

Residential Incentive Areas Data

Total Potential Floor Area Increase	227,170
--	----------------

West Avenue Overlay Residential Use Incentives for Transient Uses							
Zoning	Lot Area (SF)	Current FAR	Incentive FAR	% Increase	Current Max Floor Area (SF)	Incentive Max Floor Area (SF)	Potential Floor Area Increase (SF)
RM-1	9,392	1.25	1.6	28%	11,740	15,027	3,287
RM-1	6,938	1.25	1.6	28%	8,672	11,100	2,428
RM-1	9,364	1.25	1.6	28%	11,705	14,983	3,277
RM-1	9,372	1.25	1.6	28%	11,715	14,995	3,280
RM-2	6,804	2.0	2.5	25%	13,607	17,009	3,402
RM-2	9,551	2.0	2.5	25%	19,102	23,878	4,776
RM-2	8,822	2.0	2.5	25%	17,644	22,055	4,411
West Avenue Overlay Sub-Total							24,861

Mid Beach RM-2 Residential Use Incentive Areas							
Zoning	Lot Area (SF)	Current FAR	Incentive FAR	% Increase	Current Max Floor Area (SF)	Incentive Max Floor Area (SF)	Potential Floor Area Increase (SF)
RM-2	3,415	2.0	2.3	15%	6,829	7,854	1,024
RM-2	3,224	2.0	2.3	15%	6,448	7,415	967
RM-2	11,443	2.0	2.3	15%	22,886	26,319	3,433
RM-2	3,163	2.0	2.3	15%	6,326	7,274	949
RM-2	2,098	2.0	2.3	15%	4,196	4,825	629
RM-2	3,700	2.0	2.3	15%	7,400	8,510	1,110
RM-2	16	2.0	2.3	15%	32	37	5
RM-2	23	2.0	2.3	15%	47	54	7
RM-2	66	2.0	2.3	15%	132	151	20
RM-2	158	2.0	2.3	15%	316	363	47
RM-2	85	2.0	2.3	15%	169	195	25
RM-2	106	2.0	2.3	15%	212	243	32
RM-2	6,266	2.0	2.3	15%	12,532	14,412	1,880
RM-2	2,145	2.0	2.3	15%	4,291	4,935	644
RM-2	291	2.0	2.3	15%	582	669	87
RM-2	30	2.0	2.3	15%	60	69	9
RM-2	48	2.0	2.3	15%	95	109	14
RM-2	558	2.0	2.3	15%	1,115	1,283	167
RM-2	16	2.0	2.3	15%	32	36	5
RM-2	7	2.0	2.3	15%	14	17	2
RM-2	9	2.0	2.3	15%	18	21	3
RM-2	26	2.0	2.3	15%	52	60	8
RM-2	39	2.0	2.3	15%	78	89	12
RM-2	60	2.0	2.3	15%	120	138	18
RM-2	14	2.0	2.3	15%	29	33	4
RM-2	146	2.0	2.3	15%	292	336	44
RM-2	56	2.0	2.3	15%	111	128	17
RM-2	234	2.0	2.3	15%	468	538	70
RM-2	201	2.0	2.3	15%	402	463	60
RM-2	388	2.0	2.3	15%	775	892	116
RM-2	358	2.0	2.3	15%	716	823	107
RM-2	2,505	2.0	2.3	15%	5,010	5,762	752
RM-2	6,806	2.0	2.3	15%	13,611	15,653	2,042
RM-2	3,195	2.0	2.3	15%	6,390	7,348	958
RM-2	108	2.0	2.3	15%	216	248	32
RM-2	2,891	2.0	2.3	15%	5,783	6,650	867
RM-2 Sub-Total							16,168

