

FOUNTAINBLEAU SOUTH GARAGE & BALLROOM

4360-4370 Collins Avenue

OPERATIONS PLAN

A. Number of Additional Employees per Shift

NORMAL OPERATIONS

AM Shift - Total of 27 associates

3 Engineering

1 Security

3 Convention Services

3 Internal Maintenance

1 Loading Dock/Receiving

7 Culinary

7 Banquets

2 Employee Valet Assist

PM Shift - Total of 25 associates

3 Engineering

1 Security

3 Internal Maintenance

1 Loading Dock/Receiving

6 Culinary

9 Banquets

2 Employee Valet Assist

Overnight Shift - Total of 10 associates

4 Engineering

1 Security
4 Banquets
1 Employee Valet Assist

PEAK DAY OPERATIONS

AM Shift - Total of 38 associates

3 Engineering
1 Security
3 Convention Services
3 Internal Maintenance
1 Loading Dock/Receiving
11 Culinary
14 Banquets
2 Employee Valet Assist

PM Shift - Total of 51 associates

3 Engineering
5 Security
2 Convention Services
3 Internal Maintenance
1 Loading Dock/Receiving
10 Culinary
25 Banquets
2 Employee Valet Assist

Overnight Shift - Total of 12 associates

4 Engineering

1 Security

6 Banquets

1 Employee Valet Assist

B. Employee Parking Plan / Transportation Demand Management (TDM) Plan

1. As contemplated by Policy 5.5 of the Transportation Element of the City of Miami Beach 2025 Comprehensive Plan, the hotel shall provide a bicycle parking area on the property to serve guests and employees.
2. The owner shall offer a program to hotel employees to either obtain monthly passes from Miami-Dade Transit to allow employees to travel to and from the property without the need for automobiles.
3. The hotel shall offer employees, who have been employed for at least ninety (90) days, financial assistance of up to \$100 to cover the cost of purchasing a bicycle to travel to and from work.
4. The hotel shall appoint one employee of the hotel to serve as the Transportation Demand Management (TDM) Program Administrator, whose duties will include encouraging and facilitating employees' use of mass transit or bicycles for travel to work.
5. A bicycle storage room shall be provided on site for use by hotel guests and employees.
6. Showers will be available in the employee locker room for use by employees who travel to and from work by bicycle.
7. Guests shall be encouraged to use ride sharing transportation modes such as Uber or Lyft. As such, the hotel shall provide guests with an Uber Discount Code to encourage and facilitate the use of these services for first time users.
8. Guests shall be provided with promo codes for Citi Bike. Citi Bike currently has two (2) stations in close proximity to the property. We will work with Citi Bike to create a future station at our block.

C. Parking Plan

1. Valet parking will be offered for all hotel, conference and banquet guests.
2. Mechanical Parking will be used for the valet operation.
3. Self-parking shall be available only to employees parking in areas of the garage not using mechanical parking.
4. There will be no self-parking on the hotel property for guests.
5. The proposed parking garage will be for employees only, and no guests will be utilizing the new parking garage.

D. Ballroom and Rooftop Facilities

1. Food and drink shall be only during ballroom, conference and pre-function events
2. Alcohol shall be served at ballroom and pre-function events.
3. The rooftop facilities will be primarily used for pre-function events
4. The rooftop uses will never be used past 11pm, unless a Special Event Permit is approved by the City.
5. Outdoor entertainment is not proposed.
6. Outdoor speakers will be used in the rooftop area, but will be limited to ambient background music.

E. Delivery Schedule

All deliveries shall occur through the designated off-street delivery area proposed within the interior of the property. Additionally, trash pickup will also occur internally within the property, as noted on the plans.

<u>Type of Delivery</u>	<u>Day of Week</u>	<u>Time of Day</u>
Waste/Trash pickup	7 days per week	Morning
Beverage	2 days per week	Morning
Food Products	3 days per week	Morning

F. Security Plan

1. Cameras will be provided throughout the hotel in order to assist with security.
2. Hotel staff or security personnel will be available at all times 24/7 to provide security and address guest concerns.
3. During high occupancy of the ballrooms and rooftop, additional security will be provided.
4. During the evening hours when the ballroom and rooftop are in use, additional personnel will be provided depending on expected occupancy of each event.

