

Date Prepared: 2/14/2023
 Name of Project: R-PS4 Transient Use Conversion Incentives
 Address of Site: Three R-PS4 Transient Use Parcels on Ocean Drive

Concurrency Management Area: South Beach
 Square Feet in the Amendment: 221,399
 Acreage in the Amendment: 5.08

Proposed FLUM Designation

Designation:			Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Proposed Total
C-PS1 with Fist Street Overlay			518		93,369			
Maximum Density		Maximum FAR						
Units/Acre	102	2.70						
Units	518	597,777 SF						
Peak Hour Trips Generated*	404	N/A	469	N/A	N/A		873	
Residential Demand	1,295	0					1,295	

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

Note: Estimate assumes Floor Area for Residential Units at 850 SF per Unit at Max Density, 15% of FAR for back of house uses, and remaining floor area for retail

Existing FLUM Designation

Designation:			Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Existing Total
C-PS1				1,140				
Maximum Density		Maximum FAR						
Units/Acre	102	2						
Units	518	442,798 SF						
Peak Hour Trips Generated*	N/A	844	N/A	N/A	N/A		844	
Residential Demand	0	570					570	

*Peak Hour Trips Calculated with ITE 9th Edition Trip Generation Manual Weekday PM Peak Hour factors

Note: Estimate assumes Floor Area for Hotel Units at 330 SF per Room at Max FAR and 15% of FAR for back of house uses

Vehicle Transportation Impact

New Trips Generated	Trip Allowances	Transit	15%	Net New Trips Generated:	22 Trips
29 Trips		Pass-by	0%		
		Mixed-use (Internal)	10%		
		Total	25%		

Parks and Recreation Concurrency

Net New Residential Demand: 725.0 People

Parks Facility Type	Concurrent
Recreation and Open Space Acreage	YES
Swimming Pool	YES
Golf Course	YES
Basketball Court	NO
Tennis Court	NO
Multiple-Use Courts	YES
Designated Field Area	YES
Tot Lots	YES
Vita Course	YES
Boat Ramp	YES
Outdoor Amphitheater	YES
Activity Building for Multiple Uses	YES

Required Mitigation to be determined at Building Permit Application

Potable Water Transmission Capacity

Proposed Demand:	103,830 Gallons Per Day
Existing Demand:	85,500 Gallons Per Day
New Demand:	18,330 Gallons

Concurrency to be determined at Building Permit Application

Sanitary Sewer Transmission Capacity

Proposed Demand:	181,300 Gallons Per Day
Existing Demand:	79,800 Gallons Per Day
New Demand:	101,500 Gallons

Concurrency to be determined at Building Permit Application

Solid Waste Collection Capacity

Proposed Demand:	1,651 Tons Per Year
Existing Demand:	727 Tons Per Year
New Demand:	924 Gallons

Concurrency to be determined at Building Permit Application

Storm Sewer capacity

Required LOS: One-in-five-year storm event
 Concurrency to be determined at Building Permit Application

Note:

This represents a comparative analysis of concurrency with maximum development potential of the site between the existing and proposed Future Land Use designations. Actual concurrency demands, required mitigation, and required capacity reservation will be determined at the time of Building Permit Application.