

**Rosemond, Daniel**

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**From:** Poliakoff, Keith M. <kpoliakoff@arnstein.com>  
**Sent:** Tuesday, October 22, 2013 5:36 PM  
**To:** Rosemond, Daniel; Whitfield, Lynn  
**Subject:** FW: Manhattan Realty Parcel

**Keith M. Poliakoff, Esq.**  
Chair of Government Relations  
Admitted in Florida & New York

ARNSTEIN & LEHR LLP  
200 East Las Olas Boulevard  
Suite 1700  
Fort Lauderdale, Florida 33301  
Phone: 954.713.7644 | Fax: 954.208.8204  
Mobile: 917.532.6492  
[kpoliakoff@arnstein.com](mailto:kpoliakoff@arnstein.com)



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Offices in Illinois, Florida, and Wisconsin

**Keith M. Poliakoff, Esq.**  
Arnstein & Lehr LLP  
Chair of Government Relations  
  
954.713.7644 Work  
917.532.6492 Mobile  
[kpoliakoff@arnstein.com](mailto:kpoliakoff@arnstein.com)  
200 East Las Olas Boulevard  
Suite 1700  
Fort Lauderdale, Florida 33301

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**From:** Kalus, Evy [mailto:[EKALUS@broward.org](mailto:EKALUS@broward.org)]  
**Sent:** Monday, September 30, 2013 11:09 AM  
**To:** Poliakoff, Keith M.  
**Subject:** RE: Manhattan Realty Parcel

Good Morning. I used the office rate for the entire building. See link below for Trip Rate Schedule. It is the office rate under 100,000 square feet. The screen shot below will show the calculation in our computer. Bye, Evy

<http://www.broward.org/Regulation/Development/Documents/TRIPRatesByLandUse2009.pdf>

*Evangeline G. Kalus*

*Senior Planner*

*Development Management and Environmental Review Section*

Planning and Redevelopment Division

Environmental Protection and Growth Management Department

Governmental Center West

1 North University Drive

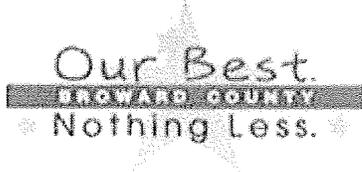
Building A, Suite 102

Plantation, FL 33324

(954)357-6637 Phone

(954)357-6521 Fax

[www.broward.org](http://www.broward.org)



Comic Sans MS 12 A<sup>+</sup> A<sup>-</sup> B I U Address Book Check Names Attach File Attach Item

Posse: EKALUS@POS6p - [Dev Review Unit Set]

File Edit Data View Window Help

Prepare Queue Jobs Land Project... Admin Reports Users Res Uses Objects

Retrieve Update Insert Modify Delete Locate Print

Land Use Type: Office Office

LAC / RAC: (None) Credit

Concurrency District: Southeast

Road Spending Zone: (None) School Spending Z (None)

Road Assessment Zone:

Educational Ordinance: (None) Units: 32.657 1,000 sq.

Recreational Ordinance: (None) Existing Units:

Transit Ordinance: (None)

Transit Fee Type: Concurrency Commissioner Dist:

Fee Summary Road Impact Educational Impact  Transit Concurrency Fee Recreational Impact Tra

	Calculation	Override	Reason for Overric
Trip Rate:	case when Units <		
Preliminary Total Trips:	81.47		
Existing Trips:	- 0		
Trip Length Factor:	X 0.77		
Proposed Trips:	= 62.73		
Increase credit by:	0 %		
Net Proposed Trips:	= 62.73		
Fee per Trip:	X 1380.00		
Preliminary Fee:	= \$86,567.00		
Discount Percentage:	- 10 %		
<b>Transit Concurrency Fee:</b>	<b>= \$77,910.00</b>		

Good M

<http://>

**From:** Po  
**Sent:** Mo  
**To:** Kalus  
**Cc:** Dani  
**Subject:**

Hi Evy. H

Regards:

**Keith M**  
 Chair of  
 Admitte

ARNSTE  
 200 East  
 Suite 170  
 Fort Lau  
 Phone: 9

**From:** Poliakoff, Keith M. [<mailto:kpoliakoff@arnstein.com>]  
**Sent:** Monday, September 30, 2013 11:04 AM  
**To:** Kalus, Evy  
**Cc:** Daniel Rosemond  
**Subject:** RE: Manhattan Realty Parcel

Hi Evy. Hope you had a nice weekend. Thanks again for the below information. For the City's files, can you please advise the formula of how this number was derived. Thanks!!!

Regards: Keith

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Fort Lauderdale, Florida 33301  
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Mobile: 917.532.6492  
[kpoliakoff@arnstein.com](mailto:kpoliakoff@arnstein.com)



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[kpoliakoff@arnstein.com](mailto:kpoliakoff@arnstein.com)  
200 East Las Olas Boulevard  
Suite 1700  
Fort Lauderdale, Florida 33301

**From:** Kalus, Evy [<mailto:EKALUS@broward.org>]  
**Sent:** Thursday, September 26, 2013 10:56 AM  
**To:** Poliakoff, Keith M.  
**Cc:** Daniel Rosemond  
**Subject:** RE: Manhattan Realty Parcel

Well, I found my old email but it was just for the police station. But, the email said the police station had a normal 7:30 AM TO 6PM shift, like normal office hours. We also do City Halls based on office. So, based on the square footage below using the office rate, I would give a credit of \$77,910. The transit concurrency rates are not scheduled for a change anytime soon. If you have any additional questions, please do not hesitate to call.