March 17, 2020

Mark Jacobsen, RLA, ASLA
Design Studio Boca - Landscape Architects and Planner
2300 Corporate Blvd. NW Suite 214
Boca Raton, FL. 33431
Email: mark@dsboca.com

Re: 4441 Collins Avenue Miami Beach, FL

To Whomever This May Concern,

I visited the above-mentioned property on Sunday, March 15, 2020 to evaluate 72 trees, verify condition and measurements, take photographs and note any significant defects.

While onsite I discovered an additional two palms and one tree and have added them to the evaluation spreadsheet and survey as appropriate. Please see attached tree table with data collected in the field including species, height, width, diameter at breast height (dbh), clear trunk, condition, condition percentage and notes. A revised tree survey with the additional trees/palms has also been attached. Tree numbers 62, 63 and 68 were not found.

Please find additional details and photographs below.

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Tree One



Brazilian Beautyleaf (*Calophyllum brasiliense*), facing west.



Note trunk girdling (bracing straps) (red arrow), and trunk lean (south).

Tree Two



Ligustrum (Ligustrum japonicum), facing east.



Note poor structure, shaping and deadwood.

Tree Three



Coconut Palm (*Cocos nucifera*), facing south.



Note trunk wound and nutrient deficiencies.

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Tree Four



Ligustrum (*Ligustrum japonicum*), facing south.



Note poor structure, shaping and deadwood.

Tree Five



Coconut Palm (*Cocos nucifera*), facing south.



Note severe penciling (red arrow) and large trunk wound (blue arrow).

Tree Six



Ligustrum (*Ligustrum japonicum*), facing south.



Note poor structure and shaping.

Tree Seven



Coconut Palm (*Cocos nucifera*), facing east.



Note trunk wounds (red arrow).

Tree Eight

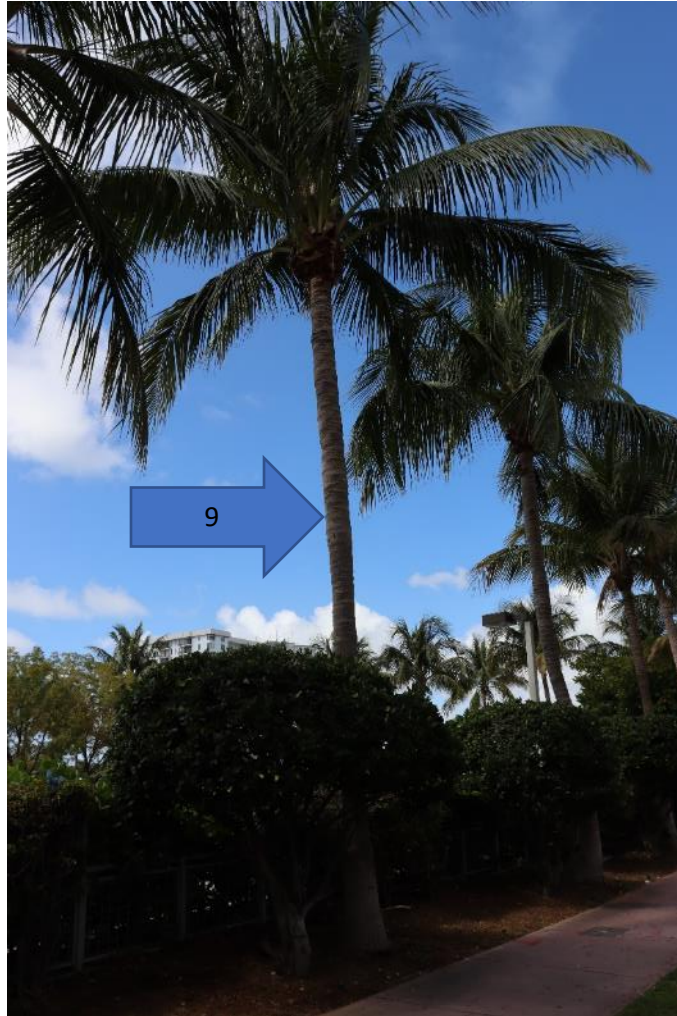


Ligustrum (*Ligustrum japonicum*), facing south.



Note poor structure and shaping.

Tree Nine



Coconut Palm (*Cocos nucifera*), facing west.

Tree Ten



Ligustrum (*Ligustrum japonicum*), facing west.



Note poor structure and stub cuts (red arrow).

Tree Eleven



Coconut Palm (*Cocos nucifera*), facing east.



Note trunk wounds.

