

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 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 Rhyme Plbg. #39883 Sewer Connection 1 (4") Date Sept. 24, 1957
Temporary Water Closet 1

Water Closets 3	Swimming Pool Traps	Down Spouts
Lavatories 3	Steam or Hot Water Boilers	Wells
Bath Tubs	ROUGH APPROVAL OK 10-23-57 Cox	
Showers	FINAL APPROVAL OK 3-25-58 Cox	
Urinals		
Sinks		
Dish Washing Machine	GAS Contractor	Date
Laundry Trays	Gas Ranges	Gas Frylators
Laundry Washing Machines	Gas Water Heaters	Gas Pressing Machine
Drinking Fountains 1	Gas Space Heaters	Gas Vents for Stove
Floor Drains 2	Gas Refrigerators	
Grease Traps	Gas Steam Tables	
Safe Wastes	Gas Broilers	
		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
Switches 7	Ranges	Temporary Service 1 (#50940) --- 9/26/57 OK 9-26-57 Meginniss
Lights 35	Irons	Neon Transformers 5 (#50985) 10-4-57-Electro-Neon
Receptacles 17	Refrigerators	Sign Outlets
NEON TRANSFORMER - 1	Fans 1	Meter Change
	Motors 9 (1HP), 1 (2-5HP)	Centers of Distributions 1
	Appliances	Service 1
HEATERS	Water	Violations
	Space	
FIXTURES 35	Electrical Contractor	Date

By Rosser
Date 1-8-58
FINAL APPROVAL

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 XXXXXXXX~~
#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 **7** Subdivision **Adalium Site** No. **520** Street **Alton Road** Date Mar. 9/33.

General Contractor **Harborn Construction Co.** 278P

Architect **Lester Avery**

Address

Front **25** Depth **80** Height **27-Rear** **18-front** Stories **Use**

Type of construction **G.B. Stucco** Cost **\$7,500.00** Foundation **Wood Pile** Roof **Comp.**

Plumbing Contractor

Address

Date

No. fixtures

Rough approved by

Date

Plumbing Contractor **McCaughan**

Address

Date

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 restaurant: Cost **\$1,000.00**-Lester Avery, Eng; Date **Nov. 20-1934**

BUILDING PERMIT **# 15090**- 1 entrance canopy- **\$175.** Eagle Awning Company - Nov. 22-1940 - 4

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

BUILDING PERMIT **# 15119** - 1 Roof Sign for Thwaites - Neon Sign & Service **\$130.00**- 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. 12-10-40

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, 1945
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
20 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 treps, 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

Lue Marlin # 24947 Neon Sign & Display - 3 Neon Transformers - - - - October 10, 1947

52146 Astor Elec: 1 Motor (LHP) - June 26, 1958 OK 6/30/58 Newbold

58067 Ben's 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-LHP-12-16-74

SECURITY INSURANCE GROUP

☒ SECURITY INSURANCE COMPANY OF HARTFORD

☐ THE CONNECTICUT INDEMNITY COMPANY

☐ THE FIRE AND CASUALTY INSURANCE 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 cancellation to named insured.

BEACH CHEVROLET BUILDING

Owner ERNEST GALLOWAY

Lot 4 & 5 *** Block 6-7-g

General Contractor Boies & Stow

Architect Wahl Snyder and Willard Lowry

Zoning Regulations: Use BB

Building Size: Front 75

Certificate of Occupancy No.

Type of Construction c-b-s

Foundation

Plumbing Contractor H. Brunson # 14986

Plumbing Contractor

Water Closets 2

Lavatories 2

Urinals

Gas Stoves

Gas Radiators

Septic Tank Contractor

Oil Burner Contractor

Sprinkler System

Bath Tubs

Showers

Sinks

Gas Heaters

Gas Turn On Approved

Permit No.

Address

Bond No.

Engineer

Lot Size

Height

Stories one

Use Automobile show room & storage garage

Concrete Piling

Roof Flat

Date

Sewer Connection 1

Temporary Closet 1

Floor Drains

Gas Traps Oil 1, 1,

Drinking Fountains

Rough Approved

Tank Size

Tank Size

14508** SEE OVER FOR ADDITION
Cost \$ 10,500.

540 ALTON RD

2729 5791**

Engineer

Lot Size

Height

Stories one

Use Automobile show room & storage garage

Concrete Piling

Roof Flat

Date

Sewer Connection 1

Temporary Closet 1

Floor Drains

Gas Traps Oil 1, 1,

Drinking Fountains

Rough Approved

Tank Size

Tank Size

Electrical Contractor

Switch

OUTLETS Light 20

Receptacles 11

#16946- E.B. ELLIOT

36 transformers- 3/12/1941

No. FIXTURES 20 - 26

FINAL APPROVED BY

Ace Electric # 16875

Range

HEATERS Water

Space

Refrigerators

Irons

Electrical Contractor

Address

Fans

Temporary Service

Centers of Distribution 1

#16925- Ace Electric-

1 temporary

Sign Outlets

Ace Electric # 16941*

5 signs- 2 centers-

Date

Date

2-14-1941

Temporary Service

#16683 - Ace Electric - 1/7/41

Centers of Distribution 1

#16925- Ace Electric-

1 temporary

Sign Outlets

Ace Electric # 16941*

5 signs- 2 centers-

Date

Mailing Address Ernest Galloway Co.

Subdivision AQUARIUM

SITE

4802

Area 19

Depth 110

Certificate of Occupancy No.

Type of Construction c-b-s

Foundation

Plumbing Contractor H. Brunson # 14986

Plumbing Contractor

Water Closets 2

Lavatories 2

Urinals

Gas Stoves

Gas Radiators

Septic Tank Contractor

Oil Burner Contractor

Sprinkler System

Bath Tubs

Showers

Sinks

Gas Heaters

Gas Turn On Approved

Permit No.

Address

Bond No.

Engineer

Lot Size

Height

Stories one

Use Automobile show room & storage garage

Concrete Piling

Roof Flat

Date

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Temporary Closet 1

Floor Drains

Gas Traps Oil 1, 1,

Drinking Fountains

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Plumbing Contractor

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Lavatories 2

Urinals

Gas Stoves

Gas Radiators

Septic Tank Contractor

Oil Burner Contractor

Sprinkler System

Bath Tubs

Showers

Sinks

Gas Heaters

Gas Turn On Approved

Permit No.

Address

Bond No.

Engineer

Lot Size

Height

Stories one

Use Automobile show room & storage garage

Concrete Piling

Roof Flat

Date

Sewer Connection 1

Temporary Closet 1

Floor Drains

Gas Traps Oil 1, 1,

Drinking Fountains

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Tank Size

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Cost \$ 10,500.

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Lot Size

Height

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Use Automobile show room & storage garage

Concrete Piling

Roof Flat

Date

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Temporary Closet 1

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Gas Traps Oil 1, 1,

Drinking Fountains

Rough Approved

Tank Size

Tank Size

Ace Electric # 16875

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HEATERS Water

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Refrigerators

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Electrical Contractor

Address

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Address

Bond No.

Engineer

Lot Size

Height

Stories one

Use Automobile show room & storage garage

Concrete Piling

Roof Flat

Date

Sewer Connection 1

Temporary Closet 1

Floor Drains

Gas Traps Oil 1, 1,

Drinking Fountains

Rough Approved

Tank Size

Tank Size

14508** SEE OVER FOR ADDITION
Cost \$ 10,500.

540 ALTON RD

2729 5791**

Engineer

Lot Size

Height

Stories one

Use Automobile show room & storage garage

Concrete Piling

Roof Flat

Date

Sewer Connection 1

ALTERATIONS & ADDITIONS

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

Building Permits:

- # 16803 - Remove sign to next door- Acelite 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 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

(M. Japeway)

45826...Tropicalites: Flat wall sign 25' x 4' \$ 600.....Sept. 16, 1954

OK, Cox 8/27/54 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 USAFETTC - 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 Service, 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
 # 42877 Tropicalites...4 neon transformers, 1 flasher...8/30/54
 # 43017 Tropicalites, Inc..6 neon transformers, 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 Black 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

479300 - 3/20/67
479306 Pablo De La Aguilera: 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

Planning Permits:

Electrical Permits: #64539 Claude Southern Corp.: repair on temporary sign - 3/24/67

#65669 Actor, Electric Services, 5 light conductors, 5 receptacles, 20 outlets, 1.6 am outlets, 2
watts/60cc watts=4/17/68

#66550 Benets Associates Inc., 1 Sign outlet Reconnect 1/10/69

Subdivision

ALTERATIONS & ADDITIONS

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

#	Y	M	D	DESCRIPTION	AMOUNT	TOTAL
#81674	Bengis Associates			Change of copy and repairs to existing double face roof sign	\$400.00	Total of \$400.00
	POTAMKIN CHEVROLET Council approval	1/2/69	1/10/69			

Electrical Permits: #64539 Claude Southern Corp.: repair on temporary sign - 3/24/67

#65669 Astoria Electric Services, Bulbright authors, 2000 Fixtures, 1000 Outlet, 2000
x applnccweldccc/17768

#66550 Bengis Associates Inc. 1 Sign outlet Reconnect 1/10/69

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, Flaag 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; install inside 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, Bainting, Suspended Ceiling. \$1250 7-12-74

Electrical Permits: #44656 Astor Electric: 3 receptacles, 1 light outlet, 1 fixture May 31, 1955 OK,

OK 9/22/55 Rosser 45512 Astor Electric: 2 switch outlets, 2 light outlets, 2 fixtures Aug. 30, 1955

#50556 Claude Southern: 4 Neon Transformers - August 1, 1957 Rosser 6/1/1955

#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 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 Roofing-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.

#M06053 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

Electrical Permits:

BUILDING PERMITS: #SB890516 - 1-12-89 - Pupy Pinta - Exterior pressure cleaning and painting - \$2,580.00X

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.
1-12-89		Ext. Pressure cleaning + painting	\$8,580.00				SB 890516

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

Plumbing Permits:

#51786-Peoples Gas- set meter-11-20-74

/OK, Rosser 7/8/54

Electrical Permits: #41750 Astor Electric Services: 14 fixtures, 1 center of distribution, 4 motors 1 HP...

OK, Rosser 7/8/54 #41891 Astor Electric: 4 receptacles, 10 fixtures: May 16, 1954
 #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 2 1/2 toa/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-IHP; 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 *OK*

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

OwensHILL 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
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 Final approved by Date
Plumbing Contractor Address Date
No. fixtures set Make Date
Sewer connection - 1 -- Septic tank

Electrical Contractor Wagner Electric Co. # 9971 Address Date Nov. 23-1937
No. outlets 17 Heaters 5 Stoves 5 Motors 5 - motors-
4 - receptacles- 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. 6-1937
BUILDING PERMIT # 15096- STORAGE GARAGE - Donald G. Smith, architect: \$ 2,600.- Nov. 24-1940
BUILDING PERMIT # 16803- Erecting sign moved from next door- \$ 500: Acollite Sign Co; 4-11-1942

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 gasoline tanks with 1 - 4000 gal tank underground, Fire Dept. Permit #12063 on 5/8/58 - \$700.00 - May 8, 1958

#52484XXXXXXGrimm #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 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 structure. 1176 sq. ft. Gas station City Public Works #7304/784007/28/21/69

#84690 - Bengis Assoc.:

pole sign existing revolving prices - approved by City Managers #7304/784007/28/21/69

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 Barthnett 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

Owner J. Cherbino

Mailing Address

Lot 32 Block 2

Subdivision FLEETWOOD

General Contractor G. W. Langford Construction Co.

