

Operations Plan
for
1100 5th Street
Miami Beach, Florida



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PROJECT CONCEPT

This urban infill redevelopment Project will provide a unique modern office location on 5th Street, with a ground floor restaurant, all with valet service for parking and internalized loading areas. The office and restaurant tenants are not yet confirmed, and the ground floor restaurant space may ultimately be occupied by a retail tenant.

The parking and operations analysis assumes a restaurant tenant, and further assumes a restaurant tenant with a projected occupational load in excess of three hundred patrons constituting a Neighborhood Impact Establishment. No entertainment is proposed, including outdoor entertainment. The restaurant tenant may desire ambient background music, and will be required to submit its own Conditional Use Permit application with full program details at the time of its build out.

The office building will be accessed via a ground floor entrance adjacent to an open public patio along 5th Street, with frontage on both 5th Street and Lenox Avenue. The Project features an office lobby with vaulted ceiling fronting 5th Street. The total office space is approximately 48,000 square feet, and approximately 7,462 square feet of proposed restaurant or retail space, with the proposed restaurant featuring 214 seats. The provided 105 total parking spaces complies with City requirements and is sufficient to meet the anticipated demand of the office tenants and restaurant patrons, via use of mechanical parking operated entirely by valet staff. Loading will be accessed from Lenox Avenue and will be internal to the Project site. No off-site or on-street loading is proposed.

HOURS OF OPERATION AND PARKING

The exact hours of operation of the future tenants are not yet known, but times of operation will comply with the requirements and limitations of the City of Miami Beach Code of Ordinances, as they may be amended from time to time. The parking garage will not be open for use by the public, and will be used only by valet service personnel and a small number of authorized security key holders. A security gate will be provided at the base of the parking garage entrance and exit ramp to restrict garage access after-hours. Based upon detailed Traffic Study and valet operations analysis, the Project is projected to deploy six (6) valet attendants at the valet drop-off area (during peak hour of operations) and six (6) valet attendants at the valet pick-up area (during the corresponding peak hour of operations) in order to ensure an adequate level of service.

DELIVERIES & COLLECTIONS

The following procedures will be implemented to ensure minimal impact on local residents and neighboring businesses. All deliveries will be received within the dedicated on-site loading area, which is internal to the Project, and accessed via the new curb cut on Lenox Avenue. Deliveries will only be accepted between the hours of 7:00 AM no later than 8:00 PM. Trash collection will similarly occur from the designated trash and recycling area located interior to the site. Trash collection will take place during the City's regularly scheduled times for this property, and using the City-approved Commercial Waste Haulers. Delivery and collection operations at the Project will abide by all applicable City of Miami Beach Ordinances and City of Miami Beach Freight Loading regulations, as they may be amended or issued from time to time.

SECURITY

The Applicant will incorporate a Project-wide security system. Multiple security cameras with recording abilities will be placed at all access points, within staircases, and at various locations within the parking levels. Security personnel stationed at the office lobby will also monitor the Property, including all portions of the parking levels, including the valet and loading areas. The Property will also be well-lighted to aide in clearly identifying individuals or approaching vehicles during the evening hours.

TRANSPORATION AND CIRCULATION

The Project will offer and maintain bicycle racks on site for use by office tenants, patrons and on-site employees. This feature will be part of the Project's on-site Mobility Hub in the southeast corner of the Project with approximately 1,647 square feet of area entirely dedicated to short-term bicycle parking, long-term bicycle parking and a bicycle workshop. This forward-looking amenity will provide 67 short-term and 72 long-term secure bicycle racks with lockers, nine (9) designated scooter/motorcycle parking spaces, and four (4) shower stalls for use by bicyclist commuters to the Project.