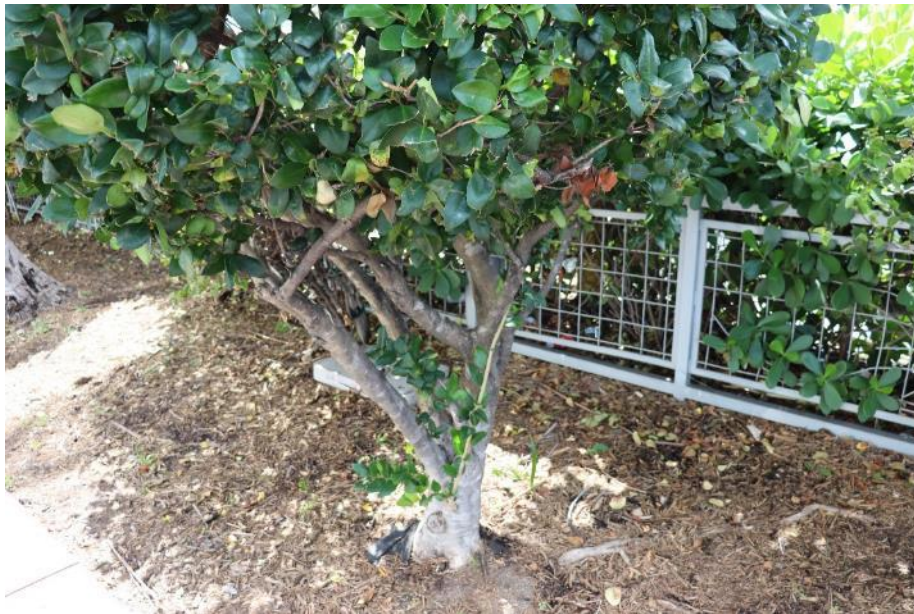
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Tree Twelve



Ligustrum (*Ligustrum japonicum*), facing west.



Note poor structure, shaping and flush cuts.

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Tree Thirteen



Coconut Palm (*Cocos nucifera*), facing east.



Note large trunk wounds (red arrow).

Tree Fourteen



Ligustrum (*Ligustrum japonicum*), facing west.



Note visual evidence of decay (red arrow), shaping and poor structure.

Tree Fifteen



Coconut Palm (*Cocos nucifera*), facing east.



Note trunk wounds.

Tree Sixteen



Ligustrum (*Ligustrum japonicum*), facing west.



Note shaping and poor structure.

Tree Seventeen



Coconut Palm (*Cocos nucifera*), facing west.



Note severe pencilling (red arrow) and large trunk wound (blue arrow).

Tree Eighteen



Ligustrum (*Ligustrum japonicum*), facing west.



Note poor structure, deadwood (red arrow) and shaping.

Tree Nineteen



Ligustrum (*Ligustrum japonicum*), facing south.



Note visual evidence of decay (red arrow), poor structure and shaping.

Tree Twenty



Brazilian Beautyleaf (*Calophyllum brasiliense*), facing east.

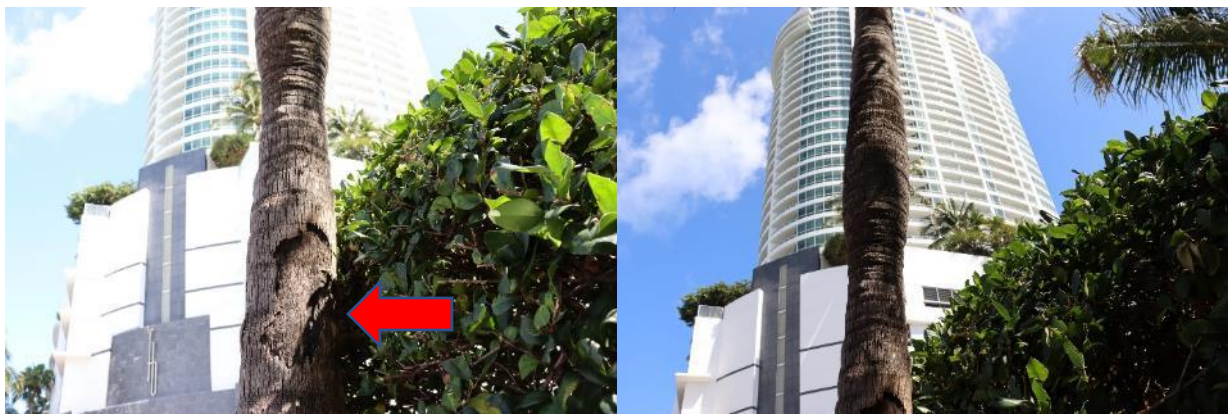


Note poor structure and trunk girdling (straps) (red arrow).

