

Lot 14 Block 31 Subdivision OCEAN BEACH 947- 49- 51- 53 Washington Ave.

ALTERATIONS & ADDITIONS

Building Permits: # 25276 Remove Partition - General Builders - \$ 350. Sept. 3, 1947
 951 Wash. Ave. # 27039 Juice stand- remodeling - Owner \$ 100.... Apr. 17, 1948
 947 Wash. Ave. # 27605 Remodeling for fish market as per Ordinance #451 - Fish Ordinance - Approved by
 City Council June 16, 1948 \$ 1,000.... July 16, 1948
 951 Wash. (rear of building)-#28873 Fish Market - subject to Ordinance #451- Approved by City Council
 Nov. 17, 1948 --- Owner \$500.....Nov. 22, 1948
 949-951 Wash. # 29458 Painting, inside - Suletan Painting & Deco Co. \$490.....Feb. 18, 1949
 947-49 Wash. #3168 62 lin.ft. - new partition between #947 & #949 Wash. Ave. - Owner \$200...Nov. 15, 1950
 949 Wash. #31688 Approx. 30' of clothes rack only - No partitions or alterations - Owner, \$491, 1951
 951 Wash: #35883 Remodeling store front: Owner ----- \$500 -----May 18, 1951

947 Wash.Plumbing Permits:# 26946 Serota Plumbing: 2 sinks, 1 sand trap, 1 safe waste drain - July 19, 1948
 951 Washington: #27707 Pitsch & Vorgen: 1 Sink, 1 Floor drain, 1 gas water heater: Oct.8, 1948
 951 Washington # 31672 Pitsch & Morgen: 1 Water closet, 1 Lavatory, May 16, 1951
 951 Washington # 31766 Serota Plumbing: 5 lavatories - June 5, 1951

Electrical Permits:

947 Washington Ave. #25119 Toby Electric: 20 light outlets, 7 motors, 8 centers of distribution-10-31-47
 947 Washington Ave. #27104 Angler Electric: 1 switch outlets, 1 light outlet, 3 receptacles, 3 fixtures,
 2 fan outlets - Sept. 1, 1948
 947 Washington Ave. #29066 Toby Electric: 1 neon transformer - 2 centers of distribution, 1 meter change-
 951 Washington Ave. #34342 Astor Electric: 2 switch outlets, 6 receptacles, 10 light outlets, 16 fixtures,
 1 center of distribution - June 29, 1949
 June 25, 1951

LOT 14 BLOCK 31 SUBDIVISION Ocean Beach ADDRESS 947-49-51-53 Washington

ALTERATIONS & ADDITIONS

Building Permits:

#09122-Morris Oklin-Kosher Meat Center-Paint wall sign-\$85-5-20-76

#17545-Twin City Glass-Replace 2 glasses and door broken-\$500-2-13-80

#24246 7/18/83 owner painting interior, patching minor repairs \$1,000.

#MO6327 7/27/83 Johnny's Ent - 1-3 1/2 ton air cond central exist bldg install of vented air for office

#M9564 - Richard Frary - 3 5kw Central heating, 3 5ton A/C central, duct work only, mechanical ventilation - 11-30-87 *NA*

Plumbing Permits:

Electrical Permits:

#72982-Callies Electric-Brighton Kosher Meat-correct violation-3-19-76

Lot 14	Block 31	Subdivision Ocean Beach
ALTERATIONS & ADDITIONS		
Building Permits: #71548 Clifden Industries Barrool - \$1350. - 5/7/64		
<hr/>		
Plumbing Permits:		
<hr/>		
Electrical Permits:		

Lot 14 Block 31 Subdivision Ocean Beach

ALTERATIONS & ADDITIONS

Building Permits: 949 Wash. #79052 Commercial Sign Co.: Flat Wall Sign. (CUBANCAN SUPERMARKET). \$200. 10/3/67

#79961 CRI Air Cond. & Refrig. Service: One 3-hp unit one. meat cases, one 2-hp unit on frozen food case - \$1000 - 3/22/68

#142 Dewey Hawkins 1-2 Ton Airconditioning \$4.00 7/18/68 *at @ 11/1/68*

#84505 - Owner - Interior Alterations and Painting \$1,000.00 6/25/70

#1175 - Amber Fuel Oil Inc. - hot water boilers - 1-3 HP replacement 6/30/70

#1247 - C.R.I. - type 1319 - refrigeration - 4-2 HP - 1-3 HP - 1-1 1/2 HP 7/30/70

#86533 - Rudys Glass - 1 store front, 1 door, 2 signs \$850.00 4/22/71

#00861-Owner-Interior Alterations-no structural changes-300-4-11-72

#03429-Hyman Posner-Sign-\$200-6-17-73

#87911 - Argo Neon Sign - sign repaint \$150.00 8/4/71

Plumbing Permit Mechanical 3306-J & T A/C- 1 2hp wind a/c-\$500-6-20-75

#46483 Serota Plumbing: 1 floor drains-sand traps, 1 safe waste drains - 3/28/68

#47812 - Serota Plumbing - 2 sinks - 2 floor drains sand traps - 2 safe waste drains - 1 water heaters elect. 5/26/70

#49194-Peoples Gas System- 1 Range Gas Outlet-6-7-72

#49437-Silver Plumbing- 1 Grase Trap; 1 Lavatory; 1 Sink, Pot/3-Comp-10-6-72

#04169-Owner-Drop ceiling and repairs-\$1000-10-1-73

#06852-Magnetized Sign-Replace wall sig-\$200-2-11-75

#06853

Magnetized Sign-Replace wall sign-\$200-2-11-75

Electrical Permits: #07735-Nu Art Sign-Sign-\$90-8-6-75

#65999 E & H Electric Contrs Inc. 1 Motor 2-5 H.P. \$3.00 7/22/68

#67962 - Lyon Elect. Co. Inc. - 5 switch outlets - 11 light outlets - 20 receptacles 7 motors 2-5 HP 5/21/70

#69660-Campbell Electric, Inc.-1 Water Heater, 2 Motors, 0-1 H.P. Violation, Clean Up-5-15-72
BUILDING PERMITS: #783923 - Owner - premise permit 71-72-23 units Fee \$25.00 1/11/72
#00389 - Williams Signs - sign \$30.00 1/11/72

ELECTRICAL PERMIT:70038-Thomas Mantelos Electric; 2 light outlets; 3 motors 0-1 HP-10-6-72

BUILDING PERMIT 2282-Belex, Inc.- 3 3HP Refrigeration-\$2600-10-17-72

#2289-Ray Boone A/C- 1 23000 A/C Wind\$400-10-24-72

COASTAL CONTROL ZONE
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	COMMENTS	BUILDING PERMIT NO.
6-10-88		FACADE RESTORATION	\$9,000.00				088801039
8-25-88		REAR OF 11900 S.F.	\$6,500.00				58881464
12-6-88		4 NEW CANVAS AWNINGS	\$1,500.00				58882920

BUILDING PERMITS:

#B8801032 - 6-10-88 - J.C. Construction - Facade Restoration - \$30,000.00
 #B881464 - 8-25-88 - Zuning, Adolfo - REROOF 4900 sq. ft. - \$6,500.00
 #B881405 - Rainbow Minerals Inc. - 40KW Central Heating - 164 sq ft - \$1,500.00
 #B8802200 - 12-6-88 - Bischayne Paving Co. - 4 NEW CANVAS AWNINGS - \$1,500.00

ELECTRICAL PERMITS:

#E8801235 - Precision Engineering - 15 KW of Sign in Amps 400A, 4 1 1/2 KW
 O'Leary Heater, 5 submeter 100A - 7-18-88
 #E8801101 - Green Electric - New receptacles - 5-26-89

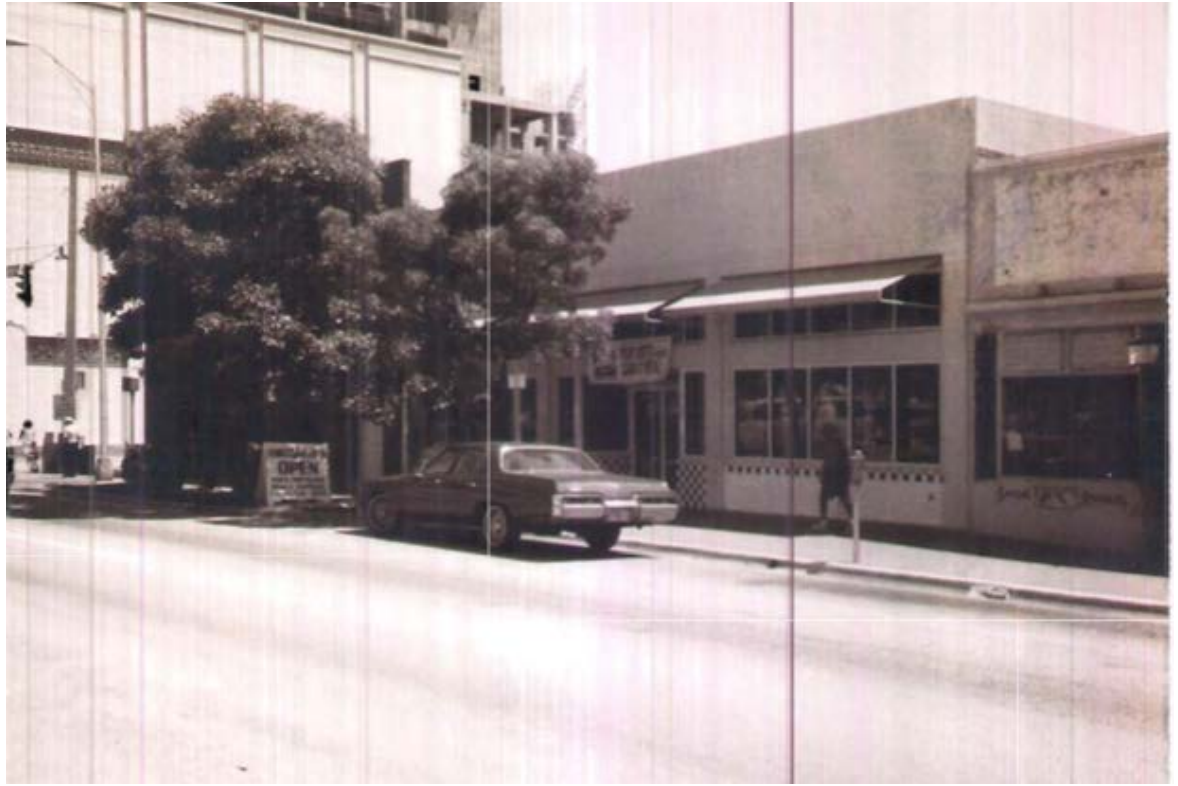
955 WASHINGTON AVENUE



955 WASHINGTON AVENUE

ARCHITECT: ROBERTSON & PETERSON
YEAR BUILT: 1936
DESIGNATION: HISTORIC
LEVELS: 1
FOLIO: 02-3234-008-1420
LOT SIZE: 6,500 square feet
2016 PHOTOGRAPH ABOVE (3) & CIRCA
1970 HISTORIC PHOTOGRAPH BELOW (4)





