

Fla. State Board of Health permit on pool SP-252
(see letter attached to application)

PRINCE MICHAEL APARTMENTS
Owner WENTWORTH APARTMENTS
N.50' of Lot 2 & 11 Block 7 Subdivision M.D. IMPR. CO.
S.50' of 3 & 10 OCEAN FRONT
General Contractor Jack Mintzer d/b/a J.S.M. CONTRACTORS
Architect Roy F. France
Zoning Regulations: Use RE Area 15
Building Size: Front 218' Depth 90'
Certificate of Occupancy No Temp #1518 12/21/51
Type of Construction #2 CBS Foundation Concrete Piling*
Permit No. 35764-1-Bedrm-2 baths
Address 2618 Collins Avenue
Bond No. 3226-01-076
Engineer Riley & Ross
Ltr Size
Height 30' 44"
Stories 3,
24 - 2 bdrms - 2
9 - 1 " 2
Use APARTMENT HOUSE - 33 units:
Permit for Building and POOL
Roof Flat 25x50 Date May 4, 1951
Aug. 21, 1951
Foundation Cost \$ 100,000. ONLY \$ 150,000.
250,000 total
Approx. 598,197 cu.ft.

PLUMBING Contractor # 32142 Fixxit System * Sewer Connection 2 - 6"* Date Aug. 10, 1951
32477 Miami Station Inc. Fixxit Temporary Water Closet 2* Oct. 16, 1951

Water Closets 101 Swimming Pool Traps
Lavatories 101 Steam or Hot Water Boilers 1 (\$5,000)
Bath Tubs 90
Showers 5
Urinals 2
Sinks 35 & 4 sinks (slop)
Dish Washing Machine 1
Laundry Trays
Laundry Washing Machines
Drinking Fountains 4
Floor Drains 21
Grease Traps 1
Safe Wastes

ROUGH APPROVAL
FINAL APPROVAL E. Cox 7-20-52

GAS Contractor
Gas Ranges ----- 33
Gas Water Heaters
Gas Space Heaters
Gas Refrigerators
Gas Steam Tables 1
Gas Broilers
GAS Rough APPROVAL 10/22/1951 Rothman
GAS FINAL APPROVAL 12/20/1951 Rothman

Down Spouts 6
Fire Standpipes 2
Wells
Tap-out 10/16/ 51 LR

AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

ELECTRICAL Contractor #35044- Claude Southern Corp. Date Sept. 20, 1951

OUTLETS Switches 225 Ranges
Lights 360 Irons 33
Receptacles 437 Refrigerators 33
Fans
Motors 21,
Appliances
Radio 110

HEATERS Water 2
Space
Electrical Contractor

FIXTURES 360
Date

Temporary Service
Neon Transformers
Sign Outlets 3
Meter Change
Centers of Distributions 18
Service 1
Violations

FINAL APPROVAL
By Meginniss
Date 12/20/1951

ALTERATIONS & ADDITIONS

#63861 Metropolitan Air Cond.: Repair floor of cooling tower - \$176 - Dec. 9, 1960

#63053 T & T Painting Co: Partial outside & inside painting - \$1400- Sept. 28, 1960

Building Permits:#37634 Five signs (1 roof sign reading "PRINCE MICHAEL"- 192 sq.ft.\$800.)(Two flat wall signs reading "PRINCE MICHAEL"- 160 sq.ft. \$600)(Two flat wall signs reading "M.P." 44 sq.ft. \$300..) Claude Southern Corp.,contr. \$1,700..12/ 6/51

#37674 Passenger Elevator -2,500 lbs. or 15 passengers-Eastern Elevator Co.,contr. \$12,750..Dec.12,1951

#37749 Remodeling for dining room as per Zoning Ordinance #289- Apt.-Hotel-Jack Mintzer \$ 1,000....Dec. 21, 1951

