. 6-1929 -

all plans

Alterations or repairs #3479- ALTERATIONS (36 Baths) Henderson, architect $10,000.oo Date Nov. 19-1929

John L. Berry, contractor

#3410- ALTERATIONS* BATHS & Stairs- John L. Berry, contractor- $ 10,000.oo - Nov. 4- 1929

BUILDING PERMIT # 14863- Painting - (owner) $ 400.- Oct. 21-1940

ELECTRICAL PERMIT # 16480 - - BANKIER BROS. - - 1 Motor - - - - - - - - - - - - - - - Dec 12th 1940

Over

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 , guniting & painting- Lanham & Gable, contr. $ 5,700...Nov. 6, 1950

34035 Roof repairs of storm damage & painting- J.C. Woodruff, contr. $ 3,000...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' - #1CBS, concrete piling ----Bliss Eng. Co. Escot Construction Company, contractor $ 4 000 Aug. 3, 1956

#57681 Owner: Chalking of cracks - $100.00 - October 24, 1958 #60554 Owner: Chaulking walls & windows- $50 - Nov. 10, 1959

#63195 John Thill: 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: # 20312 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 GERIATRICS SERVICES COMPLEX FOUNDATION, REQUESTED PERMIT FROM COUNCIL FOR CONSTR. OF HOSPITAL ON LOTS 27-32, inclusive, BLOCK 2, FLEETWOOD SUBD. COUNCIL GRANTED PERMITTION TO ISSUE PERMIT FOR SUCH CONSTR. SUBJ. TO COMPLIANCE WITH ABL GOVERNING REGULATIONS - SEE OTHER PERTINENT BLDG. CARDS.

#45664 Morgen 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.. Biscayne 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 FLEETWOOD

ALTERATIONS & ADDITIONS

Building Permits:

#79299 Pablo De La Aguilera: Paint and caulk windows - $250 - 11/15/67 ok gw 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

Approved by City Council 2/20/63

** #78671 (completed permit)

Owner Geriatrics Services Complex Foundation, Inc. **Permit No.** * 78249 (Found.Perm.) **Cost** $350,000.00

part of **Lot** 3, all of Lots 4, 29, 30 **Block** 2 **Subdivision** FLEETWOOD **Address** 630 Alton Road

General Contractor.....SAC Construction Co., Inc. 4203 **Bond No.** 4203-01-033

Architect Wm. Friedman **Engineer** Bliss & Nyitray Sq. Ft.: 20,160

CO-4569 6/28/72 **Zoning Regulations:** **Use** BB **Area** 19 **Lot Size** refer to survey

~~**Building Size:**~~ Final C.O. 4318-8/2/6 **Front** 56' **Depth** 120' **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

Type of Construction TYPE ONE D **Foundation** Conc. Piling **Roof** Flat **Date** *MAY 9, 1967

PLUMBING Contractor #45991 J & W Plumbing Co. **Sewer Connection** 1 - 5" **Storm Sewer:** 1 - 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			ROUGH APPROVAL		Water Service: 1
Showers	1				Air Cond. Drains: 13
Urinals		Slop Sinks: 6	FINAL APPROVAL		Bed Pan Washer: 1
Sinks	41				
Dish Washing Machine			GAS Contractor		Date
Laundry Trays			Gas Ranges		Gas Frylators
Laundry Washing Machines		Elec. ~~Gas~~	Water Heaters 1		Gas Pressing Machine
Drinking Fountains	6		Gas Space Heaters		Gas Vents for Stove
Floor Drains	12		Gas Refrigerators		
Grease Traps			Gas Steam Tables		
Safe Wastes			Gas Broilers	GAS Rough APPROVAL	
AIR CONDITIONING Contractor				GAS FINAL APPROVAL	
SEPTIC TANK Contractor					
OIL BURNER Contractor					
SPRINKLER Contractor					

FINAL APPROVALS

Temporary 4/8/68 P.G. ..... BUILDING

Final Bldg 4-10-68 ..... PLUMBING

1-8-68 ..... ELECTRICAL

Temporary 4/18/68 ..... AIR COND.

..... FIRE

..... SUPV. ENGR.

..... SURVEY

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

	Switches 190	Ranges	1 - #64689 ...	Temporary Service Industrial
OUTLETS	Lights 416	Irons	Electrical - May 18, 1967	OK Scarborough 5/18/67
	Receptacles 368	Refrigerators		Neon Transformers
		Fans		Sign Outlets
		Motors	24 (0-1hp) 6(5-hp) 2 (6-10hp) 1(15hp)	Meter Change
				Centers of Distributions
HEATERS	Water	Appliances	1 (75 hp)	Service Equip.,1600A
	Space			Violations
FIXTURES	849	Electrical Contractor		Date

FINAL APPROVAL By 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-D ay Constuction-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 Gustafson 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

Building Permits:

#78203 [illegible]

#79154 Trent Hall, Inc.: Install one 50 hp. - built up chill water system - $36,000.00 - 10/20/67

#79866 Claude Southern Corp: Flat wall sign "SOUTH SHORE HOSPITAL City Council approved March 6, 1968 Memo 1167 $1,200 - 3/8/68 OK 4/2/68

#79938 J & W Plumbing Service: Pressure piping for oxygen system - $1000 - 3/21/68

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

0-4569 6/28/72 #85057 - ~~Sun~~ International Builders of Fla. Inc. - construct 3 ~~xxxxx~~ story addition to existing hospital as per plan. $3,421,000.00 9/22/70 Issued 8/26/68

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

#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. $2,800.00 6/16/71

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

FINAL APPROVALS ADDN.

~~BUILDING PERMIT #85057~~

5/2/72 BUILDING

5-12-72 PLUMBING

5/12/72 ELECTRICAL

5/2/72 MECHANICAL

5/19/72 FIRE

ZONING

Plumbing Permits:

#54093-Day Construction and Plumbing- 1 drinking fountain; 6 clothes washer; 1 sink, residence; 2 bed pan sterlizer; 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

~~#45991 Plumbing Permits~~

#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 - ~~2x~~ 3 motors - 11-25 HP - service 8500 A - subfeed 3-225A - 10-200A - 250 ton A.C. - ~~2x~~ 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 remporary-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.

4204

Owner SOUTH SHORE HOSPITAL **Permit No.** 90433 **Cost** $ 3,000,000.00

Lot 27 thru 32 **Block** 2 **Subdivision** Amnd Plat Fleetwood **Address** 630 Alton Road

General Contractor SAC Construction Co.Inc. **Bond No.**

Architect William M. Friedman **Engineer** Brieter,am=Jurado Assoc.

Zoning Regulations: **Use** RH **Area** — **Lot Size**

Building Size: 116,177 sq.ft. **Front** 81 **Depth** 145' **Height** 113' 6" **Stories** 10 story Medical Office Building

Certificate of Occupancy No. 4986 6/28/83 **Use** Hospital - Research

Type of Construction Type I **Foundation** conc. piles **Roof** built-up over conc. slab **Date** 7/17/81

PLUMBING Contractor **Sewer Connection** **Date**

Temporary Water Closet

#3834

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 **Date**

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

Gas Frylators
Gas Pressing Machine
Gas Vents for Stove

GAS Rough APPROVAL
GAS FINAL APPROVAL

ELECTRICAL Contractor Summit Elect #77849 **Date** 3/25/82

OUTLETS: Switches, Lights, Receptacles

HEATERS: Water, Space

FIXTURES

Ranges
Irons
Refrigerators
Fans
Motors
Appliances

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

Electrical Contractor **Date**

FINAL APPROVAL **By** **Date**

ALTERATIONS OR REPAIRS

Building Permits:

#MO6372 9/2/83 Air/Changer 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 Partions - $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 spinrkler 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 bov 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 oildrlc, 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 Cescco & 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 Eleft - 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 fixt, 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 flourescent 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 reaceway 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, 3600Aservice 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 commerical, 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 ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	%	COMMENTS	BUILDING PERMIT NO.
11-8-88		Interior Remodeling	$125,000.00					B8801216
8-17-89		Reroof 300 sqs	$77,600.00					B8919023

Owner Max Perlstein

Permit No. 63725 Cost $35,000.00

Lot 11 & 12 Block - Subdivision Aquarium Site

Address 1220-1234 - 6th St.

General Contractor Maurice B. Talbert

Bond No. 6769

Architect J. Burnham Maylard

Engineer

4804

4204-06-007

Zoning Regulations: Use BB Area 19

Lot Size 100 x 125

Building Size: Front 125 Depth 40

Height 12' 6" Stories One

Certificate of Occupancy No. #3802 March 22, 1961

Use 4 stores & parking lot

Type of Construction I CBS Foundation Spread & Pads Roof Flat Date Nov. 23, 1960

PLUMBING Contractor M. W. Keeton Co. #42742 Sewer Connection 1 - 4" Date Dec. 28, 1960

Temporary Water Closet

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

#1452-53

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

GAS Contractor Date

Gas Ranges

Elec. XXX Gas Water Heaters 1

Gas Space Heaters

Gas Refrigerators

Gas Steam Tables

Gas Broilers

Gas Frylators

Gas Pressing Machine

Gas Vents for Stove

GAS Rough APPROVAL

GAS FINAL APPROVAL

ELECTRICAL Contractor Marion Electric: #56243 Date Jan. 5, 1961

OUTLETS Switches 15 Lights 31 Receptacles 46

Ranges

Irons

Refrigerators

Fans

Motors 10 (0-1 hnp.) 1 (2-5)

Appliances

Temporary Service 1

Neon Transformers

Sign Outlets 5

Meter Change

Centers of Distributions 4

Service 1

Violations

HEATERS Water 1 Space

FIXTURES 64

Electrical Contractor Date

FINAL APPROVAL By Newbold Date 3/20/61

3/14/61 J.G.

Alterations or Repairs—Over

Spot Survey - TJF

O.C. 3-15-61

IN SELF SERVICE LAUNDRY DENIED BY ZONING BOARD ON DEC. 1, 1960

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/ Compl. Saperstein 4/25/62

continued →

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. - 1 Floor drains-sand traps; 3 safe waste drains; 1 elec. hot water heater - 11/1/61~~

~~1226 - 6th St. - #66353 Dade Grank Inc. - 2 - 1 hp window unit air conditioners - $400 - 11/14/61~~

#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 →

Electrical Permits: 1220 - 6th Street - #56250 ~~Rossen~~ 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

OK Plaag 2/26/62

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
Work Completed C.L.B. as of 19-64

#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
COCA-COLA HOAGY HUT ITALIAN RESTAURANT SANDWICHES, council approval May 1, 1968
$150 - 5/22/68 OK HW 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 JO 2/9/68
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

#47359 Ray Loving 2 safe waste drains 7/7/69

#49163-Yell for Pennell- 1 Sink, Residence-5-24-72

#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

~~#67155 Electro Neon Sign Co. 20 sign lamps 7/11/69~~

#67156 Electro Meon 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: #MO8217 6/30/86 Wright Superior 1 central heat, 2-4 ton air cond central replace
#MO8842 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

LOT 11 and 12 BLOCK -- SUBDIVISION Aquarium Site ADDRESS 1206-1234 6th St

ALTERATIONS & ADDITIONS

Building Permits:

#3638-Sun Air 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 refirgeration (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.