Architect S. D. Butterworth

Front 55-0 Depth 153-0 Height 32-0

Type of construction Tile & stucco Cost \$ 100,000.00

Plumbing Contractor Rathbone

Plumbing Fixtures 114 Rough approved by

Gas Stoves

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

Gas Heaters

Final approved by

Septic tank

Power connection - 1--

Electrical Contractor

H. P. Foley

Switch

50

Range Motors

HEATERS Water

Receptacles Space

Electrical Contractor

H. P. Foley

Light fixtures set 150

Final approved by

Ambrose & Ingalls -

Ambrose & Ingalls Alterations

40 outlets (permit # 1212) Dec. 26-1929

Alterations (" 928) Nov. 6-1929 -

Alterations or repairs #3479

ALTERATIONS (36 Baths) Henderson, architect. \$10,000.00

John L. Berry, contractor

#3410- ALTERATIONS* BATHS & Stairs- John L. Berry, contractor- \$ 10,000.00 - Nov. 4- 1929

BUILDING PERMIT # 14863- Painting - (owner) \$ 400.-

Oct. 21-1940

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

Over

Permit No. 1523

Address

606 Alton Road

Address

600 Alton Road

Address

60X 170

Stories

3

Foundation

Wood pile & concrete

Address

Date

Dec. 9-1925

Address

Date

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

Gas OK JFF 12/15- Dec. 6-1937

Address

Date

Address

Date

Address

Date

Address

Date

Dec. 2-1925

Fans

Temporary service

Centers of Distribution

Address

Date

June 5-1926

Final approved by

Ambrose & Ingalls -

Ambrose & Ingalls Alterations

40 outlets (permit # 1212) Dec. 26-1929

Alterations (" 928) Nov. 6-1929 -

Alterations or repairs #3479

ALTERATIONS (36 Baths) Henderson, architect. \$10,000.00

John L. Berry, contractor

#3410- ALTERATIONS* BATHS & Stairs- John L. Berry, contractor- \$ 10,000.00 - Nov. 4- 1929

BUILDING PERMIT # 14863- Painting - (owner) \$ 400.-

Oct. 21-1940

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

Over

USAFTTC returned to owner 8/10/43

METRO ORD. #75-34

RECEIVED DATE: 10-2-41

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, gunfiting & painting- Lanham & Gable, contr. \$ 5,760... Nov. 6, 1950
 # 34035 ... Roof repairs of storm damage & painting- J.C. Woodruff, contr. \$ 2,000... 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' - ALBS, concrete piling --- Bliss Eng. Co. \$ 4,000 Aug. 3, 1956
 Escot Construction Company, contractor
 #57681 Owner: Chalking of cracks - \$100.00 - October 24, 1958 #60594 Owner: Chalking walls & windows- \$50 - Nov. 10, 1959
 #63195 John Thall: 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: # 20712 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 CERAMICS SERVICES COMPLEX FOUNDATION, REQUESTED PERMIT FROM COUNCIL FOR CONSTR. OF HOSPITAL ON LOTS 27-32, inclusive, BLOCK 2, FLEETWOOD SUBD. COUNCIL GRANTED PERMIT TO ISSUE PERMIT FOR SUCH CONSTR. SUBJ. TO COMPLIANCE WITH ALL GOVERNING REGULATIONS - SEE OTHER PERTINENT BLDG. CARDS.

#45664 Morgan 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.. Biscoyne 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 9/23/68

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

Owner Geriatrics Services Complex Foundation, Inc.

part of Lot 3, all of Block 2

Subdivision FLEETWOOD

Temp #4299 4/19/68

General Contractor, Wm. Friedman

SAC Construction Co., Inc.

4203

Bond No.

630 Alton Road

Permit No. *78249 (Found. Perm.) Cost \$350,000.00

4203-01-033

Architect Wm. Friedman

Bliss & Nyitray

Sq. Ft.: 20,160

CO-4569 Zoning Regulations: Use BB

Area 19

Lot Size refer to survey

6/28/72 Building #4310-8/2/68 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.

Date *MAY 9, 1967

Type of Construction TYPE ONE D

Foundation Conc. Piling

Roof Flat

PLUMBING Contractor #45991 J & W Plumbing Co.

Sewer Connection: 5" Storm Sewer: 11"

Date June 27, 1967

Settling Tank - 1200 gal. permit #46093 9/7/67. (Rose Septic Tank Temporary Water Closet

Swimming Pool Traps

Down Spouts

Wells

Water Service: 1

Air Cond. Drains: 13

Bed Pan Washer: 1

Sinks 41

Slop Sinks: 6

ROUGH APPROVAL

FINAL APPROVAL

Date

Gas Fryers

Gas Pressing Machine

Gas Vents for Stove

FINAL APPROVALS

AIR CONDITIONING Contractor

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

GAS Rough APPROVAL

GAS FINAL APPROVAL

Temporary 4/8/68

Final 4-10-68

10-8-68

ELECTRICAL

BUILDING

AIR COND.

FIRE

SUPV. ENGR.

SURVEY

Date

By

FINAL APPROVAL

Electrical Contractor

Violations

Service Equip., 1600A

Centers of Distributions

Meter Change

Sign Outlets

Neon Transformers

May 18, 1967

Scarborough 5/18/67

Temporary Service Industrial

July 20, 1967

Lamson & Tyre Elect. Co.

#64870

ELECTRICAL Contractor

Receptacles 368

Refrigerators

Iron

Ranges 190

Switches 190

OUTLETS

Space 849

HEATERS

Water

Appliances 24

Motors 2

Fans 6

Electrical - May 18, 1967

Scarborough 5/18/67

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Scarborough 5/18/67

Temporary Service Industrial

July 20, 1967

Lamson & Tyre Elect. Co.

#64870

ELECTRICAL Contractor

Receptacles

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-Day Construction-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 Gusfafson 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

#78202ZEE37HMLGICAKNCOO TO PASS EATRICR NOE COOT FOC ANA CXX

#79866 Claude Southern Corp: Flat wall sign "SOUTH SHORE HOSPITAL City Council approved March 6, 1968 Memo 1167

T.B. Wall 3/8/68 OK 7/7/68 4/2/68

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

0-4569 #85057 - ~~ANK~~ International Builders of Fla. Inc. - construct 3 ~~xxxxxx~~ story addition
6/28/72 to existing hospital as per plan. \$3,421,000.00 9/22/70

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 SUED. 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

Account Number	Description	Amount	Date
#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.

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

Boyd & Peterson

221215 1240

5-12-72

55/12/72

[Handwritten signature]

5/19/92

Figure 6

Plumbing Permits:

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

#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 - 3xjxxx 3 motors - 11-25 HP - service 8500 A - subfeed 3-225A - 10-200A - 250 ton A.C. - 3x 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 temporary-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.

Owner SOUTH SHORE HOSPITAL
Lot 27 thru 32 **Block** 2
General Contractor SAC Construction Co. Inc.
Architect William M. Friedman
Zoning Regulations: Use RH
Building Size: 116,177 sq. ft. **Front** 81
Certificate of Occupancy No. 4986 6/28/83
Permit No. 90433
Subdivision Amnd Plat Fleetwood
Address 630 Alton Road
Bond No. 4204
Engineer Brieter, am=Jurado Assoc.
Lot Size —
Height 113' 6"
Use Hospital - Research
Stories 10 story Medical Office Building
Cost \$ 3,000,000.00
Type of Construction Type I
Foundation conc. piles
Roof built-up over conc. slab
Date 7/17/81

PLUMBING Contractor

Sewer Connection

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
 Gas Ranges
 Gas Water Heaters
 Gas Space Heaters
 Gas Refrigerators
 Gas Steam Tables
 Gas Broilers
 GAS Rough APPROVAL
 GAS FINAL APPROVAL

Gas Frylators
 Gas Pressing Machine
 Gas Vents for Stove

ELECTRICAL Contractor

Summit Elect #77849
 Date 3/25/82

Switches
 Lights
 Receptacles

Ranges
 Irons
 Refrigerators
 Fans
 Motors
 Appliances

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

FINAL APPROVAL

By Date

Building Permits:

#MO6372 9/2/83 Air/Chancer 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 Partitions - \$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 sprinkler 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 box 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 Cescoco & 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:

Electrical Permits:

#78831 9/7/83 Local Elect - 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 fluorescent 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, 3600A service 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 commercial, 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				138801216
8-17-89		REAR OF 300 SPS	\$ 77,600.00				85891903

Owner Max Perlstein

Lot 11 & 12 Block -

Subdivision Aquarium Site

General Contractor Maurice B. Talbert

Architect J. Burnham Maynard

Zoning Regulations: Use BB

Building Size: Front 125

Certificate of Occupancy No. #3802 March 22, 1961

Type of Construction I CBS

PLUMBING Contractor M. W. Keeton Co. #42742

Permit No. 63725

Address 1220-1234 - 6th St.

Bond No. 6769

Engineer

Lot Size 100 x 125

Height 12' 6"

Use 4 stores & parking lot

Roof Flat

Sewer Connection 1 - 4"

Date Nov. 23, 1960

Date Dec. 28, 1960

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

Swimming Pool Traps

Steam or Hot Water Boilers

ROUGH APPROVAL OK 12/28/60 Rothman

FINAL APPROVAL OK 3/14/61 Rothman

GAS Contractor

Gas Ranges

Gas Water Heaters 1

Gas Space Heaters

Gas Refrigerators

Gas Steam Tables

Gas Broilers

Date

Gas Frylators

Gas Pressing Machine

Gas Vents for Stove

GAS Rough APPROVAL

GAS FINAL APPROVAL

ELECTRICAL Contractor Marion Electric: #56243

Date Jan. 5, 1961

Switches 15

Lights 31

Receptacles 46

Ranges

Irons

Refrigerators

Fans

Motors 10 (9-1 h.p.)

Appliances

Centers of Distributions 4

Service 1

Violations

Meter Change

Sign Outlets 5

Neon Transformers

Temporary Service 1

Sign Outlets 5

Meter Change

Centers of Distributions 4

Service 1

Violations

Sign Outlets 5

Meter Change

Centers of Distributions 4

Service 1

Violations

Sign Outlets 5

Meter Change

Centers of Distributions 4

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Centers of Distributions 4

Service 1

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Lot 11 & 12 Block - Subdivision Aquarium Site (1220-123 - 6th St. (1226 & 1228 - 6th St.))

ALTERATIONS & ADDITIONS

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
North Long Key

#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
~~XXXX~~ COCA-COLA HOAGY HUT ITALIAN RESTAURANT SANDWICHES, council approval May 1, 1968
\$150 - 5/22/68 *OK Jan 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 2/2/68
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

~~#67156 Electro Neon Sign Co. 20 sign lamps 7/11/69~~

#67156 Electro Neon 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: #M08217 6/30/86 Wright Superior 1 central heat, 2-4 ton air cond central replace
#M08842 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

ALTERATIONS & ADDITIONS

#3638-Sun Alf Co.-2 each 5ton units-5-26-76

Building Permits:

#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. - 3-1 1/2 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 refrigeration (conviene 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.

#53658 Plumbing Permits:

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



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.

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.

