

Date Prepared: 2/14/2023
 Name of Project: First Street Overlay
 Address of Site: East Side of Washington Avenue between 1st Street and 2nd Street

Concurrency Management Area: South Beach
 Square Feet in the Amendment: 48,225
 Acreage in the Amendment: 1.11

Proposed FLUM Designation

Designation:

C-PS1 with First Street Overlay

	Maximum Density	Maximum FAR
Units/Acre	80	2.70
Units	89	130,207 SF

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Proposed Total
	89			39,822		
Peak Hour Trips Generated*	69	N/A	N/A	59	N/A	129
Residential Demand	223	0				223

*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 800 SF per Unit at Max Density, 15% of FAR for back of house uses, and remaining floor area for office

Existing FLUM Designation

Designation:

C-PS1

	Maximum Density	Maximum FAR
Units/Acre	80	2
Units	89	96,450 SF

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Existing Total
	89			11,128		
Peak Hour Trips Generated*	69	N/A	N/A	17	N/A	86
Residential Demand	223	0				223

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

Vehicle Transportation Impact

New Trips Generated	Trip Allowances	Transit	15%	Net New Trips Generated:	32 Trips
43 Trips		Pass-by	0%		
		Mixed-use (internal)	10%		
		Total	25%		

Parks and Recreation Concurrency

Net New Residential Demand:

0.0 People

Parks Facility Type	Concurrent
Recreation and Open Space Acreage	YES
Recreational Facilities Acreage	YES
Swimming Pool	YES
Golf Course	YES
Basketball Court	YES
Tennis Court	YES
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:	18,297 Gallons Per Day
Existing Demand:	15,887 Gallons Per Day
New Demand:	2,410 Gallons

Concurrency to be determined at Building Permit Application

Sanitary Sewer Transmission Capacity

Proposed Demand:	31,150 Gallons Per Day
Existing Demand:	31,150 Gallons Per Day
New Demand:	0 Gallons

Concurrency to be determined at Building Permit Application

Solid Waste Collection Capacity

Proposed Demand:	284 Tons Per Year
Existing Demand:	284 Tons Per Year
New Demand:	0 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.