

DELANO MIAMI BEACH

OPERATIONAL PLAN

Beach Hotel Associates LLC
CUP Submission – Final Submittal February 2026
PB25-0811



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1. General Hotel Operations

Delano Miami Beach is a historic oceanfront hotel located in the City of Miami Beach and is undergoing a comprehensive restoration that preserves its architectural legacy while introducing contemporary hospitality, wellness, and culinary experiences. The hotel will operate as a full-service luxury hotel with guest accommodations, food and beverage venues, pool and beach amenities, and wellness facilities.

2. Ownership & Operator

Delano Miami Beach is owned by Beach Hotel Associates LLC, which is owned by Eldridge Industries, with partial ownership by Cain. Cain is a global investment firm with a diversified portfolio spanning hospitality, real estate and experiential lifestyle assets such as Aman Hotels brand, Aman Hotel and Residences in Beverly Hills, and Raffles Hotel in Boston. Cain provides long-term oversight, strategic stewardship and capital investment to ensure the restoration of Delano Miami Beach honors the property’s architectural significance and cultural history.



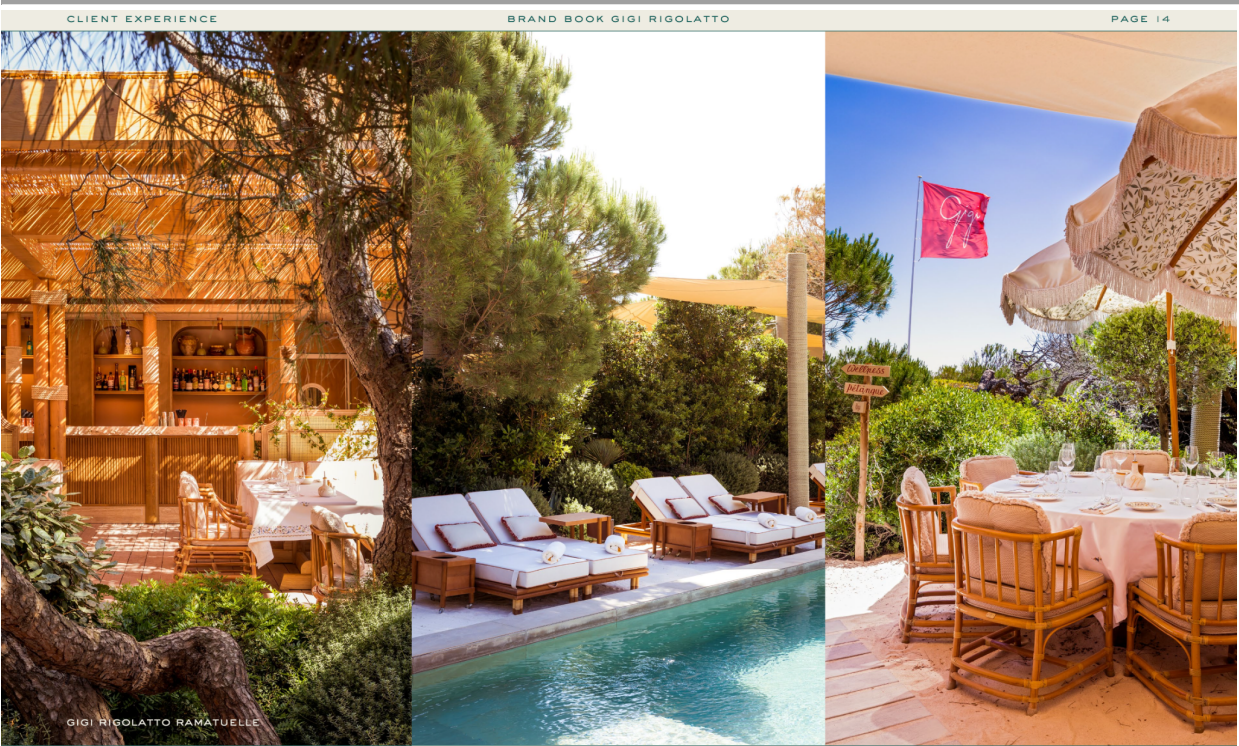
Daily hotel operations will be managed by the Delano brand, a company owned jointly by Ennismore, Eldridge, and Cain. Ennismore is a globally recognized lifestyle hospitality company and is a joint venture with Accor, which is the largest hospitality platform in Europe (and 6th largest in the world). Delano is responsible for all day-to-day operational functions, including staffing and training, guest experience standards, food and beverage operations, wellness services, security, access control, entertainment oversight, and sound management.

3. Project Overview

Delano Miami Beach is undergoing a comprehensive restoration of the iconic oceanfront property, reaffirming its role as a cornerstone of Miami Beach’s cultural and hospitality landscape. The project preserves and restores the building’s historic MiMo (Miami Modern) architectural character while introducing contemporary enhancements focused on wellness, culinary programming and operational excellence.