Plumbing Permits:

#53658 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

CORPORATE OFFICE
Punta Gorda, FL

FLORIDA OFFICES
Chipley
Miami
Punta Gorda
Tallahassee
Tampa

GEORGIA OFFICE
Atlanta

KANSAS OFFICE
Kansas City

MISSOURI OFFICE
N. Kansas City

MEMORANDUM

DATE: April 9, 2015

TO: Xavier R. Falconi, P.E., City of Miami Beach

FROM: Claudia Lamus, P.E., Project Engineer

CC: Oliver Rodrigues P.E., PTOE,

SUBJECT: **500 Block (Alton Road)**
Traffic Impact Study - Peer Review 3

Florida Transportation Engineering, Inc. was retained by the City of Miami Beach to perform a peer review of the traffic impact study for a temporary surface parking lot to be located at the 500 Block of Alton Road.

Currently, the site has a 7-Eleven convenience store and a staging area for FDOT's construction project. The proposed development consists of providing a surface parking lot with 205 parking spaces which includes 10 spaces for the 7-Eleven store. The remaining spaces will be used for valet purposes and some (75) may be reserved for the Floridian residential development. A Traffic Impact Study prepared by Traf Tech Engineering, Inc. dated February 23, 2015 was presented to the City. In response to FTE's comments, the original site plan was modified to comply with the FTE's comments and the City staff's requests.

After reviewing the response to comments and the modified site plan, FTE found that all comments were satisfactory addressed. FTE has no further comments.

Should you have any questions concerning our comments, please feel free to contact me at (305) 463-8411, ext. 107. I look forward to assisting you further on this project.

S:\Projects\2014\214002 - Miami Beach\08 - 500 Block Alton Road\500 Block (Alton Road) - Peer Review Memorandum 4-9-15.Docx

Traf Tech
ENGINEERING, INC.

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

February 23, 2015

Re: 500 Block (Alton Road) –Technical Memorandum

Dear Graham:

Traf Tech Engineering, Inc. is pleased to provide you with this Technical Memorandum in connection with the 500 Block of Alton Road in the City of Miami Beach in Miami-Dade County, Florida. More specifically, this memorandum addresses the potential trip generation associated with a temporary surface parking lot (with 205 parking spaces including parking stalls for the existing 7-11) located on the west side of Alton Road between 5th Street on the south and 6th Street on the north. Currently, this parcel has been servicing a 7-11 convenience store and as a staging area for FDOT's construction project of Alton Road.

The proposed surface parking lot will include a total of 205 parking spaces, as depicted in the site plan contained in Attachment A. Moreover, it will include two full-access driveways and one inbound-only driveway off of the southbound lanes of Alton Road. All valet-related vehicles were assumed to use the full-access driveway on 6th Street and the two-way driveway off of West Avenue.

Two different scenarios have been considered for the subject parking lot. Option 1 includes a total of 205 parking spaces with 10 spaces designated for the existing 7-11 convenience store, 75 reserved for the existing Floridian residential development and the remaining 120 parking stalls will be used for valet purposes. Option 2 includes 10 parking spaces for the 7-11 and the remaining 195 parking stalls for valet purposes. Of these two options, Option 2 is considered a worse-case scenario from a trip generation standpoint since residential use of parking spaces is relatively low compared with parking spaces designated for valet users of nearby commercial land uses.

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 582-0988 Fax: (954) 582-0989

Trip Generation

In order to determine the trip generation associated with the subject surface parking lot, the following assumptions were made:

- All 205 parking spaces were assumed to be used by the 7-11 and nearby commercial uses.

- According to ULI, approximately 10% to 50% of the parking spaces designated for commercial uses turnover in the late afternoon/evening hours. For purposes of trip generation, 50% of the 205 parking spaces were assumed to generate trips.

- The 103 trips were assumed to have a similar inbound/outbound split as commercial uses. That is, approximately 52 inbound trips and 51 outbound trips were assumed to occur during the peak hour of the generator.

Table 1 presents the new vehicle-trips associated with the proposed commercial parking lot to be located at the 500 Block of Alton Road. It is important to note that the trips associated with the public parking spaces are already traveling within the study area of this project (currently parking elsewhere). However, these 103 peak hour trips will be new trips in the immediate vicinity of the 500 Block.

TABLE 1
500 Block of Alton Road
Total Project Trips

	Daily Trips	Peak Hour of Generator		
		Inbound	Outbound	Total
Public Parking Spaces	-	52	51	103

Figure 1 depicts the projected peak hour trips at the access driveways on 6th Street and West Avenue. The Alton Road driveway will be used for delivery vehicles only.

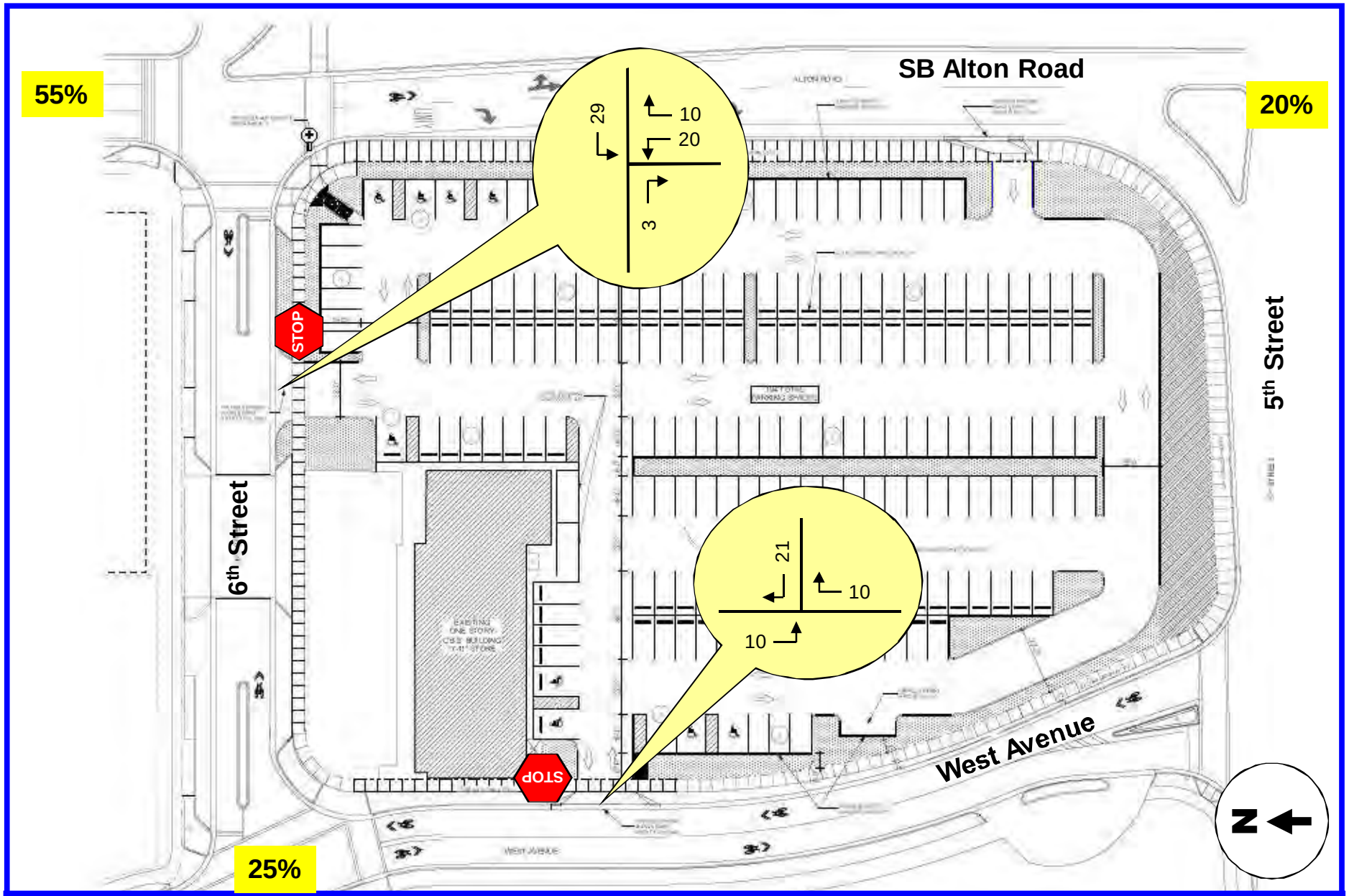
Attachment B presents the future traffic volumes anticipated at each of the two full-access driveways and SYNCHRO analysis of both ingress/egress points. As indicated in the SYNCHRO runs, both driveways are projected to function adequately from capacity/level of service standpoints.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

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



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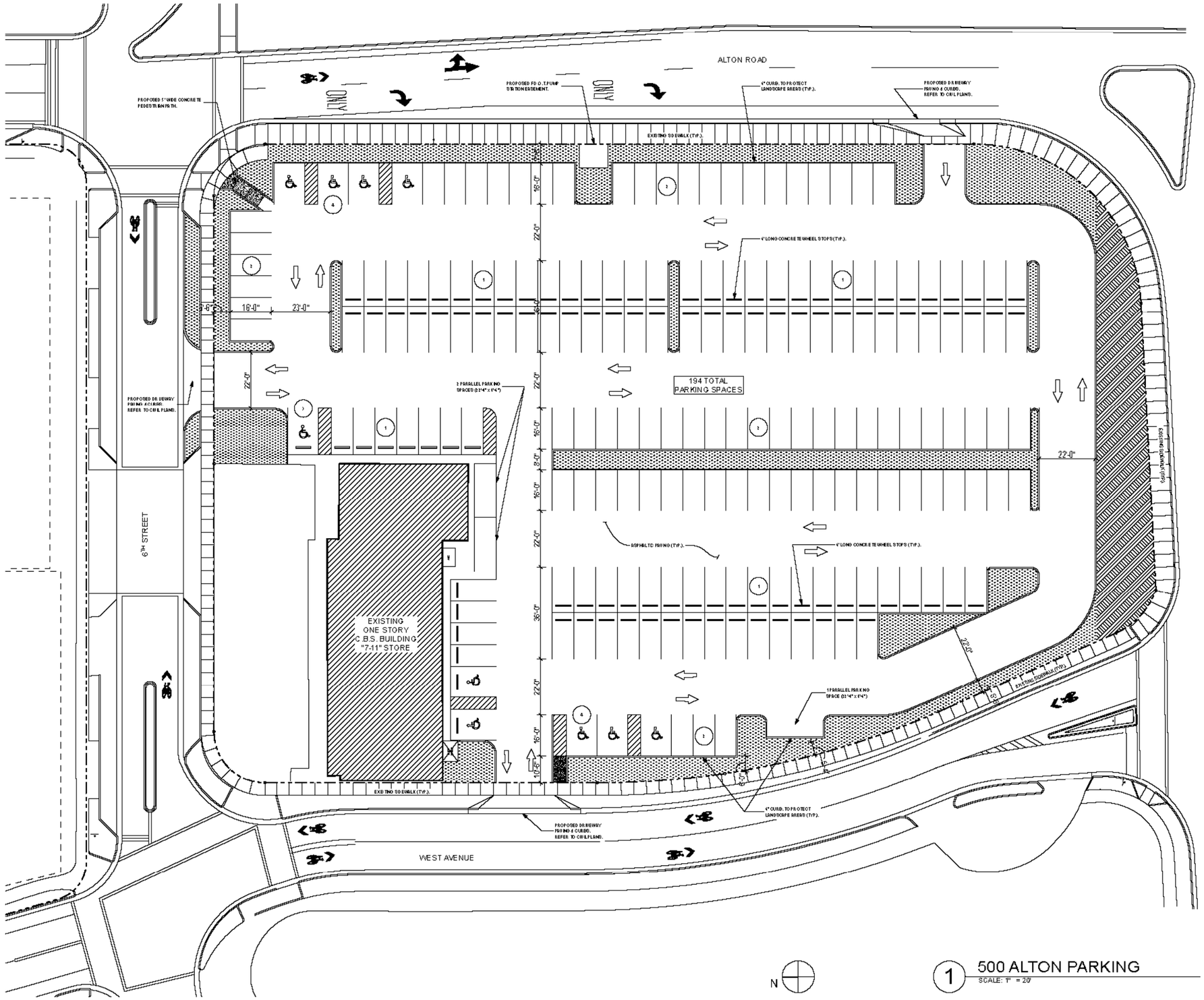
ENGINEERING, INC.