#37865 115 ton air condition- see plan #37653(plan for above same)-Roy F.France, arch: John Sasnett, engr: Jack Mintzer,contr. \$ 40,000....Jan. 18, 1952

#12523 Painting: Thomas Goddard: \$ 1,000:....Aug. 26, 1953

#57626 T&T Painting: Exterior Painting - \$1800 - Oct. 17, 1958

#61586 Amber Fuel Oil Co: Install 1-1000 gal fuel oil tank underground, No. side, Fire Report #2797 - \$300 - April 11, 1960

Plumbing Permits#32895 Fixzit Plumbing: 2 sinks, 1grease trap, 3 floor drains, 4 safe waste drains, 1 soda fountain, 1 gas range, 1 gas water heater, 1 steam table, 1 frylator- OK -L.Rothman 1/18/52 Jan. 18, 1952

Electrical Permits#35674 Claude Southern Corp: 18 neon transformers- Dec. 6, 1951 ok 5/8/52 PM

#35712 Eastern Elevator: 1 motor- 12/12/51

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

[illegible]

The following review process and appeal procedures are only applicable to violation notices that relate to units which have illegally installed kitchens and units which are below the minimum size established by the City. The South Florida Building Code, the Miami Beach Property Maintenance Standards, the Miami Code, the Miami Beach Ordinance and Fire Codes remain in full force and effect.

The Code Enforcement Officer will identify those buildings which have illegally installed kitchens and/or undersized units and issue the appropriate violation notice based upon the current standards as presented in the City's regulations. The property owner will be advised that he may seek a hearing pertaining to the undersized units and/or illegally installed kitchens before the Board of Adjustment. The Officer will suggest that he contact the Planning & Zoning Department for purposes of filing the appeal. If an appeal is not filed or compliance not obtained within 90 days of the notice of violation and final order, a hearing before the Code Enforcement Board will be scheduled. If the appeal is filed within the 90-day period, then a hearing will be scheduled before the Board of Adjustment for its adjudication of the matter. The Planning & Zoning Director, in formulating his recommendation to the Board of Adjustment, shall utilize the criteria below. Should the Board of Adjustment approve the appeal, then the owner will file an application with the Building Department for a building permit. Should the appeal be denied, then the owner will be required to comply with all applicable laws and codes.

1. The Miami Beach Property Maintenance Standards, Miami Beach Zoning Ordinance (excluding unit size, density and kitchens), South Florida Building Code and Fire Codes shall be compiled with based upon the current standards and regulations.

2. Historic Structures - If the building is an historic structure, the exterior improvements (paint, windows, door, architectural detailing) shall substantially meet the design criteria as listed in the U.S. Secretary of Interior standards for the Rehabilitation of Historic Structures prior to the City approving the units. The term "historic conforming structure" shall mean those buildings which are either contributing or conforming in architectural style, scale, setback, date of construction and/or historic association and/or are listed as such on the Historic Property Data Base as maintained by the Planning & Zoning Department. Buildings which are not considered historic shall have facade improvements which are consistent with the architectural style in which they were designed.

3. Density, Unit Size, Kitchens - The determination as to density, unit size and whether kitchens are permitted shall be based upon the room configuration and sizes permitted by the City. Data which is maintained on the City's building card, Occupational licenses, microfilm and other City records shall be utilized in determining the number of permitted units and kitchens. Appeal of the violation notice shall be to the Board of Adjustment under the procedures set forth above.

4. Length of Ownership, Number of Code Violations, Police and Fire Calls - How long a property has been owned by a

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

MLB/mr/r1w
07/16/87
09/09/87
09/29/87

AUGUST 12, 1988

ANALYSIS

The following is the Department's analysis based upon the criteria listed in the Inspection and Appeal Process:

CRITERIA

1. Codes
2. Historic Structure
3. Density
4. Length of Ownership
History of Code Violations
Police Activity
Fire Inspection
5. Minimum Unit Size

ANALYSIS

Consistent - On March 28, 1985, 29 violations, mostly of a minor nature, were cited. These deficiencies were subsequently corrected and the case closed on October 2, 1985. No current violations exist other than those which are the subject of this variance request.