Upon completion, the hotel will be comprised of 171 guest accommodations and the amenities of a full-service luxury hotel, including premier food and beverage venues, and a unique spa and wellness facility, which will be known as **The Source by Delano**. Operational planning prioritizes guest circulation, security, sound management and neighborhood compatibility.

The renewed Delano experience is anchored by two exceptional culinary concepts: **Gigi Rigolatto** and **Mimi Kakushi**, both of which have established successful presences in major international cities. Gigi Rigolatto has become a celebrated fixture in destinations such as Paris, St. Tropez, Dubai, Bodrum, and Rome, while Mimi Kakushi’s award-winning establishments in Dubai and Rome have garnered critical acclaim. These proven concepts will bring world-class dining and vibrant energy to the revitalized Delano.



4. Food and Beverage with entertainment

4.1 Gigi Rigolatto ("Gigi")

With its elegant, yet homey setting, Gigi is the heart of the hotel on the ground floor, where guests will come to enjoy all-day dining and curated live entertainment. Designed to feel like a guest in *Gigi's* Italian home, patrons will be offered breakfast, lunch and dinner throughout the day, featuring classic Italian cuisine. The restaurant flows seamlessly between the indoor dining area, through the covered terrace and outside into the tiered terrace.



The standard operating hours for the restaurant will be: Sunday through Thursday between 7:00 a.m.- 11:00 p.m. and Friday and Saturday, 7:00 a.m. – 12:00 a.m.; In addition to the standard operating hours, Applicant is requesting that the CUP include the potential for extended hours until 2:00am for special activations such as repeat event periods like Art Basel, holidays (e.g. New Years Eve and Fourth of July), and private bookings; outdoor entertainment will be minimized to ambient music after 12:00 a.m.

The entertainment concept is designed to enhance the dining and hospitality experience while maintaining a refined, welcoming, and communal-oriented atmosphere. The entertainment at Gigi is a carefully curated blend of recorded music, live performances, and DJ programs, structured to complement different times of day and phases of service. During daytime and lunch service, the venue features eclectic music such as Italian and international music from the 1940s through the 1980s, including jazz, classic Italian and French pop, movie soundtracks, and instrumental pieces. The music is selected to create a warm, sophisticated, and convivial atmosphere, supporting conversation and enhancing the ambiance without being intrusive. In the evening, live music will typically include a singer and guitarist, featuring music such as Italian Fusion and Soul Funk, Disco and other classic Italian hits from the 1980s. The live sets are scheduled to begin during the first dinner service and resume after a break, ensuring a seamless transition between dining and entertainment. The entertainment may also include DJ sets, which feature a mix of Italian and international music, including italo-disco. The entertainment program also includes unique elements such as a private vinyl collection of rare Italian records, curated playlists for specific

spaces (e.g., a themed bathroom montage with excerpts from classic Italian cinema), and a Gigi House Anthem.



Gigi also oversees food and beverage service to the hotel’s pool including light coastal Italian fare and beverage service to sunbeds and bungalows from 10:00 a.m. to sunset. Gigi Bellini is also encompassed under the Gigi umbrella, offering specialty curated drinks and Italian fare. Gigi Bellini is proposing hours of operation between 7:00 a.m. – 12:00 a.m. with the potential for extended hours until 2:00am and outdoor entertainment will be minimized to ambient music after 12:00 a.m. Entertainment is proposed during operating hours; see additional details in the *CUP Matrix* attached as **Exhibit "A,"** which provides location, concept, occupancy, seating, hours of operation, and a description of music and entertainment for each area. For clarity, the *CUP Matrix* is color-coded by subarea to correspond with the submitted plans.



Sample Menu: See **Exhibit "B"**

4.2 Mimi Kakushi

Mimi is located on the fourth floor of the hotel and offers a refined dining experience inspired by early 20th-century Osaka, harkening back to a gentler era. The entertainment associated with Mimi typically consists of jazz ensembles, DJs and curated playlists, carefully designed to immerse guests in an atmosphere that fuses traditional Japanese elements with modern dynamic energy. The standard operating hours for the restaurant will be: Sunday through Thursday between 11:00 a.m.- 11:00 p.m. and Friday and Saturday, 11:00 a.m. – 12:00 a.m. In addition to the standard operating hours, Applicant is requesting that the CUP include the potential for extended hours until 2:00am for special activations such as repeat event periods like Art Basel, holidays (e.g. New Years Eve and Fourth of July), and private bookings; however, outdoor entertainment will be minimized to ambient music after 12:00 a.m. The venue features a diverse mix of genres, including Electro Swing and Jazzy and Soulful House, creating a vibrant backdrop for the dining experience. The entertainment is proposed during the above mentioned hours of operation. Mimi also oversees food and beverage service to the hotel's fourth floor pool, which will be open between 10:00 a.m. and sunset, and entertainment is proposed during operating hours. See additional details in the *CUP Matrix* attached as **Exhibit "A."**



Mimi's bar program is distinguished by its innovative offering of thirteen signature cocktails, each thoughtfully paired with a unique vintage vinyl record selection. Every cocktail is crafted to evoke specific emotions that reflect the energy and character of its corresponding song. The menu is presented in an oversized wooden box, with each cocktail featured as a custom-designed vinyl record cover, accompanied by a brief description of the song and the feelings it inspires. Guests are invited to select and play the actual vinyl record associated with their chosen cocktail, creating an immersive and memorable experience.