PARKING LOT PEAK HOUR TRIPS

FIGURE 1
500 Block Alton Road
Miami Beach, Florida

ATTACHMENT A

Site Plan – 500 Block of Alton Road



1 500 ALTON PARKING
SCALE: 1" = 20'

SYMBOLS LEGEND:

- NEW LANDSCAPED AREAS. REFER TO LANDSCAPE DRAWINGS.
- DESIGNATED FUTURE LOCATION FOR NON-CONTAMINATED EARTH MATERIAL FROM 600 ALTON BASEMENT PARKING EXCAVATION.
- PROPERTY LINE.

PARKING SPACES NOTES:

1. STANDARD PARKING SPACES SHALL BE 18'-0" LONG BY 8'-6" WIDE TYPICAL WITH WHEEL STOPS PROVIDED.
2. PARKING SPACES FRONTING LANDSCAPED CURBS SHALL BE 16'-0" LONG BY 8'-6" WIDE, WHEEL STOPS ARE NOT TO BE PROVIDED.
3. STANDARD HANDICAP PARKING SPACES SHALL BE 18'-0" LONG BY 12'-0" WIDE WITH 5'-0" WIDE STRIPED ACCESS AISLES AS SHOWN (TYP.).
4. HANDICAP PARKING SPACES FRONTING LANDSCAPED CURBS SHALL BE 16'-0" LONG BY 12'-0" WIDE WITH 5'-0" WIDE STRIPED ACCESS AISLES AS SHOWN (TYP.). WHEEL STOPS ARE NOT TO BE PROVIDED.

ARCHITECT:

URBAN ROBOT LLC
420 LINCOLN ROAD, S.406
MIAMI BEACH, FL 33139
(786) 246-4867
(786) 768-2537, F

STRUCTURAL ENGINEER:

YHCE ENGINEERING
12151 SW 128 COURT, S.104
MIAMI, FL 33186
(305) 969- YHCE
(305) 969-9463, F

M.E.P. ENGINEERS:

CIVIL ENGINEERS:

COASTAL SYSTEMS INT'L, INC.
464 SOUTH DIXIE HWY.
CORAL GABLES, FL 33146
(305) 661-3655
(305) 661-1914, F

GENERAL CONTRACTOR:

500 ALTON PARKING LOT

500 ALTON RD :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC
AA26002740 ID26001518 LC26000518

REVISIONS

1410
PROJECT NO.

02/15/2015
DATE

AR / CMA / SV / JJ / FM / FV / ML
DRAWN / CHECKED

500 ALTON PARKING LOT

A-100

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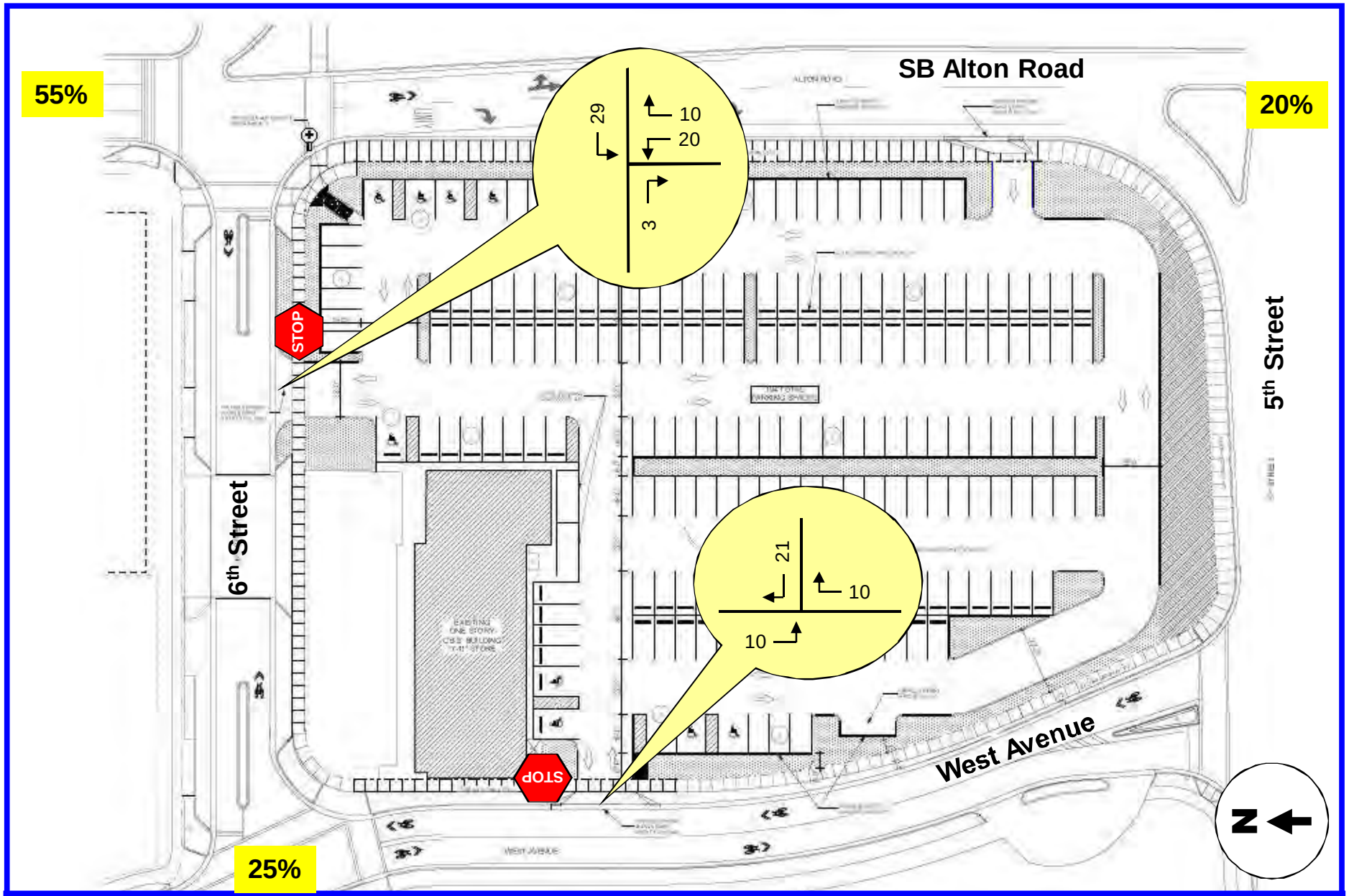


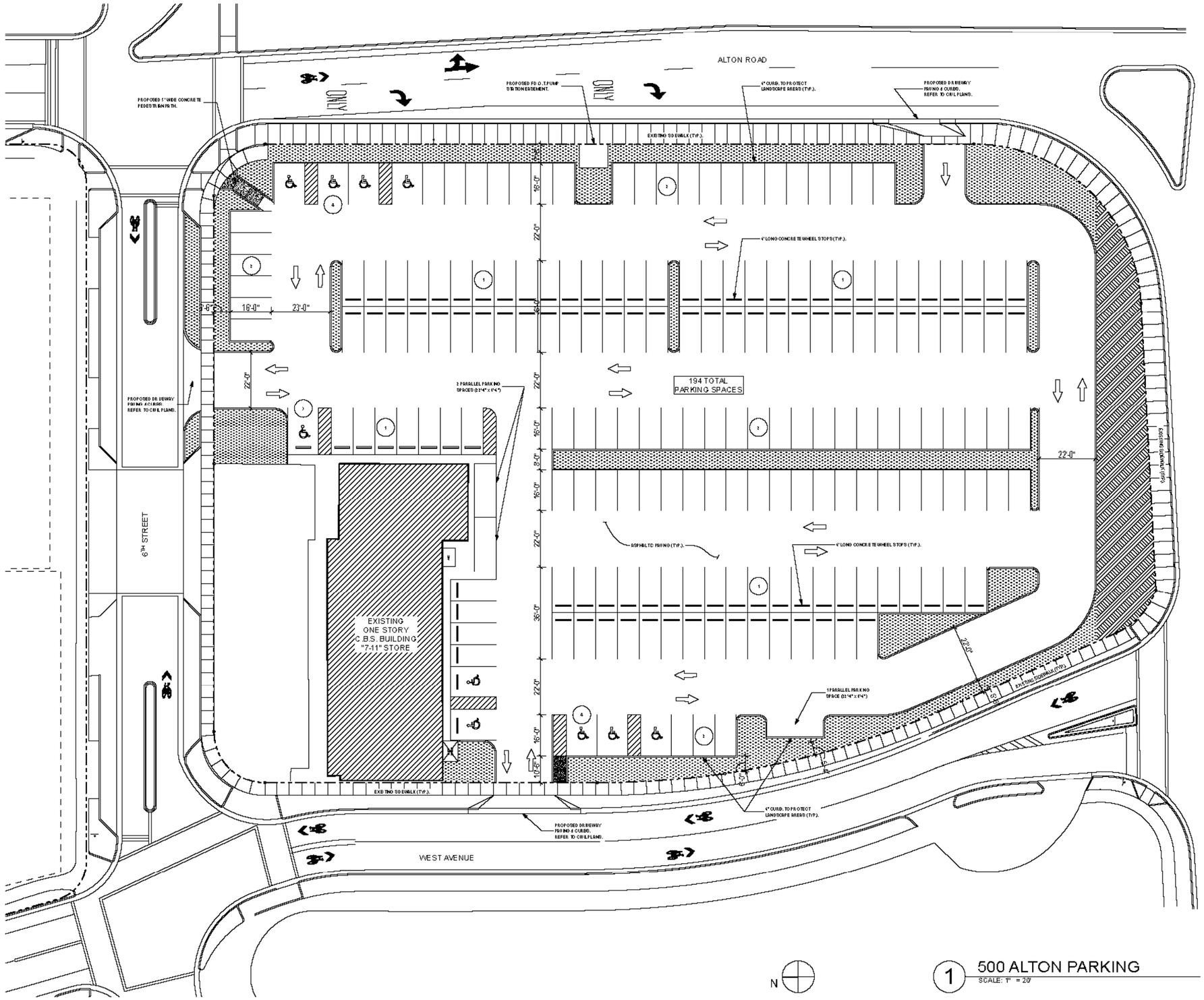
TrafTech
ENGINEERING, INC.

