

CERTIFICATE OF OCCUPANCY # 187

LENOX VILLAS

M.B. Newman

Owner PEE BEE PROPERTIES, Inc. Mailing Address

Permit No.

11589

Date Sep. 27-1938

Lot 15 & 16 Block 98

Subdivision Ocean Beach #3

Address 1030 - 1040 - 1050 - 6th street--

General Contractor Mantell Realty & Construction Corp. Address

Architect Henry Hohausen

Address

each Front 40' Depth 33'

Height 22'

Stories 2

Use APARTMENTS* 3 bldgs:
4 units each (12)

Type of construction c-b-s-

Cost \$ 25,000.00

Foundation spread footing

Roof slate

Plumbing Contractor Fixzit # 11465

Address

Date Oct- 31-1938

Plumbing Fixtures 50

Rough approved by GAS

OK J. Farrey- Oct. 18-1938

Date

Gas Stoves 24

Gas Heaters

Address

Date

Final approved by

Date

Sewer connection - 1,--

Septic tank

Make

Date

Electrical Contractor State Electric Co. # 11444 -
" " " " # 11574

1 Temporary service

Address

Sep. 29-1938

Date Oct. 19-1938

Switch 31
OUTLETS Light 29

Range Motors

Fans

Temporary service

Receptacles

HEATERS Water

Centers of Distribution 9

Receptacles 26

Refrigerators 4 -

Electrical Contractor State Electric Co. # 11928

Address

Date Nov. 28-1938

No. fixtures set 58 - 29

Final approved by

Lincoln Brown, Jr.

Date

Date of service December 3-1938

PLUMBING PERMIT # 16592 - 1 Oil burner and 275 gal tank-- March 2, 1942 (Florida Fuel Oil Co.)

Alterations or repairs

Date

BUILDING PERMIT # 19931... Painting - outside - day labor \$ 200..... April 19, 1945

PLUMBING PERMIT # 19288---Serota-1 laundry Tray-----2-13-46

1040 - 6th Str: ELECTRICAL PERMIT # 28379 Astor Electric: 1 Appliance outlets, Mar. 7, 1949

1040 - 6th St: PLUMBING PERMIT: # 28803 Florida Fuel Oil Co: Replace 1 oil burner (275 gals) 10/4/1949

Over

ALTERATIONS & ADDITIONS

Building Permits: # 34652 Storage room - 11 x 13 x 10- 1 story- #2 CBS -Spread Footing 12 x 24 - Flat roof - J.A. Meyer & Sons, contr. \$ 500..... Dec. 18, 1950

#54077 All Window Service: 1-1 ton window air conditioner-\$200-August 2, 1957 OK 2/26/58 Plaag

#62200 Leo Mastrodonato: 5 - 1 HP window air conditioners - \$1000 - June 21, 1960

#62260 Leo Mastrodonato: Install 1 - 1 HP window air conditioner - \$200 - June 29, 1960

#78401 Raul Hernandez: Exterior and interior painting - \$1200 - 6/7/67

#02829-Eulogio Amado Lopez-Pressure cleaning and exterior painting-\$2250-4-6-73

#21109 10/28/81 owner sign 18 sq ft "1030 Danilo Lopez M. I. Phone 673-5239" \$295. (double fee)

#25730 8/9/84 - Luis Lopes Roof - Remove old and install 45 sq. new roof S.F.B.C. 3402.3 \$4500

Plumbing Permits:

#58735 Peoples Gas 8/5/80 1 meter set gas

#53668 Jones Elec: 1 Telephone Booth - May 15, 1959

Electrical Permits: #57155 C. J. Kay Electric Co: 1 center of dist., 1 motor 0-1 HP 8/10/61 OK 8/15/61
#82422 - High O Electric Inc. - 15 Switch outlets, 28 light outlets, 36 receptacles, 1 service size in amp's, 1 appliance outlets, 7ton A/C, strip heater - 9-30-87
Scarborough



CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.		BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL %	COMMENTS	PERMIT NO.

1030 6th Street Hotel

OPERATIONS & TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN

A. Number of Employees per Shift

AM Shift - Total of 10 Associates

5 housekeepers

1 houseman

1-2 laundry attendants

1 front desk associate

1 engineer

PM Shift - Total of 2 Associates

1 houseman/laundry

1 front desk associate

Overnight Shift - Total of 2 Associates

1 houseman/security

1 front desk associate

B. Transportation Demand Management (TDM) Plan

1. As contemplated by Policy 5.5 of the Transportation Element of the City of Miami Beach 2025 Comprehensive Plan, the owner shall provide a bicycle parking area on the property to serve guests and employees.

2. The owner shall offer a program to hotel employees to either obtain monthly passes from Miami-Dade Transit to allow employees to travel to and from the property without the need for automobiles, or provide an option for monthly City of Miami Beach parking garage passes (at each employee's option).
3. The owner shall offer hotel employees, who have been employed for at least ninety (90) days, financial assistance of up to \$100 to cover the cost of purchasing a bicycle to travel to and from work.
4. The owner shall appoint one employee of the hotel to serve as the Transportation Demand Management (TDM) Program Administrator, whose duties will include encouraging and facilitating employees' use of mass transit or bicycles for travel to work.
5. Bicycle Racks shall be provided on site for use by hotel guests and employees.
6. Guests shall be encouraged to use ride sharing transportation modes such as Uber or Lyft. As such, the hotel shall provide guests with an Uber Discount Code to encourage and facilitate the use of these services for first time users.
7. Guests shall be provided with promo codes for Citi Bike. Citi Bike currently has two (2) stations in close proximity to the property. We will work with Citi Bike to create a future station at our block.

C. Parking Plan

1. Valet parking will be offered for all hotel guests.
2. A parking garage within proximity of the hotel will be used for the valet operation.
3. The site will have accessible parking and a loading space.

D. Pool Deck / Bar / Restaurant

1. Food and drink shall be served throughout the day.
2. Alcohol shall be served at all hours when pool is open.
3. The pool deck bar will be open to hotel guests and their invitees.
4. The pool will be open from 7:00 am to 10:00 pm.
5. The property will include one full service restaurant/café.

6. The hours of the restaurant are proposed from 6:00 am to 1:00 am and shall be open for breakfast, lunch and dinner.
7. There is no proposed entertainment at the restaurants.
8. The restaurant shall be open to the general public, not only guests of the hotel.
9. The Applicant has not determined the branding of the restaurants, as it still in the preliminary stages, so there is no sample menu available.
10. Off-Street Parking for the restaurants will be valet only.

E. Laundry

1. No laundry will be done on site. Laundry will be outsourced to an off-site vendor.

F. Delivery Schedule

All deliveries shall occur through the designated on-street delivery area proposed along the rear of the property on 69th Street.

<u>Type of Delivery</u>	<u>Day of Week</u>	<u>Time of Day</u>
Laundry	7 days per week	6:30 am to 8:00 am
Waste/Trash pickup	3 days per week	Morning
Beverage	1 day per week	7:00am to 8:00 am
Food Products	3 days per week	7:00 am to 8:00 am