



City of North Miami Beach, Florida

Planning and Zoning Division

CONCURRENCY REVIEW APPLICATION SERVICE DEMAND ANALYSIS FORM

Project Name: BH-164

Application No.: _____

In order to ensure compliance (consistency and concurrency) with the requirements of the Comprehensive Plan, a development permit shall not be approved unless there is sufficient available design capacity to sustain the required levels of service as established in the City of North Miami Beach Comprehensive Plan. In addition to all other requirements, all requests or applications for development permits, unless exempt, must be reviewed for impact on the following public services. REFER TO ATTACHED TABLES.

SERVICE DEMANDS BY TYPE

CURRENT USE

PROPOSED USE

1. Potable Water - Consumption	<u>3,891</u> gpd	<u>62,433</u> gpd
2. Potable Water - Fire Flow (Contact MD Fire or Utilities)	<u>1,000</u> gpm	<u>1,000</u> gpm
3. Sanitary Sewer	<u>569</u> gpd	<u>50,783</u> gpd
4. Solid Waste	<u>389</u> lbs	<u>3,109</u> lbs
5. Traffic – ITE Manual (latest version)	_____ TRIPS	_____ TRIPS
or Traffic Study (applicant attach)	<u>60</u> TRIPS	<u>2,258</u> TRIPS
6. Drainage - Adequately accommodate stormwater runoff from 24 hour, 10 year frequency storm.	Proposed <u>Drainage will be provided through the use of exfiltration trenches and drainage wells.</u>	
7. Recreation at 2 acres per 1,000 population (Residential development only)	<u>NA</u> acres	<u>2</u> acres
8. School Sites and Facilities	Residential development only. Miami-Dade County Public Schools (MDCPS) shall determine public school concurrency requirements per the terms of the Interlocal Agreement (ILA) as amended. The City will initiate the concurrency review procedure online, issue a MDCPS Application Number to the applicant during TRAD review, and then the applicant shall complete the concurrency process with MDCPS.	

ADDITIONAL INFORMATION:

A building permit application must be submitted within six (6) months of site plan approval to preserve the concurrency reservation. An extension of one (1) year may be issued by the City Commission.



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Sec. 24-163 – Level of Service Standards and Calculation Methods

TABLE I. WATER GENERATION RATES	
Type of Establishment	Gallons Per Day (GPD)
Residential:	
Single Family	350 (GPD)
Townhouse	250 (GPD)
Multifamily	150 (GPD/bedroom)
Mobile Home	225 (GPD/mobile home)
Duplex or Twin Home	same as single family (for entire structure)
Commercial:	
Banquet Halls	25 (GPD/seat)
Barber Shop	200 (GPD/station)
Beauty Salon or Hair Boutique	200 (GPD/station)
Bowling Alleys (toilet waste only)	100 (GPD/lane)
Dentist's Offices	375 (GPD per exam. room)
Doctor's Offices	250 (GPD per exam. room)
Full Service Restaurant (350 GPD min.)	50 (GPD/seat)
Bar and Cocktail Lounge	25 (GPD/seat)
Fast Food Restaurant (350 GPD min.)	35 (GPD/seat)
Take-Out Restaurant (350 GPD min.)	50/100 (GPD/S.F.)
Hotels and Motels	200 (GPD/room)
Laundries (self-service)	225 (GPD/washer)



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Office Buildings	10/100 (GPD/S.F.)
Service Stations	450 (GPD)
Shopping Centers	10/100 (GPD/S.F.)
Stadiums, Race Tracks, Ball Parks	3 (GPD/seat)
Stores (without food service)	10/100 (GPD/S.F.)
Theaters:	
a) Indoor, auditorium	3 (GPD/seat)
b) Outdoor, drive-in	5 (GPD/space)
Industrial:	
Factories: (exclusive of industrial wastes)	
a) without showers	10/100 (GPD/S.F.)
b) with showers	30/100 (GPD/S.F.)
Churches	3 (GPD/seat)
Hospitals	250 (GPD/bed)
Nursing, Rest Homes	150 (GPD/bed)
Parks, Public Picnic:	
a) with toilets only	200 (GPD/fixture)
b) with bathhouse, showers and toilets	200 (GPD/fixture)
Public Institutions (other than Hospitals): Jail, Boarding Schools, etc.	75 (GPD/person)
School	10 (GPD/person)
Swimming and Bathing Facilities, Public	10 (GPD/person)
Warehouse/Industrial-Speculation Bldg.	10/100 (GPD/S.F.)



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Storage Warehouse or Mini-Warehouse	30+10/1000 (GPD/S.F.)
Trailers (Temporary Construction/Sales)	150 (GPD)
Irrigation Systems (except single-family homes)	0.09 (GPD/S.F. of Green Area)
Car Wash	20 (GPD per spigot)
Health Spas (including normal spa amenities)	35 (GPD/100 S.F.)