PARKING LOT PEAK HOUR TRIPS

FIGURE 1
500 Block Alton Road
Miami Beach, Florida

ATTACHMENT A

Site Plan – 500 Block of Alton Road



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DRAWN / CHECKED

500 ALTON PARKING LOT

A-100

ATTACHMENT B

Future Traffic Volumes and SYNCHRO

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

West Avenue and Parking Lot's Driveway
Peak Hour Analysis

Description	West Avenue Northbound			West Avenue Southbound			Eastbound			Driveway West		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2012 Existing Traffic (8/22/12)	0	12	0	0	282	0	0	0	0	0	0	0
Season Adjustment Factor	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06
2012 Peak Season Traffic	0	13	0	0	299	0	0	0	0	0	0	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2014 Growth Traffic	0	13	0	0	305	0	0	0	0	0	0	0
2016 Growth Traffic	0	13	0	0	308	0	0	0	0	0	0	0
Committed Developments												
709 Alton												
Others (1)												
2015 Background Traffic	0	13	0	0	308	0	0	0	0	0	0	0
2015 Background Traffic	0	13	0	0	308	0	0	0	0	0	0	0
Parking Lot Trips			10	10								21
2015 Total Traffic	**0**	**13**	**10**	**10**	**308**	**0**	**0**	**0**	**0**	**0**	**0**	**21**

(1) Yardhouse, 730-804 First Street, 49 Collins, 850 Commerce, 42 Collins, Milos, Block 1 and Block 51

Traf Tech
ENGINEERING, INC.

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

6th Street and Parking Lot's Driveway
Peak Hour Analysis

Description	Driveway Northbound			Southbound			6th Street Eastbound			6th Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2012 Existing Traffic (8/22/12)								156			98	
Season Adjustment Factor	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06
2012 Peak Season Traffic	0	0	0	0	0	0	0	165	0	0	104	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2014 Growth Traffic	0	0	0	0	0	0	0	169	0	0	106	0
2015 Growth Traffic	0	0	0	0	0	0	0	170	0	0	107	0
Committed Developments												
709 Alton												
Others (1)												
2015 Background Traffic	0	0	0	0	0	0	0	170	0	0	107	0
2015 Background Traffic	0	0	0	0	0	0	0	170	0	0	107	0
Parking Lot Trips	20		10						3	29		
2015 Total Traffic	**20**	**0**	**10**	**0**	**0**	**0**	**0**	**170**	**3**	**29**	**107**	**0**

(1) Yardhouse, 730-804 First Street, 49 Collins, 850 Commerce, 42 Collins, Milos, Block 1 and Block 51

Traf Tech
ENGINEERING, INC.

HCM Unsignalized Intersection Capacity Analysis
6: West Avenue & Driveway

2/23/2015

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	0	21	13	10	10	308
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	23	14	11	11	335
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	376	20			25	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	376	20			25	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	98			99	
cM capacity (veh/h)	621	1058			1589	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	23	25	346
Volume Left	0	0	11
Volume Right	23	11	0
cSH	1058	1700	1589
Volume to Capacity	0.02	0.01	0.01
Queue Length 95th (ft)	2	0	1
Control Delay (s)	8.5	0.0	0.3
Lane LOS	A		A
Approach Delay (s)	8.5	0.0	0.3
Approach LOS	A		

Intersection Summary			
Average Delay	0.7		
Intersection Capacity Utilization	33.4%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
8: Driveway & 6th Avenue

2/23/2015

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	170	3	29	107	20	10
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	185	3	32	116	22	11
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			188		366	186
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			188		366	186
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			98		96	99
cM capacity (veh/h)			1386		620	856

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	188	148	33
Volume Left	0	32	22
Volume Right	3	0	11
cSH	1700	1386	682
Volume to Capacity	0.11	0.02	0.05
Queue Length 95th (ft)	0	2	4
Control Delay (s)	0.0	1.8	10.5
Lane LOS		A	B
Approach Delay (s)	0.0	1.8	10.5
Approach LOS			B

Intersection Summary			
Average Delay	1.6		
Intersection Capacity Utilization	29.7%	ICU Level of Service	A
Analysis Period (min)	15		

ATTACHMENT B

Future Traffic Volumes and SYNCHRO

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Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2014 Growth Traffic	0	13	0	0	305	0	0	0	0	0	0	0
2016 Growth Traffic	0	13	0	0	308	0	0	0	0	0	0	0
Committed Developments												
709 Alton												
Others (1)												
2015 Background Traffic	0	13	0	0	308	0	0	0	0	0	0	0
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Parking Lot Trips			10	10								21
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pX, platoon unblocked						
vC, conflicting volume			188		366	186
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			188		366	186
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			98		96	99
cM capacity (veh/h)			1386		620	856

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	188	148	33
Volume Left	0	32	22
Volume Right	3	0	11
cSH	1700	1386	682
Volume to Capacity	0.11	0.02	0.05
Queue Length 95th (ft)	0	2	4
Control Delay (s)	0.0	1.8	10.5
Lane LOS		A	B
Approach Delay (s)	0.0	1.8	10.5
Approach LOS			B

Intersection Summary			
Average Delay	1.6		
Intersection Capacity Utilization	29.7%	ICU Level of Service	A
Analysis Period (min)	15		

ALTA/ACSM LAND TITLE SURVEY

LAND DESCRIPTION: (500 ALTON ROAD)

PARCEL 1:

LOTS 2 THROUGH 10, INCLUSIVE, AND LOT 15, OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

LOTS 1, 16, 17, 18 AND 19, OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCELS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 19 OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID LOT 19 FOR A DISTANCE OF 25.15 FEET TO THE POINT OF INTERSECTION WITH THE RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE DEFLECTING 87°01'19" TO THE RIGHT, RUN ALONG THE RIGHT-OF-WAY LINE OF STATE ROAD A-1-A FOR A DISTANCE OF 37.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 65.5 FEET AND A CENTRAL ANGLE OF 87°00'49", FOR AN ARC DISTANCE OF 99.47 FEET TO THE POINT OF TANGENCY WITH THE EAST LINE OF SAID LOT 1, SAID POINT BEING 7.48 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN SOUTH ALONG THE EAST LINE OF LOT 1, FOR A DISTANCE OF 28.72 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 63.80 FEET AND A CENTRAL ANGLE OF 89°59'30", FOR AN ARC DISTANCE OF 100.21 FEET TO A POINT OF TANGENCY WITH THE SOUTH LINE OF LOT 1, AT A DISTANCE OF 11.20 FEET FROM THE SOUTHWEST CORNER OF LOT 1; THENCE RUN WEST ALONG SOUTH LINE OF SAID LOTS 1 AND 19 FOR A DISTANCE OF 36.20 FEET TO THE POINT OF BEGINNING.

AND

BEGINNING AT THE SOUTHEAST CORNER OF LOT 18 OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RUN WEST ALONG THE SOUTH LINE OF LOTS 18 AND 17 A DISTANCE OF 62.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 66°03'04", FOR AN ARC DISTANCE OF 23.06 FEET TO THE POINT OF TANGENCY WITH THE WESTERLY LINE OF SAID LOT 17; THENCE RUN NORTHWESTERLY ALONG SAID WESTERLY LINE OF LOT 17, A DISTANCE OF 27.39 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 29.30 FEET AND A CENTRAL ANGLE OF 46°06'19", FOR AN ARC DISTANCE OF 23.58 FEET TO A POINT; THENCE RUN EASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 74.72 FEET TO A POINT ON THE EAST LINE OF SAID LOT 18, SAID POINT BEING 25.15 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 18; THENCE RUN SOUTH ALONG SAID EAST LINE OF LOT 18, FOR A DISTANCE OF 25.15 FEET TO THE POINT OF BEGINNING.

PARCEL 3;

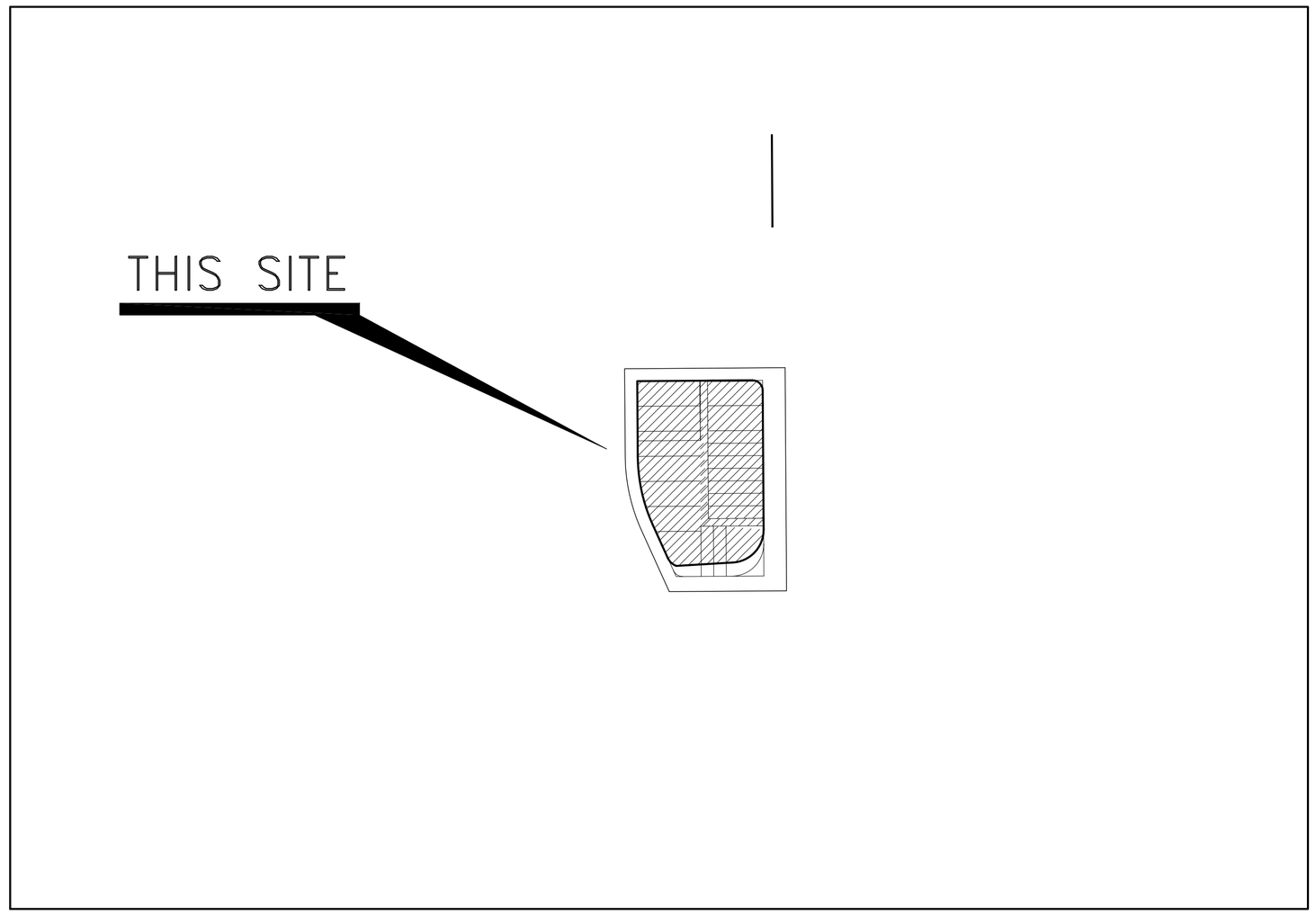
LOTS 13 AND 14, OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4

LOTS 11 AND 12, OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. : 4172842, EFFECTIVE DATE : JULY 09, 2014.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # D-151 ELEVATION=3.72'
8. BEARINGS SHOWN HEREON ARE BASED ON THE DEED.