Tree Twenty A



Coconut Palm (*Cocos nucifera*), facing east.



Note pencilling and large trunk wound (red arrow).

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Tree Twenty-One



Ligustrum (*Ligustrum japonicum*), facing east.



Note shaping and poor structure.

Tree Twenty-Two



Coconut Palm (*Cocos nucifera*), facing north.



Note significant pencilling (red arrow).

Tree Twenty-Three



Ligustrum (*Ligustrum japonicum*), facing west.



Note shaping, stub cuts (red arrow) and poor structure.

Tree Twenty-Four



Coconut Palm (*Cocos nucifera*), facing north.



Note large trunk wound (red arrow).

Tree Twenty-Five



Ligustrum (*Ligustrum japonicum*), facing south.



Note shaping, stub cuts (red arrow) and poor structure.

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Tree Twenty-Six



Ligustrum (*Ligustrum japonicum*), facing west.



Note shaping, deadwood and poor structure.

Tree Twenty-Seven



Coconut Palm (*Cocos nucifera*), facing north.



Note severe frond burn (red arrow) and trunk wounds.

Tree Twenty-Eight



Ligustrum (*Ligustrum japonicum*), facing west.



Note shaping, deadwood and poor structure.

Tree Twenty-Nine



Coconut Palm (*Cocos nucifera*), facing north.



Note trunk cracks (red arrow) and nutrient deficiencies.

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Tree Thirty



Ligustrum (*Ligustrum japonicum*), facing west.



Note shaping, deadwood and poor structure.

Tree Thirty-One

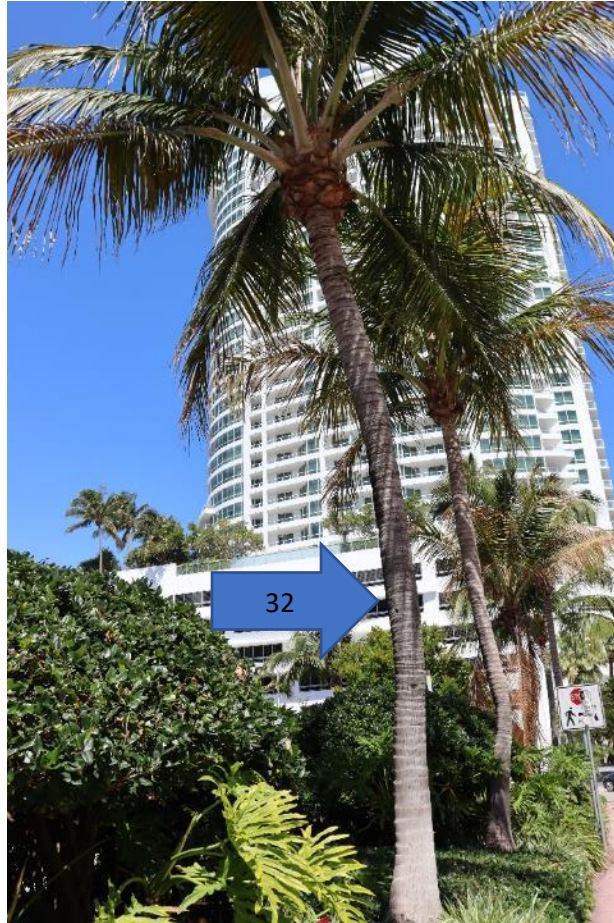


Ligustrum (*Ligustrum japonicum*), facing west.



Note shaping, deadwood and poor structure.

Tree Thirty-Two



Coconut Palm (*Cocos nucifera*), facing north.



Note trunk curve, nutrient deficiencies and large trunk wound (red arrow).

Tree Thirty-Three



Ligustrum (*Ligustrum japonicum*), facing west.



Note shaping, deadwood and poor structure.

Tree Thirty-Four



Coconut Palm (*Cocos nucifera*), facing south.



Note nutrient deficiencies and large trunk wound (red arrow).

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Tree Thirty-Five



Ligustrum (*Ligustrum japonicum*), facing west.