Not Consistent - This building, constructed in 1951, is not considered to be a historic structure

Not Consistent - The Density is 183 units/acre. The existing density of 183 units/acre exceeds the allowable density of 140 units/acre by 30%. All 90 units are below the 400 sq. ft. minimum.

Consistent - The applicant has been owner of the subject property for approximately 16 months. The building has no serious history of code violations, and previous violations were removed in a sufficient and timely manner.

The most recent fire inspection, on February 6, 1987, found 15 violations primarily involving lack of fire rated doors, self-closing hardware, and other deficiencies involving exits. It should be noted that these violations were issued prior to the current owners' purchase, and all violations have since been corrected.

Police activity at the subject property for the past year indicates 32 calls, including 10 reports of suspicious persons, 3 disturbances, 1 burglary, 1 theft and 1 auto theft.

Not Consistent - All the units are below 400 square feet minimum. The average unit size is 286.45 sq. ft.

AUGUST 12, 1988

<u>CRITERIA</u>	<u>ANALYSIS</u>
6. Dade County Unsafe Structures Board	<u>Consistent</u> - This building is not under order of the Dade County Unsafe Structures Board.
7. Vacant, Closed or of Non-Conforming Status	<u>Not Consistent</u> - The building is currently occupied, but is otherwise non-conforming.
8. Date of Acquisition	<u>Consistent</u> - The owner's application indicates the property was acquired in March, 1987. This was prior to the September 16, 1987 initiation of the City-wide Code Enforcement program.

SUMMARY OF RECOMMENDATION

As the applicant has substantially complied with the above criteria, it is recommended that the variances be approved with the following conditions:

1. The applicant shall submit plans for a building permit which shall be approved by the Planning & Zoning Department prior to the issuance of the permit and the completed project prior to the issuance of a Certificate of Completion or Occupational License. The building permit application is for the following work;
 - a. A detailed landscape plan shall be submitted. The plan shall include, but not be limited to:
 - (1) Clearing and replanting of the cut lots along Indian Creek, and
 - (2) Planting of raised beds in front of the building.
 - (3) The landscape plan and installed materials shall be approved prior to the issuance of a Certificate of Occupancy;
 - b. All neon signage to be in working order;
 - c. Repaint front (east) facade and appropriate portions of the west facade;
 - d. Repaint logo/sign and area around said sign on south facade.

Attachments

JK:CH:as:hm
Variance 2

cc: Harold Rosen

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.		BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	PERMIT NO.
FILE NO. 1912 PRINCE MICHAEL HOTEL AVENUE HOTEL CORPORATION 2618 COLLINS AVENUE 17089 REQUEST BY APPLICANT FOR A EXTENSION OF TIME OF TWO YEARS TO REPAIR OR REPLACE DETERIORATED SEAWALLS. Board approved a two year period to comply or until Code Enforcement Division enforces rehabilitation of all deteriorated seawalls along Indian creek south of 41st Street. PC:hm:jm zba							

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139

DEPARTMENT OF PLANNING

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7550

BOARD OF ADJUSTMENT

SUMMARY

FRIDAY, NOVEMBER 4, 1988 -9:00 A.M.
1700 Convention Center Drive
Commission Chambers -Third Floor
Miami Beach, Florida 33139

BUILDING DEPARTMENT
38 NOV 23 PM 2:56
17084

FILE NO. 1912-A

AVENUE HOTEL CORP., A FLORIDA CORPORATION

2618 COLLINS AVENUE

NORTH 50 FT. OF LOTS 2 and 11 and the

SOUTH 50 FT. OF LOTS 3 and 10; BLOCK 7

AMENDED IN PLAT OCEANFRONT PROPERTY; PB 5/7&8

NOV 23 1988

"AFTER THE FACT"

"APPEAL FROM ADMINISTRATIVE DECISION"

THIS CASE WAS DEFERRED BY THE BOARD FROM ITS MEETING OF AUGUST 19, 1988.