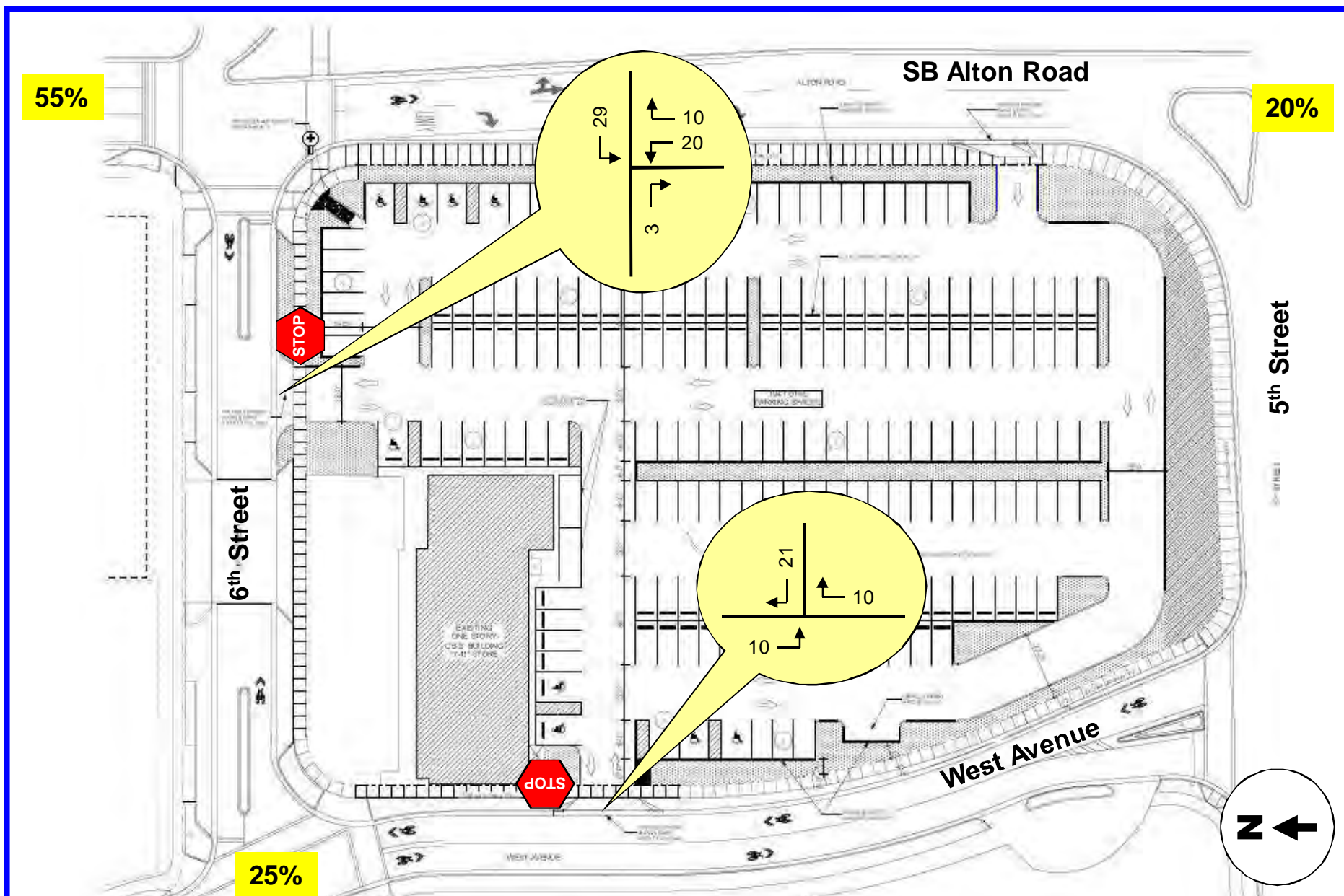
Attachment B presents the future traffic volumes anticipated at each of the two full-access driveways and SYNCHRO analysis of both ingress/egress points. As indicated in the SYNCHRO runs, both driveways are projected to function adequately from capacity/level of service standpoints.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

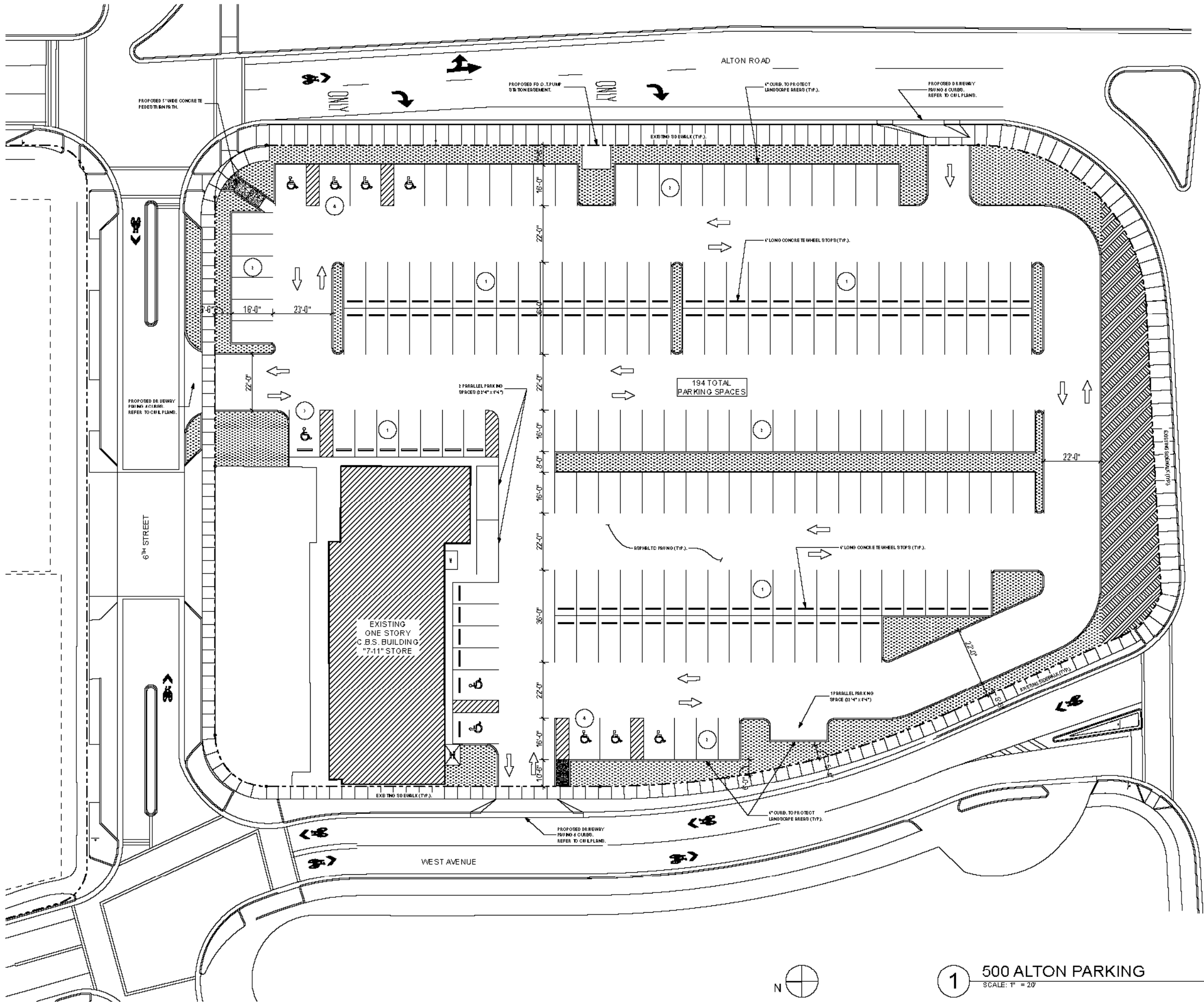
Joaquin E. Vargas, P.E.
Senior Transportation Engineer



ATTACHMENT A

Site Plan – 500 Block of Alton Road

The architectural design and detail drawings for this building and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



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:

- STANDARD PARKING SPACES SHALL BE 18'-0" LONG BY 8'-6" WIDE TYPICAL WITH WHEEL STOPS PROVIDED.
- PARKING SPACES FRONTING LANDSCAPED CURBS SHALL BE 16'-0" LONG BY 8'-6" WIDE, WHEEL STOPS ARE NOT TO BE PROVIDED.
- STANDARD HANDICAP PARKING SPACES SHALL BE 18'-0" LONG BY 12'-4" WIDE WITH 5'-0" WIDE STRIPED ACCESS AISLES AS SHOWN (TYP.).
- HANDICAP PARKING SPACES FRONTING LANDSCAPED CURBS SHALL BE 16'-0" LONG BY 12'-4" 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) 246-4857
(786) 788-2537, F

STRUCTURAL ENGINEER:

YNCE ENGINEERING
12151 SW 120 COURT, S.104
MIAMI, FL 33186
(305) 060-YNCE
(305) 060-9463, F

M.E.P. ENGINEERS:

CIVIL ENGINEERS:

COASTAL SYSTEMS, INT'L, INC.
484 SOUTH DIKE 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
A230027291 1828015134 LC2000510

REVISIONS

1410
PROJECT NO.
02/15/2015
DATE
AR / CMA / SV / JJ / FM /
FV / ML
DRAWN / CHECKED

500 ALTON
PARKING LOT

A-100

1 500 ALTON PARKING
SCALE: 1" = 20'

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.

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.

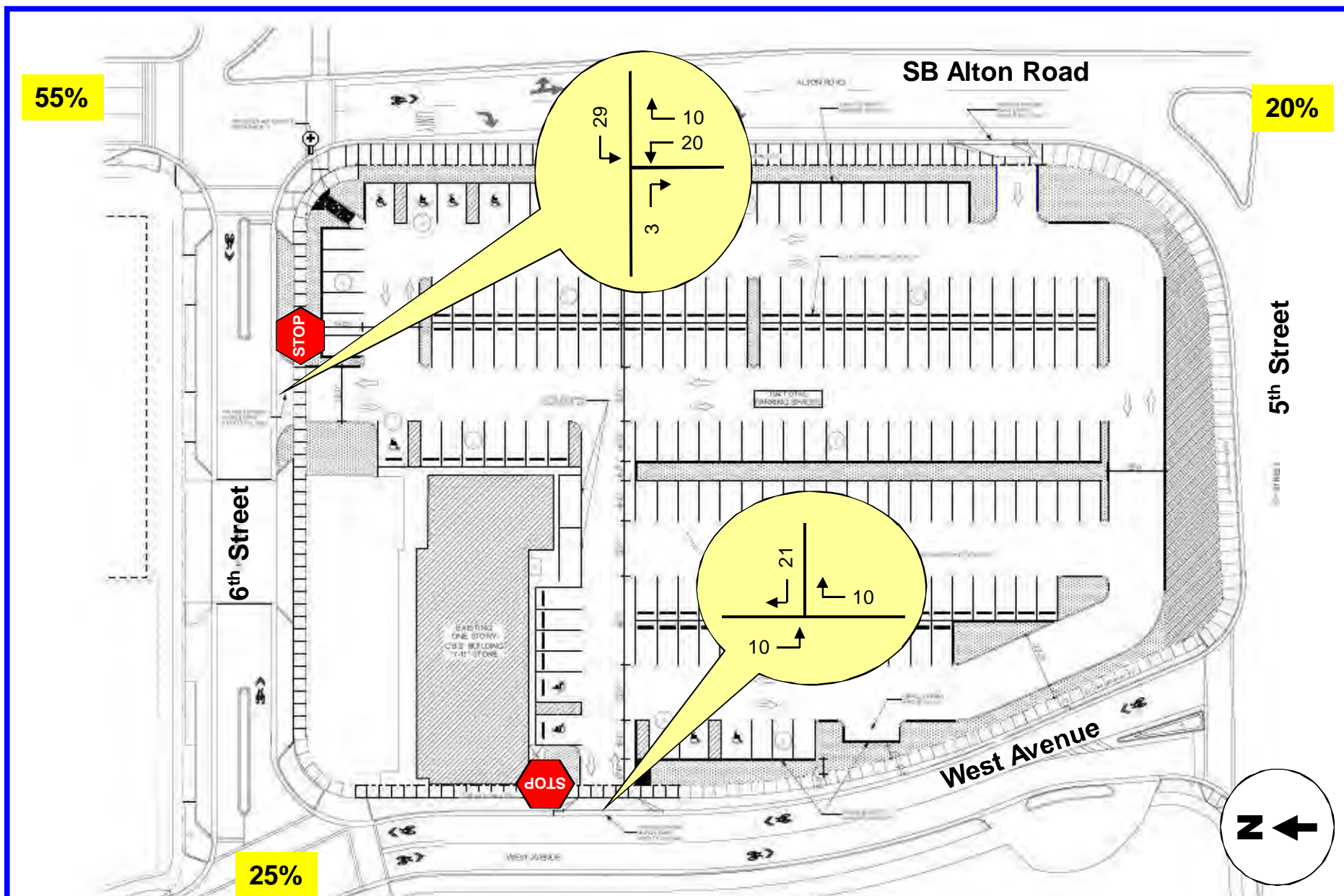
Attachment B presents the future traffic volumes anticipated at each of the two full-access driveways and SYNCHRO analysis of both ingress/egress points. As indicated in the SYNCHRO runs, both driveways are projected to function adequately from capacity/level of service standpoints.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