1971 PHOTOGRAPH OF 955 WASHINGTON AVENUE (4)

According to the original architectural drawings, this one story retail structure was originally designed and constructed in 1936 as an ensemble of two buildings: 955 & 999 Washington Avenue. They were designed in a complementary retail style - one design that stretched over two buildings.

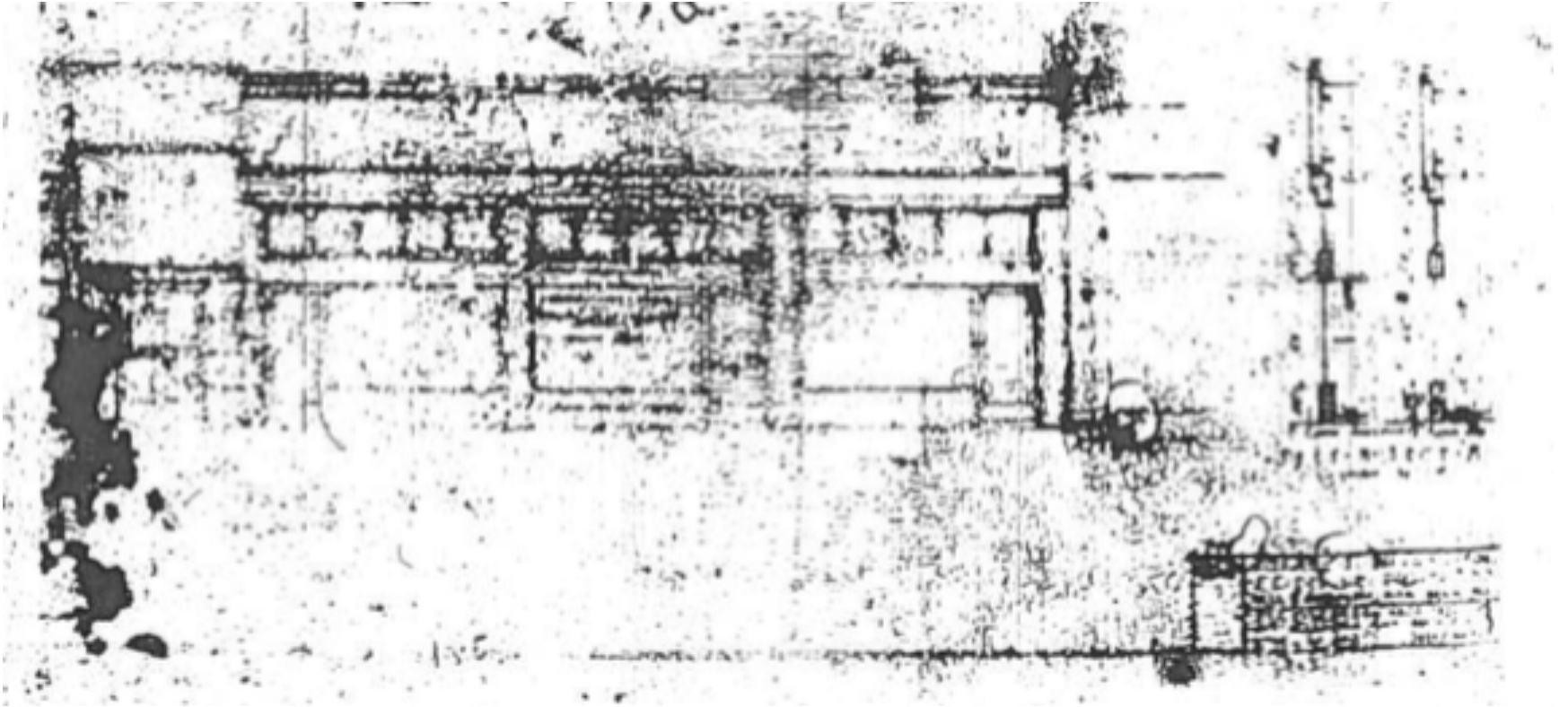
This concept had earlier been achieved in different designs by the same Architects for portions of the 600 block of Washington Avenue. These buildings were completed for the same developer - J. C. DeVine Properties - who was the prolific developer who had also completed much of the 600 block of Washington. The 999 building once had a mezzanine which was removed according to the Building Card.

In a 1977 note in the Building Card for 955 - 999 Washington Avenue it states that the City of Miami Beach Board of Adjustment approved the request by the then Owner of the building, Howard N. Galbut to construct an additional 2,515 sq. ft. to an existing building.

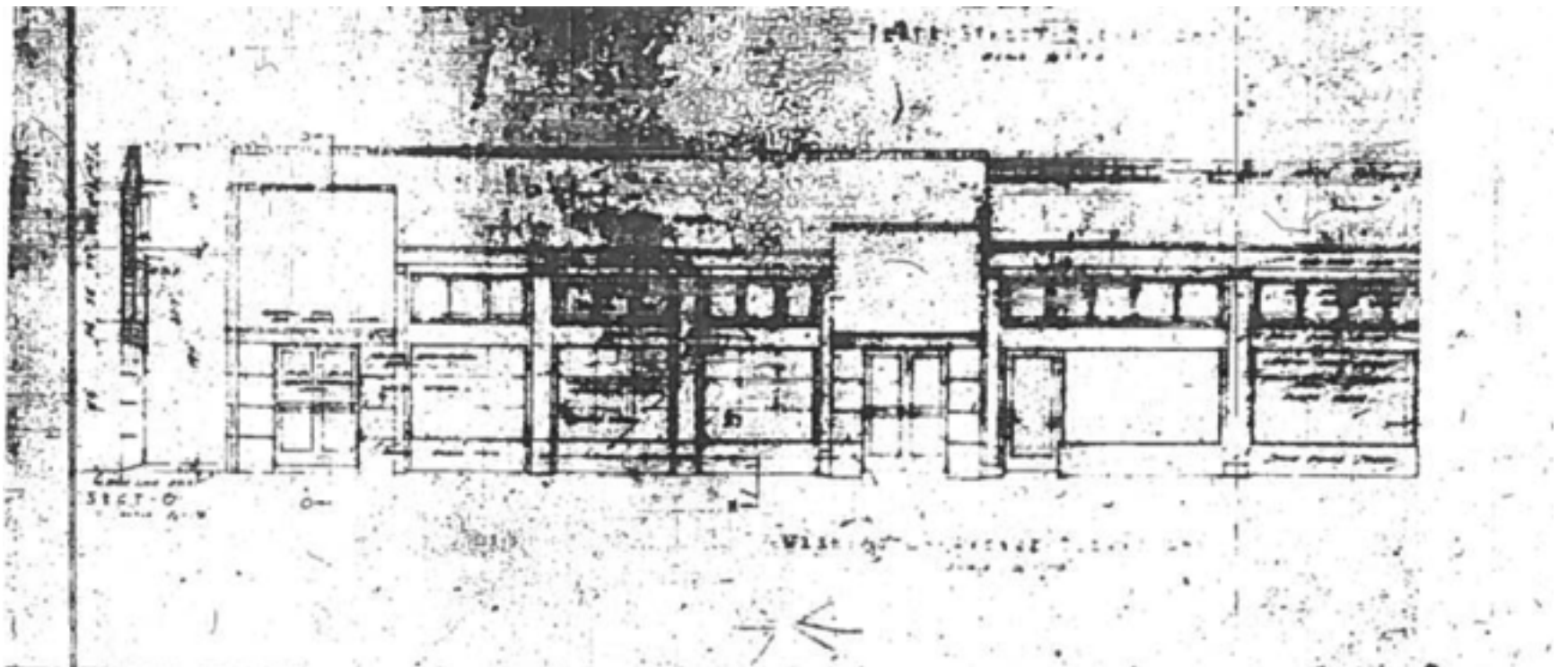
This is followed in the Building Card by this brief one line note: "#89596 - Manuel Vazquez - remodel interior and exterior - \$110,000 - 5-11-78"

These notes and the higher costs quoted infer that the brick cladding was likely added as the 'exterior remodel' to the corner structure at 999 Washington in 1978.

