

# 1790 Alton Road

## OPERATIONS PLAN

### A. Estimated Number of Associates per Shift

#### **Residences**

##### AM Shift – Total of 10 associates

2 managers  
2 front desk associates  
5 housekeepers  
1 engineer

##### PM Shift – Total of 10 associates

2 managers  
2 front desk associates  
5 housekeepers  
1 engineer

##### Overnight Shift – Total of 4 associates

1 manager  
1 front desk associate  
1 night audit/front desk support  
1 security

#### **Level 1 Restaurant**

##### AM Shift – Total of 20 employees

3 managers  
8 servers  
6 kitchen/back of house  
3 bartenders

##### PM Shift – Total of 23 employees

3 managers  
9 servers  
7 kitchen/back of house  
4 bartenders

**Level 2 Restaurant****AM Shift – Total of 20 employees**

3 managers  
8 servers  
6 kitchen/back of house  
3 bartenders

**PM Shift – Total of 23 employees**

3 managers  
9 servers  
7 kitchen/back of house  
4 bartenders

**Rooftop Pool Area & Bar****AM Shift – Total of 4 employees**

1 manager  
1 bartender  
2 pool attendants/servers

**PM Shift – Total of 4 employees**

1 manager  
1 bartender  
2 pool attendants/servers

**B. Employee Parking Plan / Transportation Demand Management (TDM) Plan**

1. As contemplated by Policy 5.5 of the Transportation Element of the City of Miami Beach 2025 Comprehensive Plan, the owner shall provide a bicycle parking area on the property to serve residents, patrons, and employees.
2. The owner shall offer a program to restaurant employees to either obtain monthly passes from Miami-Dade Transit to allow employees to travel to and from the property without the need for automobiles, or provide an option for monthly City of Miami Beach parking garage passes (at each employee's option).
3. The owner shall offer restaurant employees, who have been employed for at least ninety (90) days, financial assistance of up to \$100 to cover the cost of purchasing a bicycle to travel to and from work.

4. The owner shall appoint one employee of each restaurant to serve as the Transportation Demand Management (TDM) Program Administrator, whose duties will include encouraging and facilitating employees' use of mass transit or bicycles for travel to work.
5. Bicycle Racks shall be provided on site for use by residents, patrons, and employees.
6. Patrons shall be encouraged to use ride sharing transportation modes such as Uber or Lyft. As such, the restaurants shall provide patrons with an Uber Discount Code to encourage and facilitate the use of these services for first time uses.
7. Patrons shall be provided with promo codes for Citi Bike. Citi Bike currently has two (2) stations in close proximity to the property.

### **C. Parking Plan**

1. Valet parking will be offered for all residents and restaurant patrons.
2. Mechanical Parking will be used by the valet operation.
3. No self-parking available.

### **D. Restaurants**

1. The property will include two full-service restaurants, open to the general public.
  - a. The restaurant on Level 1 will have a total occupancy of 100 with 24 interior seats and 57 outdoor seats.
  - b. The restaurant on Level 2 will have a total occupancy of 199 with 141 interior seats and 38 outdoor seats.
  - c. Each restaurant is less than 3,500 square feet of floor area.
2. The hours of the two restaurants are proposed from 6:00 AM to 2:00 AM and shall be open for breakfast, lunch and dinner.
3. Outdoor speakers will be used at the exterior restaurant areas and rooftop pool area, but will be limited to ambient music.
4. The Applicant has not determined the branding of the restaurants, as it still in the preliminary stages, so there is no sample menu available.

5. Off-Street Parking for the restaurants will be valet only.

## **E. Laundry**

Each residential unit will have a washer and dryer. Certain laundry, such as bed linens, towels, etc., will be outsourced to an off-site vendor.

## **F. Delivery Schedule**

All deliveries shall occur through the designated off-street delivery area proposed within the interior of the property. Additionally, trash pickup will also occur internally within the property, as noted on the plans.

<b><u>Type of Delivery</u></b>	<b><u>Day of Week</u></b>	<b><u>Time of Day</u></b>
Laundry	7 days per week	6:30 am to 8:30 am
Waste/Trash pickup	7 days per week	Morning
Beverage	4 days per week	Morning
Food Products	4 days per week	Morning

## **G. Security Plan**

1. Cameras will be provided throughout the building in order to assist with security.
2. Residences staff and/or security personnel will be available at all times 24/7 to provide security and address resident concerns.
3. During the evening hours when the restaurants are open, additional personnel will be provided.