

Giller & Giller, Inc.

OPERATIONAL PLAN

PB24-0656 – M2 Nightclub 1235 Washington Ave.

6-2-24

1. SECURITY:

Security will continue to be provided commensurate with requirements for a nightclub of this size in South Beach. There will be cameras and personnel throughout the public areas in order to address safety concerns. The security plan will include the combination of technology and personnel as needed to maintain safety throughout the club as well as the exterior sidewalk. Total Security Team is 32; 10 upstairs, 7 at the front entrance; 3 at the second entrance at 1253 Washington Ave and 12 covering the main floor including exits on the alley entries. Of the 32, 3 Security covers the sidewalk out front, and 3 Security cover the second entrance at 1253 Washington Ave. Prior to final completion of the building permit, Applicant will provide to Planning Department the final security plan.

2. PARKING:

Parking is not required for this existing nightclub within the Historic District. Public parking facilities are located on Washington Avenue, 12th St., 13th St., on the City parking lot directly across the alley from the night club on Collins Avenue, and in the City parking garage on 13th Street and Collins Ave. Most current patrons walk to the nightclub or use rideshare. Valet parking is provided through SmartValet1 LLC, an independent valet company, who secures 3 parking spaces in front of the nightclub for drop-off and parks the vehicles at 1667 Washington Ave. During December 2023 and January 2024, the peak valet vehicle count was 20 cars per night with an average of less than half of the peak. Secure bicycle parking shall be provided in the interior back of house for employees.

3. SECTION 130-33 (C) (6)- SHUTTLE SERVICE & EMPLOYEE PARKING PLAN:

It should be noted that most of the current employees do not require parking spaces. They walk, rideshare or use public transportation. In addition to the adjacent public parking spaces, Applicant will provide an employee parking plan to the Planning Department that shall include mandatory measures to address needed employee parking including but not limited to, provision of transit passes, carpool or vanpool programs, off- site parking when available, monthly city parking passes and/or other measures intended to limit the impact of employee parking on surrounding neighborhoods. A complete employee parking plan will be submitted to the Planning Department for approval prior to any building permit final inspection.

4. LOADING & DELIVERIES:

The nightclub will maintain the loading and deliveries in the alley behind the nightclub. Loading and deliveries will be done during normal business hours. Deliveries are general made between 8:00am and noon. For shows, load-in generally starts at noon on show day and continues to the end of the day. Load-out occurs either after the show or the next day.

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5. SANITATION PLAN:

The nightclub currently has its own trash room adjoining the alley. The nightclub currently contracts with a sanitation operator to collect trash as needed to a maximum of 7 days a week and operates during permitted times allowed by the City of Miami Beach regulations. As part of the sanitation operations, there will be recycling as part of operations.

6. OPERATING HOURS:

The projected operating hours are as follows:

Thursday thru Sunday 10PM- 5AM.

Operating days may increase to other days of the week depending upon future bookings.

7. EMPLOYEES:

The current employees are 34 and the projected employees will be 41.

8. QUEUING ON WASHINGTON AVE.:

Queuing outside the nightclub on Washington Ave. shall be managed by a doorman and supporting crew of 3 - 6. Line-up shall occur parallel to the building and extend south toward 12th St. Rope and stanchions may be used in front of the club leasehold to turn the line parallel with the sidewalk. There will be no impact on the stores as the club will open after most of the stores are closed. The fire exits will be maintained clear. The support crew will maintain 5' clearance on the sidewalk for the general public to pass by. Tickets can be purchased on-line and at the office next door to the nightclub entry. Most tickets will be electronic on smartphones which will expedite the check-in process. Additional queuing space can be allocated in the lobby of the nightclub. When a large crowd is expected, entry access can also be set up at 1253 Washington Ave. at the northwest exit.

9. IMPACT OF INCREASED OCCUPANCY:

The increased occupancy will impact the operations as follows:

- a. Increased staff from 34 to 41 primarily in wait/bar staff.
- b. Increased security staff from 15 to 25.
- c. Increased valet staff from 5 to 10

Other staffing will remain the same as the current operation.

10. INCREASE OCCUPANCY FOR LIVE ACTS:

The increased occupant load will allow the operators to provide live entertainment shows with national acts. The shows will generally operate between 10pm and 1:30am. As such, most patrons will exit the club after the show rather than stay until the typical 5am closings of other clubs. With crowds dispersing earlier, it will have a positive impact on the neighborhood. The live shows will consist of bands, comedy shows, and private corporate parties. After the shows, the space will close or may continue to function as a nightclub until closing.