955 WASHINGTON AVENUE



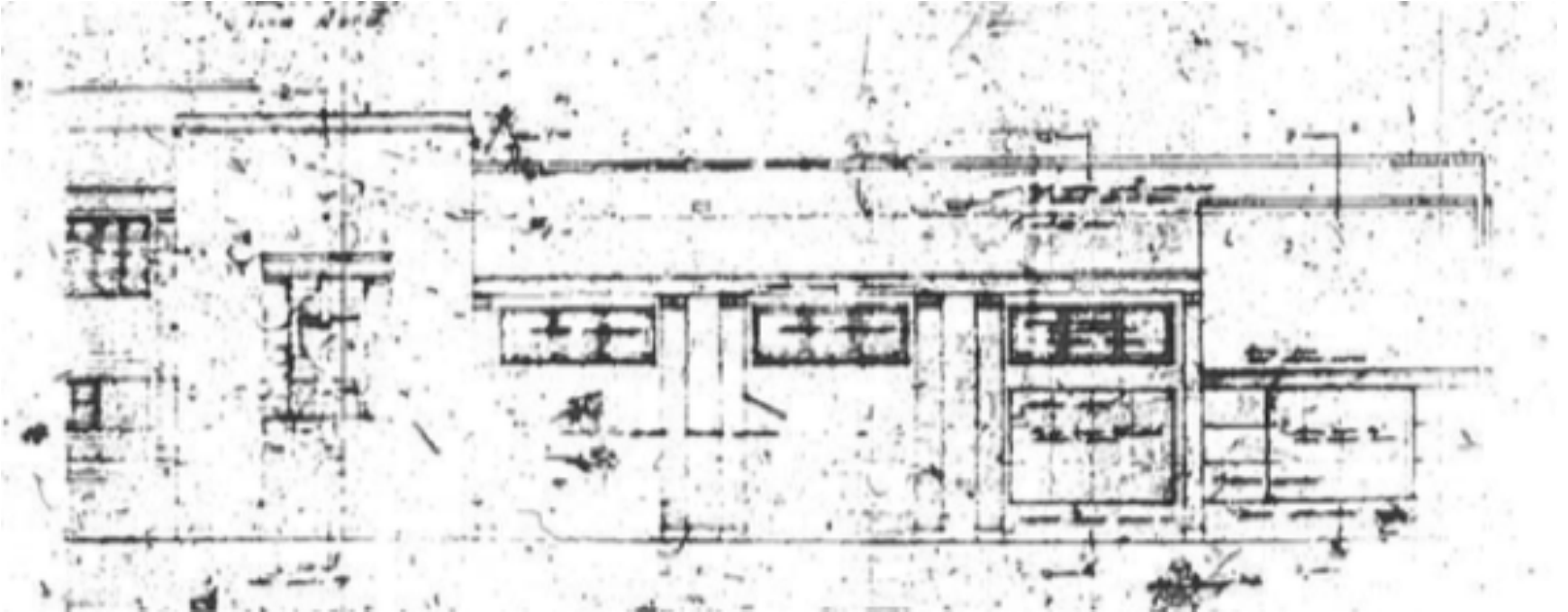
ORIGINAL ARCHITECTURAL ELEVATIONS (5):
955 WASHINGTON AVENUE ABOVE
999 WASHINGTON AVENUE BELOW





TOP: 2016 PHOTOGRAPH OF REAR (EAST) ELEVATION (3)

BELOW: ORIGINAL ARCHITECTURAL REAR (EAST) ELEVATION (4)



According to the Building Card this storefront was originally shown as 955 - 999 Washington Avenue for the use of a restaurant and 3 stores. In 1987 it is noted that the existing 3-store building at 955 Washington building was to be renovated into one drug store - at a cost of \$145,000.00. This would have been the Lee Ann Pharmacy which is still located there.

'The restaurant was along the corner of 10th street and the storefronts were along Washington Avenue. The storefronts were one story and the restaurant had a ground floor and rear mezzanine.' (5)

'In 1942, Farmfood Cafeteria, Farr Tours, and Western Union occupied the structure. During this time the U.S military leased the property of Farmfood Cafeteria for use by the 500,000 trainees of World War II that occupied Miami Beach. The property served as a mess hall from 1942 to 1944.' (5)

'After the war the restaurant was again renamed and became the Times Square Cafeteria. In the 1960's the cafeteria became the Kosher Meat Market. In 1962, the front facade of the corner structure was bricked over. The building underwent extensive alterations in 1978 and 1987 before part of it was converted to a drugstore.' (5)



1971 PHOTOGRAPHS of
955 - 947 WASHINGTON AVENUE (4)



Washington Avenue has always been the commercial shopping district for the local population in South Beach. Through the decades its ethnic flavors and cultures may change yet at its heart this has always been the central Main Street of South Beach.



2016 PHOTOGRAPH of 955 WASHINGTON AVENUE

This storefront retail and space was designed by the Architects Robertson & Patterson - who had successfully completed the storefronts at 657 - 685 Washington Avenue.

By varying the setbacks of building mass back from the property line, the Architects created interesting pedestrian cityscapes. This had been especially true of the original 999 Washington Avenue building.

This 1-story commercial building in the Art Deco style was built in 1936. The structural system is concrete block stucco. Exterior walls are stucco over concrete and concrete block. The building has a composite roof. Windows are replacement aluminum fixed.

The (current) primary (non-historic) entryway is a double glass door centered and recessed on the west elevation. The side walls at the entryway angle into the door. The knee-wall on the entire elevation contains 4" x 4" ceramic tiles." (5)

The black and white tiles are not original to the building. The wavy lighting at the parapet is also not original. The single entrance to one store is also not original, since the building originally contained three separate retail stores.



2016 PHOTOGRAPHS of PARAPET DETAIL AT 955 WASHINGTON AVENUE (3)



Above 1989 PHOTOGRAPH from the CITY OF MIAMI BEACH PLANNING DEPARTMENT's HISTORIC PROPERTIES DATABASE
Note that this photo shows the double-crenelated parapet top pre-installation of the non-historic wave neon lights.
See 2015 detail photographs on following page.

4-30-42 Owner J.C. Devine Props. Mailing Address
 Lot 16 & 16 Block 21 Subdivision OCEAN BEACH ADDITION #2
 General Contractor J. C. Devine Properties
 Architect L. Robertson
 Zoning Regulations: Use BB
 Building Size: Restaurant 50' Front 50' Depth 73'
 Certificate of Occupancy No. 1312

Perm. No 9721 Cost \$ 20,000.
 Address 955 WASHINGTON AVENUE 955 WASHINGTON AVENUE
 Bond No. 155-999 Washington Avenue
 Engineer 3234-08-143
 Lot Size 100 x 130
 Height 18' Stories
 Use RESTAURANT & 3 STORES

Type of Construction CES Foundation Reinforced concrete Roof Comp Date Sept. 10, 1936

Plumbing Contractor #9413 W.H. Pennell Sewer Connection 1, Date Oct. 5, 1936
 22 Fixtures Temporary Closet

Plumbing Contractor #9488 Pennell - 15 Fixtures - 4 Gas openings - Date Jan. 10, 1936
 Water Closets Bath Tubs
 Lavatories Showers
 Urinals Sinks
 Gas Stoves Gas Heater
 Gas Radiators Gas Turn On Approved --J.J. Farrey - November 9, 1936

Septic Tank Contractor Tank Size 1,000. Date
 Oil Burner Contractor (Bldg permit #9051) C.A. Merritt-- Tank Size Burner & Tank --- Date Nov. 6, 1936
 Sprinkler System One 275-gal Tank & Burner \$ 300..... Oct. 5, 1937

Electrical Contractor #7704 Geo. LaVigne Address Date Nov. 27, 1936
 Range Motors 10, Fans Temporary Service--Sept. 17, 1936
 HEATERS Water Space SAW-#7129 LaVigne Electric:
 OUTLETS Light 126 Receptacles 36 Centers of Distribution
 #11240-August 17, 1938 Refrigerators 6, #7974 LaVigne-Dec. 28, 1936-11 Neon transformers:
 Greater Miami Electric: Sign Outlets
 1 - motor: Electrical Contractor Date

No. FIXTURES
 FINAL APPROVED BY Date of Service

Parr Travel Co: ALTERATIONS OR REPAIRS
 #11217 One entrance company: Florida Awning Company: \$ 65.00 July 16, 1940

Building Permits: #62295 Philip Plaks: Demolish portion of existing mezzanine & rework portion that is left - L. F. Varin Assoc., Architect - \$10,000.00 - July 5, 1960 OK 10/30/60 Cox MW C.O. #3774 Oct. 26, 1960

#62816 Claude Southern Corp.: 2 flat wall signs, neon, "Kosher Market", 11' x 4' - 244 sq. ft. and 39' x 3' - 117 sq. ft. (161 sq. ft. total), \$600, 8/26/60 C. O. #3774 Oct. 26, 1960

#63208 S. R. Plaks: Rebuild 40 ton A. C. system, install 13 motors - 21 tons of refrigeration - Connected to used display cases - \$10,300.00 - October 13, 1960 O.K. Plag 10/26/60 C.O. #3774 Oct. 26, 1960

#65981 Owner: Interior painting and counters - \$200. - 9/29/61

#66181 Dede Grant Inc.: Install 1-5 ton pkg. unit - \$2200. - 10/23/61 OK Plag 10/30/61

#70372 Owner, Morris Weiss: Remove bulkhead and install aluminum overhead door. - \$175. - 10/17/63 WC CB 10/29/64

#70673 Saxon-McBraxx Hurricane Avning & Shutter Co.: Aluminum awning 15' long x 6' and 7'6" above sidewalk - \$230. - 11/27/63

#74622 Cliften Industries, Inc.: Reroof - \$1575. - 8/19/65 - OK Brown 9/2/65

#77029 Owner, J. C. Devine: Paint - \$200 - 9/14/66

#1792 - Peoples Gas System - 1 - 5 ton air cond central 10/18/71

#2246-United Refrigeration- total 30 HP Central A/C-\$9950-9-20-72

#88133-Tulip Construction-Interior remodel of existing kosher supermarket-9-25-72-\$50,000

#09541-Glamor Signs-Sign-Shoppers International-Sign-\$200-8-12-76

FILE NO: 1168 BOARD OF ADJUSTMENT NOVEMBER 4, 1977 HOWARD N. GALBUT, applicant/owner Applicant requests waiving seven (7) of the required seven (7) parking spaces in order to construct an additional 2,515 sq. ft. to an existing building HEARD WITHOUT PREJUDICE - GRANTED AS REQUESTED.