Mid Beach RM-3 Residential Use Incentive Areas							
Zoning	Lot Area (SF)	Current FAR	Incentive FAR	% Increase	Current Max Floor Area (SF)	Incentive Max Floor Area (SF)	Potential Floor Area Increase (SF)
RM-3	4,216	2.25	2.6	16%	9,485	10,960	1,475
RM-3	2,697	2.25	2.6	16%	6,069	7,013	944
RM-3	13,330	2.25	2.6	16%	29,992	34,658	4,665
RM-3	1,163	2.25	2.6	16%	2,616	3,023	407
RM-3	6,972	2.25	2.6	16%	15,686	18,126	2,440
RM-3	36	2.25	2.6	16%	80	92	12
RM-3	8,252	2.25	2.6	16%	18,566	21,454	2,888
RM-3	5,436	2.25	2.6	16%	12,230	14,133	1,902
RM-3	2,443	2.25	2.6	16%	5,496	6,351	855
RM-3	3,259	2.25	2.6	16%	7,332	8,473	1,141
RM-3	4,472	2.25	2.6	16%	10,062	11,627	1,565
RM-3	5,363	2.25	2.6	16%	12,067	13,945	1,877
RM-3	3,483	2.25	2.6	16%	7,838	9,057	1,219
RM-3	14,195	2.25	2.6	16%	31,939	36,907	4,968
RM-3	10,410	2.25	2.6	16%	23,421	27,065	3,643
RM-3	15,497	2.25	2.6	16%	34,867	40,291	5,424
RM-3	6,342	2.25	2.6	16%	14,270	16,490	2,220
RM-3	14,343	2.25	2.6	16%	32,272	37,292	5,020
RM-3	16,273	2.25	2.6	16%	36,615	42,310	5,696
RM-3	7,104	2.25	2.6	16%	15,984	18,471	2,486
RM-3	13,126	2.25	2.6	16%	29,534	34,129	4,594
RM-3	3,894	2.25	2.6	16%	8,761	10,123	1,363
RM-3	11,338	2.25	2.6	16%	25,510	29,478	3,968
RM-3	15,318	2.25	2.6	16%	34,467	39,828	5,361
RM-3	19,989	2.25	2.6	16%	44,975	51,971	6,996
RM-3	14,775	2.25	2.6	16%	33,243	38,414	5,171
RM-3	5,448	2.25	2.6	16%	12,258	14,165	1,907
RM-3	25,541	2.25	2.6	16%	57,468	66,407	8,939
RM-3	12,736	2.25	2.6	16%	28,657	33,114	4,458
RM-3	11,915	2.25	2.6	16%	26,810	30,980	4,170
RM-3	8,251	2.25	2.6	16%	18,565	21,453	2,888
RM-3	7,765	2.25	2.6	16%	17,472	20,190	2,718
RM-3	13,563	2.25	2.6	16%	30,517	35,264	4,747
RM-3	9,140	2.25	2.6	16%	20,564	23,763	3,199
RM-3	14,955	2.25	2.6	16%	33,649	38,883	5,234
RM-3	7,764	2.25	2.6	16%	17,470	20,187	2,717
RM-3	7,450	2.25	2.6	16%	16,762	19,370	2,607
RM-3	8,631	2.25	2.6	16%	19,419	22,440	3,021
RM-3	9,467	2.25	2.6	16%	21,300	24,613	3,313
RM-3	11,766	2.25	2.6	16%	26,473	30,591	4,118
RM-3	16,976	2.25	2.6	16%	38,197	44,139	5,942
RM-3	7,436	2.25	2.6	16%	16,731	19,333	2,603
RM-3	4,998	2.25	2.6	16%	11,247	12,996	1,749
RM-3	14,274	2.25	2.6	16%	32,116	37,112	4,996
RM-3 Sub-Total							147,630

RPS-4 Residential Use Incentive Areas							
Zoning	Lot Area (SF)	Current FAR	Incentive FAR	% Increase	Current Max Floor Area (SF)	Incentive Max Floor Area (SF)	Potential Floor Area Increase (SF)
RPS-4	7,708	2.0	2.25	13%	15,415	17,342	1,927
RPS-4	153	2.0	2.25	13%	306	345	38
RPS-4	13	2.0	2.25	13%	25	28	3
RPS-4	2,753	2.0	2.25	13%	5,506	6,195	688
RPS-4	1,803	2.0	2.25	13%	3,606	4,057	451
RPS-4	1,993	2.0	2.25	13%	3,986	4,484	498
RPS-4	7,502	2.0	2.25	13%	15,004	16,879	1,875
RPS-4	1,078	2.0	2.25	13%	2,157	2,426	270
RPS-4	4,825	2.0	2.25	13%	9,650	10,856	1,206
RPS-4	2,129	2.0	2.25	13%	4,259	4,791	532
RPS-4	537	2.0	2.25	13%	1,073	1,207	134
RPS-4	1,919	2.0	2.25	13%	3,838	4,318	480
RPS-4	681	2.0	2.25	13%	1,361	1,532	170
RPS-4	6,329	2.0	2.25	13%	12,658	14,240	1,582
RPS-4	7,573	2.0	2.25	13%	15,145	17,038	1,893
RPS-4	3,040	2.0	2.25	13%	6,080	6,840	760
RPS-4	1,957	2.0	2.25	13%	3,915	4,404	489
RPS-4	6,472	2.0	2.25	13%	12,945	14,563	1,618
RPS-4	1,954	2.0	2.25	13%	3,908	4,397	489
RPS-4	2,400	2.0	2.25	13%	4,799	5,399	600
RPS-4	987	2.0	2.25	13%	1,974	2,221	247
RPS-4	7,122	2.0	2.25	13%	14,244	16,025	1,781
RPS-4	1,049	2.0	2.25	13%	2,098	2,360	262
RPS-4	1,439	2.0	2.25	13%	2,879	3,238	360
RPS-4	9	2.0	2.25	13%	17	19	2
RPS-4	2,534	2.0	2.25	13%	5,068	5,702	634
RPS-4	822	2.0	2.25	13%	1,644	1,850	206
RPS-4	4,857	2.0	2.25	13%	9,714	10,928	1,214
RPS-4	19,613	2.0	2.25	13%	39,225	44,128	4,903
RPS-4	2,088	2.0	2.25	13%	4,176	4,698	522
RPS-4	50,707	2.0	2.25	13%	101,413	114,090	12,677
RPS-4 Sub-Total							38,511

