

Operational Plan
1826 Collins Avenue
Miami Beach, Florida



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PROJECT CONCEPT

This urban infill Project will include commercial and workforce housing units, as well as internalized parking and loading. Residential vehicular access and loading will be accessible from Collins Avenue. There will be a designated drop off area fronting Collins Avenue.

DELIVERIES & COLLECTIONS

The following procedures will be implemented to ensure minimal impact on local residents and neighboring businesses. Despite the project being exempt from providing on-site loading spaces, all deliveries will be received within the ground floor area and managed by building staff. No deliveries will be permitted in the right of way. Large scale deliveries will only be accepted between the hours of 9:00 AM to 9:00 PM. Trash collection will similarly occur within the enclosed, air-conditioned area, which is accessible from Collins Avenue. Building staff will coordinate "move-in / move out" activity by residents to ensure no conflicts will occur with deliveries and trash service.

HOURS OF OPERATION

The office space within the Project is anticipated to operate during standard business hours and will be accessible exclusively to employees of the business. The number of employees will be determined by the ultimate tenant; however, in no event will it exceed the maximum occupancy permitted by code. The Applicant has designed the office space with sufficient flexibility to accommodate a wide range of uses. The business operations for the office space will be managed in a manner that is compatible with the surrounding neighborhood. Access will be provided

from Collins Avenue, activating the corridor and providing improved walkability and connectivity.

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. Security personnel will also monitor the Property 24-hours a day, including all portions of the parking levels. The Property's lighting will be also be well lighted to aide in clearly identifying individuals or objects during the evenings.

Only residents will have the ability to access residential floors of the building. Amenity spaces will also be restricted for the sole use of residents. Access to the business will be limited to business tenancies and invitees.

SANITATION PLAN

The Project includes a centralized, air conditioned trash room on the ground floor accessible from Collins Avenue. 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. Trash will remain within the air conditioned trash room except for the time it is being collected. Building staff will coordinate trash pickup times to ensure no conflicts will occur with deliveries and "move in / move out" activity by residents.

CAR ELEVATOR OPERATIONS

Car elevators will be operated exclusively by trained valet staff; patrons will never drive into, out of, or operate the elevators. Vehicles will remain stationary with engines off, transmission in park, and parking brake engaged while on the elevator platform.

Each car elevator will be a commercial-grade hydraulic or traction-drive unit with a minimum platform capacity of 8,000 lbs. and platform dimensions sufficient to accommodate standard passenger sedans, full-size pickup trucks, and light SUVs. Platform surfaces will be finished with non-slip decking. Controls will be locked and key-controlled, accessible only to authorized valet staff, and each elevator cab will be equipped with an emergency stop, intercom to a staffed station, and interior lighting meeting applicable building code requirements. Maximum rated travel speed will be consistent with Safety Code for Elevators and Escalators, and each unit will bear a current certificate of inspection posted in a conspicuous location.

Upon loading, valet staff will confirm the vehicle is properly positioned and secured before initiating elevator travel. Upon exiting the elevator on each floor, valet staff will park vehicles in the furthest available space, filling spaces sequentially from the rear of the structure forward; retrieval will occur in reverse order so vehicles are staged and brought directly to the designated ground-level pick-up area without cross-traffic conflicts.

The car elevators will be subject to routine preventative maintenance under a service agreement with a licensed elevator contractor holding a current State of Florida Elevator Contractor Certificate of Competency.

Staffing will consist of no fewer than one (1) valet attendant assigned exclusively to elevator operations at all times the facility is open. Additional valets

will be scheduled to match peak demand based on standard industry staffing ratios of approximately one (1) valet per fifteen (15) to twenty (20) active vehicles under management. A supervisor or lead attendant will be on duty during peak operating periods, defined as any period during which fifty percent (50%) or more of the facility's capacity is expected to be in use, to coordinate floor assignments, monitor queue times, and ensure retrieval times do not exceed industry-standard benchmarks. All valet staff operating the elevators will complete manufacturer-specific equipment orientation prior to independent operation.

EMERGENCY PROVISIONS

The Project includes an emergency generator capable of fully operating the car elevators to ensure uninterrupted access to the garage during power outages. The generator will automatically activate in the event of a power failure and will be fueled, tested, and maintained in accordance with manufacturer specifications and applicable codes. A maintenance and testing plan for both the car elevators and the generator will be implemented. The Applicant will coordinate with the Fire Department to ensure emergency access procedures are in place, and clear signage and instructions will be provided for residents, staff, and emergency personnel.