#89596-Manuel Vazquez-Remodel interior and exterior-\$110,000-5-11-78

#13421-Owner-0Painting exterior ceiling repairs-\$400-7-11-78

M04249- A Bu Refrigeration-6 10KW central heating, 6 central a/c-9-25-78

M04320-A Bu Refrigeration- 1 10LW central heating, 1 7 1/2 ton central a/c-1-18-79

#14556-Acolite Sign-Plastic faced channel letters on front wall 69 sqs-\$1000-1-26-79

#14863-Acolite Sign-Citizen Federal-Sign-\$1500-4-5-79

8/3/82 - #22570 - H., H., R. GALBUT, Interior partitions \$1,250.00

#92314 - 11-6-87 - Cohen Ager Inc. - Alteration of existing store building to be used as a drug store - \$145,000.00 C.A. *See pg 79*

Plumbing Permits:

#42470 J & W Plumbing Service, Inc: 2 water closets, 2 lavatories, 12 floor drains, 12 safe waste drains-7/12/60 OK 10/17/60

#49432-Mid-Town Plumbers- 1 Drinking Fountain; 17 Floor drain; 1 Sink, -9-27-72

#56249-Wenzel Plumbing- 3 lavatory, 1 shower, 1 sink, bar, 1 sink, slop, 3 water closet, 1 heater-new installation, utility sewer, utility-water-7-6-78

#13835-Mayo Roofing-Re-roof 60 sqs-\$6000-9-12-78

#62238 9/9/85 Orlando J. Bernal 1 rgh, 1 set floor drain, 2 rgh, 2 set lavatory, 2 rgh, 2 set shower, 2 rgh, 2 set urinal heater new installation

Electrical Permits:

#55604 Hamilton Elec., Inc. of Broward County: 16 switch outlets, 25 receptacles, 45 light outlets, 228 fixtures, 1 water heater outlet, 18 appliance outlets, 5 centers of distrib, 1 service temp., 1 service equip, 1 sign outlet, 5 motors (1HP), 18 motors (2-5HP), 1 motor (6-10HP), 2 motors (11-25HP)- Aug. 9, 1960 ^{OK 10/16/60 Newbold}

#55693 Claude Southern: 4 neon transformers, 8/26/60

#60388 Ben's Elec: 1 switch outlet, 4 light outlets, 5 motors-0-1 HP--11/21/63

#70053-J.H. Moore Electric- 10 Receptacles; 2 Appliance outlet; 1 Oven; 4 motors, over 1-3- HP- 3 motors, over 5-8 HP- 24 Fixtures-10-12-72

#72310-Rapelco Electric- 100 amps increase; 2 motors, over 1-3HP; 1 a/c window-6-4-75

#73002-J H Moore, Inc.-Food Fair-correct violation-3-29-76

Electrical 74878-Mike Electric-60 amps service-7-25-78

#74924-Mikes Electric Corp-133 light outlets, 250 receptacles, 1 range top, 2 waterheater, 1 motors, 0-1HP, 1 5-8 HP, 5 5ton a/c, 3 exhaust fan, 2 refrigeration-8-10-78

#75170-Mikes Electric Corp.- 10 switch outlets, 46 light outlets, 32 receptacles, 1 200 amps service, 1 appli 1 range top, 1 water heater, 1 7½ ton a/c, 2 exhaust fan-11-18-78

Spic & Span -	#	10506	1 SIGN, Biscayne Tent & Awning Co:	cost	175.00	Oct. 29, 1937
	#	14513	Wall sign - 85 sq ft: 1 Swing sign - 15 sq ft: Neon Sign & Display		400.00	Aug. 26, 1940
The Gem Box	#	19114	Painting & putting in shelving & counters:		150.00	Oct. 12, 1941
	#	19299	Alterations after Army occupation: Giller Contr. Co:		5,000.00	Nov. 8, 1944
	#	19494	SIGN Acollite Sign Company		150.00	Dec. 11, 1944
	#	22677	painting - A. Petri, painter:		250.00	June 26, 1946
965 Washington	#	24595	Install one additional condenser: R.S. Oakleaf Air Conditioner ---		1,500.00	May 26, 1947
Times Square	#	24617	Painting - inside: Morris Kelof, painter:		25.00	May 29, 1947
Frozen Custard	#	24651	Glass Partitions: 40 inch: Owner		350.00	June 4, 1947
	#	32455	Two flat wall signs (5 x 24) & (4 x 10)-160 sq ft Neon Sign & Service ----		2,000.00	May 3, 1950
965 Washington	#	33566	Painting: A & S Painting Co: Inc.		950.00	Sept. 15, 1950
965 Washington	#	36319	Painting sign on wall - James McGlynn, Jr.		30.00	July 13, 1951
965 Washington	#	38620	-no plans - Changing over air condition to water tower system:			
	OK - A.	Plaaglo-29-52	Sun State Air Conditioning, contractor:		1,500.00	June 4, 1952
965 Washington	#	40132	Painting outside - Eric Deutsch:		300.00	Nov 18, 1952
957 Wash. Ave.	#	45966	B & B A.C. Ser: Install 1 - 5 ton used A.C Unit - OK,		1,500	10/1/1954
965 Washington	#	46167	Sam Levine.....Painting Interior		650.00	October 22, 1954
953 Washington	#	46435	Tropicalites: One flat wall sign		600.00	Nov. 22, 1954
955 Wash. #53385	Mutual Neon Sign:	Flat Wall Neon Sign - 10'x3'-30 Sq. Ft.-1200-5/24/57				
955 Wash. #53450	Junez Construction:	Addition of store-17x39-CBS #1-Parapet walls, wood roof, Subject to				
955 Wash. #53604	Dooley Canthorn:	1-3 ton air conditioner-1500.00- June 3, 1957				
957 Wash. #57922	J.Y. Sparks:	Remove present store front & replace with doors - \$400 - 8/11/58				

Plumbing Permits:

Farm Foods	#	16715	Dick Crawford: 5 Sand traps: July 5, 1942			
	#	16734	USAAFTTC Capt H.H. Girard - 1 new Sewer connection July 30, 1942			
	#	16768	USAAFTTC (Dick Crawford) 3 Sinks, 1 Dish washer, 2 Grease traps, 5 sandtraps, 1 peeler, 1 gas range, 1 gas heater, 1 coffee urn, 1 kettle: 9/17/1942			
	#	17869	C.R. Martin: 2 Water closets, 1 Dish washing machine, Re-vamp 2 grease traps, 3 safe waste drains, 1 sand trap, 1 gas range, 6 coffee makers, 11/16/1946			
	#	20150	Roy Martin: 1 Dish washing machine: 1 floor drain, June 25, 1946			
	#	35405	N & R Plumbing: 1 Sink, 2 Floor Drains, 1 Safe Waste Drain, 1 Electric Water Heater, 1 Gas Range: Oct 8, 1953			
			589 Beach Bldg: 2 water closets, 2 lavatories, 1 sink, 1 grease trap, 3 floor drains, 1 steam water boiler, 1 candy stove - June 20, 1957 OK 7-24-57 Rotman			



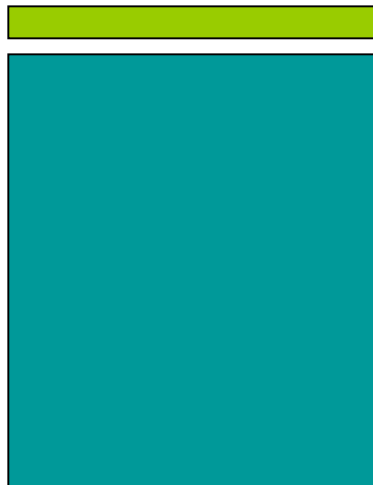
BIBLIOGRAPHY

- (1) Photograph courtesy of
History Miami
- (2) Aerial photograph courtesy of
City of Miami Beach Public Works department
- (3) 2016 Photograph by Arthur Marcus
- (4) Historic Photograph courtesy
Miami Dade Property Appraiser's Office
- (5) Original Architectural Plans & Elevations courtesy
City of Miami Beach Building Department
Records Desk
- (6) "Miami Beach Art Deco Guide" by Miami Design
Preservation League, 1987 p. 6.
- (7) Ibid., p.4.
- (8) "Miami Beach" by Howard Kleinberg, 1996 p.211.
- (9) 'Miami Architecture' by Allan T. Shulman, Randall C.
Robinson & James F. Donnelly, 2010 pp. 4-5
- (10) 'Deco Delights' by Barbara Baer Capitman 1988
p.42..
- (11) 'Sunshine, Stone Crabs and Cheesecake': The
Story of Miami Beach by Seth Bramson p. 51
- (12) Ibid., p. 52
- (13)

915 Washington

Miami Beach, Florida

traffic study



prepared for:
Rockwell Group

Traf Tech
ENGINEERING, INC.

June 2016
Revised August 2016

August 24, 2016

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

Re: 915 - 955 Washington Avenue – Updated Traffic Study

Dear Graham:

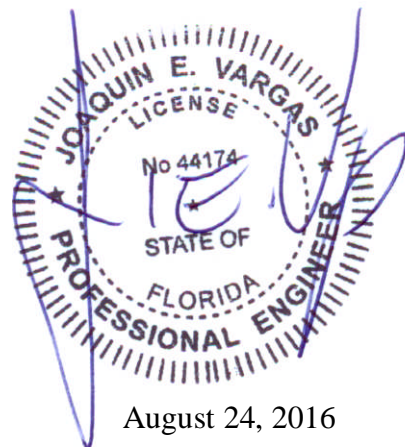
Traf Tech Engineering, Inc. is pleased to provide you with the results of the revised traffic study undertaken for the proposed 915 - 955 Washington project planned to be located on the east side of Washington Avenue between 9th Street and 10th Street in the City of Miami Beach in Miami-Dade County, Florida. The revised study addresses the traffic comments provided by the City's Transportation Consultant.

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

Sincerely,

TRAF TECH ENGINEERING, INC.