LOCATION MAP (NTS)

TITLE REVIEW (SCHEDULE B-II)

ITEM # 6- MATTERS PER P.B. 21, PG. 83, M/D.C.R. (AFFECTS/PLOTTED)

ITEM # 7- UNITY OF TITLE PER ORB. 15677, PG. 1989, M/D.C.R. (AFFECTS/NOT PLOTTABLE)

ITEM # 8- DECLARATION OF RESTRICTIVE COVENANTS PER ORB. 24858, PG. 2599, M/D.C.R. (AFFECTS/NOT PLOTTABLE)

ITEM # 9- TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS PER ORB. 13509, PG. 659, M/D.C.R. (AFFECTS/NOT PLOTTABLE)

ZONING: C-PS2	FRONT	SIDE INTERIOR	SIDE FACING STREET	REAR
SUBTERRANEAN	0 FEET	0 FEET	0 FEET	0 FEET

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
CR	CABLE RISER
GEN.	GENERATOR
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
-X-	CHAIN LINK/ WOOD FENCE
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
B.C.R.	BROWARD COUNTY RECORDS
ORB	OFFICIAL RECORDS BOOK
BFP	BACK FLOW PREVENTER
R	RADIUS
Δ	DELTA ANGLE
A	ARC DISTANCE
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
TYP	TYPICAL
POB	POINT OF BEGINNING
4.07	ELEVATIONS
-E-	OVERHEAD UTILITY LINES
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY
UNK	UNKNOWN
SQ. FT.	SQUARE FEET
ALTA	AMERICAN LAND TITLE ASSOCIATION
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
ORB	OFFICIAL RECORDS BOOK

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0319 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

SURVEYOR'S CERTIFICATION

GREENBERG TRAURIG, P.A.
CHICAGO TITLE INSURANCE COMPANY
500 ALTON ROAD VENTURES, LLC
THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA
WALTER J. HARVEY, SCHOOL BOARD ATTORNEY AND HIS SUCCESSORS IN OFFICE

THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN MIAMI/DADE COUNTY, FLORIDA (ACCORDING TO TITLE SEARCH REPORT; ORDER NO. : 4172842, EFFECTIVE DATE jULY 09, 2014.), ARE ACCURATELY REFLECTED HEREON; AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11 (A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

___ THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

DATED: 02/11/16 FOR THE FIRM BY:_____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

CRESCENT HEIGHTS

500 ALTON ROAD,
1220 6TH STREET
MIAMI BEACH, FLORIDA

ALTA/ACSM LAND TITLE SURVEY

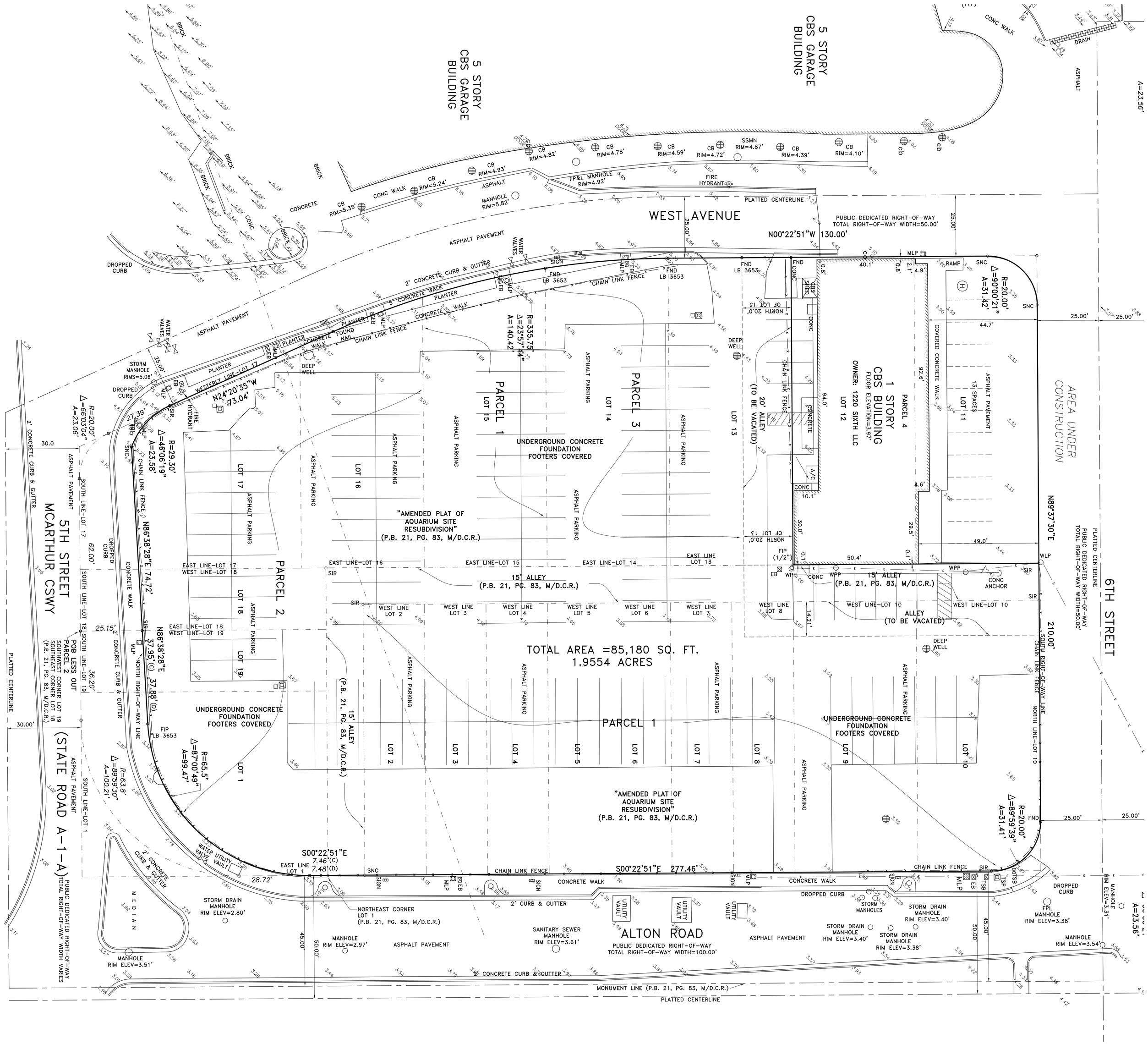
REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	07/23/12	DATA/COLL	AV	REC
REVISED PER ATTORNEY'S COMMENTS	02/28/13	-----	JD	REC
ALTA/ACSM LAND TITLE SURVEY	07/31/14	-----	AM	REC
REVISED ELEVATIONS TO REFLECT FIELD CHANGES	02/23/15	-----	JD	REC
UPDATE SURVEY	02/11/16	-----	REC	REC
REVISED ROADWAY GRADES	02/25/16	-----	REC	REC
ADDED PARCEL 4	03/16/16	----	AM	REC

PROJECT NUMBER : 6844-12

SCALE : 1" = 20'

SHEET 1 OF 2 SHEETS

ALTA/ACSM LAND TITLE SURVEY



LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
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M/D.C.R.	MIAMI/DADE COUNTY RECORDS
TYP	TYPICAL
POB	POINT OF BEGINNING
4.07	ELEVATIONS
-E-	OVERHEAD UTILITY LINES
POB	POINT OF BEGINNING
WM	WATER METER
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
MLP	METAL LIGHT POLE
(C)	CALCULATED
(D)	DEED
WPP	WOOD POWER POLE
WLP	WOOD LIGHT POLE
EB	ELECTRIC BOX
SQ. FT.	SQUARE FEET
ALTA	AMERICAN LAND TITLE ASSOCIATION
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
ORB	OFFICIAL RECORDS BOOK

20 0 20 40

GRAPHIC SCALE IN FEET

ADDED PARCEL 4 03/16/16 ----- AM REC

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

CRESCENT HEIGHTS

500 ALTON ROAD
MIAMI BEACH, FLORIDA

ALTA/ACSM LAND TITLE SURVEY

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	07/23/12	DATA/COLL	AV	REC
REVISED PER ATTORNEY'S COMMENTS	12/28/12	-----	JD	REC
ALTA/ACSM LAND TITLE SURVEY	07/31/14	-----	AM	REC
REVISED ELEVATIONS TO REFLECT FIELD CHANGES	02/23/15	-----	JD	REC
UPDATE SURVEY	02/11/16	-----	REC	REC
REVISED ROADWAY GRADES	02/25/16	-----	REC	REC

PROJECT NUMBER : 6844-12

SCALE : 1" = 20'

SHEET 2 OF 2 SHEETS

Traf Tech
ENGINEERING, INC.

March 12, 2015

Mr. Xavier Falconi, P.E.
City of Miami Beach
1700 Conversion Center Drive
Miami Beach, Florida 33139

Re: 500 Block (Alton Road) – Response to Traffic Comments (March 6, 2015)

Dear Xavier:

We received traffic-related comments prepared by FTE (comments dated March 6, 2015) in connection with the 500 Block of Alton Road. The responses to the traffic-related comments are provided below:

Comment 1: General – Are the locations of the valet stations that will be utilizing this parking lot known? This is to better determine the trips that will be circulating to/from the parking lot.

Response 1: The temporary surface parking lot will be available to valet operators that service nearby land uses. Therefore, it is difficult to predict the path of inbound and outbound vehicles. For purposes of this evaluation, it has been assumed that the majority of the trips will be arriving from Alton Road (50% from the north and 20% from the south) and 25% via West Avenue.

Comment 2: Trip Generation – The report states that only 50% of the parking spaces were assumed to generate trips. Please provide the supporting information for this assumption.

Response 2: Since this is a surface parking lot that will be used by valet operators servicing uses such as residential, hotel and commercial establishments, it is difficult to estimate the usage of the parking lot. However, for purposes of this evaluation, it was conservatively assumed that up to 50% of all parking spaces will turnover in a one-hour period. Based on ULI published data relative to the accumulation of parking spaces for different land uses, the 50% assumption is conservative (in reality it is expected this number to be much lower). The pertinent sections from the ULI *Shared Parking* (second edition) document are attached.

Comment 3: Trip Distribution – The report assumes a trip distribution but it is not mentioned how it was determined.

Response 3: Refer to response to Comment 1.

Comment 4: Please provide the SYNCHRO files.