Date Prepared: 3/5/2014

Name of Project: Mid Beach RM-3/RM-2 Residential Use Incentive

Address of Site: Area Between 47th Street and 63rd Street

Concurrency Management Area: Mid Beach

Square Feet in the Amendment: 475,698

Acreage in the Amendment: 10.92

Proposed FLUM Designation

Designation:

RM-3/RM-2

Maximum Density	Maximum FAR
150/100	2.6/2.3
1,220,634 SF	

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Proposed Total
Peak Hour Trips Generated*	1,012	N/A	N/A	N/A	N/A	1,012
Residential Demand	3,242	0				3,242

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

Note: Unit estimate assumes 800 SF per residential unit and 15% for BOH

Existing FLUM Designation

Designation:

RM-3/RM-2

Maximum Density	Maximum FAR
150/100	2.15/2.0
1,056,836 SF	

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Existing Total
Peak Hour Trips Generated*	876	N/A	N/A	N/A	N/A	876
Residential Demand	2,807	0				2,807

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

Transportation Impact

New Trips Generated: 136 Trips

Trip Allowances

 Transit 15%
 Pass-by
 Mixed-use
 Total 15%

Indian Creek Road

 Capacity: 3,800 Trips
 Existing Trips: 3,510 Trips
 Net New Trips Generated: 115 Trips
 Overcapacity: NO

Parks and Recreation Concurrency

Net New Residential Demand: 435 People

Parks Facility Type	Concurrent
Recreation and Open Space Acreage	YES
Swimming Pool	YES
Golf Course	YES
Basketball Court	NO
Tennis or Pickleball Court	NO
Multiple-Use Facility (park, picnic, sports)	YES
Designated Field Area (baseball, softball, soccer, etc.)	YES
Tot Lots or Playground	YES
Vista 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: 505,800 Gallons Per Day
 Existing Demand: 437,927 Gallons Per Day
 New Demand: 67,874 Gallons

Concurrency to be determined at Building Permit Application

Sanitary Sewer Transmission Capacity

 Proposed Demand: 433,923 Gallons Per Day
 Existing Demand: 393,011 Gallons Per Day
 New Demand: 60,912 Gallons

Concurrency to be determined at Building Permit Application

Solid Waste Collection Capacity

 Proposed Demand: 4,134 Tons Per Year
 Existing Demand: 3,379 Tons Per Year
 New Demand: 555 Tons Per Year

Concurrency to be determined at Building Permit Application

Storm Sewer capacity

 Required LOS: One-in-ten-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.

Date Prepared: 3/5/2014

Name of Project: RPS-4 Residential Incentives

Address of Site: South of Fifth

Concurrency Management Area: South Beach

Square Feet in the Amendment: 154,045

Acreage in the Amendment: 3.54

Proposed FLUM Designation

Designation:

RPS-4

Maximum Density	Maximum FAR
102	2.25
346,601 SF	

	Residential (Units)	Hotel (Rooms)	Retail (Sq)	Office (Sq)	Industrial (Sq)	Proposed Total
Peak Hour Trips Generated*	282	N/A	N/A	N/A	N/A	282
Residential Demand	903	0				903

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

Note: Unit estimate assumes 800 SF per residential unit and 15% for BOH or Max Density