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



August 24, 2016

TABLE OF CONTENTS

INTRODUCTION	1
INVENTORY	3
Existing Land Use.....	3
Proposed Land Uses and Access to Parking Garage.....	3
EXISTING CONDITIONS	4
Roadway System.....	4
Nearby Intersections.....	4
TRAFFIC COUNTS	6
TRIP GENERATION	8
TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT	10
TRAFFIC ANALYSES	13
Future Conditions Traffic Volumes	13
Level of Service Analyses.....	14
Valet Operation.....	18
CONCLUSIONS AND RECOMMENDATIONS	20

LIST OF FIGURES

FIGURE 1 – Project Location Map	2
FIGURE 2 – Existing Lane Geometry	5
FIGURE 3 – Existing Traffic Counts – Peak Hour	7
FIGURE 4 – New Project Traffic Assignment	11
FIGURE 4A –Project Traffic Assignment – Valet Trips.....	12
FIGURE 5 – Background Traffic (Year 2018)	15
FIGURE 6 – Total Traffic with Project (Year 2018).....	16

LIST OF TABLES

TABLE 1 – Trip Generation Summary (915 Washington).....	8
TABLE 2 – Project Trip Distribution	10
TABLE 3 – Signalized Intersection Capacity/LOS Analyses.....	17
TABLE 4 – Stop Control Intersections Capacity/LOS Analyses.....	17
TABLE 5 – 95 th Percentile Queue Lengths	18

INTRODUCTION

915 Washington is a proposed development planned to be located at 915 Washington Avenue in the City of Miami Beach in Miami-Dade County, Florida. The location of the project site is illustrated in Figure 1 on the following page.

Traf Tech Engineering, Inc. was retained by Rockwell Group to conduct a traffic study¹ in connection with the proposed project. The study addresses trip generation and the traffic impacts created by the proposed project on the nearby transportation network. This study is divided into seven (7) sections, as listed below:

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

¹ The traffic methodology was discussed and agreed with the City of Miami Beach staff and is included in Appendix A.



INVENTORY

Existing Land Use

The site is currently developed with commercial uses.

Proposed Land Uses

The proposed site will be re-developed with the following land uses and intensity:

- **Hotel – 204 Rooms**
 - Courtyard hotel dining (46 seats)
 - Hotel lobby bar (101 seats)
 - Hotel pool deck (139 seats)

- Ground floor hotel restaurant (234 seats)
- Ground floor restaurant (100 seats)
- Second floor restaurant/lounge (156 seats)
- Rooftop venue (80 seats)
Total Seats = **570 seats**

- Ground floor retail (**1,500 square feet**)

Access to the proposed parking structure will be provided via Collins Court (the alley located on the east side of the site). Appendix B contains a copy of the proposed site plan for the project site.

EXISTING CONDITIONS

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

Roadway System

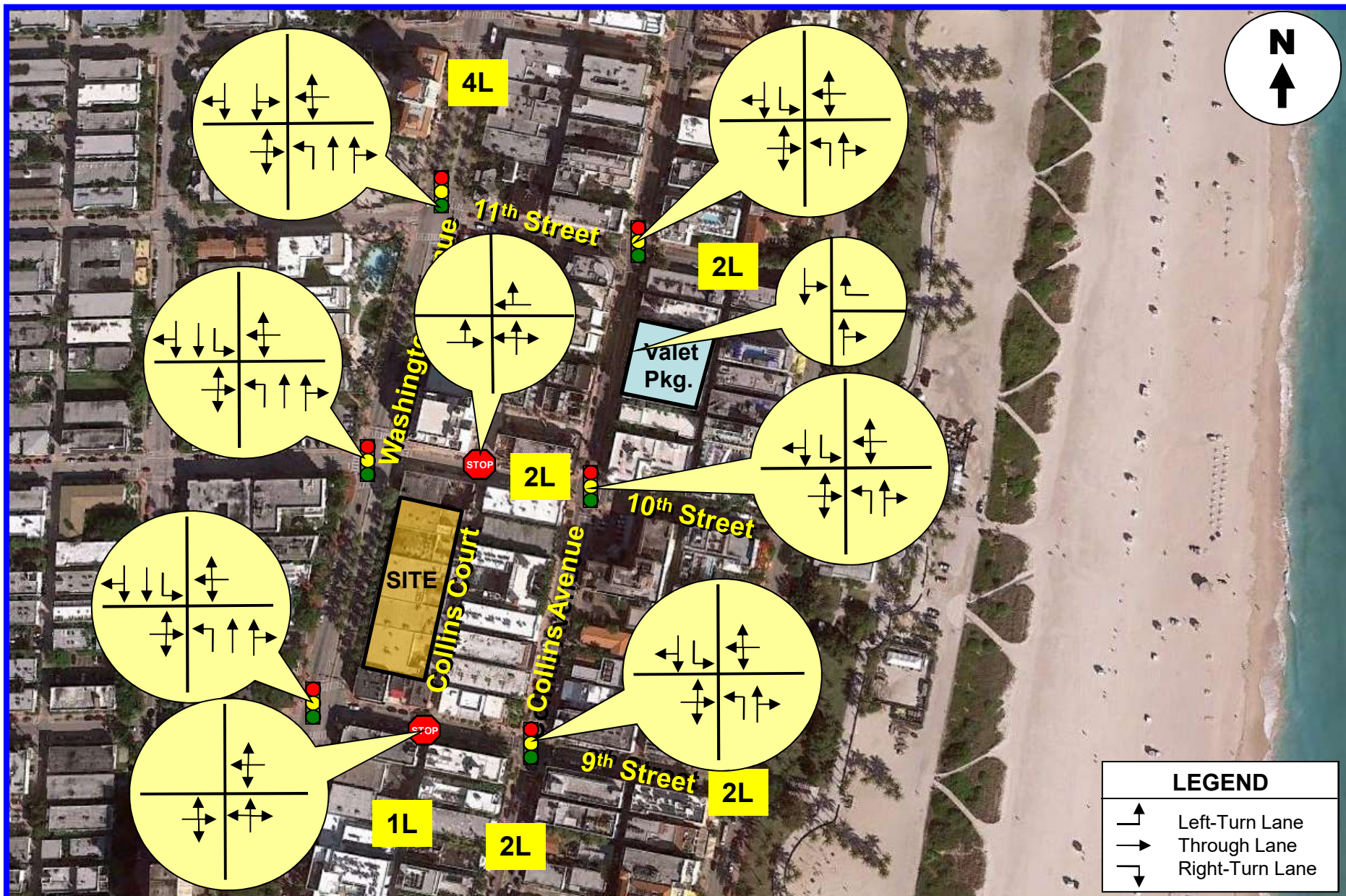
The roadway system located near the project site includes Collins Avenue, Washington Avenue, Collins Court, 11th Street, 10th Street, and 9th Street. Near the project site, Collins Avenue and Washington Avenue are two-lane and four-lane facilities in the north and south directions, respectively. Collins Court is a one-way, one-lane facility in the northbound direction between 9th Street and 10th Street. 11th Street, 10th Street, and 9th Street are two-lane, two-way facilities in the east and west directions.

Nearby Intersections

With the assistance of City of Miami Beach staff, nine intersections/driveways were identified as the locations that will be impacted the most by the proposed project. These intersections/driveways include:

1. Washington Avenue and 11th Street(signalized)
2. Washington Avenue and 10th Street (signalized)
3. Washington Avenue and 9th Street (signalized)
4. Collins Avenue and 11th Street (signalized)
5. Collins Avenue and 10th Street (signalized)
6. Collins Avenue and 9th Street (signalized)
7. Collins Court and 9th Street (stop controlled)
8. Collins Court and 10th Street (stop controlled)
9. Collins Avenue and Valet Parking Garage (stop controlled)