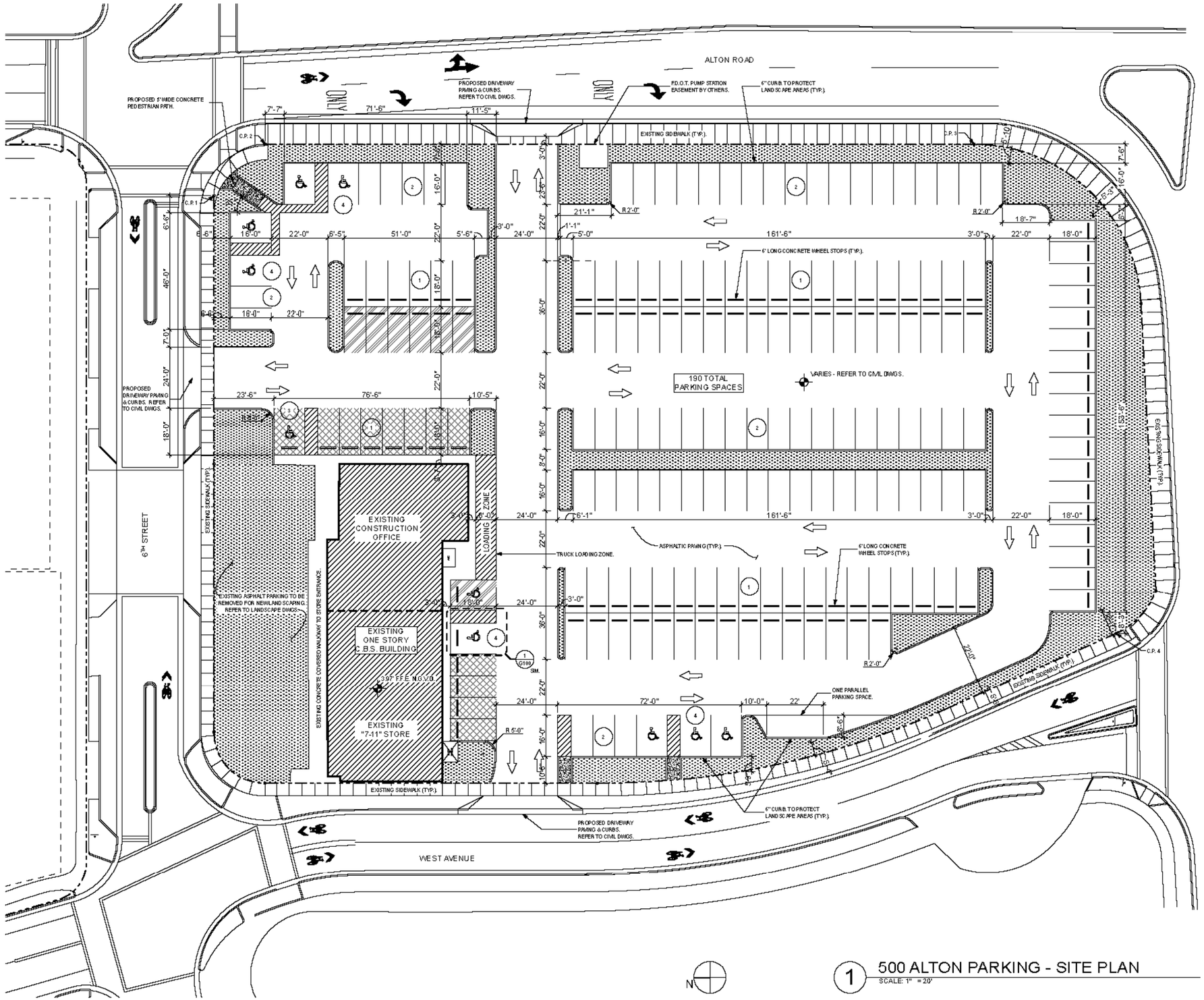
Response 4: The SYNCHRO files are attached.

Comment 5: The report states that the driveway on Alton Road will be used for delivery vehicles only. How will other non-delivery vehicles be restricted from using this driveway?

Response 5: The updated site plan is attached to this report. Valet personnel will be notified that this driveway is not to be used.

TRAF TECH ENGINEERING, INC.

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



1 500 ALTON PARKING - SITE PLAN
SCALE: 1" = 20'

SYMBOLS LEGEND:

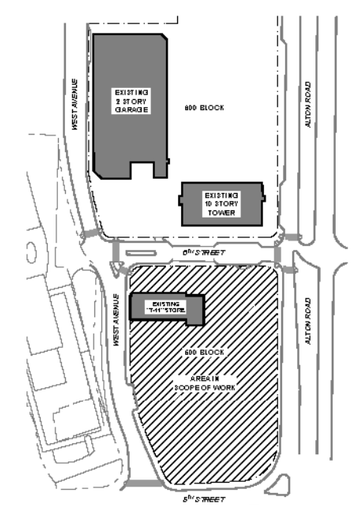
- NEW LANDSCAPED AREAS. REFER TO LANDSCAPE DRAWINGS.
- PARKING SPACES FOR EXISTING "7-11" STORE
- PARKING SPACES FOR EXISTING CONSTRUCTION OFFICE
- PROPERTY LINE.
- DIRECTIONAL PAVEMENT PARKING ARROWS. REFER TO CIVIL DWGS.
- C.P.1 CONTROL POINTS. REFER TO CIVIL DWGS.

PARKING SPACES NOTES:

1. STANDARD PARKING SPACES SHALL BE 18'-0" LONG BY 8'-6" WIDE TYPICAL WITH WHEEL STOPS PROVIDED.
2. PARKING SPACES FRONTING LANDSCAPED CURBS SHALL BE 16'-0" LONG BY 8'-6" WIDE, WHEEL STOPS ARE NOT TO BE PROVIDED.
3. STANDARD HANDICAP PARKING SPACES SHALL BE 18'-0" LONG BY 12'-0" WIDE WITH 5'-0" WIDE STRIPED ACCESS AISLES AS SHOWN (TYP.).
4. HANDICAP PARKING SPACES FRONTING LANDSCAPED CURBS SHALL BE 16'-0" LONG BY 12'-0" WIDE WITH 5'-0" WIDE STRIPED ACCESS AISLES AS SHOWN (TYP.), WHEEL STOPS ARE NOT TO BE PROVIDED.

NOTES TO CONTRACTOR:

1. CONTRACTOR SHALL COORDINATE THE SCOPE OF WORK IN THIS CONTRACT WITH IN PROGRESS AND PROPOSED STREET AND UTILITY IMPROVEMENTS TO ALTON ROAD, WEST AVENUE, AND 5TH & 6TH STREETS. AT MINIMUM REFER TO LATEST DOCUMENTS, CONSTRUCTION PLANS FOR CITY OF MIAMI BEACH 6TH STREET BAYFRONT STORMWATER PUMP STATION AND F.D.O.T. CONTRACT PLANS FOR STATE ROAD NO. 907 / ALTON ROAD AT 6TH STREET DRAINAGE IMPROVEMENTS BOTH BY GREENMAN-PEDERSON, INC. (GPI).
2. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS ON THE 500 BLOCK PUBLIC SIDEWALK FOR THE LOCATION OF EXISTING CURB CUTS, DROPPED CURBS, AND OTHER VEHICULAR OR PEDESTRIAN TRAFFIC DEVICES THAT CONFLICT WITH NEW SCOPE OF WORK. SUCH CONFLICTS SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT FOR RESOLUTION. REQUIRED MODIFICATIONS OR RESTORATION TO THE PUBLIC SIDEWALK ARE TO MATCH EXISTING CONDITIONS IN WORKMANSHIP AND APPEARANCE.



KEY PLAN

ARCHITECT:
URBAN ROBOT LLC
420 LINCOLN ROAD, S. 406
MIAMI BEACH, FL 33139
(786) 248-4667
(786) 788-2537, F

M.E.P. ENGINEERS:
H. VIDAL & ASSOCIATES, INC.
241 NW SOUTH RIVER DRIVE
MIAMI, FL 33128
(305) 571-1860
(305) 571-1861, F

CIVIL ENGINEERS:
COASTAL SYSTEMS INT'L, INC.
464 SOUTH DIXIE HWY.
CORAL GABLES, FL 33146
(305) 661-3655
(305) 661-1914, F

GENERAL CONTRACTOR:

500 ALTON PARKING LOT

500 ALTON RD :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC
AA3003740 IB0001513 LC26000516

REVISIONS

1410
PROJECT NO.

03/09/2015
DATE

AR / JJ / ML / JV
DRAWN / CHECKED

500 ALTON PARKING SITE PLAN

G-200

Table 2-5 Recommended Time-of-Day Factors for Weekdays

Land Use	User	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	Noon	1 p.m.	2 p.m.
Shopping Center—Typical	Customer	1%	5%	15%	35%	65%	85%	95%	100%	95%
Peak December	Customer	1%	5%	15%	30%	55%	75%	90%	100%	100%
Late December	Customer	1%	5%	10%	20%	40%	65%	90%	100%	100%
	Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%
Fine/Casual Dining	Customer	—	—	—	—	15%	40%	75%	75%	65%
	Employee	—	20%	50%	75%	90%	90%	90%	90%	90%
Family Restaurant	Customer	25%	50%	60%	75%	85%	90%	100%	90%	50%
	Employee	50%	75%	90%	90%	100%	100%	100%	100%	100%
Fast Food	Customer	5%	10%	20%	30%	55%	85%	100%	100%	90%
	Employee	15%	20%	30%	40%	75%	100%	100%	100%	95%
Nightclub	Customer	—	—	—	—	—	—	—	—	—
	Employee	—	—	—	5%	5%	5%	5%	10%	10%
Cineplex—Typical	Customer	—	—	—	—	—	—	20%	45%	55%
Late December	Customer	—	—	—	—	—	—	35%	60%	75%
	Employee	—	—	—	—	—	—	50%	60%	60%
Performing Arts Theater	Customer	—	—	—	1%	1%	1%	1%	1%	1%
No matinee	Employee	—	10%	10%	20%	20%	20%	30%	30%	30%
Arena	Customer	—	—	—	1%	1%	1%	1%	1%	1%
No matinee	Employee	—	10%	10%	20%	20%	20%	30%	30%	30%
Stadium	Customer	—	—	—	1%	1%	1%	5%	5%	5%
8 p.m. start	Employee	—	10%	10%	20%	20%	20%	30%	30%	30%
Health Club	Customer	70%	40%	40%	70%	70%	80%	60%	70%	70%
	Employee	75%	75%	75%	75%	75%	75%	75%	75%	75%
Convention Center	Visitor	—	—	50%	100%	100%	100%	100%	100%	100%
	Employee	5%	30%	33%	33%	100%	100%	100%	100%	100%
Hotel—Business	Guest	95%	90%	80%	70%	60%	60%	55%	55%	60%
Hotel—Leisure	Guest	95%	95%	90%	80%	70%	70%	65%	65%	70%
Restaurant/Lounge	Customer	—	10%	30%	10%	10%	5%	100%	100%	33%
Conference/Banquet	Customer	—	—	30%	60%	60%	60%	65%	65%	65%
Convention	Customer	—	—	50%	100%	100%	100%	100%	100%	100%
	Employee	5%	30%	90%	90%	100%	100%	100%	100%	100%
Residential	Guest	—	10%	20%	20%	20%	20%	20%	20%	20%
Residential	Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential	Resident	100%	90%	85%	80%	75%	70%	65%	70%	70%
Office	Visitor	—	1%	20%	60%	100%	45%	15%	45%	100%
Office	Employee	3%	30%	75%	95%	100%	100%	90%	90%	100%
Medical/Dental Office	Visitor	—	—	90%	90%	100%	100%	30%	90%	100%
	Employee	—	—	60%	100%	100%	100%	100%	100%	100%
Bank	Customer	—	—	50%	90%	100%	50%	50%	50%	70%
	Employee	—	—	60%	100%	100%	100%	100%	100%	100%

