

Giller & Giller, Inc.

OPERATIONAL PLAN

PB23-0635 – 976 W 41 St, 3925 Alton Rd, 3915 Alton Rd

1. SECURITY:

Security will be provided commensurate with requirements for a Class A Office building, and commercial ground floor uses. There will also be cameras and personnel throughout the public areas in order to address safety concerns. The security plan will be modified and developed as the tenants and uses are identified so their requirements are addressed. The security plan will include the combination of technology and personnel as needed in order to maintain safety throughout all the areas of commercial uses on the ground floor, office, parking areas, and public plaza. It will be developed as tenants are identified. Prior to CU/BTR, Applicant will provide to Planning Department the final proposed security plan for review.

2. PARKING:

Parking shall be controlled via ticket spitter/entry card or fob gate access and egress. Parking exceeds the minimum required spaces. Secure bicycle parking shall be provided as required and as shown on the plans.

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

In addition to the on-site parking garage, Applicant will work with tenants so an employee parking plan can be approved by the Planning Department that shall include mandatory measures to address 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. Once the tenants are identified, a complete employee parking plan will be submitted to the Planning Department for approval prior to any CU/BTR being issued.

4. LOADING & DELIVERIES:

The project will maintain onsite loading areas to service the loading and deliveries. A Circulation plan and location of the 3 loading spaces are included in the submitted plans and the traffic study. Loading & deliveries will be done during normal business hours primarily through the rear alley.

5. SANITATION PLAN:

The project will contract with a sanitation operator to collect trash as needed for the project to a maximum of 7 days a week and operate 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. Once all the operators are determined, there will be coordination to minimize the sanitation collections and impacts to the area.

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6. OPERATING HOURS:

The projected operating hours of the component uses are as follows:

Offices: 8:00am – 6:00pm

Retail: 9:00am – 6:00pm

Restaurants w/breakfast: 7:00am – 10pm

Restaurants other: 11:00am - midnight

7. EMPLOYEES:

The estimated employees are as follows:

Offices: 100

Retail: 15

Restaurants: 18