THE APPLICANT IS APPEALING AN ADMINISTRATIVE DECISION THAT THE SUBJECT PROPERTY SHALL CONSIST OF 57 UNITS (24 HOTEL ROOMS AND 33 APARTMENTS). THE APPLICANT REQUESTS THE BOARD APPROVE 90 UNITS (57 HOTEL ROOMS WITHOUT KITCHENS AND 33 HOTEL ROOMS WITH KITCHENS). THIS APPEAL IS PURSUANT TO THE RULES AND PROCEDURES OF A RESOLUTION APPROVED BY THE CITY COMMISSION.

APPLICANT REQUESTS THE BOARD APPROVE THE RETENTION OF 66 HOTEL ROOMS THAT DO NOT MEET THE MINIMUM REQUIRED 400 SQ. FT. OF FLOOR AREA AND THE RETENTION OF KITCHENS WHICH WERE INSTALLED WITHOUT BUILDING PERMITS IN 33 OF THOSE 66 ROOMS. (THESE ROOMS WERE CREATED AS PART OF AN ILLEGAL CONVERSION OF 33 APARTMENTS INTO 66 HOTEL ROOMS).

The Board GRANTED THE APPEAL for a six month extension of time in which to complete the work and comply with all conditions as required by Variance #1843, first heard on September 11, 1987 and an Appeal of Administrative Decision (File #1912) heard on August 19, 1988 which was reset to be heard on November 4, 1988. A building permit for all work must be obtained by January 4, 1989 and all work including all the repair to the seawall must be completed within six months or the variance and appeal will become null and void.

BUILDING PERMITS: #M8801317 - Airstron Inc. - 1 9800 Cooling towers - 8-9-88 *OK*
#M8900639 - Airstorn Inc. - A/C central replacement of 3-20ton a/c units - 5-2-89 *OK*

ELECTRICAL PERMITS: #BE891724 - Metro Electric - New smoke detectors (90) - 9-25-89 *OK*

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

[illegible]

ALTERATIONS & ADDITIONS

Building Permits:

- #1970-/Belcher Oil Co.- 2 Hot Water Boilers-Hotel.-\$1200-3-14-72
#2146-Sun State Air Cond- 60 Tons Air Cond. Central-\$19,000-7-12-72
#01858-Abbott Roofing Co.-Re-roofing-\$7850-10-3-72
#3460-Parks & Thompson Inc.- 15ton central a/c-\$5400-1-13-76
M04220-Parks Thompson-replace water tower and condenser-\$9100-8-16-78
#14099-A C Gonzalez-Outside painting-\$2000-11-1-78
#M08047 4/18/86 Acme Chute Co - trash chute repair
#M08047 4/18/86 Acme Chute Co - trash chute repair
-

Plumbing Permits: #49337-Serota Plumbing- 54 Sink, Residence; 20 Gas Outlets-8-16-72

- #53955-Sally Rapkin- pool piping-7-30-76
#60583-Silver Plumbing- general repairs-3-16-77
#60597-Weather Tight Co.- 3" domestic well-3-21-77
#57681-Felix Fera Plumbing- converting oil to gas-9-19-79
#57958- S and R Plumbing- 1 boiler-12-4-79
#58041-Peoples Gas System- 1 meter set(gas)12-31-79
-

Electrical Permits:

- #72299-Ocean Electric- Fire alarm system; 6 sirens; 8 pulls; 1 master-5-30-75
#72846-Foster Electric- 2 pump motors 0-1H0; 1 15ton a/c-1-12-76
#74934-Chino Electric- 1 motor 3 HP, 1 motor 5HP-8-16-78