Existing FLUM Designation

Designation:

RPS-4

Maximum Density	Maximum FAR
102	2
308,090 SF	

	Residential (Units)	Hotel (Rooms)	Retail (Sq)	Office (Sq)	Industrial (Sq)	Existing Total
Peak Hour Trips Generated*	233	N/A	N/A	N/A	N/A	233
Residential Demand	818	0				818

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

Transportation Impact

New Trips Generated: 26 Trips

Trip Allowances

+

Transit 15%
Pass-by
Mixed-use
Total 15%

Washington Avenue

Capacity: 3,100 Trips
Existing Trips: 2,070 Trips
Net New Trips Generated: 22 Trips
Overcapacity: NO

Parks and Recreation Concurrency

Net New Residential Demand: 84 People

Parks Facility Type	Concurrent
Recreation and Open Space Acreage	YES
Swimming Pool	YES
Golf Course	YES
Basketball Court	NO
Tennis or Pickleball Court	NO
Multiple-Use Facility (park, picnic, sports)	YES
Designated Field Area (baseball, softball, soccer, etc.)	YES
Tot Lots or Playground	YES
Vista 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: 140,790 Gallons Per Day
Existing Demand: 127,665 Gallons Per Day
New Demand: 13,125 Gallons
Concurrency to be determined at Building Permit Application

Sanitary Sewer Transmission Capacity

Proposed Demand: 126,350 Gallons Per Day
Existing Demand: 114,571 Gallons Per Day
New Demand: 11,779 Gallons
Concurrency to be determined at Building Permit Application

Solid Waste Collection Capacity

Proposed Demand: 1,131 Tons Per Year
Existing Demand: 1,043 Tons Per Year
New Demand: 107 Tons Per Year
Concurrency to be determined at Building Permit Application

Storm Sewer capacity

Required LOS: One-in-ten-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.

Date Prepared: 3/3/2014
 Name of Project: West Ave Transit Use RM-3/RM-2 Residential Use Incentive
 Address of Site: West Ave Between Dade Canal and 11th Street

Concurrency Management Area: Mid Beach
 Square Feet in the Amendment: 60,243
 Acreage in the Amendment: 1.38

Proposed FLUM Designation

Designation:
RM-3/RM-2

Maximum Density	Maximum FAR
100/60	2.5/1.6
173,405 SF	

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Proposed Total
Peak Hour Trips Generated*	121	N/A	N/A	N/A	N/A	121
Residential Demand	388	0				388

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

Note: Residential Unit estimate assumes 800 SF per residential unit and 15% for BOH or Max Density. Hotel Unit Estimate assumes 330 SF per Room and 15% for BOH

Existing FLUM Designation

Designation:
RM-3/RM-2

Maximum Density	Maximum FAR
100/60	2.0/1.25
120,541 SF	

	Residential (Units)	Hotel (Rooms)	Retail (SF)	Office (SF)	Industrial (SF)	Existing Total
Peak Hour Trips Generated*	N/A	122	N/A	N/A	N/A	122
Residential Demand	0	83				83

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

Transportation Impact

New Trips Generated	Trip Allowances	Transit	15%
0 Trips		Pass-by	
		Mixed-use	
		Total	15%

Alton Road

Capacity:	3,150 Trips
Existing Trips:	3,150 Trips
Net New Trips Generated:	0 Trips
Overcapacity:	De minimis Impact

Parks and Recreation Concurrency

Net New Residential Demand: 306 People

Parks Facility Type	Concurrent
Recreation and Open Space Acreage	YES
Swimming Pool	YES
Golf Course	YES
Basketball Court	NO
Tennis or Pickleball Court	NO
Multiple-Use Facility (park, picnic, sports)	YES
Designated Field Area (baseball, softball, soccer, etc.)	YES
Tot Lots or Playground	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:	60,370 Gallons Per Day
Existing Demand:	12,375 Gallons Per Day
New Demand:	48,195 Gallons
Concurrency to be determined at Building Permit Application	

Sanitary Sewer Transmission Capacity

Proposed Demand:	34,358 Gallons Per Day
Existing Demand:	11,530 Gallons Per Day
New Demand:	42,808 Gallons
Concurrency to be determined at Building Permit Application	

Solid Waste Collection Capacity

Proposed Demand:	495 Tons Per Year
Existing Demand:	105 Tons Per Year
New Demand:	390 Tons Per Year
Concurrency to be determined at Building Permit Application	

Storm Sewer capacity

Required LOS: One-in-ten-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.