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



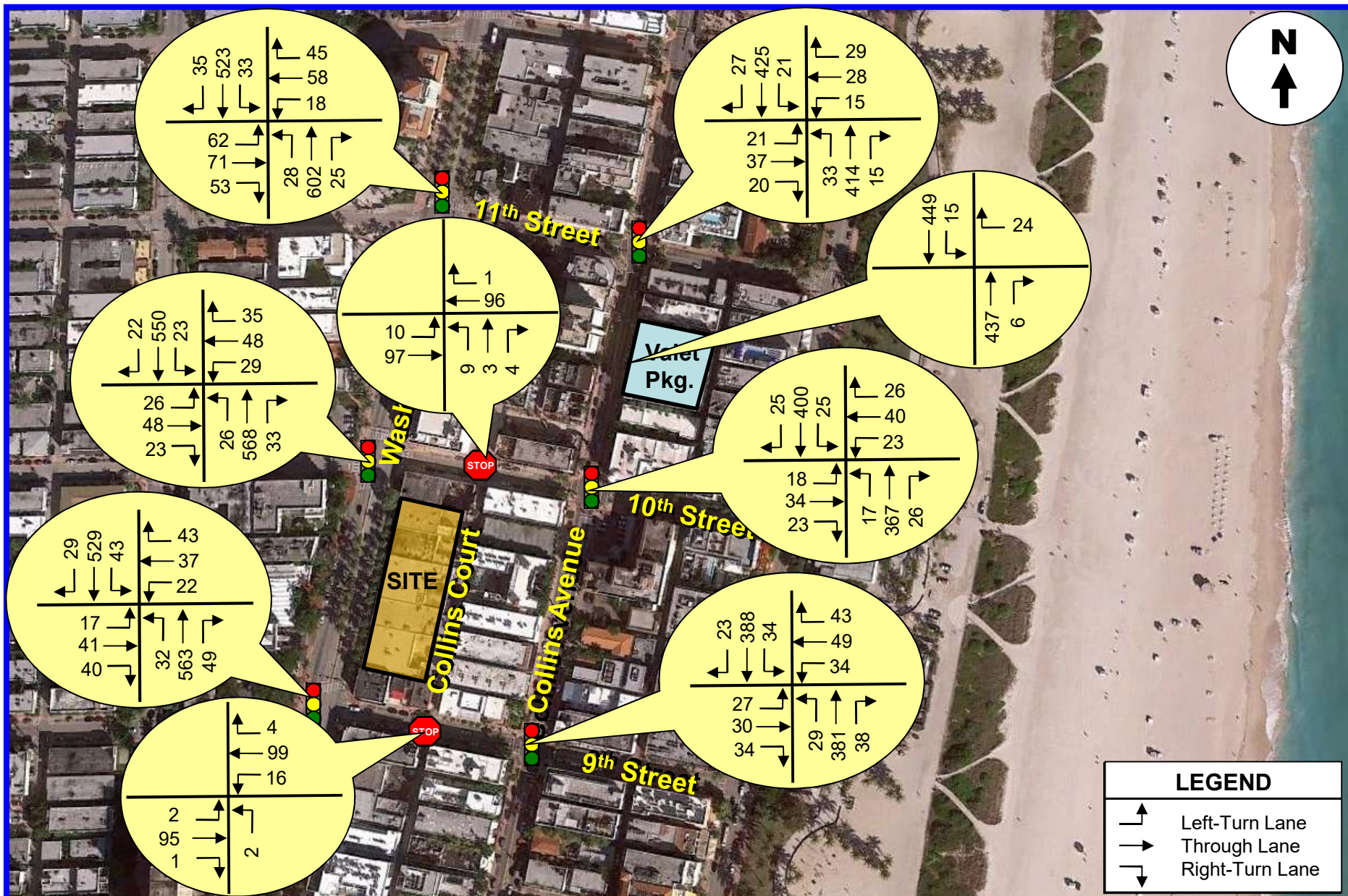
TRAFFIC COUNTS

Traf Tech Engineering, Inc., in association with Traffic Survey Specialists, Inc., collected traffic data at the following locations:

1. Washington Avenue and 11th Street(signalized)
2. Washington Avenue and 10th Street (signalized)
3. Washington Avenue and 9th Street (signalized)
4. Collins Avenue and 11th Street (signalized)
5. Collins Avenue and 10th Street (signalized)
6. Collins Avenue and 9th Street (signalized)
7. Collins Court and 9th Street (stop controlled)
8. Collins Court and 10th Street (stop controlled)
9. Collins Avenue and Valet Parking Garage (stop controlled)

The intersection turning movement counts performed by Traffic Survey Specialists, Inc.,were collected on Friday, June 10, 2016 during the PM peak period (4:30 PM to 7:00 PM).

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



TRIP GENERATION

The trip generation for the project was based on information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (9th Edition). According to the subject ITE manual, the most appropriate "land use" category for the proposed land uses include Land Use 310 – Hotel, Land Use 931 – Quality Restaurant, and Land Use 826 – Specialty Retail . Table 1 summarizes the external trips associated with the proposed development.

TABLE 1 Trip Generation Summary (Proposed Uses) 915 Washington					
Land Use	Size	Daily Trips	PM Peak Hour		
			Total Trips	Inbound	Outbound
Hotel (LUC 310)	204 Rooms	1,820	143	70	73
Restaurant (LUC 931)	570 Seats	1,630	148	99	49
Retail (LUC 826)	1,500 SF	102	25	11	14
Gross Trips		3,552	316	180	136
Restaurant Internal Trips (-30%)		-489	-44	-29	-15
External Trips		3,063	272	151	121
Pass-by (Restaurant - 25%)		-285	-26	-13	-13
Subtotal		2,777	246	138	108
Transit and Pedestrian Reduction (-10%)		-278	-26	-12	-12
Net New Vehicular Trips		2,500	220	126	96

Source: ITE Trip Generation Manual (9th Edition)

As indicated in Table 1, the external trips anticipated to be generated by the proposed 915 Washington project consist of approximately 3,063 daily trips and approximately 272 trips during the weekday peak hour (151 inbound and 121 outbound).

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

ITE Land Use 310 – Hotel

Daily Trips

$$T = 8.92 (X)$$

Where T = average daily vehicle trip ends

X = number of rooms on a weekday

PM Peak Hour of Adjacent Street (Typical Afternoon Peak Hour)

$$T = 0.70 (X) \text{ (49\% inbound and 51\% outbound)}$$

Where T = average AM peak hour vehicle trip ends

X = number of rooms on a weekday

ITE Land Use 931 – Quality Restaurant

Weekday Daily Trip Generation

$$T = 2.86 (X)$$

Where T = number of weekday daily trips and
X = number of seats

PM Peak Hour of Adjacent Street (Typical Afternoon Peak Hour)

$$T = 0.26 (X) \text{ (67\% inbound and 33\% outbound)}$$

Where T = number of weekday peak hour trips and
X = number of seats

ITE Land Use 926 – Specialty Retail

Weekday Daily Trip Generation

$$T = 42.78 (X) + 37.66$$

Where T = number of weekday daily trips and
X = 1000 square feet gross leasable area

PM Peak Hour of Adjacent Street (Typical Afternoon Peak Hour)

$$T = 2.40 (X) + 21.48 \text{ (44\% inbound and 56\% outbound)}$$

Where T = number of weekday peak hour trips and
X = 1000 square feet gross leasable area

TRIP DISTRUBUTION AND TRAFFIC ASSIGNMENT

The trip distribution and traffic assignment for the project were based on Miami-Dade County's Cardinal Distribution information for the study area. Table 2 summarizes the County's cardinal distribution data for Traffic Analysis Zone 655, which is applicable to the project site from the latest SERPM data published by Miami-Dade County.

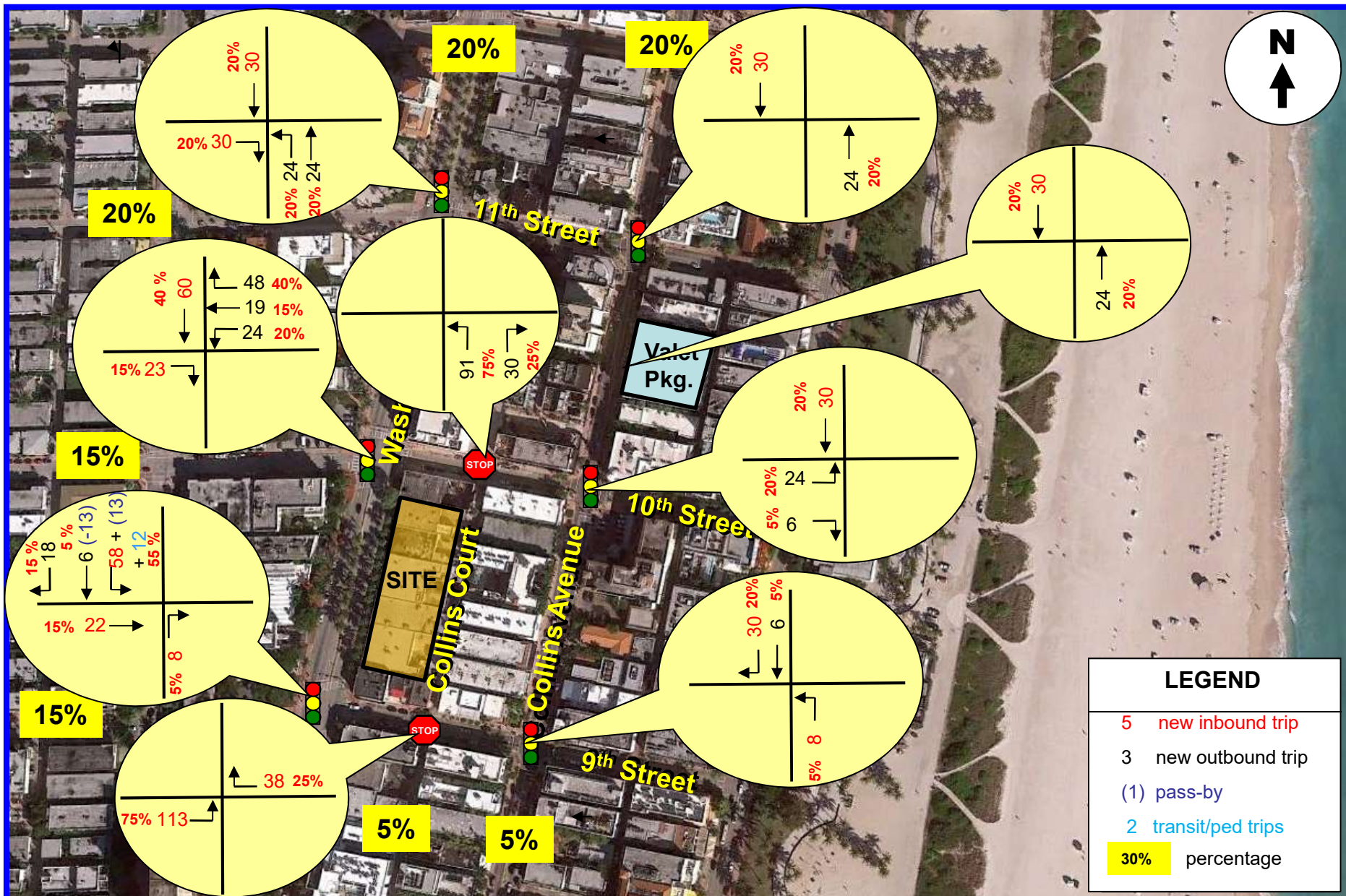
TABLE 2 Project Trip Distribution 915 Washington		
Direction		% of Total Trips
North:	Northwest	21.0
	Northeast	20.9
South:	Southwest	7.7
	Southeast	0.00
East:	Northeast	0.00
	Southeast	0.00
West:	Northwest	31.8
	Southwest	18.7
Total		100.00%

