



# ***City of North Miami Beach, Florida***

Community Development Department

## **CONCURRENCY REVIEW REPORT**

**DATE OF REVIEW:** March 8, 2021  
**PROJECT APPLICANT:** CEO Contract c/o Jeffrey Bercow, Esq.  
**PROJECT NAME:** Skygarden  
**PROJECT LOCATION:** 16300 NE 19th Avenue  
**PROJECT REQUEST:** Four (4) Non-Use Variances and Site Plan Approval  
**PROJECT DESCRIPTION:** **The applicant intends to construct a mixed-use development project consisting of one (1) nineteen-story tower with a total height of 224'-0" and approximately 448,653.34 square feet of gross floor area. In total, the project will provide 341 residential units, 12,635 square feet of retail space, and 405 parking spaces.**

**ZONING DISTRICT:** MU/TC, Fulford Mixed-Use Town Center 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:** Vacant Lot, totaling 37,281 square feet (0.856-acre).

**Proposed Use:** One (1) mixed-use building and 405 parking spaces.

### **Transportation**

See "Traffic Impact Study" dated February 2<sup>nd</sup>, 2021.

### **Potable Water**

The level of service for Residential: Multifamily is 135 GPD per unit, for Commercial: Stores (without food service) 10 Gallons Per Day (GPD) per 100 square feet, and for irrigation systems is 0.09 GPD per square feet of green area. The proposed project would **INCREASE** demand by **48,670 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 135 GPD per unit, and for Stores (without Kitchen Waste) is 10 GPD per 100 square feet. The proposed project would **INCREASE** demand by **47,298.5 GPD** on the existing sanitary sewer treatment facilities.



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### **Solid Waste:**

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.

### **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 **\$134.16 per dwelling unit, 329.15 per 1,000 sq. ft. of retail space, for a total of \$49,908, 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.

### **Parks & Recreation**

The level of service standard for recreation and open space is based on resident population and park acreage of 2 acres of park and recreation space per 1000 population, as provided for in Article XIV of the Zoning and Land Development Code. 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, and is above the adopted 2 acres per 1,000 residents 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 \$ 356,147.22 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. Intended long term maintenance of dedicated public spaces should be further detailed given the requirements of Future Land Use Element 1.8.7 regulating the MU-EWF district.