Evy

*Evangeline G. Kalus*

*Senior Planner*

*Development Management and Environmental Review Section*

Planning and Redevelopment Division

Environmental Protection and Growth Management Department

Governmental Center West

1 North University Drive

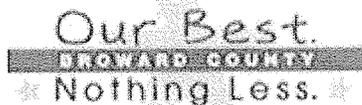
Building A, Suite 102

Plantation, FL 33324

(954)357-6637 Phone

(954)357-6521 Fax

[www.broward.org](http://www.broward.org)



**From:** Poliakoff, Keith M. [<mailto:kpoliakoff@arnstein.com>]

**Sent:** Thursday, September 26, 2013 10:18 AM

**To:** Kalus, Evy

**Cc:** Daniel Rosemond

**Subject:** Re: Manhattan Realty Parcel

In case you can't find the old one, essentially this property has two structures composing 32,657 sqf., which formally served as the City's City Hall and Police Station. As mentioned before, if we demolish both structures and don't rebuild within 18 months, how much impact fees are we losing?

Regards!

**Keith M. Poliakoff, Esq.**

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Fort Lauderdale, Florida 33301

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kpoliakoff@arnstein.com  
200 East Las Olas Boulevard  
Suite 1700  
Fort Lauderdale, Florida 33301

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**From:** Evy Kalus <[EKALUS@broward.org](mailto:EKALUS@broward.org)>  
**Date:** Thu, 26 Sep 2013 13:03:24 +0000  
**To:** Keith Poliakoff <[kpoliakoff@arnstein.com](mailto:kpoliakoff@arnstein.com)>  
**Cc:** Daniel Rosemond <[drosemond@hallandalebeachfl.gov](mailto:drosemond@hallandalebeachfl.gov)>  
**Subject:** RE: Manhattan Realty Parcel

Good Morning. Around what date did I give you the estimate? Bye, Evy

*Evangeline G. Kalus*

*Senior Planner*  
*Development Management and Environmental Review Section*  
Planning and Redevelopment Division  
Environmental Protection and Growth Management Department  
Governmental Center West  
1 North University Drive  
Building A, Suite 102  
Plantation, FL 33324  
(954)357-6637 Phone  
(954)357-6521 Fax  
[www.broward.org](http://www.broward.org)



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**From:** Poliakoff, Keith M. [<mailto:kpoliakoff@arnstein.com>]  
**Sent:** Wednesday, September 25, 2013 3:16 PM  
**To:** Kalus, Evy  
**Cc:** Daniel Rosemond  
**Subject:** Re: Manhattan Realty Parcel

Hi Evy, the City of Hallandale Beach and I are working jointly to redevelop the parcel containing its old City Hall and Police Station. The Folio is 514227010360. You may recall that year's ago you looked at this parcel and advised the amount of impact fee credits that we would be losing if the site was demolished and not rebuilt within 18 months. If you can't locate your file please advise and I will send you the old emails on this one. Could you please advise, under the new impact fee numbers effective Nov. 1., what the loss of impact fee credits would be for this parcel.

Thanks so much for your help.

Regards: Keith

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[kpoliakoff@arnstein.com](mailto:kpoliakoff@arnstein.com)  
200 East Las Olas Boulevard  
Suite 1700  
Fort Lauderdale, Florida 33301

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APPENDIX A - TRIP RATES BY LAND USE  
EFFECTIVE DECEMBER 8, 2009

Land Use Type (units)	Trip Rate / P.M. Peak Hour
<u>Residential</u> (dwelling units)	
Single Family	1.01
Townhouse	0.66
Garden Apartment	0.60
Mobile Home	0.59
High Rise	0.37
Mid Rise	0.39
Retirement Community	0.24
Hotel	0.70
Timeshare	0.79
ALF	0.22
<u>Office, Institutional and Recreational</u> (1,000 sq. ft.)	
Office	
Less than 100,000 sq. ft.	$\ln(T) = 0.737 \ln(FA) + 1.831$
Greater than or Equal to 100,000 sq. ft.	$T = 1.12(FA) + 78.81$
Hospital	$T = 0.78(FA) + 186.59$
Bank (Free standing and/or drive-thru)	25.82
Church (weekday)	0.55
Community Facility	1.45
Library	7.30
Nursing Home (bed)	0.22
Elementary School (School)	85.00
Secondary School	1.08
Private School (no day care)	0.86
Passive Park (acre)	1.31
Active Park (acre)	3.34
Marina (boat berth)	0.19
Golf Course (acre)	0.30
<u>Industrial</u> (1,000 sq. ft.)	
General Industrial (Permits up to 30% Office)	0.72
General Industrial (acre)	8.45
Mini-warehouse	0.26
Industrial/Showroom (Permits up to 30% Commercial)	1.29
Industrial/Office (Up to 50% Office)	1.09
<u>Commercial/Retail</u> (1,000 sq. ft.)	
Restaurant	9.90
Fast Food Restaurant	19.15 (43% pass-by)
Convenience Store	22.30 (60% pass-by)
Service Station w/ Conv. Store (fuel positions)	10.07 (26.5% pass-by)
Drug Store	9.73
Day Care	12.46
Auto Dealership	2.59
Health/Fitness Club	3.53
Nursery/Garden Center	3.80
Auto Care Center	3.38
Commercial Recreation (acre)	5.77
Commercial LT 20,000 sq. ft.	10.85
Commercial GE 20,000 sq. ft.	$\ln(T) = 0.66 \ln(FA) + 3.403$

NOTE: For uses not listed above, consult with staff.