



City of North Miami Beach, Florida

Community Development Department

CONCURRENCY REVIEW REPORT

DATE OF REVIEW: February 11, 2019
PROJECT APPLICANT: Frankel Benayoun Architects, Inc
PROJECT NAME: Capri Tower
PROJECT LOCATION: 13899 Biscayne Blvd
PROJECT REQUEST: Site Plan and One (1) Variance Approval
PROJECT DESCRIPTION: **A 513,347 square foot, fifteen-story /192'9", multifamily residential development, consisting of 259 residential units and 396 parking spaces**
ZONING DISTRICT: MU/C, Mixed-Use Arch Creek Corridor District

Level of Service Analysis

This Level of Service analysis is based on those standards contained in the City's Comprehensive Plan, Chapter 24, Article XIV Public Facility Capacity, and Concurrency Management regulations. A final determination of impact fees by the City of North Miami Beach and other applicable agencies shall be performed prior to the issuance of a Master Building Permit.

Existing Use: Five-story commercial building, totaling 36,611 square feet.

Proposed Use: Fifteen-story tower, consisting of 259 residential units and 396 parking spaces.

Transportation

See "Traffic Impact Study" dated December 6, 2018.

Potable Water

The level of service for Residential: Townhouse 250 GPD, Multifamily 150 GPD per bedroom, and for irrigation systems is 0.09 GPD per square feet of green area. Subtracting the existing office building potable water demand of **3,661.1 GPD** from the proposed demand of **58,996 GPD**, the proposed project would **INCREASE** demand by **55,335 GPD**. **Adequate potable water supply capacities exist to service the proposed use.**

Sanitary Sewer

The sanitary sewer level of service standard for apartments and condominium units is 200 GPD, Townhouse is 250 GPD (gallons per day). The existing building has an on-site septic tank, which does not utilize the City's sanitary sewer facilities. The developer is abandoning and closing the septic tank and connecting the proposed development to the adjacent sewer lines as required by the City Code and Comprehensive Plan. Therefore, the proposed project will **INCREASE** demand by **55,750 GPD** on the existing sanitary sewer treatment facilities.

Solid Waste:



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For the purposes of Solid Waste level of service the Miami-Dade County LOS is described herein: The County Solid Waste Management System, which includes County-owned solid waste disposal facilities and those operated under contract with the County for disposal, shall, for a minimum of five (5) years, collectively maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the System through long term interlocal agreements or contracts with municipalities and private waste haulers, and anticipated non-committed waste flows. **Based on the existing Interlocal Agreement with Miami-Dade County, as amended, and through the City's agreement with Waste Management, Inc. adequate solid waste capacity exists to service the proposed use.**

Drainage

Reviewed by City Engineer, Miami-Dade County DERM, and through an Engineering Permit.

Parks & Recreation & Impact Fee

The adopted LOS standards for parks and recreation is 2 acres per 1,000 residents. The existing park acreage in North Miami Beach is 165.7 acres serving the current population of approximately 43,000 people. This translates to a LOS for parks of 3.85 acres per 1,000 people, nearly double adopted LOS standard. In addition to maintaining levels of service, the City requires a developer to pay a Parks and Recreation Impact fee of approximately \$1,044.42 per residential unit. **This project will generate \$270,504 in parks and recreation impact fees.** These fees will be paid prior to the issuance of a building permit. **Adequate parks and recreation space exist to serve the development.**

Police Impact Fee

The Police impact fee is based on those standards contained in Article XVIII of the Zoning and Land Development Code. This ordinance is intended to assist in the implementation of the City of North Miami Beach Comprehensive Plan and to regulate the use and development of land so as to assure that new development bears a proportionate share of the cost of capital expenditures necessary to provide public safety in the City of North Miami Beach. The following fees are only an estimate and the final fees and/or administrative charges are determined at the time of the issuance of a building permit. The estimated Police Impact Fees are **\$130.26, per dwelling unit, for a total of \$28,150.87, plus any applicable administrative charges per the ordinance considering reduced amount of floor area for the proposed use versus the previous use** and shall be paid prior to the issuance of a Master Building Permit.

Public Schools

The City of North Miami Beach has submitted Application No. SP0718101707460 on October 17, 2018 to Miami-Dade County Public Schools for review of Public School Concurrency. Prior to the issuance of a building permit, the applicant shall pay school concurrency impact fees to obtain a school concurrency determination certificate. **Payment of school impact fees satisfies the school concurrency requirements.**