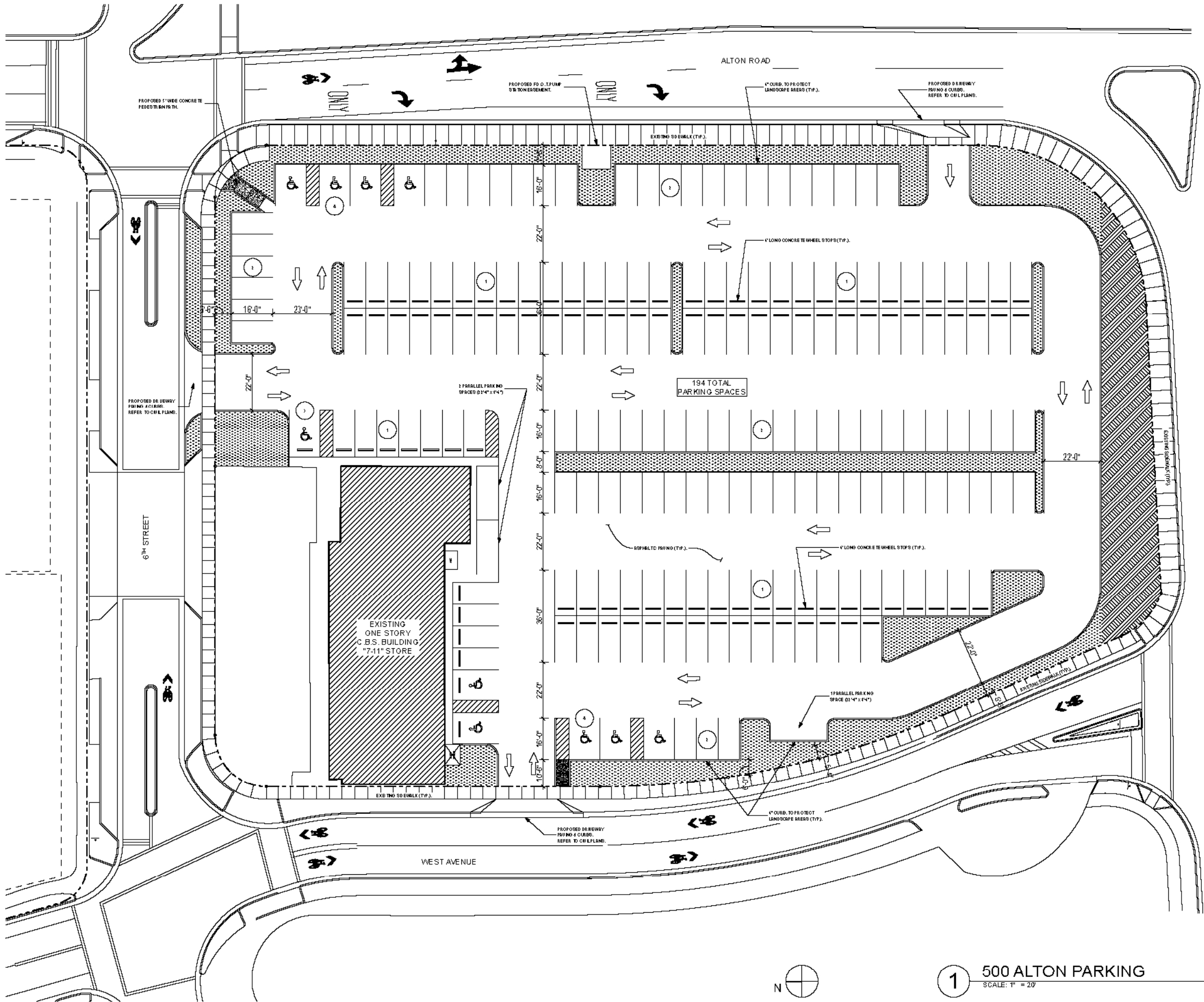
Joaquin E. Vargas, P.E.
Senior Transportation Engineer



ATTACHMENT A

Site Plan – 500 Block of Alton Road

The architectural design and detail drawings for this building and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



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:

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

1 500 ALTON PARKING
SCALE: 1" = 20'

ARCHITECT:
URBAN ROBOT LLC
420 LINCOLN ROAD, S. 406
MIAMI BEACH, FL 33139
(786) 246-4857
(786) 788-2537, F

STRUCTURAL ENGINEER:
YNCE ENGINEERING
12151 SW 120 COURT, S.104
MIAMI, FL 33186
(305) 060-YNCE
(305) 060-9463, F

M.E.P. ENGINEERS:

CIVIL ENGINEERS:
COASTAL SYSTEMS, INT'L, INC.
484 SOUTH DIKE 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
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**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

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

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

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

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

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			

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 WESTERY LINE OF SAID LOT 17; THENCE RUN NORTHWESTERLY ALONG SAID WESTERLY LINE OF LOT 17, A SAID 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.

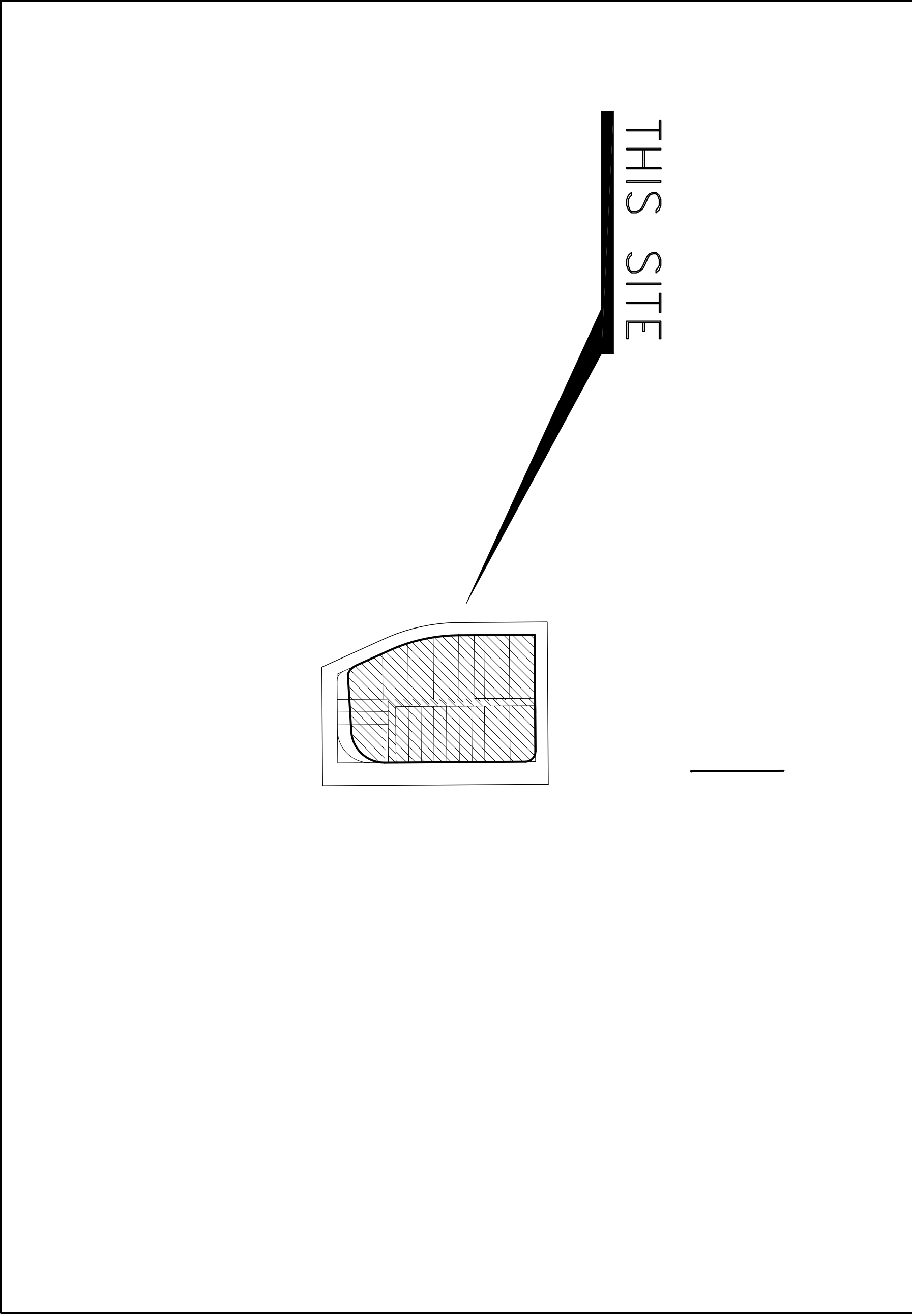
PARCEL 4

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 :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 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.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # D-151 ELEVATION=3.72
- BEARINGS SHOWN HEREON ARE BASED ON THE DEED.

ALTA/ACSM LAND TITLE SURVEY



LOCATION MAP (NTS)

TITLE REVIEW (SCHEDULE B-II)

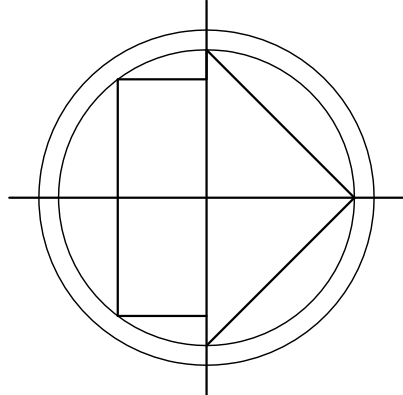
ITEM # 6- MATTERS PER P.B. 21, PG. 83, M/D.C.R. (AFFECTS/PLOTTED)

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

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DADE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (354) 689-7766 FAX (354) 689-7799

CLIENT :

CRESCENT HEIGHTS

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

ALTA/ACSM LAND TITLE SURVEY

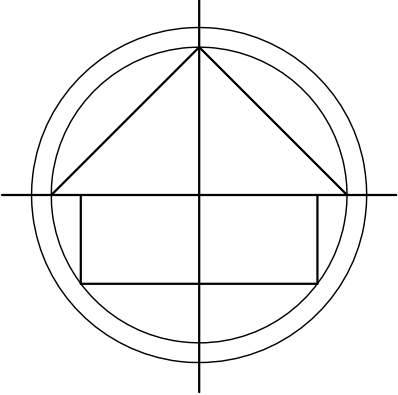
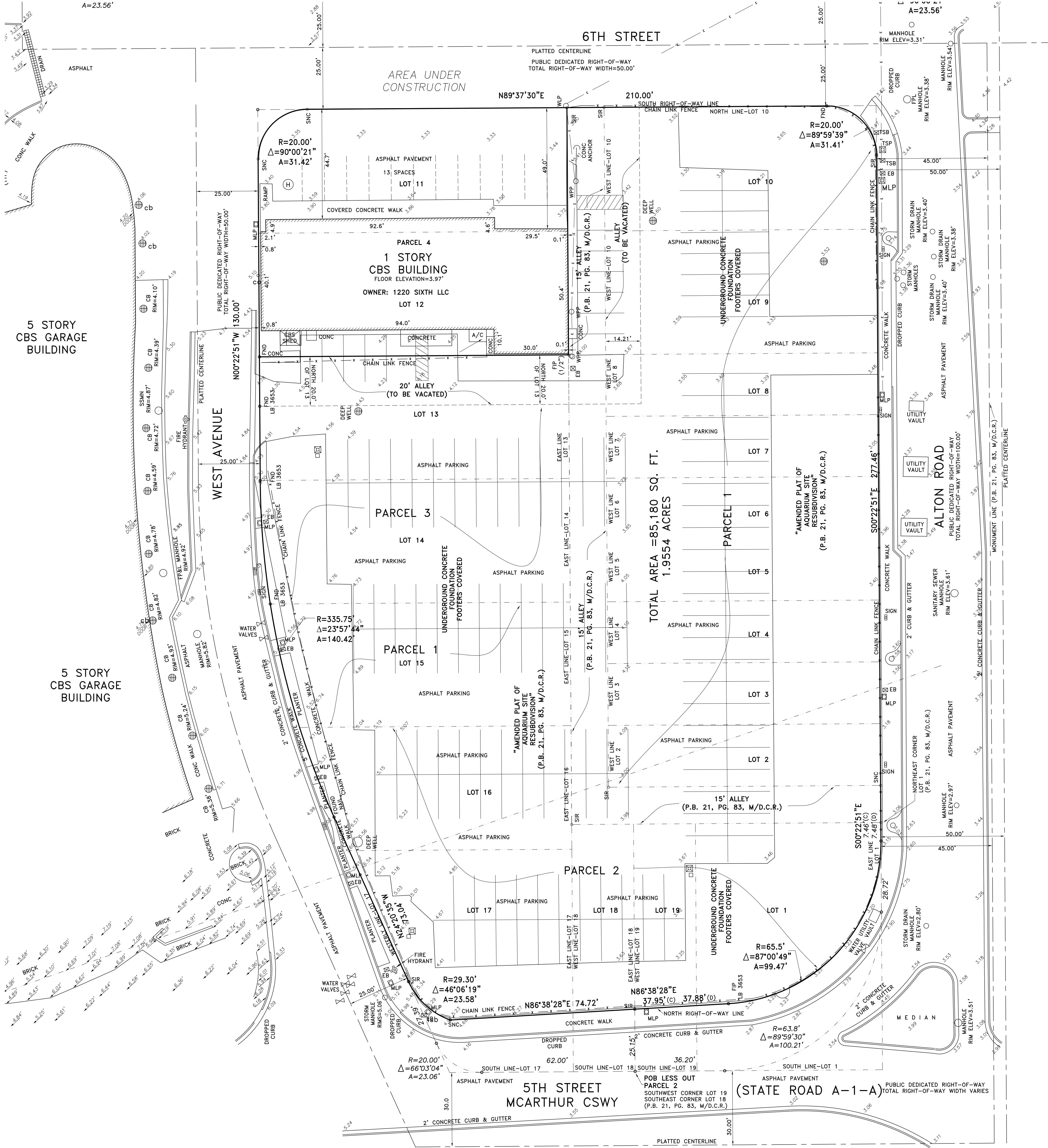
R E V I S I O N S				DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY				07/29/19	AM/ACSM	AV	REC
REVISED PER ATTORNEY'S COMMENTS				07/29/19	AM	REC	REC
ALTA/ACSM LAND TITLE SURVEY				07/29/19	AM	REC	REC
REVISED ELEVATIONS TO REFLECT FIELD CHANGES				02/23/19	JD	REC	REC
UPDATE SURVEY				02/11/16	REC	REC	REC
REVISED ROADWAY GRADES				02/25/16	REC	REC	REC