TABLE II. SEWAGE GENERATION RATES

Uses	
Apartments and Condominium Units	200 gpd ⁽¹⁾
Banquet Halls (per seat)	25 gpd
Bars and Cocktail Lounges (per seat)	25 gpd
Beauty Shops (per seat)	170 gpd
Boarding Schools (students and staff	75 gpcd ⁽²⁾
Bowling Alleys (toilet wastes only per lane)	100 gpd
Coin Laundries (per machine)	225 gpd
Day Schools (students and staff)	10 gpd
Drive-In Theaters (per car space)	5 gpd
Duplexes	500 gpd
Factories—With showers	30 gpd
Factories—No showers (per 100 sq. ft.)	10 gpd
Funeral Homes (per 100 sq. ft.)	10 gpd
Gas Stations	450 gpd



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Hospitals—With laundry (per bed)	250 gpd
Hospitals—No laundry (per bed)	200 gpd
Hotels and Motels (per room or unit)	200 gpd
Mobile Home Parks (per trailer)	225 gpd
Movie Theaters, Auditoriums, Churches (per seat)	3 gpd
Nursing Homes (per bed)	150 gpd
Office Buildings (per 100 sq. ft.)	10 gpd
Public Institutions (other than those listed)	75 gpcd
Restaurants (per seat)	50 gpd
Restaurants—Fast Food (per seat)	35 gpd
Restaurants—Takeout (per 100 sq. ft., 350 gpd min.)	50 gpd
Shopping Centers (per 100 sq. ft.)	10 gpd
Single-Family Residences	350 gpd
Stadiums, Frontons, Ball Parks, etc. (per seat)	3 gpd
Stores—Without Kitchen Wastes (per 100 sq. ft.)	5 gpd
Speculation Buildings (per 100 sq. ft.)	10 gpd
Townhouse Residences	250 gpd
Warehouses (per 1,000 sq. ft.)	10 gpd plus 30 gpd per bay

⁽¹⁾ gpd - gallons per day

⁽²⁾ gpcd - gallons per capita per day

TABLE III. SOLID WASTE GENERATION RATES

Facility Type	Generation Per Day
Residential	12.0 lbs. per single-family or two-family unit



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	7.0 lbs. per multifamily unit
Industrial & Commercial	
Factory/Warehouse	2 lbs. per 100 square feet
Office Buildings	1 lb. per 100 square feet
Department Store	4 lbs. per 100 square feet
Supermarket	9 lbs. per 100 square feet
Restaurant	2 lbs. per meal per day
Drug Store	5 lbs. per 100 square feet
School	
Grade School	10 lbs. per room & 1/4 lb. per pupil
High School	8 lbs. per room & 1/4 lb. per pupil
Institution	
Hospital	8 lbs. per bed
Nursing Home	3 lbs. per person
Home for Aged	3 lbs. per person
Rest Home	3 lbs. per person



Potable water:

Current use = 38,911 sf X 10 gpd/100 sf = 3,891 gpd

Proposed use = 415 bedrooms X 150 gpd/bedroom = 62,250 gpd
= 1,825 sf retail X 10 gpd/100 sf = 183 gpd

Total = 62,433 gpd

Sanitary sewer:

Current use = 38,911 sf X 10 gpd/1,000 sf = 389 gpd
= 6 bays X 30 gpd/bay = 180 gpd

Total = 569 gpd

Proposed use = 253 units X 200 gpd/bedroom = 50,600 gpd
= 1,825 sf retail X 10 gpd/100 sf = 183 gpd

Total = 50,783 gpd

Solid waste:

Current use = 38,911 sf X 2 lbs/100 sf = 389 gpd

Proposed use = 253 units X 12 lbs/unit = 3,036 lbs.
= 1,825 sf retail X 4 lbs/100 sf = 73 gpd

Total = 3,109 gpd

Parks

Based on a total of 437 residents

Fire flow:

Current use = 2,250 gpm (based on single story warehouse with 38,911 sf)
Reduced by 75% for having an automatic sprinkler system = reduction of 1,688 gpm
Fire flow requirement = 562 gpm
Minimum requirement is 1,000 gpm

Proposed use

Based on the three largest successive floors

Ground floor (14,064 sf) + Parking garage (34,834 sf) + Amenity level (34,834 sf) = 83,732 sf



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Type II fire resistant materials construction

Fire flow requirement = 3,250 gpm

Reduced by 75% for having an automatic sprinkler system = reduction of 2,438 gpm

Fire flow requirement = 812 gpm

Minimum requirement is 1,000 gpm