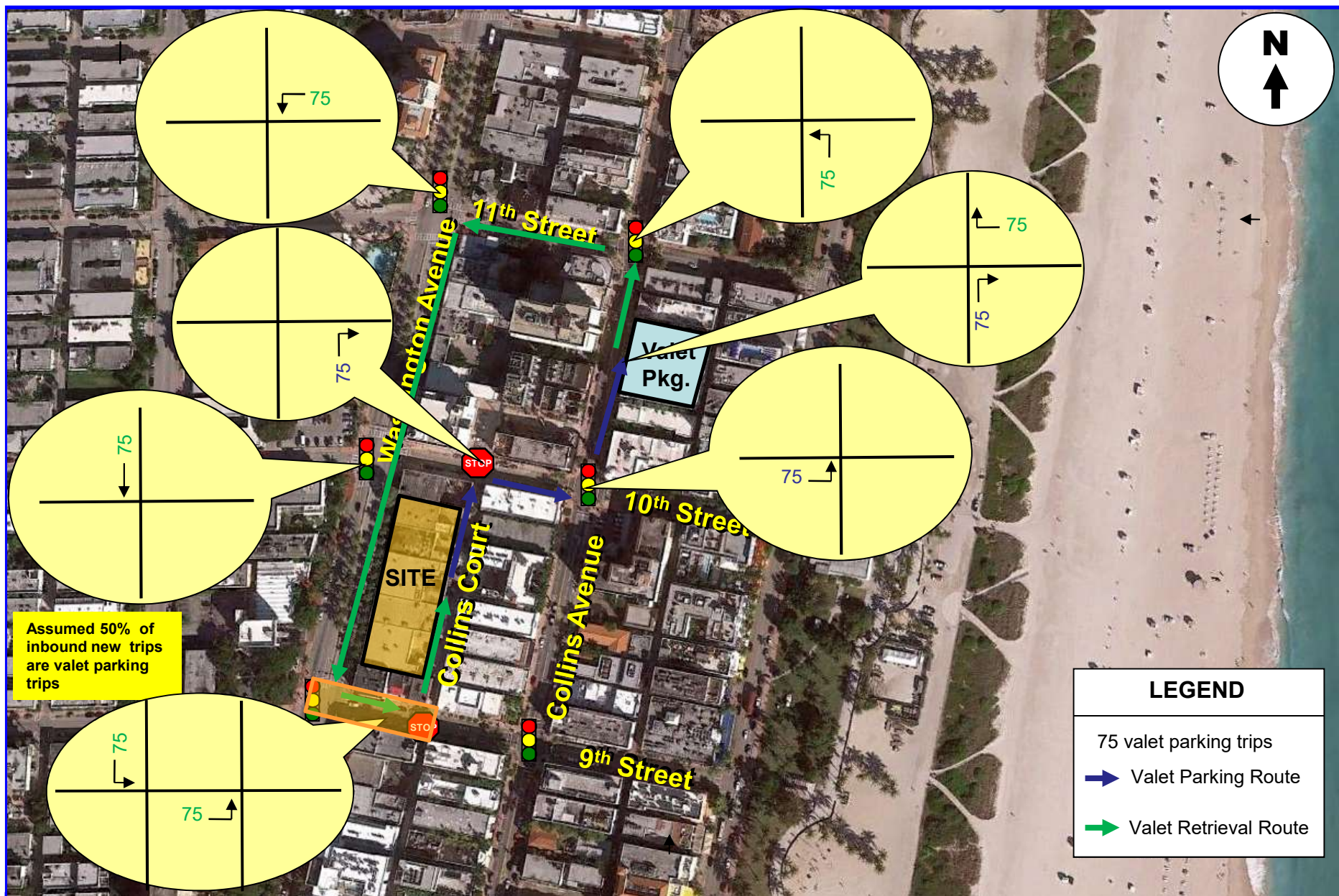
Source: Miami-Dade County (2040 SERPM)

Based on the above, the following traffic assignment was assumed for the proposed 915 Washington project:

- 20% to and from the north via Collins Avenue
- 5% to and from the south via Collins Avenue
- 20% to and from the north via Washington Avenue
- 5% to and from the south via Washington Avenue
- 20% to and from the west via 11th Street
- 15% to and from the west via 10th Street
- 15% to and from the west via 9th Street

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





TRAFFIC ANALYSIS

This section of the study is divided into four parts. The first part consists of developing the future conditions traffic volumes for the study area. The second part includes level-of-service analyses for existing and future conditions. The third section addresses the projected operating conditions of the project's access driveway. The final section focusses on valet parking.

Future Conditions Traffic Volumes

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

In order to develop year 2018 traffic volumes (project anticipated to be built and occupied by the year 2018), without the proposed project, two separate analyses were undertaken. The first analysis converts the existing peak hour traffic counts collected in the field during the month of June to average peak season conditions. Based on FDOT's Peak Season Factor Category report, a factor of 1.04 is required to convert traffic counts collected in the second week of June to average peak season conditions (refer to Appendix D). The second analysis includes a growth factor to project 2016 peak season traffic volumes to the year 2018. Based on traffic growth data published by the FDOT for a nearby traffic count stations, minimal traffic growth has occurred during the past five years (refer to Appendix D). However, in order to assess impacts with a conservative approach, and to account for unforeseen approved project (committed trips) that may impact the study intersections, a four percent (4.0%) growth rate was used for purposes of this study. Additionally, trips associated with future developments; The Anglers Hotel addition (600 Washington Avenue), The Torino (400 Collins Avenue), The Savoy Hotel, and 601 Washington were added to the background traffic. Committed development information is included in Appendix D.

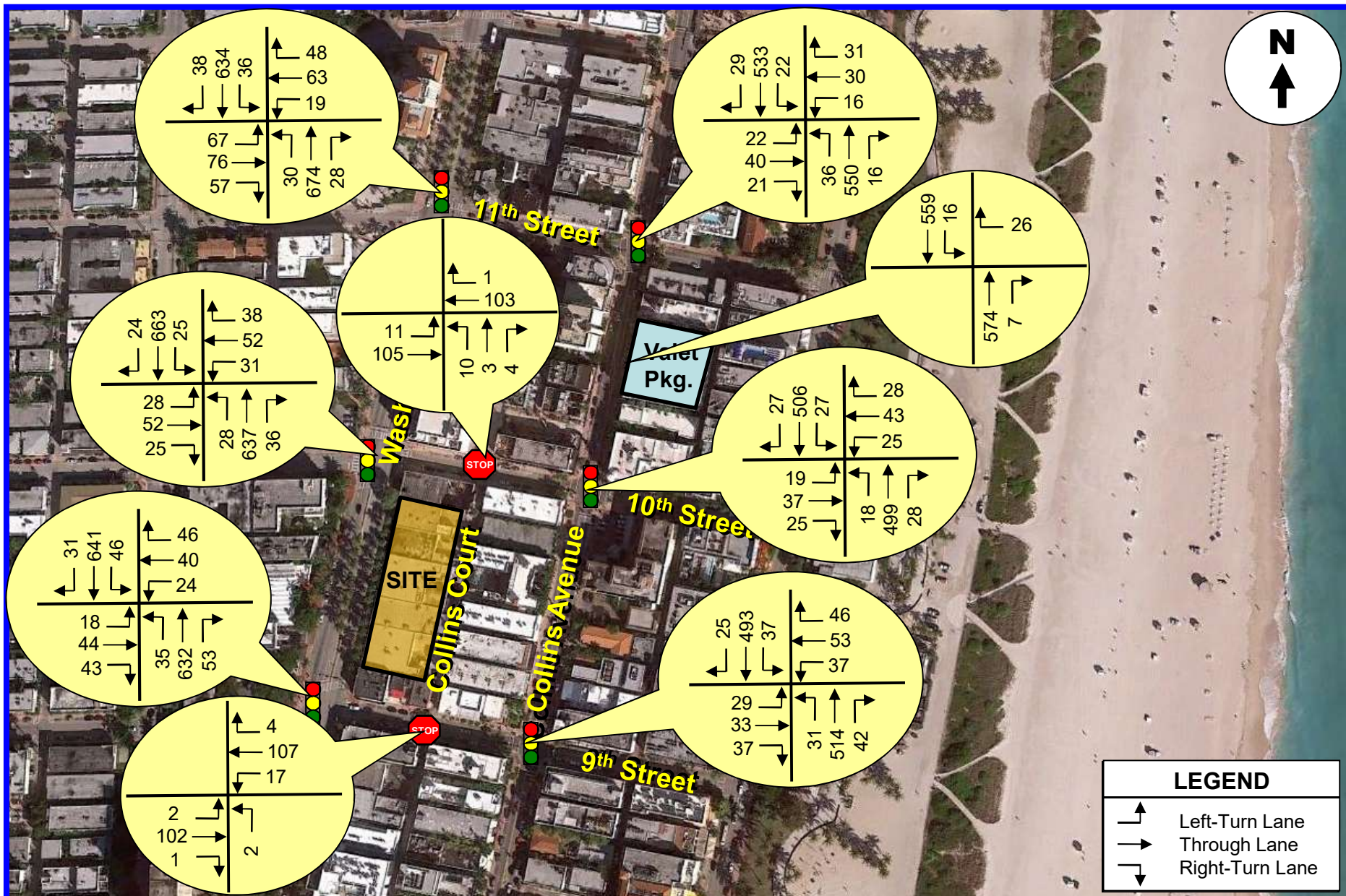
The new trips generated by the 915 Washington project (refer to Figure 4) were added to the 2018 background traffic in order to develop total traffic conditions.

The future traffic projections for the study intersections (peak season adjustments, growth rates, committed developments and project traffic) are presented in tabular format in Appendix E. Figures 5 and 6 present the year 2018 future traffic volumes for the study area.

Figure 5 includes background traffic only (without the proposed project) and Figure 6 includes the additional traffic anticipated to be generated by the 915 Washington project.

Level of Service Analyses

Intersection capacity/level of service analyses were conducted for the nine study intersections. The analyses were undertaken following the capacity/level of service procedures outlined in the Highway Capacity Manual (HCS) using the SYNCHRO software. The results of the capacity analyses are summarized in Tables 3 and 4. As indicated in Tables 3 and 4, all study intersections are currently operating adequately and will continue to operate at a acceptable level of service in the year 2018 with the proposed project in place. The 95th percentile queue lengths are summarized in Table 5.