Owner			Permit No.	Cost
Lot	Block	Subdivision	Address	
General Contractor			Bond No.	
Architect			Engineer	
Zoning Regulations:	Use	Area	Lot Size	
Building Size:	Front	Depth	Height	Stories
Certificate of Occupancy No.			Use	
Type of Construction	Foundation		Roof	Date
PLUMBING Contractor			Sewer Connection	Date
			Temporary Water Closet	
Water Closets	Swimming Pool Traps		Down Spouts	
Lavatories	Steam or Hot Water Boilers		Wells	
Bath Tubs	ROUGH APPROVAL			
Showers	FINAL APPROVAL			
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	Gas Space Heaters		Gas Vents for Stove	
Floor Drains	Gas Refrigerators			
Grease Traps	Gas Steam Tables			
Safe Wastes	Gas Broilers			
AIR CONDITIONING Contractor	GAS Rough APPROVAL			
SEPTIC TANK Contractor	GAS FINAL APPROVAL			
OIL BURNER Contractor				
SPRINKLER Contractor				
ELECTRICAL Contractor			Date	
OUTLETS	Switches	Ranges	Temporary Service	
	Lights	Irons	Neon Transformers	
	Receptacles	Refrigerators	Sign Outlets	
		Fans	Meter Change	
HEATERS	Water	Motors	Centers of Distributions	
	Space	Appliances	Service	
FIXTURES			Violations	
		Electrical Contractor	Date	
				FINAL APPROVAL
				By
				Date
Alterations or Repairs—Over				

5. FILE NO. 1843

17089

AVENUE HOTELS CORPORATION

2618 COLLINS AVENUE

THE NORTH 50' OF LOTS 2 & 11

AND THE SOUTH 50' OF LOTS 3 & 10;

BLOCK 7; AMENDED PLAT OCEANFRONT PROPERTY

PB 5/7&8

NOV 5 1987

APPLICANT WISHES TO AMEND THE CONDITION THAT THE BULKHEAD ALONG THEIR OUTLOTS ON INDIAN CREEK BE REPAIRED/REPLACED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND AN OCCUPATIONAL LICENSE. (THIS WAS A CONDITION IMPOSED BY THE BOARD IN CONNECTION WITH THE GRANTING OF VARIANCES FOR THE OPERATION OF A RESTAURANT).

THE APPLICANT IS REQUESTING A TWO-YEAR TIME LIMIT FROM THE DATE A PERMIT AND LICENSE ARE ISSUED TO COMPLY WITH SAID CONDITION.

Approved. Applicant to repair or replace bulkhead within six (6) months of obtaining a Certificate of Occupancy for the restaurant.

Mr. Bob Blum has been designated as the Board's representative. Construction to begin by March 31, 1988. Permit to be obtained within 60 days of this meeting.

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

FILE NO. 1912

17089

AVENUE HOTEL CORP., A FLORIDA CORPORATION
2618 COLLINS AVENUE

Discussion regarding offer by owners of the Prince Michael to donate the outlots on Indian Creek to the City.

This case is scheduled to be heard at the November 4, 1988 meeting.

The following matters were also discussed:

OCT. 7, 1988

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



DEPARTMENT OF PLANNING

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7550

17089

TO: CHAIRMAN & BOARD MEMBERS
ZONING BOARD OF ADJUSTMENT

AUGUST 12, 1988

FROM: JUD KURLANCHEEK
PLANNING & ZONING DIRECTOR *JKR*

SUBJECT: PLANNING DEPARTMENT RECOMMENDATION: AUGUST 19, 1988 MEETING

FILE NO. 1912 AVENUE HOTEL CORP., A FLORIDA CORPORATION
2618 COLLINS AVENUE
NORTH 50 FT. OF LOTS 2 and 11 and the
SOUTH 50 FT. OF LOTS 3 and 10; BLOCK 7
AMENDED IN PLAT OCEANFRONT PROPERTY; PB 5/7&8

BACKGROUND

On September 16, 1987, the City Commission adopted the attached Inspection and Appeal Process which is to be used by the Board of Adjustment in reviewing violation notices that relate to units which have illegally installed kitchens, are below the minimum size established by the City, or exceed density limitations. In the majority of cases, these occurred several years ago, when purchasers of property were unaware that these problems existed in the building. The purpose of this procedure is to resolve the violations. (See attachment 1 for a copy of the Inspection and Appeal Process.)

