

# LOBSTER BAR SEA GRILLE

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Miami Beach

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## I. OPERATIONAL BUSINESS PLAN

Lobster Bar Sea Grille (“Lobster Bar”) is one of the newest restaurant concepts from the national award-winning Buckhead Life Restaurant Group. The first Lobster Bar was opened in 2013 in Fort Lauderdale, Florida. Buckhead Life Restaurant Group operates twelve (12) restaurants throughout Georgia and Florida. Each of its restaurants has its own style, atmosphere, and flavor.

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

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

Lobster Bar will employ approximately eighty (80) employees in the restaurant operation as indicated below:

<b>Employee</b>	<b>Quantity</b>
Servers	25
Kitchen Staff	25
Server Assistants/Food Runners	15
Bartenders	10
Hosts/Hostesses	5
<b>Total</b>	<b>80</b>

## II. PARKING PLAN

The building in which Lobster Bar is located contains an on-site parking garage containing required parking for the restaurant. The operator of the on-site parking garage, Laz Florida Parking, 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).

### **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.

### **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. The building in which the restaurant is located is managed by Taylor & Mathis, a professional real estate management company with vast experience (as explained in their Firm Profile attached). 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.

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

The proposed establishment is the same use as the previously existing restaurant known as "Siena Tavern," except the proposed establishment will have fewer seats. Siena Tavern was licensed to operate as a restaurant with 420 seats whereas the proposed establishment will have only 348 seats, evidencing a reduction in patrons and resulting traffic from the previous restaurant use. 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, Laz Florida Parking, 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.

### **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 "Siena Tavern" restaurant. Lobster Bar 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.

## **VI. NOISE ATTENUATION PLAN**

A sound study was not required to be submitted with the application as the applicant is not proposing to have entertainment. The applicant has submitted a Sound System Confirmation Report at the request of the Planning Staff to confirm the exterior speakers, which will play light background music, will comply with the City of Miami Beach noise ordinance.