

## **1920 Alton Road | Operations Plan**

The Project is a five-story mixed-use development on the corner of 20th Street and Alton Road that consists of ground-floor retail with food and beverage programming, a screened-in parking garage on the second level, 25,387 square feet of Class-A office space that includes a rooftop recreational area, and three residential units totaling approximately 13,086 square feet. At this time, commercial tenants have not been identified, but the Applicant is committed to implementing the operations plan outlined below.

### **A. Project Scope and Programming:**

- 117,296 Gross Square Feet
- 51,038 FAR Square Feet
  - 8,284 FAR Square Feet: Retail/F&B
  - 25,387 FAR Square Feet: Office – Class A
  - 13,086 FAR Square Feet: Multi-Family Residential
  - 4,281 FAR Square Feet: Shared

### **B. Project Goals:**

- To provide a best-in-class and neighborhood-enhancing mixed-use development with Class A office space – a new and desirable use in Miami Beach.

### **C. Entrance and Parking:**

- The general vehicular circulation for the Project and access to the parking garage is provided via a full access driveway located on 20th Street. Screened-in parking is provided on the second level of the building. As such, vehicular ingress and egress through the site will occur without conflicting with oncoming traffic.

### **D. Hours of Operation:**

- The primary use of the building will be office use, which will operate during normal working business hours and potentially after hours in certain circumstances.
- It is expected that the retail/restaurant programming will operate at least five days a week and potentially seven days a week to maintain ground level activation during normal retail operating hours. Operations will be in accordance with Section 142-310(b), City Code, including that alcoholic beverage establishments will cease operations no later than 2 a.m., except for outdoor operations (like sidewalk cafes), which will cease no later than 12:00 a.m. To the extent a restaurant tenant utilizes the alternative seating plan depicted on plan sheet A-22, outdoor dining at the third level will cease no later than 8 p.m.
- The residential units are expected to be occupied during normal hours for the use as well.

### **E. Staffing:**

- The Project will include security staff, sanitation and janitorial staff. Valet service is expected to be provided during certain hours when the building is open.

#### **F. Rooftop and Outdoor Spaces:**

- The Project consists of two outdoor spaces, one located on the third floor oriented toward the southern portion of the site, and one on the rooftop. The third-floor outdoor space will be accessible from all use components of the Project. The rooftop outdoor space will serve only the residential and office components of the Project.
- To the extent a restaurant tenant utilizes the alternative seating plan depicted on plan sheet A-22, outdoor dining at the third level will be limited to restaurant seating not to exceed 40 seats.

#### **G. Delivery, Loading and Waste Removal:**

- All loading, waste removal and deliveries shall occur on the ground floor loading area located within the property on the western portion of the lot. Entry to the loading area will be on the northern portion of the Property. Delivery and loading will operate during customary business hours from 7 a.m. to 4:30 p.m. Moreover, the path of travel for loading uses will not intersect with the path for restaurant or office patrons or residents.
  - Pickup Outline:
    - Type of Delivery: Waste/Trash Pickup
    - Day of Week: Seven (7) days a week, as needed
    - Time of Day: Pursuant to zoning restrictions

#### **H. Security Plan:**

- Cameras will be provided throughout the building to assist with ongoing security needs and personnel.
- Offices will have best-in-class security access controls with cards, key fobs or other devices for off-hour and on-hour access.
- Building staff or security personnel will be available to provide security and address building occupant concerns.