3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	Midnight	Source
90%	90%	95%	95%	95%	80%	50%	30%	10%	—	1
100%	95%	85%	80%	75%	65%	50%	30%	10%	—	1
100%	95%	85%	70%	55%	40%	25%	15%	5%	—	1
100%	100%	95%	95%	95%	90%	75%	40%	15%	—	2
40%	50%	75%	95%	100%	100%	100%	95%	75%	25%	2
75%	75%	100%	100%	100%	100%	100%	100%	85%	35%	2
45%	45%	75%	80%	80%	80%	60%	55%	50%	25%	2
75%	75%	95%	95%	95%	95%	80%	65%	65%	35%	2
60%	55%	60%	85%	80%	50%	30%	20%	10%	5%	3
70%	60%	70%	90%	90%	60%	40%	30%	20%	20%	2
—	—	—	25%	50%	75%	100%	100%	100%	100%	2
10%	20%	45%	70%	100%	100%	100%	100%	100%	100%	2
55%	55%	60%	60%	80%	100%	100%	80%	65%	40%	2, 6
80%	80%	80%	70%	80%	100%	100%	85%	70%	55%	2, 6
75%	75%	100%	100%	100%	100%	100%	100%	70%	50%	2
1%	1%	1%	1%	25%	100%	100%	—	—	—	2
30%	30%	30%	100%	100%	100%	100%	30%	10%	5%	2
1%	1%	1%	10%	25%	100%	100%	85%	—	—	2
30%	30%	30%	100%	100%	100%	100%	30%	10%	5%	2
5%	5%	5%	10%	50%	100%	100%	85%	25%	—	2
30%	30%	30%	100%	100%	100%	100%	100%	25%	10%	2
70%	80%	90%	100%	90%	80%	70%	35%	10%	—	2, 4
75%	75%	100%	100%	75%	50%	20%	20%	20%	—	2, 4
100%	100%	100%	50%	30%	30%	10%	—	—	—	2
100%	90%	70%	40%	25%	20%	20%	5%	—	—	2
65%	65%	70%	75%	75%	80%	85%	95%	100%	100%	5
70%	75%	80%	85%	85%	90%	95%	95%	100%	100%	2
10%	10%	30%	55%	60%	70%	67%	60%	40%	30%	5, 3
65%	65%	100%	100%	100%	100%	100%	50%	—	—	2
100%	100%	100%	50%	30%	30%	10%	—	—	—	2
90%	90%	70%	40%	20%	20%	20%	20%	10%	5%	2
20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	2
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
70%	75%	85%	90%	97%	98%	99%	100%	100%	100%	2
15%	15%	10%	5%	2%	1%	—	—	—	—	2
90%	90%	50%	25%	10%	7%	3%	1%	—	—	3
90%	90%	80%	67%	30%	15%	—	—	—	—	2
100%	100%	100%	67%	30%	15%	—	—	—	—	2
80%	80%	100%	—	—	—	—	—	—	—	3
100%	100%	100%	—	—	—	—	—	—	—	2

Sources:

1. Confidential data provided by shopping center managers.
2. Developed by team members.
3. *Parking Generation*, 3rd ed. (Washington, D.C.: Institute of Transportation Engineers, 2004).
4. John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004.
5. Gerald Salzman, "Hotel Parking: How Much Is Enough?" *Urban Land*, January 1988.
6. Parking study conducted by Patton Harris Rust & Associates for the Peterson Companies, 2001.

Traf Tech
ENGINEERING, INC.

March 12, 2015

Mr. Xavier Falconi, P.E.
City of Miami Beach
1700 Conversion Center Drive
Miami Beach, Florida 33139

Re: 500 Block (Alton Road) – Response to Traffic Comments (March 6, 2015)

Dear Xavier:

We received traffic-related comments prepared by FTE (comments dated March 6, 2015) in connection with the 500 Block of Alton Road. The responses to the traffic-related comments are provided below:

Comment 1: General – Are the locations of the valet stations that will be utilizing this parking lot known? This is to better determine the trips that will be circulating to/from the parking lot.

Response 1: The temporary surface parking lot will be available to valet operators that service nearby land uses. Therefore, it is difficult to predict the path of inbound and outbound vehicles. For purposes of this evaluation, it has been assumed that the majority of the trips will be arriving from Alton Road (50% from the north and 20% from the south) and 25% via West Avenue.

Comment 2: Trip Generation – The report states that only 50% of the parking spaces were assumed to generate trips. Please provide the supporting information for this assumption.

Response 2: Since this is a surface parking lot that will be used by valet operators servicing uses such as residential, hotel and commercial establishments, it is difficult to estimate the usage of the parking lot. However, for purposes of this evaluation, it was conservatively assumed that up to 50% of all parking spaces will turnover in a one-hour period. Based on ULI published data relative to the accumulation of parking spaces for different land uses, the 50% assumption is conservative (in reality it is expected this number to be much lower). The pertinent sections from the ULI *Shared Parking* (second edition) document are attached.

Comment 3: Trip Distribution – The report assumes a trip distribution but it is not mentioned how it was determined.

Response 3: Refer to response to Comment 1.

Comment 4: Please provide the SYNCHRO files.

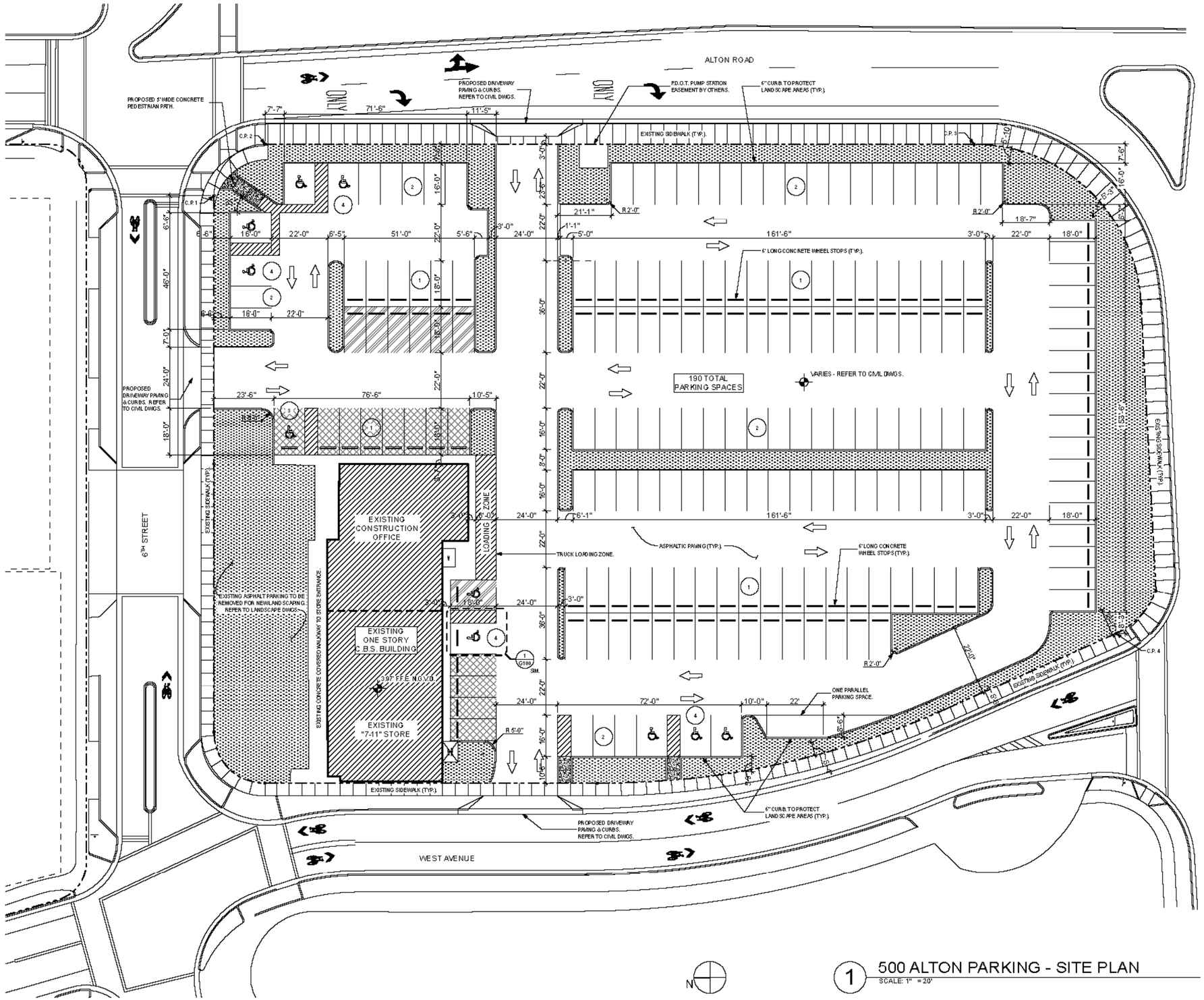
Response 4: The SYNCHRO files are attached.

Comment 5: The report states that the driveway on Alton Road will be used for delivery vehicles only. How will other non-delivery vehicles be restricted from using this driveway?

Response 5: The updated site plan is attached to this report. Valet personnel will be notified that this driveway is not to be used.

TRAF TECH ENGINEERING, INC.

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



1 500 ALTON PARKING - SITE PLAN
SCALE: 1" = 20'

SYMBOLS LEGEND:

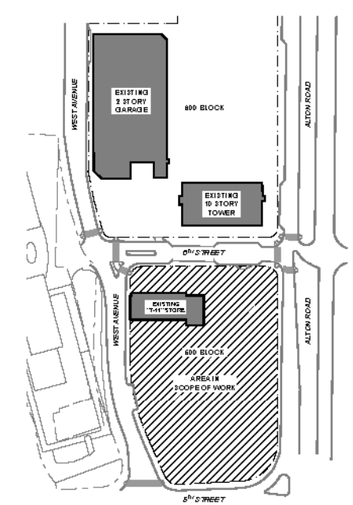
- NEW LANDSCAPED AREAS. REFER TO LANDSCAPE DRAWINGS.
- PARKING SPACES FOR EXISTING "7-11" STORE
- PARKING SPACES FOR EXISTING CONSTRUCTION OFFICE
- PROPERTY LINE.
- DIRECTIONAL PAVEMENT PARKING ARROWS. REFER TO CIVIL DWGS.
- C.P.1 CONTROL POINTS. REFER TO CIVIL DWGS.

PARKING SPACES NOTES:

1. STANDARD PARKING SPACES SHALL BE 18'-0" LONG BY 8'-6" WIDE TYPICAL WITH WHEEL STOPS PROVIDED.
2. PARKING SPACES FRONTING LANDSCAPED CURBS SHALL BE 16'-0" LONG BY 8'-6" WIDE, WHEEL STOPS ARE NOT TO BE PROVIDED.
3. STANDARD HANDICAP PARKING SPACES SHALL BE 18'-0" LONG BY 12'-0" WIDE WITH 5'-0" WIDE STRIPED ACCESS AISLES AS SHOWN (TYP.).
4. HANDICAP PARKING SPACES FRONTING LANDSCAPED CURBS SHALL BE 16'-0" LONG BY 12'-0" WIDE WITH 5'-0" WIDE STRIPED ACCESS AISLES AS SHOWN (TYP.), WHEEL STOPS ARE NOT TO BE PROVIDED.

NOTES TO CONTRACTOR:

1. CONTRACTOR SHALL COORDINATE THE SCOPE OF WORK IN THIS CONTRACT WITH IN PROGRESS AND PROPOSED STREET AND UTILITY IMPROVEMENTS TO ALTON ROAD, WEST AVENUE, AND 5TH & 6TH STREETS. AT MINIMUM REFER TO LATEST DOCUMENTS, CONSTRUCTION PLANS FOR CITY OF MIAMI BEACH 6TH STREET BAYFRONT STORMWATER PUMP STATION AND F.D.O.T. CONTRACT PLANS FOR STATE ROAD NO. 907 / ALTON ROAD AT 6TH STREET DRAINAGE IMPROVEMENTS BOTH BY GREENMAN-PEDERSON, INC. (GPI).
2. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS ON THE 500 BLOCK PUBLIC SIDEWALK FOR THE LOCATION OF EXISTING CURB CUTS, DROPPED CURBS, AND OTHER VEHICULAR OR PEDESTRIAN TRAFFIC DEVICES THAT CONFLICT WITH NEW SCOPE OF WORK. SUCH CONFLICTS SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT FOR RESOLUTION. REQUIRED MODIFICATIONS OR RESTORATION TO THE PUBLIC SIDEWALK ARE TO MATCH EXISTING CONDITIONS IN WORKMANSHIP AND APPEARANCE.