PROJECT NUMBER : 6844-12

SCALE : 1" = 20'

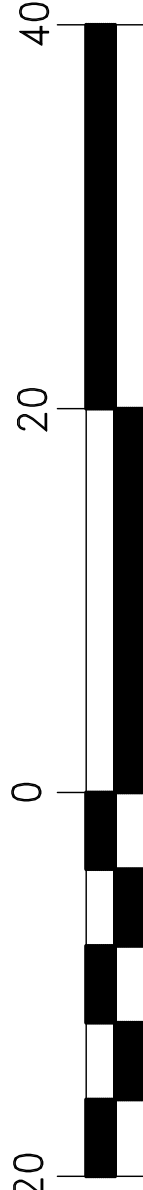
SHEET
1
OF
2
SHEETS

ALTA/ACSM LAND TITLE SURVEY



LEGEND:

- CHECKED BY
- CONCRETE
- DRAWN BY
- 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 TYPICAL
- POB POINT OF BEGINNING 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
- DEED
- (D) WOOD POWER POLE
- WPP WOOD LIGHT 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



GRAPHIC SCALE IN FEET

ADDED PARCEL 4

03/16/16

AM

REC

R E V I S I O N S				DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY				07/23/12	2	AM	REC
REVISED PER ATTORNEY'S COMMENTS				12/28/13	2	JD	REC
ALTA/ACSM LAND TITLE SURVEY				07/31/14	2	AM	REC
REVISED ELEVATIONS TO REFLECT FIELD CHANGES				02/23/15	2	JD	REC
UPDATE SURVEY				02/11/16	2	REC	REC
REVISED ROADWAY GRADES				02/25/16	2	REC	REC

PROJECT NUMBER : 6844-12

SHEET 2 OF 2

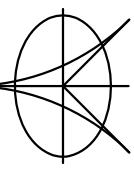
SCALE : 1" = 20'

CLIENT :

CRESCENT HEIGHTS

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



ALTA/ACSM LAND TITLE SURVEY

500 ALTON ROAD
MIAMI BEACH, FLORIDA

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.

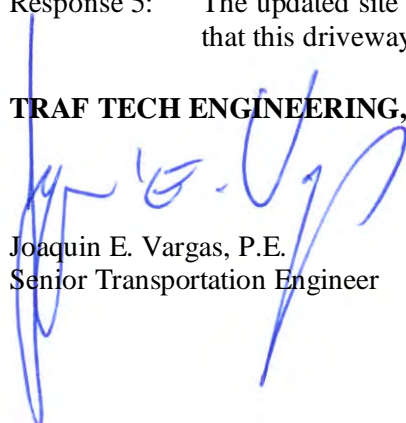
Comment 4: Please provide the SYNCHRO files.

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?

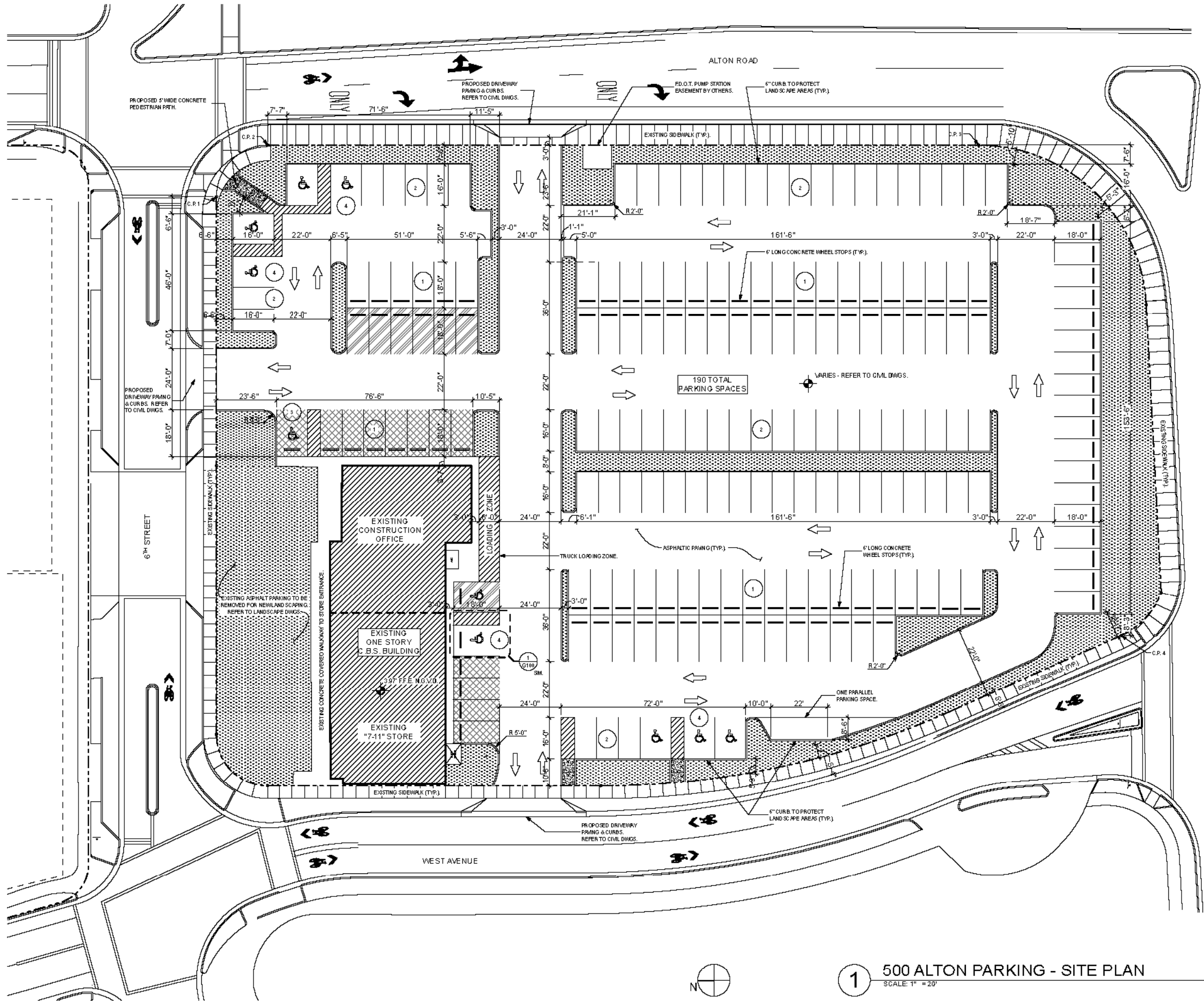
Response 5: The updated site plan is attached to this report. Valet personnel will be notified that this driveway is not to be used.

TRAF TECH ENGINEERING, INC.



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

The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



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

SYMBOLS LEGEND:

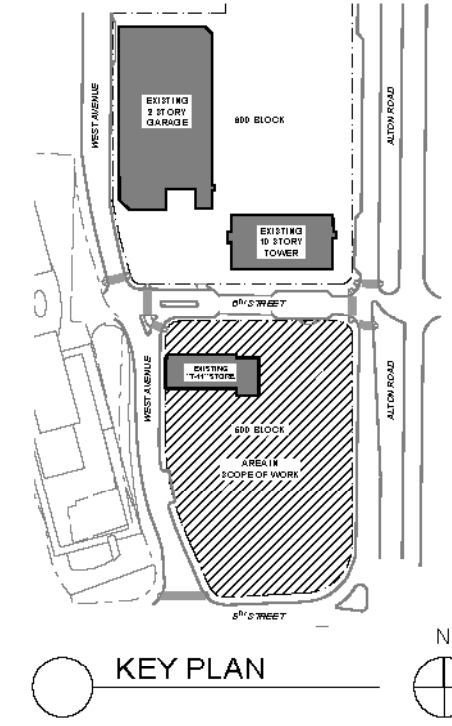
- NEW LANDSCAPED AREAS. REFER TO LANDSCAPE DRAWINGS.
- PARKING SPACES FOR EXISTING 7-11 STORE.
- PARKING SPACES FOR EXISTING CONSTRUCTED OFFICE.
- PROPERTY LINE.
- DIRECTIONAL PAVEMENT PARKING ARROWS. REFER TO CIVIL DWGS.
- CONTROL POINTS. REFER TO CIVIL DWGS.

PARKING SPACES NOTES:

- STANDARD PARKING SPACES SHALL BE 11'-0" LONG BY 5'-4" WIDE TYPICAL WITH WHEEL STOPS PROVIDED.
- PARKING SPACES FRONTING LANDSCAPED CURBS SHALL BE 16'-0" LONG BY 8'-4" WIDE. WHEEL STOPS ARE NOT TO BE PROVIDED.
- STANDARD HANDICAP PARKING SPACES SHALL BE 18'-0" LONG BY 12'-4" WIDE WITH 5'-0" WIDE STRIPED ACCESS AISLES AS SHOWN (TYP.).
- HANDICAP PARKING SPACES FRONTING LANDSCAPED CURBS SHALL BE 16'-0" LONG BY 12'-4" WIDE WITH 5'-4" WIDE STRIPED ACCESS AISLES AS SHOWN (TYP.). WHEEL STOPS ARE NOT TO BE PROVIDED.

NOTES TO CONTRACTOR:

- 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. 307 / ALTON ROAD AT 6TH STREET DRAINAGE IMPROVEMENTS BOTH BY GREENMAN-PEDERSON, INC. (GPI).
- 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.



ARCHITECT:

URBAN ROBOT LLC
420 LINCOLN ROAD, S. 406
MIAMI BEACH, FL 33139
(786) 246-4857
(786) 788-2537, F

M.E.P. ENGINEERS:

H. VIDAL & ASSOCIATES, INC.
241 NW SOUTH RIVER DRIVE
MIAMI, FL 33128
(305) 571-1880
(305) 571-1881, F

CIVIL ENGINEERS:

COASTAL SYSTEMS, INT'L, INC.
484 SOUTH DIKE 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
A230027291 1828015134 LC23000510

REVISIONS

1410
PROJECTING
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
90%	95%	85%	80%	75%	65%	50%	30%	10%	—	1
90%	95%	85%	70%	55%	40%	25%	15%	5%	—	1
90%	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
55%	55%	60%	85%	80%	50%	30%	20%	10%	5%	3
60%	60%	70%	90%	90%	60%	40%	30%	20%	20%	2
—	—	—	25%	50%	75%	100%	100%	100%	100%	2
20%	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
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75%	75%	100%	100%	75%	50%	20%	20%	20%	—	2, 4
100%	100%	100%	50%	30%	30%	10%	—	—	—	2
90%	90%	70%	40%	25%	20%	20%	5%	—	—	2
65%	65%	70%	75%	75%	80%	85%	95%	100%	100%	5
75%	75%	80%	85%	85%	90%	95%	95%	100%	100%	2
10%	10%	30%	55%	60%	70%	67%	60%	40%	30%	5, 3
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90%	90%	70%	40%	20%	20%	20%	20%	10%	5%	2
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100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
75%	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.



