

947 Lincoln Road Investments, Inc.
1657 Michigan Avenue, Miami Beach Florida

Operations Plan

Historic Preservation Board: April 2017
Loading Zone Variances

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OVERVIEW

Property is located at the northeast corner of the intersection between Lincoln Road and Michigan Avenue. The Applicant is proposing to renovate and restore the original, historic Michigan Avenue façade and create a new, modern building behind it. The proposed structure will be two (2) stories in height and will contain approximately 14,807 square feet.

While a final determination has not been made as to the ultimate tenants, this application assumes that the proposed structure will contain mostly if not all retail tenants, although restaurant uses may be considered. It is anticipated that no more than four (4) tenants will occupy the proposed 14,807 square foot structure.

These proposed uses will greatly benefit the area, create a more attractive and active uses and improve the Lincoln Road pedestrian experience.

HOURS OF OPERATIONS

Since the ultimate tenant(s) have not yet been identified, the following hours are an approximation of what is being proposed and may be amended at a later time:

Operating Hours

Seven (7) days a week from 9:00 AM to 11:00 PM.

STAFFING LEVELS

The ultimate staffing levels cannot be determined at this time, as they will be guided by the particular tenant uses. Staffing levels will be contingent on the time of day and amount of pedestrian traffic. It is reasonable to estimate that retail establishments could have staffing levels between three (3) and (10) persons, while restaurants may have up to fifteen (15). These estimates are based on four (4) tenants and could vary based on different space configurations.

DELIVERIES & COLLECTIONS

As we do not know all of the uses which will occur at the Property after renovation, the ultimate delivery vehicle size is also unknown. Nevertheless, due to the projected size of the individual spaces and prospective uses, delivery vehicles will likely range in size from commuter vehicles to box trucks.

Pursuant to our discussions with the Parking Director, deliveries will occur within the City's designated commercial loading spaces. The City has created loading zones for properties within the Lincoln Road commercial corridor along the existing roadways, as well as in the area alleys. One of these loading areas is located directly adjacent to the property, along the western façade along the northbound lane of Michigan Avenue. This existing City loading area is located directly adjacent to the western façade of the Property and provides direct access to the sidewalk. Loading is permitted within these areas between the hours of 7:00 AM and 6:00 PM. The freight only parking spaces may be used either by way of a freight permit, which can be obtained from the Parking Department, or may be used through the City's pay by phone metered service.

Similarly, a second existing City loading space exists directly west of the property, along the southbound lane of Michigan Avenue. In addition, loading is also permitted the existing area alleys, such as Lincoln Lane North, by way of an alley loading ("AL") permit. The AL permits allow vehicles under 10,000 pounds to service businesses in locations surrounding Lincoln Road, while the street loading spaces permit loading for those vehicles that exceed 10,000 pounds.

Also, a garbage room has been created along the northern portion of the Property. All garbage will be taken out and located within Lincoln Lane North, where refuse pick-ups currently take place for this Property and the surrounding properties.

Carli Koshal

From: Frances, Saul <SaulFrances@miamibeachfl.gov>
Sent: Wednesday, February 15, 2017 5:31 PM
To: Monika Entin
Cc: Carli Koshal; Beltran, Monica; Couso, Marcel
Subject: RE: 947 Lincoln

Hi Monika:

No worries...I understand the urgency. We surveyed the area and there is an existing commercial loading zone that is updated with the freight loading zone regulations. The answer is yes, the property may use the freight loading zone.

I hope this is helpful.

Respectfully,

Saul