Rosemond, Daniel

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

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From: Kalus, Evy [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

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Good M

http://

From: Pc
Sent: Mc
To: Kalus
Cc: Dani
Subject:

Hi Evy. H

Regards:

Keith M
Chair of
Admitte

ARNSTE
200 East
Suite 170
Fort Lau
Phone: 9

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

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

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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	Lc

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 %		
Transit Concurrency Fee:	=	$77,910.00		

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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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

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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!

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

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

Evangeline G. Kalus

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

Land Use Type (units)	Trip Rate / P.M. Peak Hour
Residential (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
Office, Institutional and Recreational (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
Industrial (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
Commercial/Retail (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.