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



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.

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.

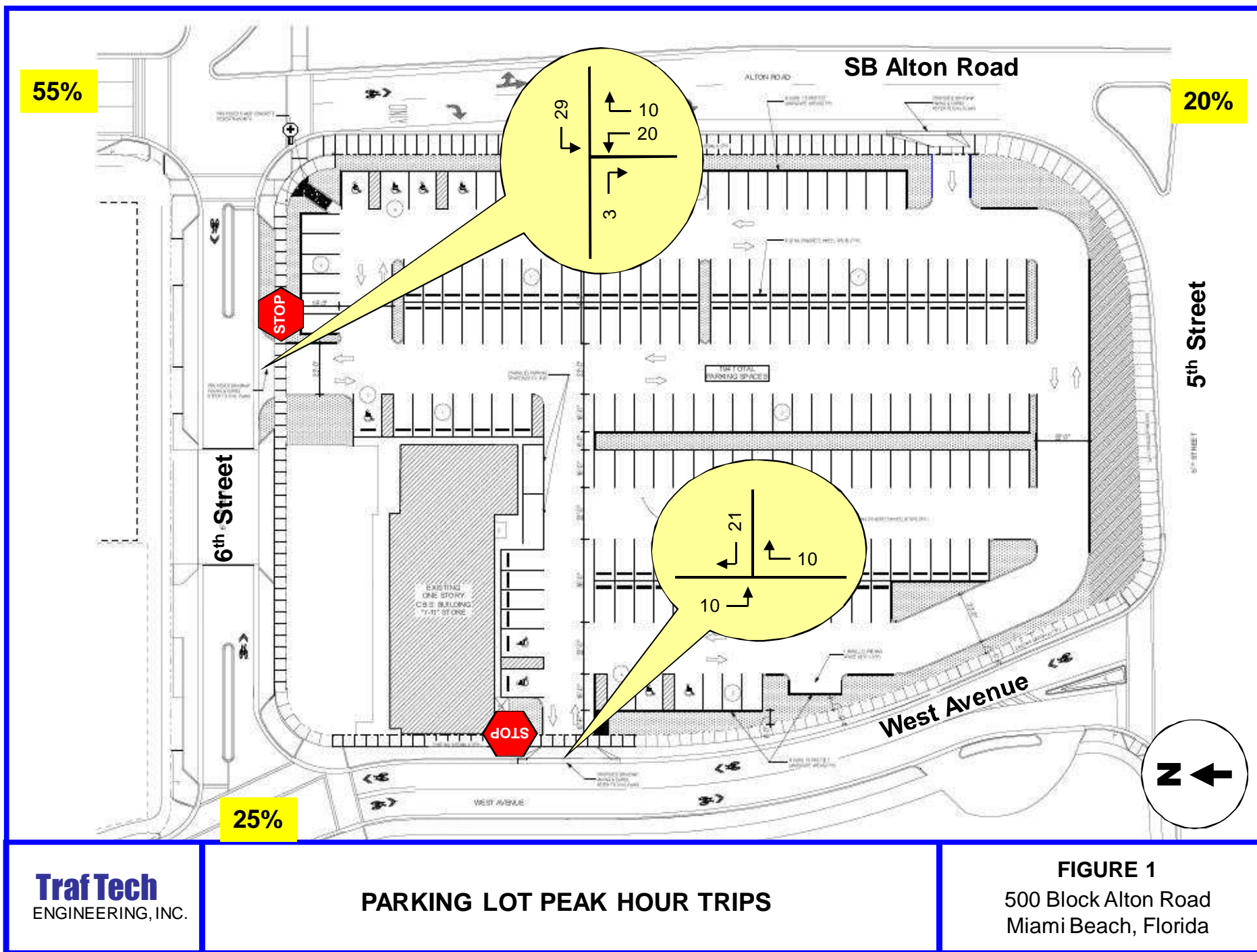
Attachment B presents the future traffic volumes anticipated at each of the two full-access driveways and SYNCHRO analysis of both ingress/egress points. As indicated in the SYNCHRO runs, both driveways are projected to function adequately from capacity/level of service standpoints.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

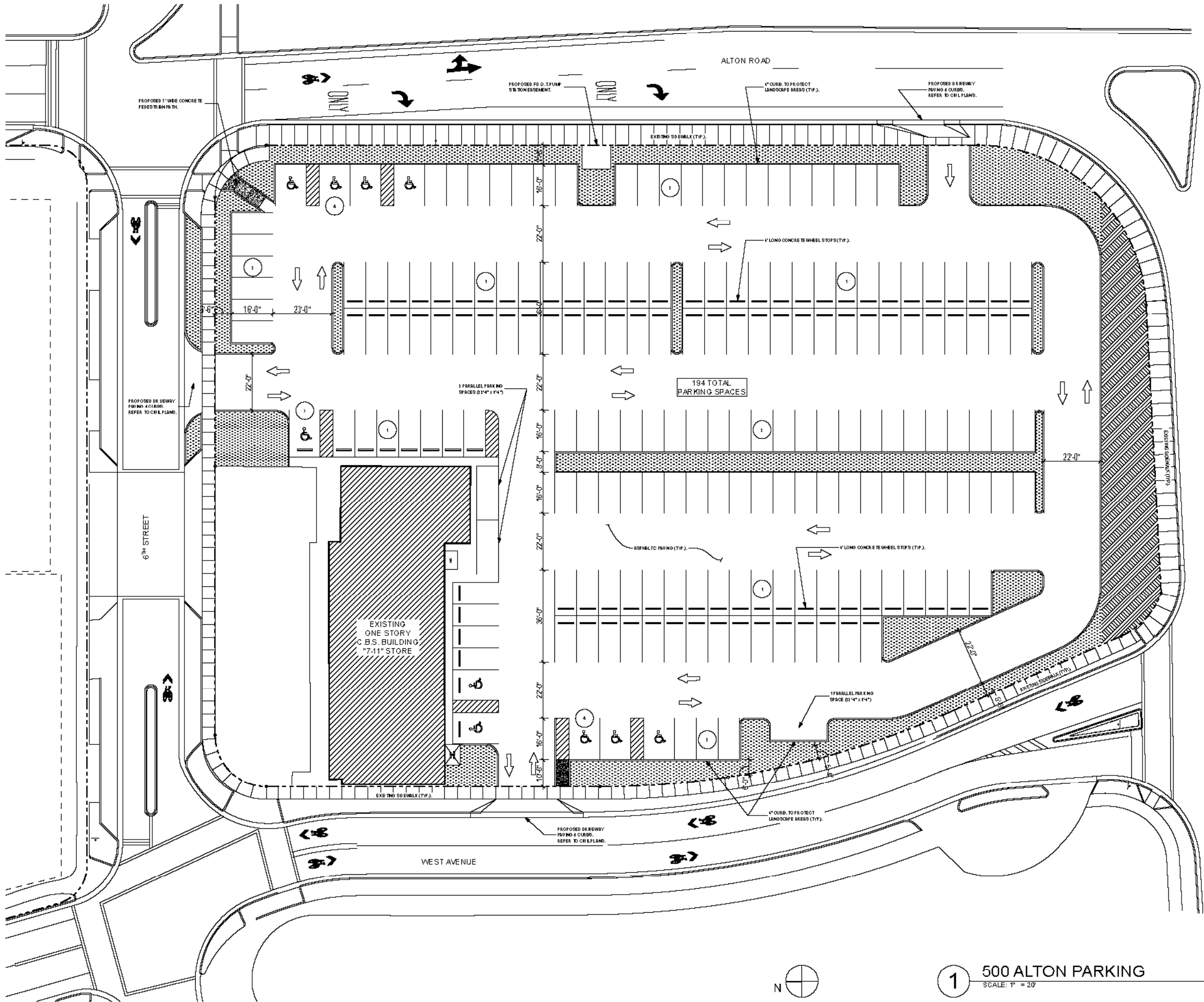
Joaquin E. Vargas, P.E.
Senior Transportation Engineer



ATTACHMENT A

Site Plan – 500 Block of Alton Road

The architectural design and detail drawings for this building and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



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:

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

ARCHITECT:

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CIVIL ENGINEERS:

COASTAL SYSTEMS, INT'L, INC.
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(305) 661-3655
(305) 661-1914, F

GENERAL CONTRACTOR:

500 ALTON PARKING LOT
500 ALTON RD. :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC
A230027291 1828015134 LC2000510

REVISIONS

1410

PROJECT NO.

02/15/2015

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

500 ALTON
PARKING LOT

A-100

1 500 ALTON PARKING
SCALE: 1" = 20'

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

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

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			

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.

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.

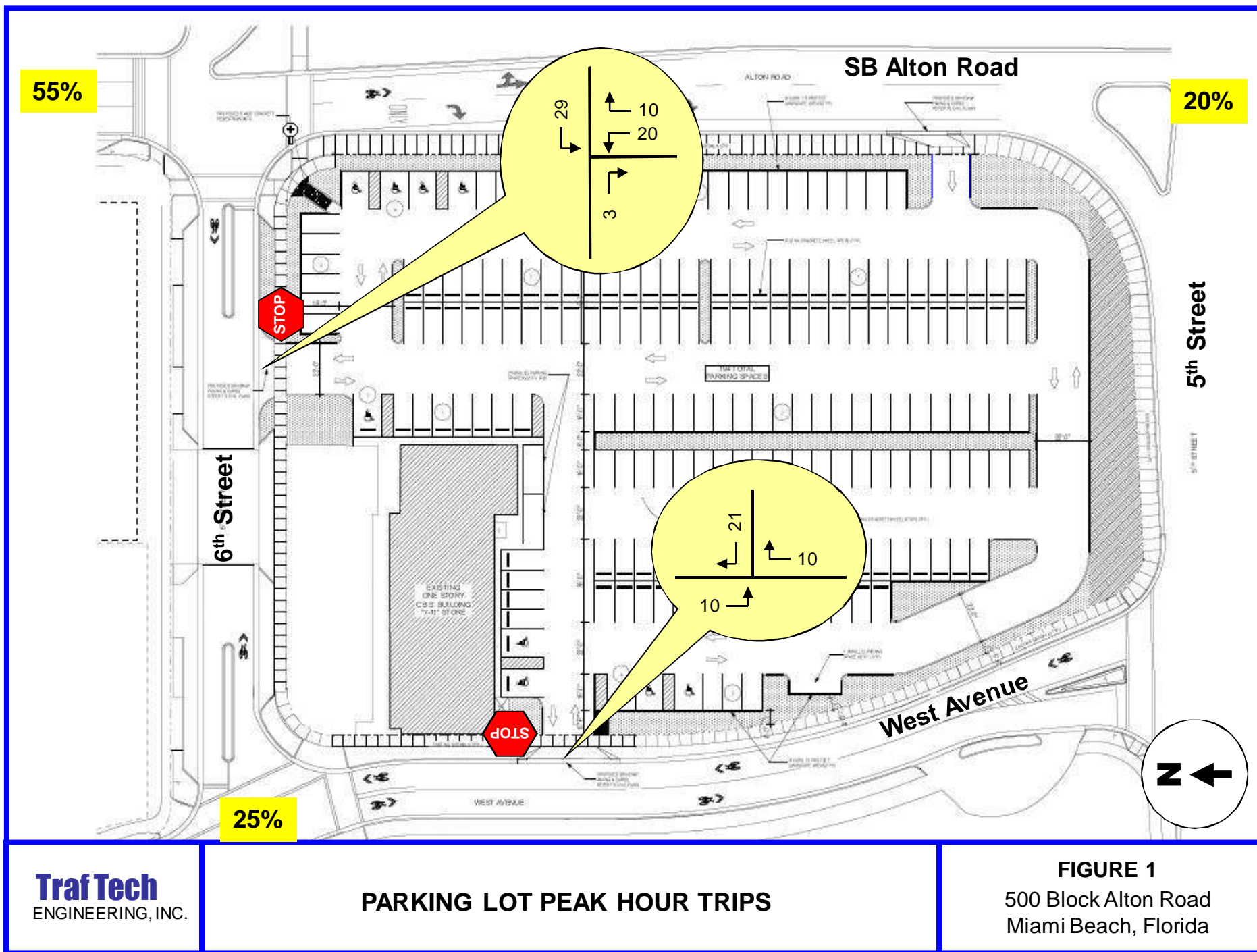
Attachment B presents the future traffic volumes anticipated at each of the two full-access driveways and SYNCHRO analysis of both ingress/egress points. As indicated in the SYNCHRO runs, both driveways are projected to function adequately from capacity/level of service standpoints.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