The applicant is appealing an Administrative Decision which limited the subject property to a maximum of 57 units (24 hotel rooms and 33 apartments). The building was originally constructed in 1951 as a 57 unit residential building, with 33 apartments and 24 hotel rooms. At some point after the original construction, the 33 apartment units were illegally converted to 66 hotel rooms while the kitchens were retained in the 33 units. The applicant is now requesting retention of a total of 90 units, 57 hotel rooms without kitchens and 33 hotel rooms with kitchens.

BOARD OF ADJUSTMENT SUMMARY

AUGUST 19, 1988

6. FILE NO. 1912

17089

AVENUE HOTEL CORP., A FLORIDA CORPORATION

2618 COLLINS AVENUE

NORTH 50 FT. OF LOTS 2 and 11 and the

SOUTH 50 FT. OF LOTS 3 and 10; BLOCK 7

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"AFTER THE FACT"

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DEFERRED by the Board to the meeting of November 4, 1988.

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

COASTAL CONTROL ZONE

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

5. FILE NO. 1843

17089

AVENUE HOTELS CORPORATION

2618 COLLINS AVENUE

THE NORTH 50' OF LOTS 2 & 11

AND THE SOUTH 50' OF LOTS 3 & 10;

BLOCK 7; AMENDED PLAT OCEANFRONT PROPERTY

PB 5/7&8

SEP 11 1987

APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO OPERATE A RESTAURANT IN A BUILDING THAT CONTAINS LESS THAN THE MINIMUM REQUIRED 100 UNITS:

1. Applicant wishes to waive Section 7-3B.5. that requires an apartment/hotel building to contain at least 100 units to qualify for the operation of an accessory use, and instead, be permitted to operate a restaurant in this building that contains 57 units (24 hotel rooms and 33 apts.).
2. Applicant wishes to waive all of the required 19 off-street parking spaces for the operation of the above mentioned restaurant with 75 seats.

The variance was approved with the stipulation that the following conditions be complied with prior to the issuance of a building permit:

1. The applicant shall repair and/or replace the bulkhead along their outlots on Indian Creek. Plans for a building permit shall include these improvements and an Occupational License for the restaurant shall not be issued until they are completed;
2. The outlots shall be cleaned of debris. The Department shall determine which shrubs and/or trees will be removed and the balance of the area shall be re-sodded and an irrigation system installed. The intent of these improvements is to create a well-maintained lawn with palm trees on this highly visible arterial. A landscape plan shall be approved by the Department prior to the issuance of a building permit and the improvements approved by the Department prior to the issuance of an Occupational License for the restaurant. The applicant and/or property owner shall receive a credit based upon the value of improvements listed in Items #1 & 2 towards the parking impact fee; and,

FILE .
AVENUE

2618 COLLINS AVENUE

3. The applicant and successors shall contribute an amount of money equivalent to the purchase of 9.5 parking decals (cash in lieu of parking decal program) on an annual basis. The first and subsequent direct payments to the City shall be received annually on the anniversary date that the Certificate of Occupancy for the seats was received. Funds generated through the receipt of the cash in lieu of decal program shall be placed in a City account entitled, "Mid-Collins Avenue Improvement Account", which is dedicated towards the construction of improvements in the vicinity of the site and consistent with the Department's neighborhood plan for this area.

4. Provide proper garbage facilities.

5. Provide proper grease interceptor.