

Operations Plan
1901 Alton Road
Miami Beach, Florida



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PROJECT CONCEPT

This urban infill Project will include a retail tenants, as well as internalized parking and loading. The anticipated tenants will be the existing Wells Fargo Bank and a well-known grocer, Whole Foods Market. The retail uses will be accessed on the first floor, providing active frontages both Alton Road and 19 Street Road. The total retail floor area of just over 50,000 square feet. The 261 parking spaces are sufficient to meet the anticipated demand of the new patrons of both establishments and the employees. The upper floors and rooftop will include parking. Loading and trash operations will be accessed from 19 Street and will be fully within the building envelope.

HOURS OF OPERATION

The grocer will be open from 8 AM to 11 PM, 7-days a week. This is typical of the supermarkets in the area. Specifically, Publix is open from 7 AM to 10 PM. The bank tenant will be open from 9 AM to 6 PM, Monday through Friday. The parking for these tenants will only be accessible during business hours.

DELIVERIES

The following procedures will be implemented to ensure minimal impact on local residents and neighboring businesses. All deliveries will be received within the on-site loading docks accessed from 19 Street, which will be fully enclosed with an overhead door when not in use. Deliveries will only be accepted between the hours of 6:00 AM to 12:00 AM. A dockmaster will be present for all deliveries.

TRASH

Trash will be centralized in two single-unit air conditioned compactors, which will be fully enclosed with an overhead door when not in use. Servicing the trash will involve removal of the compactors from the site and replacement of the compactor once emptied. Access to the compactors will be from 19 Street. We estimate that the removal and replacement of the compactors will each take approximately 5 to 10 minutes per trip. A single truck will remove and replace each container and only one container will be serviced at a time.



Photo of Similar Compactor

The use of compactors will avoid the external impacts that can be caused by the use of traditional dumpsters and will allow for a significantly reduced schedule for trash collection on the site.

The Applicant has agreed to the following restrictions on the trash collections:

Frequency: Trash may be collected no more than two times a week.

Days of the Week: Trash may be collected and compactors returned to the site only Monday through Friday.

Hours: Trash may be collected and compactors returned to the site during only the following periods of the day: 6:00 to 7:00 AM, 10:00 AM to 3:00 PM, 7:00 PM to 12:00 AM.

Personnel: A dockmaster will be present for all trash collections and compactor returns.

SECURITY

The Applicant will incorporate a Property-wide security system. Multiple security cameras with recording abilities will be placed at all access points, within staircases, and at various locations within the parking levels. Security personnel will also monitor the Property 24-hours a day, including all portions of the parking levels. During non-operations hours, the loading area. The Property will also be well-lighted to aide in clearly identifying individuals or objects during the evenings.