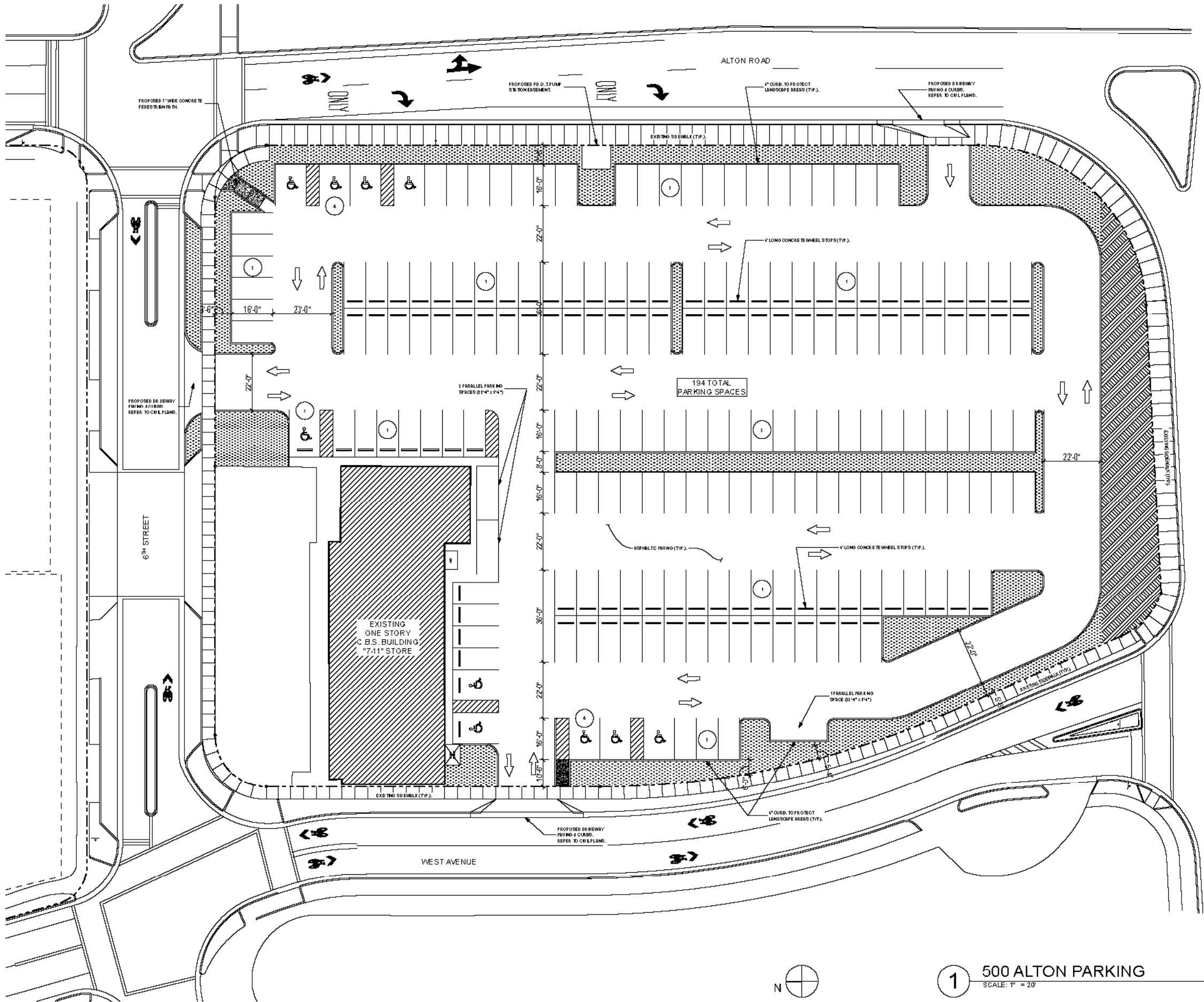
Joaquin E. Vargas, P.E.
Senior Transportation Engineer



ATTACHMENT A

Site Plan – 500 Block of Alton Road

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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'-4" 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'-4" WIDE WITH 5'-0" WIDE STRIPED ACCESS AISLES AS SHOWN (TYP.). WHEEL STOPS ARE NOT TO BE PROVIDED.

1 500 ALTON PARKING
SCALE: 1" = 20'

ARCHITECT:
URBAN ROBOT LLC
420 LINCOLN ROAD, S. 406
MIAMI BEACH, FL 33139
(786) 246-4857
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STRUCTURAL ENGINEER:
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M.E.P. ENGINEERS:

CIVIL ENGINEERS:
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(305) 661-3655
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GENERAL CONTRACTOR:

500 ALTON PARKING LOT
500 ALTON RD. :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC
A230027291 1828015134 LC2000510

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

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

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			

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.

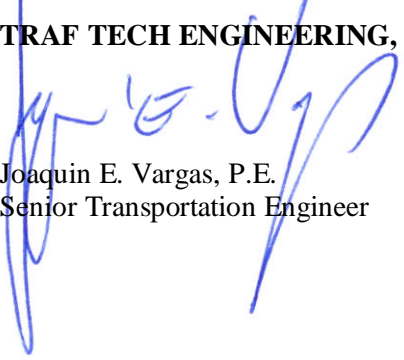
Comment 4: Please provide the SYNCHRO files.

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?

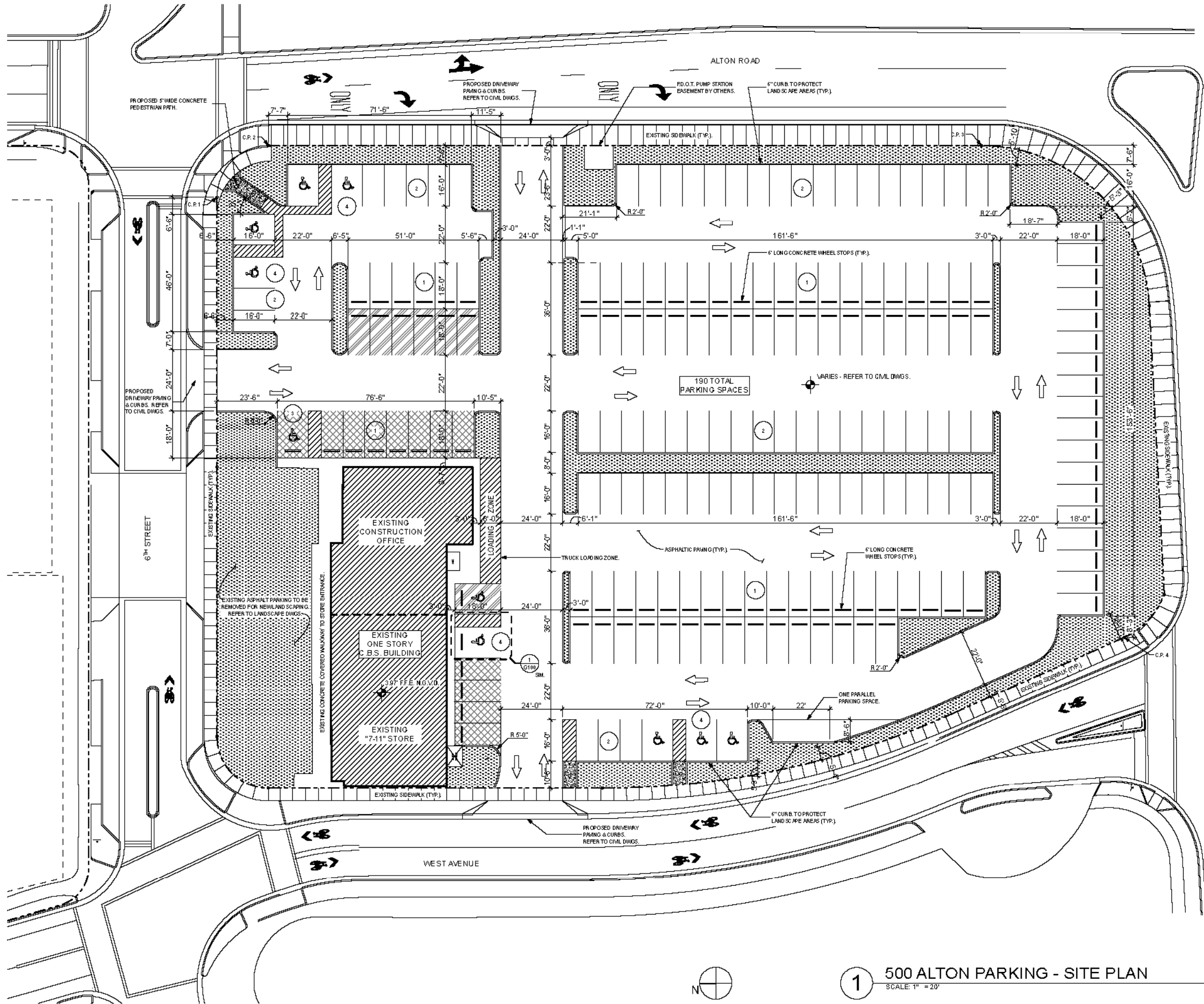
Response 5: The updated site plan is attached to this report. Valet personnel will be notified that this driveway is not to be used.

TRAF TECH ENGINEERING, INC.



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

The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.



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

SYMBOLS LEGEND:

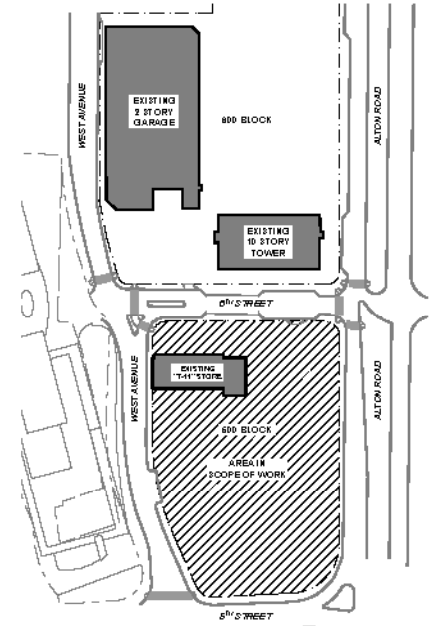
- NEW LANDSCAPED AREAS. REFER TO LANDSCAPE DRAWINGS.
- PARKING SPACES FOR EXISTING 7-11 STORE.
- PARKING SPACES FOR EXISTING CONSTRUCTED OFFICE.
- PROPERTY LINE.
- DIRECTIONAL PAVEMENT PARKING ARROWS. REFER TO CIVIL DWGS.
- CONTROL POINTS. REFER TO CIVIL DWGS.