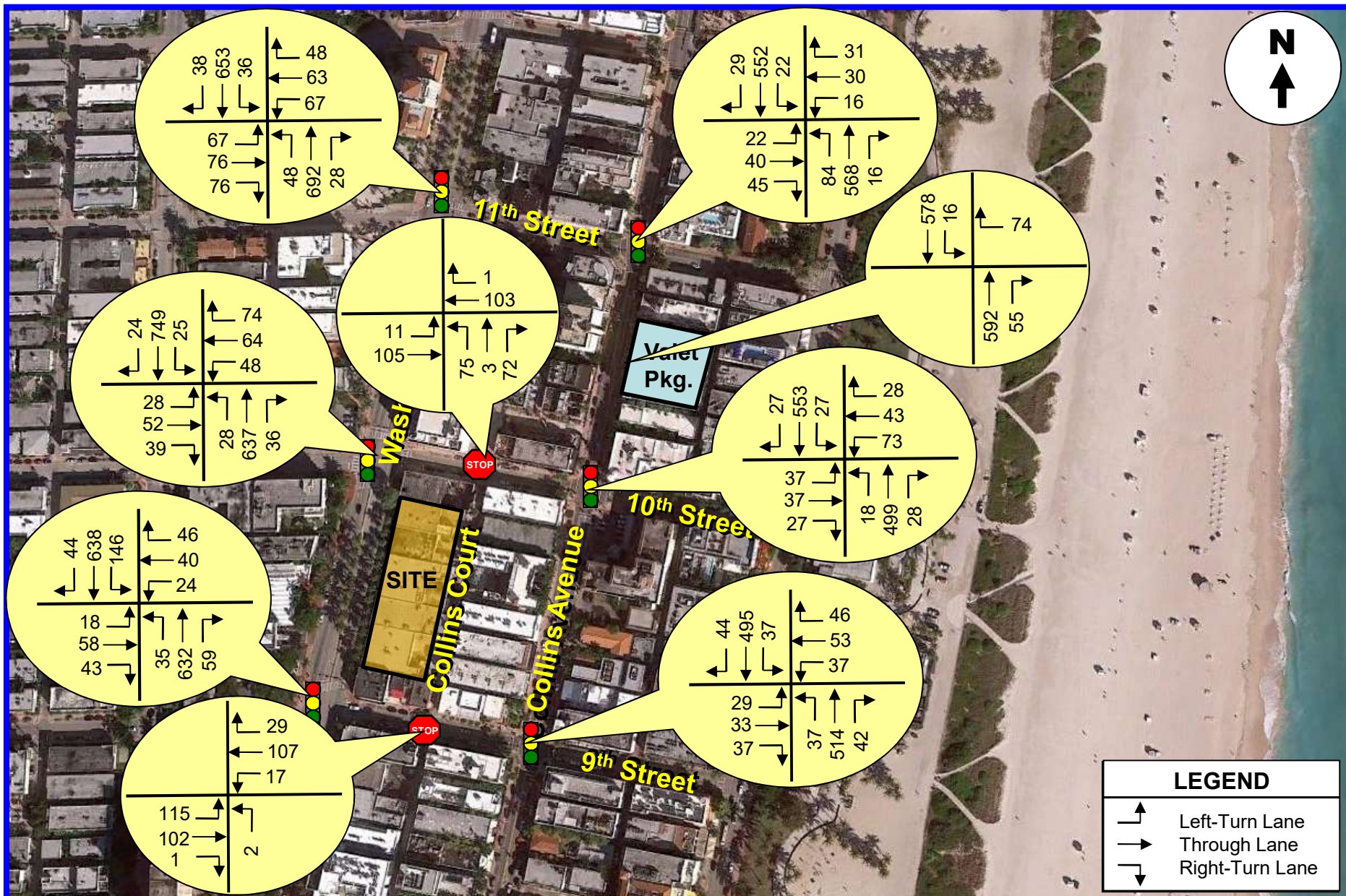


TABLE 3 Intersection Level of Service 915 Washington – Signalized Intersections			
		Future Traffic Conditions	
Intersection	2016 Existing	2018 w/o Project	2018 With Project
Washington Avenue & 11 th Street	A	A	A
Washington Avenue & 10 th Street	A	A	A
Washington Avenue & 9 th Street	B	B	B
Collins Avenue & 11 th Street	B	A	A
Collins Avenue & 10 th Street	A	A	B
Collins Avenue & 9 th Street	C	C	C

Source: Highway Capacity Manual

TABLE 4 Intersection Level of Service 915 Washington – Unsignalized Intersections			
		Future Traffic Conditions	
Intersection	2016 Existing	2018 w/o Project	2018 With Project
Collins Court & 9 th Street - NB	B	B	C
Collins Court & 10 th Street - NB	A	B	B
Collins Avenue & Parking Garage - WB	C	C	D

Source: Highway Capacity Manual

TABLE 5 95th Queue Lengths 915 Washington			
		Future Traffic Conditions	
Intersection	2016 Existing	2018 w/o Project	2018 With Project
Washington Avenue & 11 th Street NBL = 150'	7'	8'	m18'
Washington Avenue & 10 th Street NBL = 200' SBL = 200'	8' m7'	8' m7'	17' m9'
Washington Avenue & 9 th Street NBL = 130' SBL = 150'	14' 9'	15' 9'	16' 181'
Collins Avenue & 11 th Street NBL = 190' SBL = 170'	8' 11'	8' 12'	M32' 12'
Collins Avenue & 10 th Street NBL = 200' SBL = 160'	m1 6'	200' 160'	M8' M27'
Collins Avenue & 9 th Street NBL = 200' SBL = 200'	22' 33'	19' 36'	22 M35'

m: volume for the 95th percentile queue is metered by upstream signal

The computer printouts of the intersection capacity analyses are contained in Appendix F.

Valet Operation

The 915 Washington project will provide one (1) valet service area located on Collins Court. This is the main valet drop-off/pick up area. All vehicles served by valet parking will stop at the valet station on Collins Court.

In order to determine the stacking requirements associated with the valet operation, a queuing analysis was undertaken. As indicated in Table 1, the maximum number of inbound vehicles associated with this project, during a one-hour period is approximately 151 vehicles.

A queuing analysis was conducted in order to ensure that the on-street stacking is sufficient to accommodate the maximum inbound vehicular demand anticipated at this facility. The length of queue anticipated on Collins Court was determined using information contained in ITE's *Transportation and Land Development*, Chapter 8 – Drive-In Facilities². For this analysis, the following input variables were used:

Service Rate: is the average time to park/unpark a vehicle by a valet runner. A weighted average service rate was determined based on the service rate for standard parking spaces. The average time by a valet runner is approximately 3 minutes, or 20 vehicles per hour per valet runner. Assuming up to six (6) valet runners, the maximum service rate of the facility is 120 vehicles in a one-hour period.

Demand Rate: As indicated above, a maximum of 151 vehicles will arrive during the highest hour. Assuming 50% valet usage, the inbound vehicular traffic at the valet station is approximately 75 vehicles.

Using equation 8-9b and Table 8-11 of ITE's *Transportation and Land Development*, the maximum length of queue anticipated on Collins Court, at the 90% confidence level, is three (3) vehicles. Therefore, the valet station on Collins Court should provide parking for at least three (3) vehicles. The service rate calculations and results of the ITE queuing procedure are contained in Appendix G.

² By Vergil G. Stover and Frank J. Koepke.

CONCLUSIONS AND RECOMMENDATIONS

915 Washington is a proposed development planned to be located at 915 Washington Avenue in the City of Miami Beach in Miami-Dade County, Florida. The project site currently consists of commercial uses. The proposed project will be developed with the following land uses and intensity:

- Hotel – **204 Rooms**
 - Courtyard hotel dining (46 seats)
 - Hotel lobby bar (101 seats)
 - Hotel pool deck (139 seats)

 - Ground floor hotel restaurant (234 seats)
 - Ground floor restaurant (100 seats)
 - Second floor restaurant/lounge (156 seats)
 - Rooftop venue (80 seats)
- Total Seats = **570 seats**
-
- Ground floor retail (**1,500 square feet**)

Access to the proposed parking structure will be provided via Collins Court (the alley located on the east side of the site).

Traf Tech Engineering, Inc. was retained by Rockwell Group to conduct a traffic study in connection with the 915 Washington project. The study addresses trip generation and the traffic impacts created by the proposed project on the nearby transportation network. The conclusions and recommendations of the traffic study are presented below:

- The external trips anticipated to be generated by the proposed 915 Washington project consist of approximately 3,063 daily trips and approximately 272 trips during the weekday peak hour (151 inbound and 121 outbound).

-
- All study intersections are currently operating adequately and will continue to operate at an acceptable level of service in the year 2018 with the proposed project in place.
 - The valet station on Collins Court should provide parking for at least three (3) vehicles. Up to six (6) valet runners should be assigned to this facility during the anticipated peak periods.

Transportation Demand Management (TDM)

There are numerous Transportation Demand Management (TDM) strategies to influence travel decision. Some improve the transportation options available; some provide incentives to change travel mode, time or destination; others improve land use accessibility; some involve transportation policy reforms and new programs that provide a foundation for TDM. Some benefits provided by a well-thought TDM program include:

- Congestion reduction
- Road and parking savings
- Transportation Options (choices)
- Road safety
- Environmental protection
- Improved quality of life
- Economic development
- Healthy lifestyles

The 915 Washington project proposes the following incentives in order to provide an effective TDM plan for the project:

Bicycling

Bicycle racks are being proposed at the site in order to encourage non-automobile modes of transportation.

Carpool

The proposed hotel will encourage employees to carpool. The hotel will provide a minimum of one (1) complimentary valet parking for High Occupancy Vehicle being used for Carpooling.

Transit Use

The hotel will have an informational kiosk within the lobby of the hotel with information relative to bus schedules and routes (two bus routes travel along Washington Avenue and two along nearby Collins Avenue) and the location of the two closest City Bike Station 117 and 136 at 9th Street/Washington Avenue and 9th Street/Ocean Drive.