

Operational Plan

7710 Collins Avenue
Miami Beach, Florida



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PROJECT CONCEPT

This urban infill Project will include a ground floor lobby and apartment-hotel units, one (1) manager's apartment and fourteen (14) hotel units, as well as internalized parking and loading. Vehicular access and loading will be accessible from Collins Court. All parking will be managed by 24/7 valet.

DELIVERIES & COLLECTIONS

The following procedures will be implemented to ensure minimal impact on local residents and neighboring businesses. All deliveries will be received within the drop-off/pick up area accessible through Collins Court. Loading, unloading and refuse collection will occur in the alley along the west side of the site on Collins Court. Large scale deliveries will only be accepted between the hours of 9:00 AM to 9:00 PM. Loading and refuse vehicles utilizing Collins Court will enter 78 Street and travel southbound to exit Collins Court on 77 Street. Trash collection will similarly occur within the enclosed area, which is accessible from Collins Court. Dumpsters will be rolled out into Collins Court to be unloaded. Collection will take place during the City's regularly scheduled times for this property.

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. Building management will also monitor the Property 24-hours a day, including all portions of the parking garage. The Property will also be well lighted to aide in clearly identifying individuals or objects during the evenings

SANITATION PLAN

The Project includes a centralized, trash room on the ground floor accessible from Collins Court. Building management staff will ensure that all on-site facilities as well as off-premises are kept in a clean and safe condition at all times. Trash will be managed internally, with building management responsible for transporting bins to the loading area for collection and removal. Building staff will coordinate trash pickup times to ensure no conflicts will occur with deliveries and "move in / move out" activity by residents.

MECHANICAL PARKING OPERATIONS

The Project has eight (8) spaces in four (4) mechanical lifts in a tandem configuration and one (1) ADA space, all of which will be served by 24/7 valet. Two (2) valet drop off/pick-up stacking spaces and two temporary storage spaces located on site. The temporary storage spaces are provided to allow for two vehicles to be unloaded from the mechanical stackers to accommodate parking or retrieving a vehicle from the furthest space in the mechanical stackers.