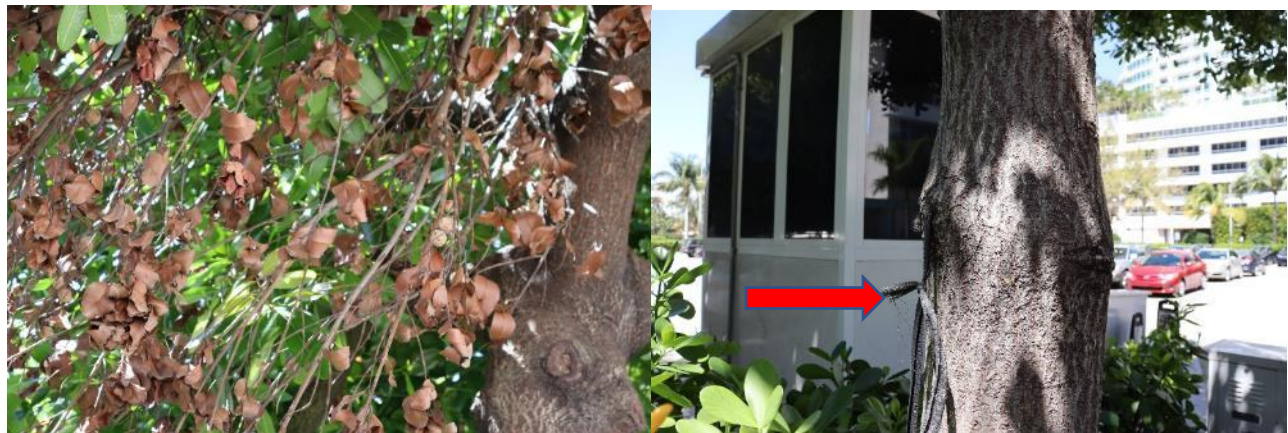


Note shaping, deadwood and poor structure.

Tree Thirty-Six



Brazilian Beautyleaf (*Calophyllum brasiliense*), facing west.



Note poor structure and trunk girdling (bracing straps) (red arrow).

Tree Thirty-Seven



Mahogany (*Swietenia mahagoni*), facing north.



Note poor structure, large trunk wound (red arrow) and confined root space.

Tree Thirty-Eight

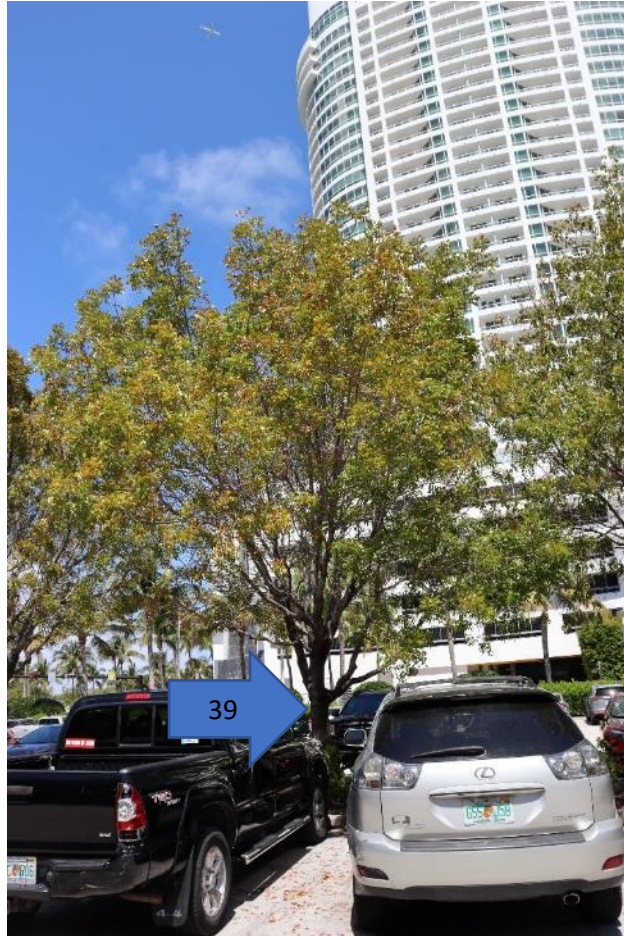


Mahogany (*Swietenia mahagoni*), facing north.

