La Terrazza at Murano at Portofino Operational Plan

400 Alton Road, Miami Beach, Florida 33139

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I. OPERATIONAL BUSINESS PLAN

Murano Grande at Portofino Condominium Association, Inc., as the property owner, and La Terrazza LLC, the tenant of the restaurant amenity located on the fifth floor pool deck are both applicants in this application for a Conditional Use Permit for a Neighborhood Impact Establishment (collectively, the "Applicant").

On the fifth floor of the building, there is a resort style pool with a sundeck for its residents to enjoy and relax along with their invited guests. As an additional amenity for the residents and their invited guests, the pool deck also contains a 440 square foot restaurant space so that the residents and their invited guests can enjoy a bite to eat along with a drink while relaxing on the pool deck. This restaurant space was previously licensed by the City as a 48 seat restaurant, a copy of the prior Business Tax Receipt is included with the application materials. As the pool underwent certain renovations, including the installation of a new grease trap for the restaurant space, the prior tenant, La Terrazza LLC, is now seeking to operate and service the restaurant space located at the Property again with the same operational plan as was previously licensed through 2020.

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

The hours of operation will be as follows:

- Wednesday through Monday from 11:00 a.m. to 6:00 p.m.

The restaurant operation will employ approximately seven (7) employees (four (4) front of house and three (3) back of house).

II. PARKING PLAN

The Property is a residential building, which contains an on-site parking garage, where the residents park their car either through self-park or valet. An invited guest of a resident is required to valet their car, which will be parked in the on-site parking garage.

III. CROWD CONTROL PLAN

The restaurant space at the Property is located on the 5th floor pool deck is only open to residents and their invited guests. The restaurant space is not open to the public. Given that this is not open the public and is purely an amenity for the residents and their guests, it is not anticipated that there will be large groups of people waiting to gain entry into the restaurant. Furthermore, as this restaurant previously operated in the past as evidenced by the prior Business Tax Receipt, it is known that there will not be large groups of people waiting to gain entry.

III. SECURITY PLAN

The restaurant space at the Property is only open to residents and their invited guests. The condominium staff/management company along with La Terrzza's employees will monitor the restaurant space during all hours of operation. The Applicant's staff will specifically enforce patron age restrictions.

IV. TRAFFIC CIRCULATION PLAN

The Property has been in existence since 2003 and the restaurant space that is the subject of this application has previously operated in the past. As the restaurant space is only open to the residents of the Property along with their invited guests, there will not be an impact of projected traffic on the immediate neighborhood. Furthermore, the restaurant space was previously licensed and permitted.

V. DELIVERY AND SANITATION PLAN

Deliveries are normally made Monday through Friday from 8:00 a.m. through 4:00 p.m.

Trash is picked up three (3) days a week (Monday, Wednesday, and Friday) around 12:00 p.m. (noon).

The trash is taken out from the restaurant space utilizing the elevator to the service level, where the trash room is located. The loading space(s) are located in the receiving room on the service level of the Property.

VI. NOISE ATTENUATION PLAN

The restaurant space is only open to the residents and their invited guests. There is no entertainment being proposed and Applicant will comply with the City of Miami Beach Noise Ordinance.