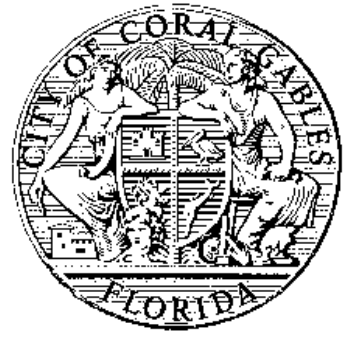


CORAL GABLES CONCURRENCY MANAGEMENT



Concurrency Impact Statement

This Concurrency Impact Statement provides specific information on the availability of public services for a proposed project or change in use. Adequate public services must be available as a prerequisite for the approval of any development order (e.g. any approval, permit, etc., allowing development, construction or a change in use).

This statement is associated with a specific development order application and is subject to the final action taken on that application. If a final action is not taken on the development order associated with the statement within six (6) months from the date of issuance, the statement shall expire. The applicant is advised to consult the City to assure that public services will remain after approval of the development order application.

250 Bird Road - Alta
 250 Bird Road
 Coral Gables, FL

Multi Family Dwellings: 215 units
 Department Store: 10900 Sq.Ft.
 STATUS=P

Date Printed: 10/3/2019

Development Order: 0

Record Number: 3308

Assoc. Demolition Record: 0

Zones:

Trffic	Fire Protection	Flood Protection	Parks and Recreation
26	201	X	3

Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	1898			OK	Within Urban Infill Area
Golf Courses	0.03583335125	47.41	0.56595688565	OK	
Tennis Courts	0.3583332975	40.35	5.6595662287	OK	
Racquetball Courts	0.0467625	6.23	0.7386465	OK	
BASKETBALL Courts	0.153725	15.34	2.428177	OK	
Ball Diamonds	0.0962125	6.27	1.5196405	OK	
Playing Fields	0.0962125	7.27	1.5196405	OK	
Swimming Pools	0.01075	3.13	0.15909	OK	
Equipped Playing Areas	0.1075	6.34	1.6984	OK	
Special Recreation Facilities	1.6125	93.84	23.86	OK	
Neighborhood Parks (acres)	0.403125	5.62	6.367825	NO	
Mini Parks (acres)	0.0215	0.97	0.33958	OK	
Open Space (acres)	0.05375	1.53	0.84985	OK	
Water Flow (gpm)	3000	3000	3000	OK	

Application Fee: \$190.31

Statement Issued by:

Application Date: 10/3/2019

Expiration Date: October 2, 2020

Comments:

Although the proposed use for which this Concurrency Statement is issued is located in the Urban Infill Area of the City of Coral Gables, and the Statement does not reflect the actual trips that would be generated for this use, Concurrency Fees are applicable and will be assessed.