

OPERATIONS PLAN

1045 & 1031 5th Street, 527 & 543 Lenox Avenue,
Miami Beach, Florida

Planning Board: Final REVISED Submittal October 14, 2016

Conditional Use Permit for retail building in excess of 50,000 square feet

TABLE OF CONTENTS

	<u>Page</u>
OVERVIEW	3
ACCESS	4
STAFFING LEVELS	5
SECURITY	5
SOUND	5
PARKING AND BICYCLE PARKING	6
DELIVERIES AND COLLECTIONS	7

OVERVIEW

Property. The Property is located along the major 5th Street corridor. It is comprised of approximately 43,500 square feet (roughly 1 acre) located at the northeast corner of the intersection of Lenox Avenue and 5th Street. The Property is located within the Ocean Beach Historic District and is zoned C-PS2, Commercial Performance Standard, General Mixed-use Commercial (“C-PS2”), a zoning district allowing a wide range of commercial uses as a main permitted use. The Property is currently improved with two buildings, neither of which are listed as “contributing” buildings in the City’s Historic Properties Database. The building at 1045 5 Street operates as a nightclub and the building at 1031 5 Street contains commercial uses.

Proposed Development Program. The Applicants propose a 4-story development on the Property consisting of multiple retail bays with structured parking. The first two (2) levels of the structure will serve as solely retail, except for ramps at the north and east to access internal parking. The third level will have retail along the south and west and parking in the interior. There will be two (2) additional levels of parking on the fourth floor and the rooftop level, which is open-air. The majority of the parking fronting each of 5th Street and Lenox Avenue will be lined with retail uses and the remaining will be screened with decorative design features.

ACCESS

The Proposed Development will have pedestrian access all along 5th Street and Lenox Avenue, with vehicular access to the parking garage at the northern end of the Property on Lenox Avenue. The Applicant proposes right-in, right-out and left-in, which will require elimination of the center median and creation of a dedicated left turn only lane in Lenox Avenue.

The parking will be self-parking using an electronic ticketing and payment system with a ticket booth at the top of the ramp at the third level. This location provides over 300 feet of stacking before any impact at the right-of-way of Lenox Avenue. There will not be any valet. Also, there will not be any tandem parking spaces or mechanical lifts. The core area for the stairs and elevator will be at the southwest corner of the Property providing access to and from retail bays and the internal parking.

Loading and trash collection will take place through the one-way alley at the east side of the Property. The loading area will be entirely within the private property. Loading and trash collection activities will take place between 7:00 AM and 5:00 PM. All trucks will drive north on the alley and back into the designated spaces and then pull forward onto the alley to continue north to reach their next destination.

STAFFING LEVELS

Like other area retail uses in the City, each business will hire the necessary employees to manage their operations and will be generally be open throughout the day and evening to serve their customers.

Property management will provide staff that will manage loading and trash collection operations and general upkeep and maintenance of the facility.

SECURITY

Security will be provided through a combination of security cameras and limited roving security officers. It is anticipated that some retail tenants will provide their own security and the property management will work with all tenants to supplement security as needed.

SOUND

The Applicants propose an off-street loading and trash collection area located on the east side adjacent to the alley. This internal ground floor area is completely covered by the building above and will serve to buffer noise and visual impacts.

PARKING

The Proposed Development will have three (3) levels of parking. The structure will offer 220 parking space on-site, where the required parking for the development is 219 parking spaces.

Access to the parking garage will be at the northern portion of the Property along Lenox Avenue. The parking will be self-parking using an electronic ticketing and payment system with a ticket booth at the top of the ramp at the third level. This location provides over 300 feet of stacking before any impact at the right-of-way of Lenox Avenue. There will not be any valet operation or tandem spaces or mechanical lifts.

BICYCLE PARKING

There will be 40 bicycle parking spaces provided for the public and employee use. 20 spaces will be provided at the ground level on 5th Street by the retail uses and 20 spaces will be provided inside the 3rd level parking garage.

DELIVERIES AND COLLECTIONS

The Applicants will utilize the alley along the eastern side of the Property for loading and trash collection. The actual loading and trash collection will take place at an internalized on-site loading area with all 5 required loading spaces. For trash collection, the facility will have an enclosed, air conditioned trash compactor on the loading dock that will be serviced directly by the waste hauler. Deliveries and trash collection will be scheduled as needed between 7:00 AM and 5:00 PM, seven (7) days per week.

Delivery trucks will access the five (5) loading bays and the waste hauler will access the trash compactor from the one-way alley by driving north from 5th Street and backing into the loading spaces, then driving forward to leave. These bays are entirely enclosed inside the Property and off of the right-of-way. The provision of off-street loading will serve to mitigate the impact of new commercial uses.

Property management will provide staff to oversee deliveries and trash collections to ensure proper operations and no adverse impact to the surrounding area.