

# **Updated Operational Plans for 404 Washington Major Restaurant LLC**

**404 Washington Avenue, Miami Beach, Florida 33139**

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## I. OPERATIONAL BUSINESS PLAN

404 Washington Major Restaurant LLC (“Applicant”) will operate a fine dining Israeli restaurant concept by the multi Michelin Starred restaurant group, Major Food Group.

A copy of the restaurant’s proposed menu is included with the application materials.

The Applicant’s hours of operation will be from 11:30 A.M. through 2:00 A.M.

The Applicant will employ approximately eighty (80) employees in the restaurant operation.

## II. PARKING PLAN

The building in which the Applicant is located contains an on-site parking garage containing required parking for the restaurant. The operator of the on-site parking garage will also provide valet service to the patrons of the restaurant. The valet pick-up / drop-off will be located near the front entrance of the restaurant along Washington Avenue. The valet will drive the vehicles just a short distance south down Washington Avenue turning right on Fourth Street where the entrance to the on-site parking garage located (on the south side of the building along Fourth Street). When patrons are ready to leave the restaurant, the valet will retrieve the cars from the on-site parking garage, turning right onto Fourth Street, driving the vehicles a short distance down Fourth Street to turn right onto Euclid Avenue, turning right onto Fifth Street, then finally turning right onto Washington Avenue to arrive at the valet pick-up / drop-off near the front entrance of the restaurant. In addition to the on-site parking garage, there are surface parking-lots and other parking garages located within the immediate area for use by restaurant patrons. However, even considering those parking accommodations, the venue is located within an area of the City where patrons can easily walk instead of drive (and the applicant anticipates many patrons will walk or take public transportation, such as a taxi).

**Please note that no changes are being proposed to the previously approved parking/valet operation.**

## III. CROWD CONTROL PLAN

The restaurant is designed to accommodate a sufficient number of patrons so that those patrons waiting to gain entry do not have to wait within the public right-of-way. The outdoor seating area along Washington Avenue and the interior waiting areas contain ample space for those patrons waiting to gain entry to the restaurant.

**Please note that no changes are being proposed to the previously approved crowd control plan.**

### **III. SECURITY PLAN**

The building in which the restaurant is located has on-site security with a security officer stationed in the lobby. The security guard's duties include scheduled patrols throughout the parking garage, leased office areas, common areas and exterior perimeter checks. In addition, there are security cameras throughout the building, which include monitoring the on-site parking garage ingress and egress. The building's security personnel are on site daily, from 7:00 a.m. to 11:00 p.m. Normal business hours are Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 2:00 p.m. Access to leased portions of the building after normal business hours, is possible through secured card keys only. The applicant's staff will enforce patron age restrictions.

**Please note that no changes are being proposed to the previously approved security plan.**

### **IV. TRAFFIC CIRCULATION PLAN**

The proposed establishment is the same use as the previously existing restaurant known as "Lobster Bar Sea Grille." As recited above, the building in which the restaurant is located contains an on-site parking garage containing required parking for the restaurant and the operator of the on-site parking garage will also provide valet service to the patrons of the restaurant. The valet pick-up / drop-off will be located near the front entrance of the restaurant along Washington Avenue. The valet will drive the vehicles just a short distance south down Washington Avenue turning right on Fourth Street where the entrance to the on-site parking garage is located (on the south side of the building along Fourth Street). When patrons are ready to leave the restaurant, the valet will retrieve the cars from the on-site parking garage, turning right onto Fourth Street, driving the vehicles a short distance down Fourth Street to turn right onto Euclid Avenue, turning right onto Fifth Street, then finally turning right onto Washington Avenue to arrive at the valet pick-up / drop-off near the front entrance of the restaurant.

**Please note that no changes are being proposed to the previously approved traffic circulation plan.**

### **V. DELIVERY AND SANITATION PLAN**

The building in which the restaurant is located contains an air conditioned trash room, which was utilized by the former "Lobster Bar Sea Grille" restaurant. The Applicant will utilize that same trash room, located on the West side of the building, which has a sufficient capacity to accommodate the proposed restaurant operation. The restaurant operator will contract directly with a sanitation company for waste removal.

The restaurant will utilize as its loading zone the parking spaces along the west side of Washington Avenue on the block between 4<sup>th</sup> and 5<sup>th</sup> Streets. This loading zone will be utilized from 7:00 a.m. to 12:00 p.m. as the loading zone for service deliveries to the restaurant. At 12:00 p.m., the two northern most parking spaces will convert to a valet pick-up and drop-off and the balance of the

spaces will convert to regular metered parking. This loading zone will be sufficient in size to accommodate the largest delivery truck anticipated. In the event there is a necessity for deliveries after 12:00 p.m., the applicant will utilize the existing drive aisle leading to the service bay on the west side of the overall property for smaller sized delivery vehicles.

**Please note that no changes are being proposed to the previously approved delivery and sanitation plan.**

## **VI. NOISE ATTENUATION PLAN**

The Applicant will utilize the previously approved exterior speakers, which will play light background music and will comply with the City of Miami Beach noise ordinance.

**Please note that no changes are being proposed to the previously approved noise attenuation plan.**