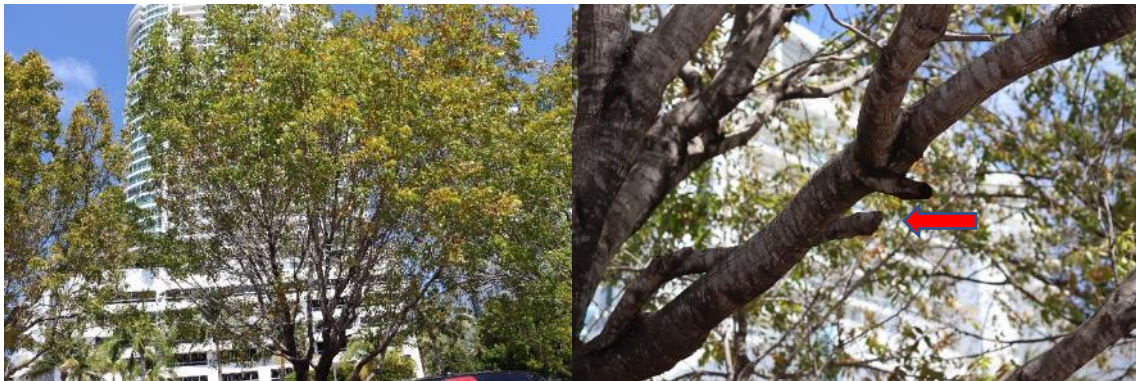


Note poor structure, stub cuts (red arrow) and canopy over-lifting.

Tree Thirty-Nine



Mahogany (*Swietenia mahagoni*), facing north.



Note poor structure and stub cuts (red arrow).

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Tree Forty



Note poor structure and canopy dieback (red arrow)

Tree Forty-One



Mahogany (*Swietenia mahagoni*), facing north.

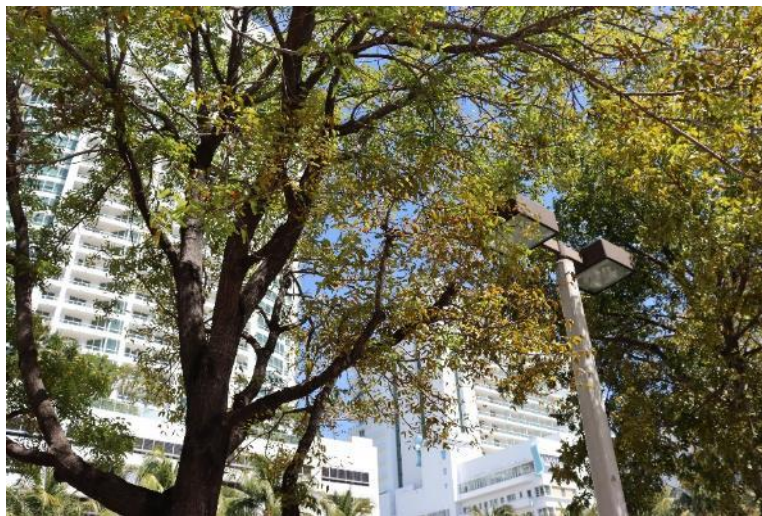


Note poor structure, deadwood (red arrow) and stub cuts.

Tree Forty-Two



Mahogany (*Swietenia mahagoni*), facing north.



Note poor structure, stub and flush cuts.

Tree Forty-Three



Mahogany (*Swietenia mahagoni*), facing north.



Note poor structure, stub (red arrow) and flush cuts.

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Tree Forty-Four

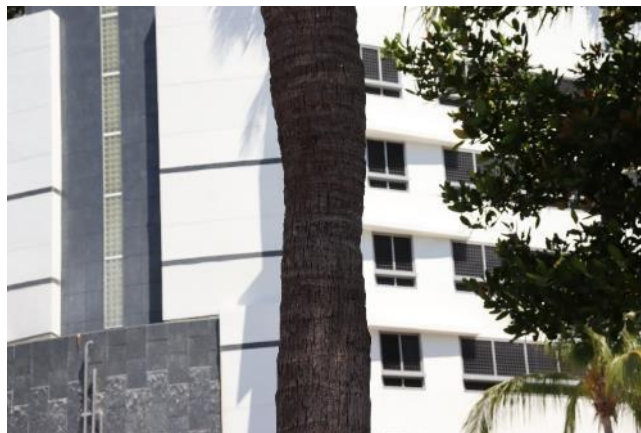


Ligustrum (*Ligustrum japonicum*), facing west. Note poor structure, deadwood and shaping.