13 COCKTAILS:

1. Matsuri, paired with the song "In Fiesta" by Hideo Shiraki
2. Buriizu, paired with the song "Funky Stuff" by Jiro Inagaki & Soul Media
3. Shoka, paired with the song "Early Summer" by Ryo Fukui.
4. Kiyo Mizu, paired with the song "Matsuri No Genso" by Hideo Shiraki Quintet & 3 Kyoto Girls.
5. Rumba, paired with the song "Kohi Rumba" by Sachiko Nishida.
6. Tsumabiki, paired with the song "I Could Have Danced All Night" by Tadao Hayashi Harp Trio.
7. Miyabi, paired with the song "Sonara" by Ryo Fukui.
8. Kakkoi, paired with the song "Otome no Inori" by Chihiro Yamanaka.
9. Sayonara, paired with the song "Black & Blue" by Fumio Nanri.
10. Kangei, paired with the song "Invitation" by Takao Uematsu
11. Shadrach, paired with the song "Shadrach" by Toshiko Akiyoshi
12. Soyo Kaze, paired with the song "Andalusia no kaze" by Masaru Imada
13. Kiyu Shu, paired with the song "Gone with the Wind" by Eiji Kitamura

Apart from 13 kikuchi cocktails that are pairing with the song, our non alcoholic cocktails also have the song to pair with "Andalusia no kaze" by Masaru Imada.



Sample Menu: See **Exhibit C**

4.3 Rose Bar and Lounge

The iconic Rose Bar and Lounge is just east of the lobby, and will serve cocktails and light fare. The Rose Bar is an intimate setting offering only 8 seats, as a small hideaway in this rosy colored gem. The connected lounge seats 24 and service will be offered between 5:00pm to 2:00am, with entertainment offered during the hours of operation, including background music and curated DJ programming. See additional details in the *CUP Matrix* attached as **Exhibit "A."**



Sample Menu: See **Exhibit D**

5. Wellness, Pool & Beach Operations

The Source by Delano is a full-service wellness and spa destination designed to support restoration, vitality and holistic wellbeing. Programming includes spa treatments, movement sessions and recovery-focused amenities.



Pool and Beach

- Pool: 10:00 AM – Sunset
- Beach: 8:00 AM – Sunset

Pool and beach operations are managed by hotel staff with controlled access, dedicated attendants and food and beverage service coordinated through Gigi Rigolatto.



(ground floor pool)



(fourth floor pool)

6. Meetings and Events

The hotel includes designated indoor and outdoor spaces for private meetings and events. Events are managed by the hotel's meetings and events team and are limited to customary hotel uses such as weddings, corporate meetings, private dinners and charitable events. All events will comply with approved hours of operation and sound regulations.

7. Security & Crowd Management

The hotel employs comprehensive security and crowd-management protocols, including controlled access points, on-site security personnel during all operating hours and ID verification for alcohol service. Security staff are trained in hospitality, de-escalation, and emergency response.

Security System and Staff:

Security coverage is provided 24 hours a day, seven days a week (24/7), with professional, licensed security personnel assigned to the property on every shift. Professional licensed security personnel will be deployed throughout the venue, including all public entrances, queuing areas, interior event spaces, and perimeter points. A centralized security control room is staffed on a 24/7 basis, where trained security personnel continuously monitor the closed-circuit television (CCTV) system covering interior and exterior public areas of the property. Live camera monitoring supports access control, incident detection, and coordinated response efforts.

During regular operations, baseline security staffing consists of a minimum of two (2) uniformed security officers and one (1) security supervisor per shift, exclusive of the Director of Security and Security Manager. Staffing levels are reviewed regularly and adjusted as operational needs require. Security personnel are stationed at designated access points and conduct routine patrols throughout interior and exterior areas of the property to monitor activity, deter unauthorized access, and promptly address safety or security concerns.

Access, Crowd and Drinking Age Control:

Security staff will be positioned at various points throughout the property. Bartenders and servers will be trained to verify government-issued photo identification in the event alcoholic beverages are ordered. Security personnel will actively monitor occupancy levels at all times to ensure the hotel does not exceed its approved maximum capacity.

Dedicated security and staff will be assigned to manage and maintain clear ingress and egress routes at all times. Security staff will conduct continuous patrols throughout the property to identify and address any safety concerns, disruptive behavior, or unauthorized access.