

North Bay Owner, L.L.C.
2340, 2322, and 2318 Collins Avenue, Miami Beach, Florida
File No. PB18-0221

OPERATIONAL PLAN

As no specific tenants for the Project have been identified at this time, this operational plan is necessarily general in nature and will be updated and expanded as specific tenants of the Project are secured.

Project Scope and Programming:

- 144,681 square feet in total.
- Over 135,000 square feet of Class A office space.
- Ground level and possible second story retail and potential restaurant or food service.

Project Goals:

- Provide Class A office space, a new and desirable use in Miami Beach.
- Create greater connectivity, additional pedestrian corridors, and an active, walkable urban realm.

Entrance and Parking:

- The parking garage entrance is located on Liberty Avenue in order to minimize any impact on the surrounding roadway network.
- Parking garage contains 305 vehicle parking spaces including mechanical parking lifts, bike parking spaces, and scooter parking spaces.
- All mechanical parking lifts will be operated via a valet service.
- The valet drop-off and pick-up are located on the second level inside the parking garage, creating no impact on Liberty Avenue traffic.
- Specific drop-off areas for ridesharing services are incorporated along the curb-side on Liberty.

Hours of Operation: The Project will include primarily office uses, which will operate during normal business hours. Expected retail uses will operate at least five days and possibly seven days a week to maintain ground level activation during normal retail operating hours. Potential restaurant or food service operations will operate during hours typical for Miami Beach restaurants and will close no later than 2:00 A.M.

Rooftop and Outdoor Spaces: The Project design incorporates multiple outdoor spaces, including the rooftop, which is to be used solely by office tenants as informal, flexible, passive spaces. The rooftop will not be open to the public and will be accessible only by office tenants. No live entertainment will take place on the rooftop and any amplified sound will be broadcast through a carefully controlled distributed sound system, as required by the settlement agreement entered into by the Roney Palace Condominium Association.

Staffing: The Project will include valet service, security staff, sanitation and janitorial staff. Valet service will be provided during all hours the building is open.

Delivery, Loading, and Waste Removal:

- Loading and waste removal will occur internally within the Project loading docks. Service access is located on Liberty Avenue and the only neighbor across Liberty Avenue is a large FPL substation. A detailed maneuverability plan and route information is included in the plan set for the Project.
- Normal Loading and service deliveries will only occur between the hours of 7:00 A.M. and 7:00 P.M., Monday through Saturday.