Tree Forty-Four A



Coconut Palm (*Cocos nucifera*), facing north.



Note nutrient deficiencies and pencilling.

Tree Forty-Five



Coconut Palm (*Cocos nucifera*), facing south.



Note nutrient deficiencies, trunk wounds and pencilling.

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Tree Forty-Six



Ligustrum (*Ligustrum japonicum*), facing east.



Note poor structure, deadwood, visual evidence of decay (red arrow) and shaping.

Tree Forty-Seven



Coconut Palm (*Cocos nucifera*), facing south.



Note nutrient deficiencies, trunk girdling/wounds (red arrow).

Tree Forty-Eight

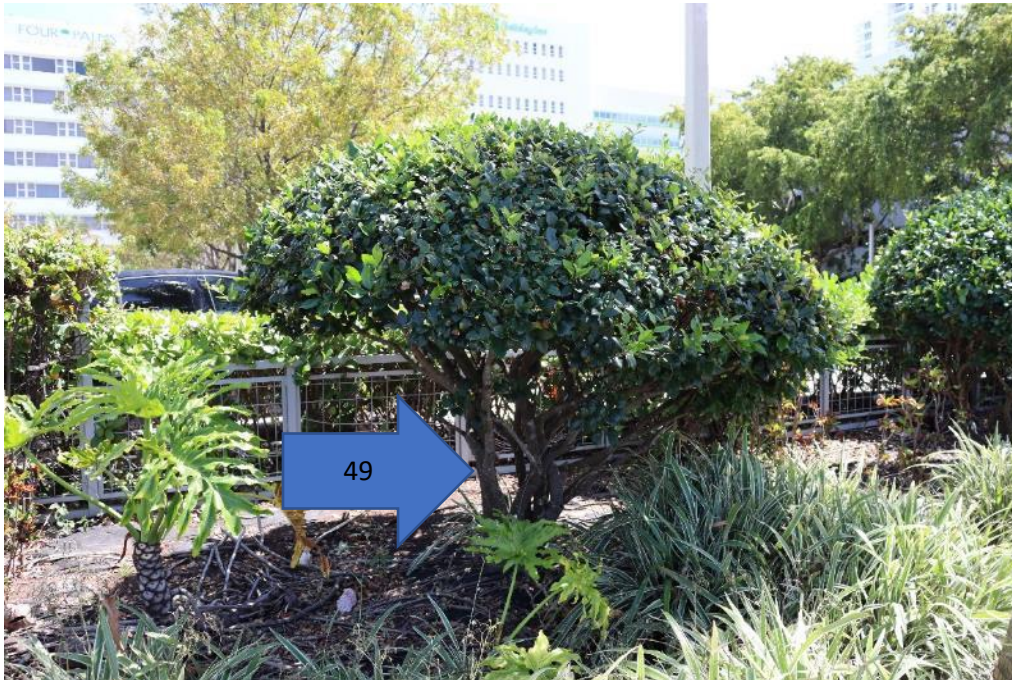


Coconut Palm (*Cocos nucifera*), facing south.



Note nutrient deficiencies and minor pencilling.

Tree Forty-Nine



Ligustrum (*Ligustrum japonicum*), facing east.



Note poor structure, deadwood and shaping.

Tree Fifty



Ligustrum (*Ligustrum japonicum*), facing east.



Note poor structure, deadwood and shaping.

Tree Fifty-One



Coconut Palm (*Cocos nucifera*), facing south.



Note nutrient deficiencies, trunk wounds (red arrow).

Tree Fifty-Two



Ligustrum (*Ligustrum japonicum*), facing east.



Note poor structure, deadwood and shaping.

Tree Fifty-Three



Coconut Palm (*Cocos nucifera*), facing south.



Note nutrient deficiencies, pencilling and trunk wounds.

Tree Fifty-Four



Ligustrum (Ligustrum japonicum), facing east.



Note poor structure, deadwood and shaping.

Tree Fifty-Five



Coconut Palm (*Cocos nucifera*), facing north.



Note nutrient deficiencies and pencilling.

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Tree Fifty-Six



Ligustrum (*Ligustrum japonicum*), facing east.



Note poor structure, deadwood and shaping.

Tree Fifty-Seven



Coconut Palm (*Cocos nucifera*), facing north. Note nutrient deficiencies and trunk wounds.