KEY PLAN

ARCHITECT:
URBAN ROBOT LLC
420 LINCOLN ROAD, S. 406
MIAMI BEACH, FL 33139
(786) 248-4667
(786) 788-2537, F

M.E.P. ENGINEERS:
H. VIDAL & ASSOCIATES, INC.
241 NW SOUTH RIVER DRIVE
MIAMI, FL 33128
(305) 571-1860
(305) 571-1861, F

CIVIL ENGINEERS:
COASTAL SYSTEMS INT'L, INC.
464 SOUTH DIXIE HWY.
CORAL GABLES, FL 33146
(305) 661-3655
(305) 661-1914, F

GENERAL CONTRACTOR:

500 ALTON PARKING LOT

500 ALTON RD :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC
AA3003740 IB0001513 LC26000516

REVISIONS

1410
PROJECT NO.

03/09/2015
DATE

AR / JJ / ML / JV
DRAWN / CHECKED

500 ALTON PARKING SITE PLAN

G-200

Table 2-5 Recommended Time-of-Day Factors for Weekdays

Land Use	User	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	Noon	1 p.m.	2 p.m.
Shopping Center—Typical	Customer	1%	5%	15%	35%	65%	85%	95%	100%	95%
Peak December	Customer	1%	5%	15%	30%	55%	75%	90%	100%	100%
Late December	Customer	1%	5%	10%	20%	40%	65%	90%	100%	100%
	Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%
Fine/Casual Dining	Customer	—	—	—	—	15%	40%	75%	75%	65%
	Employee	—	20%	50%	75%	90%	90%	90%	90%	90%
Family Restaurant	Customer	25%	50%	60%	75%	85%	90%	100%	90%	50%
	Employee	50%	75%	90%	90%	100%	100%	100%	100%	100%
Fast Food	Customer	5%	10%	20%	30%	55%	85%	100%	100%	90%
	Employee	15%	20%	30%	40%	75%	100%	100%	100%	95%
Nightclub	Customer	—	—	—	—	—	—	—	—	—
	Employee	—	—	—	5%	5%	5%	5%	10%	10%
Cineplex—Typical	Customer	—	—	—	—	—	—	20%	45%	55%
Late December	Customer	—	—	—	—	—	—	35%	60%	75%
	Employee	—	—	—	—	—	—	50%	60%	60%
Performing Arts Theater	Customer	—	—	—	1%	1%	1%	1%	1%	1%
No matinee	Employee	—	10%	10%	20%	20%	20%	30%	30%	30%
Arena	Customer	—	—	—	1%	1%	1%	1%	1%	1%
No matinee	Employee	—	10%	10%	20%	20%	20%	30%	30%	30%
Stadium	Customer	—	—	—	1%	1%	1%	5%	5%	5%
8 p.m. start	Employee	—	10%	10%	20%	20%	20%	30%	30%	30%
Health Club	Customer	70%	40%	40%	70%	70%	80%	60%	70%	70%
	Employee	75%	75%	75%	75%	75%	75%	75%	75%	75%
Convention Center	Visitor	—	—	50%	100%	100%	100%	100%	100%	100%
	Employee	5%	30%	33%	33%	100%	100%	100%	100%	100%
Hotel—Business	Guest	95%	90%	80%	70%	60%	60%	55%	55%	60%
Hotel—Leisure	Guest	95%	95%	90%	80%	70%	70%	65%	65%	70%
Restaurant/Lounge	Customer	—	10%	30%	10%	10%	5%	100%	100%	33%
Conference/Banquet	Customer	—	—	30%	60%	60%	60%	65%	65%	65%
Convention	Customer	—	—	50%	100%	100%	100%	100%	100%	100%
	Employee	5%	30%	90%	90%	100%	100%	100%	100%	100%
Residential	Guest	—	10%	20%	20%	20%	20%	20%	20%	20%
Residential	Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential	Resident	100%	90%	85%	80%	75%	70%	65%	70%	70%
Office	Visitor	—	1%	20%	60%	100%	45%	15%	45%	100%
Office	Employee	3%	30%	75%	95%	100%	100%	90%	90%	100%
Medical/Dental Office	Visitor	—	—	90%	90%	100%	100%	30%	90%	100%
	Employee	—	—	60%	100%	100%	100%	100%	100%	100%
Bank	Customer	—	—	50%	90%	100%	50%	50%	50%	70%
	Employee	—	—	60%	100%	100%	100%	100%	100%	100%

3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	Midnight	Source
90%	90%	95%	95%	95%	80%	50%	30%	10%	—	1
100%	95%	85%	80%	75%	65%	50%	30%	10%	—	1
100%	95%	85%	70%	55%	40%	25%	15%	5%	—	1
100%	100%	95%	95%	95%	90%	75%	40%	15%	—	2
40%	50%	75%	95%	100%	100%	100%	95%	75%	25%	2
75%	75%	100%	100%	100%	100%	100%	100%	85%	35%	2
45%	45%	75%	80%	80%	80%	60%	55%	50%	25%	2
75%	75%	95%	95%	95%	95%	80%	65%	65%	35%	2
60%	55%	60%	85%	80%	50%	30%	20%	10%	5%	3
70%	60%	70%	90%	90%	60%	40%	30%	20%	20%	2
—	—	—	25%	50%	75%	100%	100%	100%	100%	2
10%	20%	45%	70%	100%	100%	100%	100%	100%	100%	2
55%	55%	60%	60%	80%	100%	100%	80%	65%	40%	2, 6
80%	80%	80%	70%	80%	100%	100%	85%	70%	55%	2, 6
75%	75%	100%	100%	100%	100%	100%	100%	70%	50%	2
1%	1%	1%	1%	25%	100%	100%	—	—	—	2
30%	30%	30%	100%	100%	100%	100%	30%	10%	5%	2
1%	1%	1%	10%	25%	100%	100%	85%	—	—	2
30%	30%	30%	100%	100%	100%	100%	30%	10%	5%	2
5%	5%	5%	10%	50%	100%	100%	85%	25%	—	2
30%	30%	30%	100%	100%	100%	100%	100%	25%	10%	2
70%	80%	90%	100%	90%	80%	70%	35%	10%	—	2, 4
75%	75%	100%	100%	75%	50%	20%	20%	20%	—	2, 4
100%	100%	100%	50%	30%	30%	10%	—	—	—	2
100%	90%	70%	40%	25%	20%	20%	5%	—	—	2
65%	65%	70%	75%	75%	80%	85%	95%	100%	100%	5
70%	75%	80%	85%	85%	90%	95%	95%	100%	100%	2
10%	10%	30%	55%	60%	70%	67%	60%	40%	30%	5, 3
65%	65%	100%	100%	100%	100%	100%	50%	—	—	2
100%	100%	100%	50%	30%	30%	10%	—	—	—	2
90%	90%	70%	40%	20%	20%	20%	20%	10%	5%	2
20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	2
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
70%	75%	85%	90%	97%	98%	99%	100%	100%	100%	2
15%	15%	10%	5%	2%	1%	—	—	—	—	2
90%	90%	50%	25%	10%	7%	3%	1%	—	—	3
90%	90%	80%	67%	30%	15%	—	—	—	—	2
100%	100%	100%	67%	30%	15%	—	—	—	—	2
80%	80%	100%	—	—	—	—	—	—	—	3
100%	100%	100%	—	—	—	—	—	—	—	2

Sources:

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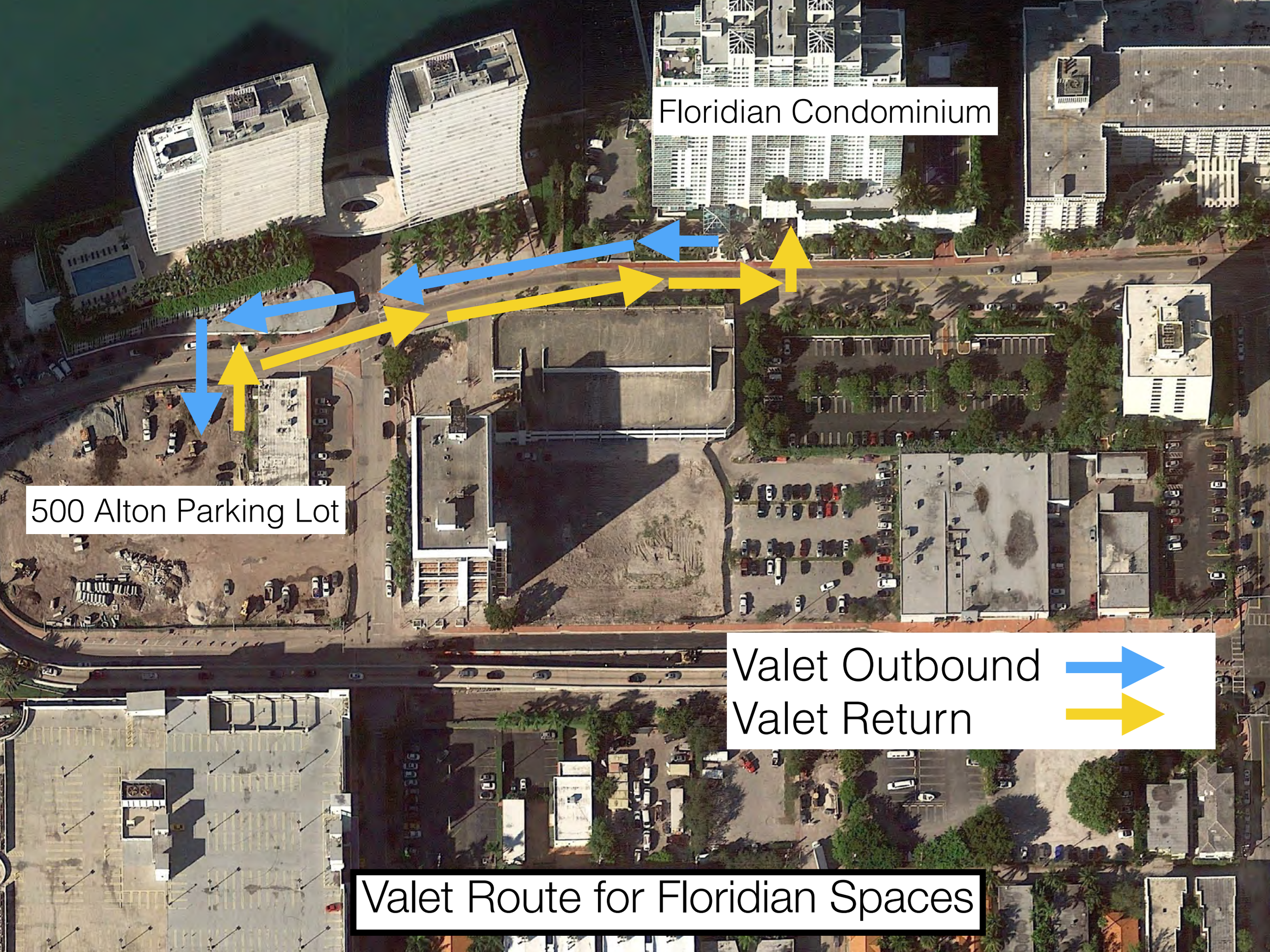
5. Gerald Salzman, "Hotel Parking: How Much Is Enough?" *Urban Land*, January 1988.
6. Parking study conducted by Patton Harris Rust & Associates for the Peterson Companies, 2001.


Floridian Condominium
500 Alton Parking Lot
Valet Outbound
Valet Return
Valet Route for Floridian Spaces