PARKING SPACES NOTES:

- STANDARD PARKING SPACES SHALL BE 11'-0" LONG BY 8'-6" WIDE TYPICAL WITH WHEEL STOPS PROVIDED.
- PARKING SPACES FRONTING LANDSCAPED CURBS SHALL BE 16'-0" LONG BY 8'-6" WIDE. WHEEL STOPS ARE NOT TO BE PROVIDED.
- STANDARD HANDICAP PARKING SPACES SHALL BE 18'-0" LONG BY 12'-0" WIDE WITH 5'-0" WIDE STRIPED ACCESS AISLES AS SHOWN (TYP.).
- 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:

- 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. 307 / ALTON ROAD AT 6TH STREET DRAINAGE IMPROVEMENTS BOTH BY GREENMAN-PEDERSON, INC. (GPI).
- 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) 246-4857
(786) 788-2537, F

M.E.P. ENGINEERS:

H. VIDAL & ASSOCIATES, INC.
241 NW SOUTH RIVER DRIVE
MIAMI, FL 33128
(305) 571-1880
(305) 571-1881, F

CIVIL ENGINEERS:

COASTAL SYSTEMS, INT'L, INC.
484 SOUTH DIKE HWY.
CORAL GABLES, FL 33146
(305) 861-3655
(305) 861-1914, F

GENERAL CONTRACTOR:

500 ALTON PARKING LOT
500 ALTON RD. :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC
A230027291 182801513M LC20080510

REVISIONS

1410
PROJECTING
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
55%	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
80%	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
90%	90%	70%	40%	25%	20%	20%	5%	—	—	2
65%	65%	70%	75%	75%	80%	85%	95%	100%	100%	5
75%	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
75%	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.

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 WESTERY LINE OF SAID LOT 17; THENCE RUN NORTHWESTERLY ALONG SAID WESTERLY LINE OF LOT 17, A SAID 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.

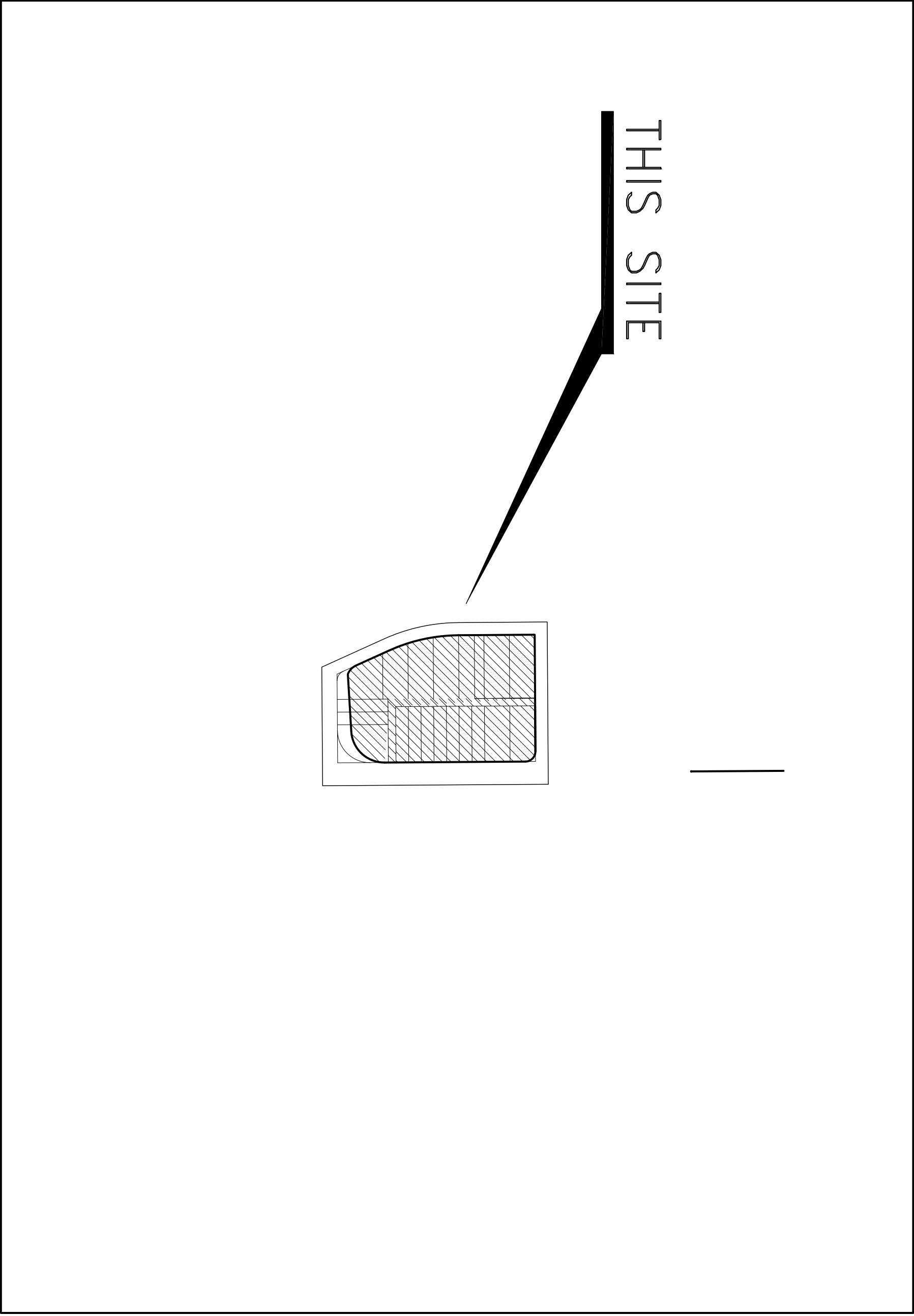
PARCEL 4

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 :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 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.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # D-151 ELEVATION=3.72
- BEARINGS SHOWN HEREON ARE BASED ON THE DEED.

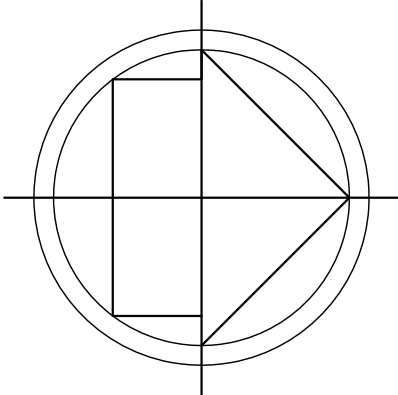
ALTA/ACSM LAND TITLE SURVEY



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.	SQ. 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 TRAUIG, 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
DADE, 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

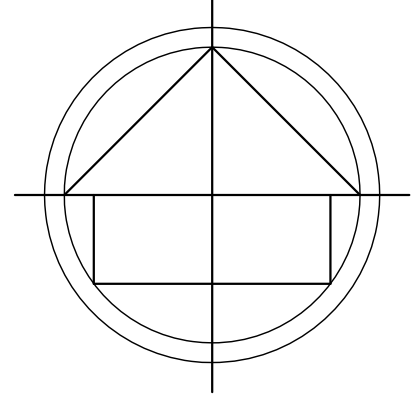
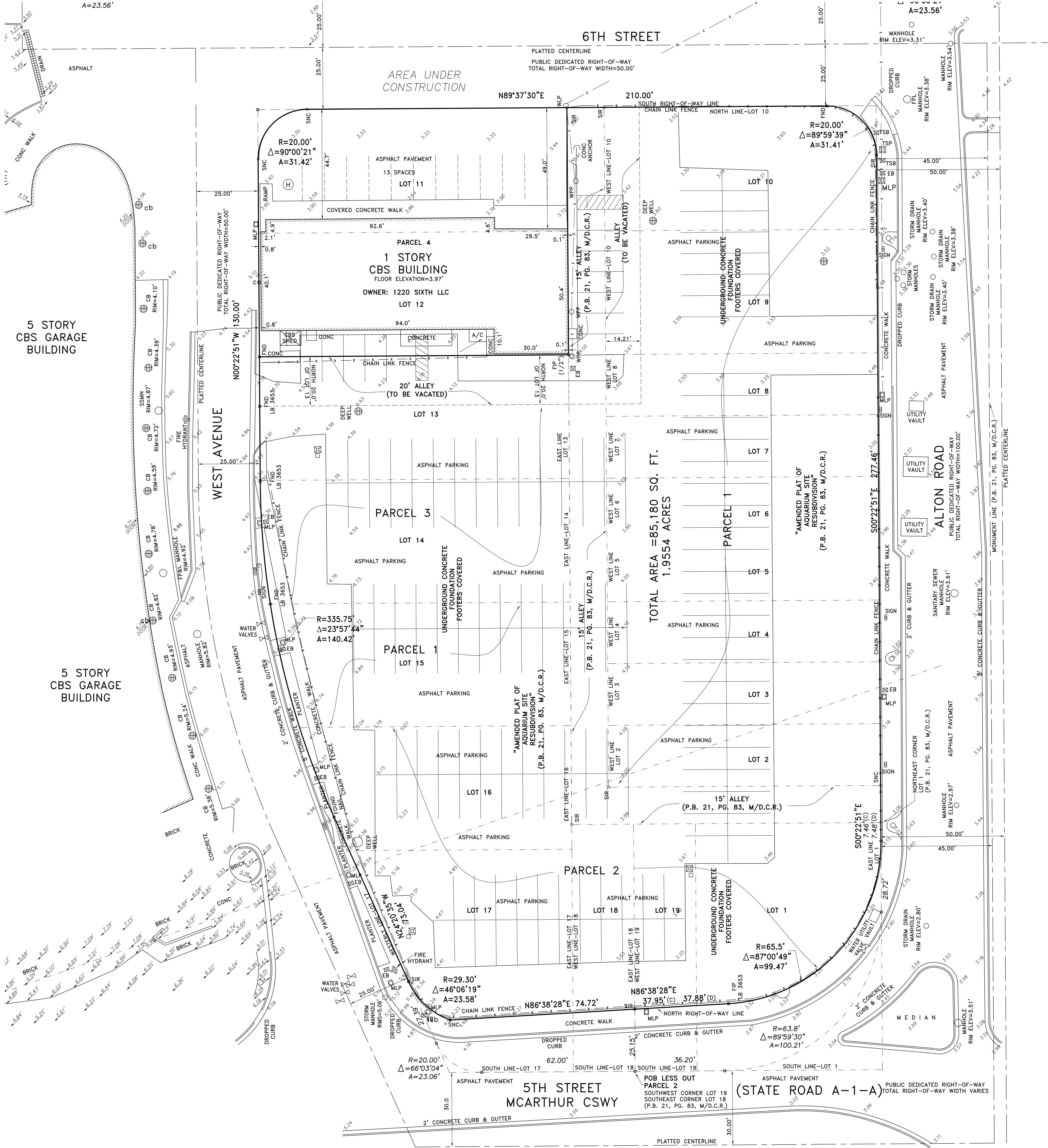
R E V I S I O N S			
BOUNDARY & IMPROVEMENTS SURVEY	DATE	FB/Pg	DWN CKD
REVISED PER ATTORNEY'S COMMENTS	07/29/19	AM/AV	REC
ALTA/ACSM LAND TITLE SURVEY	07/31/14	AM	REC
REVISED ELEVATIONS TO REFLECT FIELD CHANGES	02/23/19	JD	REC
UPDATE SURVEY	02/11/16	REC	REC
REVISED ROADWAY GRADES	02/25/16	REC	REC

PROJECT NUMBER : 6844-12

SCALE : 1" = 20'

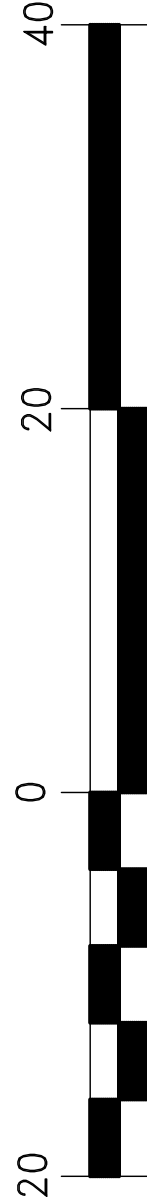
SHEET 1 OF 2 SHEETS

ALTA/ACSM LAND TITLE SURVEY



LEGEND:

- CHECKED BY
- CONCRETE
- DRAWN BY
- 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
- 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
- DEED
- (D) WOOD POWER POLE
- WPP WOOD LIGHT 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



GRAPHIC SCALE IN FEET

ADDED PARCEL 4

03/16/16

AM

REC

REVISIONS

BOUNDARY & IMPROVEMENTS SURVEY	DATE	FB/PG	DWN	CKD
REVISED PER ATTORNEY'S COMMENTS	07/23/12	12/28/13	JD	REC
ALTA/ACSM LAND TITLE SURVEY	07/23/14	----	JD	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

SHEET 2 OF 2

SCALE : 1" = 20'

ALTA/ACSM LAND TITLE SURVEY

500 ALTON ROAD
MIAMI BEACH, FLORIDA

CLIENT :
CRESCENT HEIGHTS

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

