



# TOWN OF PALM BEACH

February 29, 2024

Mr. Bradley A. Younts, P. E.  
Kimley-Horn & Associates, Inc.  
477 S Rosemary Avenue, Suite 215  
West Palm Beach, FL 33401

**RE: Drainage, Water, Sewer, and Solid Waste Concurrency:  
219/221 Worth Avenue, Palm Beach, FL**

Dear Mr. Younts:

Subsequent to receiving the attached documentation, the Town has confirmed that there is sufficient equipment and resources to provide the required additional services at this location. Therefore, please allow this letter to serve as Acknowledgement of Concurrency from the Town of Palm Beach for drainage, sanitary sewer, and solid waste on the above reference project.

In addition, we acknowledge receipt of the letter from the City of West Palm Beach indicating water supply capacity for this project.

If you need additional information, please do not hesitate to contact me at (561) 838-5440.

Sincerely,

Patricia Strayer, P. E.  
Town Engineer

PS/lm  
Attachment

cc: Wayne Bergman, Planning, Zoning & Building Director  
Bradley Falco, Planner I, Planning, Zoning & Building  
Sarah Pardue, Design & Preservation Planner, Planning, Zoning & Building  
Craig Hauschild, Civil Engineer, Planning, Zoning & Building



February 22, 2024

Ms. Patricia Strayer, P.E.  
Town of Palm Beach Public Works  
951 Old Okeechobee Road  
West Palm Beach, Florida 33401

**RE: 219/221 Worth Avenue, Palm Beach, FL**  
**Water, Sewer, Solid Waste, and Drainage Impact Analysis**

Dear Ms. Strayer:

Kimley-Horn and Associates, Inc. was retained to provide an analysis of water, sewer, solid waste, and drainage impacts for the proposed renovation and addition to the existing restaurant space at the above-mentioned address. The project is located at 219/221 Worth Avenue in the Town of Palm Beach, Florida. The PCN for the site is 50-43-43-23-05-015-0340. The property appraiser map included shows the site location.

The property currently functions as a restaurant use (5,130 SF) and storage space use (2,556 SF). The proposed redevelopment will add approximately 1,123 square feet of restaurant space on the first floor as shown in the attached architectural plans. There are no site improvements, building footprint changes, or additional impervious area being created as a part of this project. This analysis has been performed to estimate the potential water, sewer, solid waste, and drainage impacts of the proposed addition based on the existing and proposed square footages, the Town of Palm Beach Code, and both the City of West Palm Beach and Town of Palm Beach Comprehensive Plans.

## Water Impacts

The existing and proposed estimated water demands are shown in the table below:

	Existing	Proposed	Difference
Restaurant Space (Commercial)	5,130 SF	6,253 SF	1,123 SF
Avg. Daily Demand of Commercial			
(gpd/SF) <sup>1</sup>	0.24	0.24	
Storage Space (Commercial)	2,556 SF	2,556 SF	0 SF
Avg. Daily Demand of Commercial			
(gpd/SF) <sup>1</sup>	0.24	0.24	
Average Daily Demand Total (gpd)	1,845	2,115	270
Peak Hour Flow (gpm)	5.1	5.9	0.8

<sup>1</sup>Estimate based on sewer flow of 0.2 gallons/day/SF for Commercial use

(per Town of Palm Beach Comprehensive Plan, Page IV-16), with 20% increase factor for water flows.

Based on the foregoing analysis, it is our expectation that the minimal increase of average daily water flow and peak hour flow from the proposed renovation is not significant, and no off-site water improvements are required. Water service to this project is provided by the City of West Palm Beach. The City's response confirming water concurrency is included with this letter.

### Sewer Impacts

The existing and proposed estimated sewer flows are shown on the table below, based upon the previously estimated average water flows:

	Existing	Proposed	Difference
Restaurant Space (Commercial)	5,130 SF	6,253 SF	1,123 SF
Avg. Daily Demand of Commercial			
(gpd/SF) <sup>1</sup>	0.2	0.2	
Storage Space (Commercial)	2,556 SF	2,556 SF	0 SF
Avg. Daily Demand of Commercial			
(gpd/SF) <sup>1</sup>	0.2	0.2	
Average Daily Demand Total (gpd)	1,538	1,762	224

<sup>1</sup>Estimate based on sewer flow of 0.2 gallons/day/SF for Commercial use  
(per Town of Palm Beach Comprehensive Plan, Page IV-16)

Sewer service for this project is provided by the Town of Palm Beach's local gravity sewer collection system and sewer pump station A-6. Based on the foregoing analysis and our review of the existing Town-owned sewer infrastructure serving the project, it is our expectation that the minimal increase of sewer flow from the proposed renovation is not significant, and no off-site sewer improvements are required.

### Solid Waste Impacts

The existing and proposed estimated solid waste impacts are shown in the table below:

	Est. Sanitary Flow (gal/person/day) <sup>3</sup>	Est. Equivalent Population (people) <sup>4</sup>	Solid Waste Generation Rate (lb/person/day) <sup>5</sup>	Solid Waste Generated (tons/year)
Existing	272	6	2.55	2.63
Proposed	272	7	2.55	3.01

<sup>3</sup>Town of Palm Beach Comprehensive Plan, referencing the City of West Palm Beach's Comprehensive Plan

<sup>4</sup>Fractions of people are rounded up

<sup>5</sup>Town of Palm Beach Comprehensive Plan (Page IV-17), referencing the City of West Palm Beach's Comprehensive Plan

The Town's level of service for garbage collection and disposal is 2.55 pounds/person/day based on the Town of Palm Beach comprehensive plan (page IV-17). For the purposes of this estimate, the per capita populations for the existing and proposed conditions are based upon the sanitary sewer flows per the Town Comprehensive Plan, which utilizes a value of 272 gallons/person/day for sewer flows.

The letter from Solid Waste Authority indicating sufficient landfill capacity to service municipalities for the foreseeable future is included. At your discretion, please forward this information to the appropriate Town staff for concurrency related to trash collection.

**Drainage**

There are no changes to the site building footprint and there is no increase of impervious area proposed, therefore, there are no impacts to drainage from the existing conditions.

**Conclusion**

Please let us know if any information in addition to the analysis and documentation provided above is needed to meet the Town's requirements for concurrency for water, sewer, solid waste, and drainage on this project. Should you have any questions or comments regarding this analysis, please contact me at (561) 270-6978 or [brad.younts@kimley-horn.com](mailto:brad.younts@kimley-horn.com).

Sincerely,

**KIMLEY-HORN AND ASSOCIATES, INC.**



Bradley A. Younts, P.E.  
Civil Engineer  
FL PE #91991  
Registry 35106

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## OWNERS

219 WORTH AVENUE HOLDINGS LLC

## PROPERTY DETAIL

### LOCATION

219 WORTH AVE

### MUNICIPALITY

PALM BEACH

### PARCEL NO.

50-43-43-23-05-015-0340

### SUBDIVISION

ROYAL PARK ADD TO P B IN

### BOOK/PAGE

32358/955

### SALE DATE

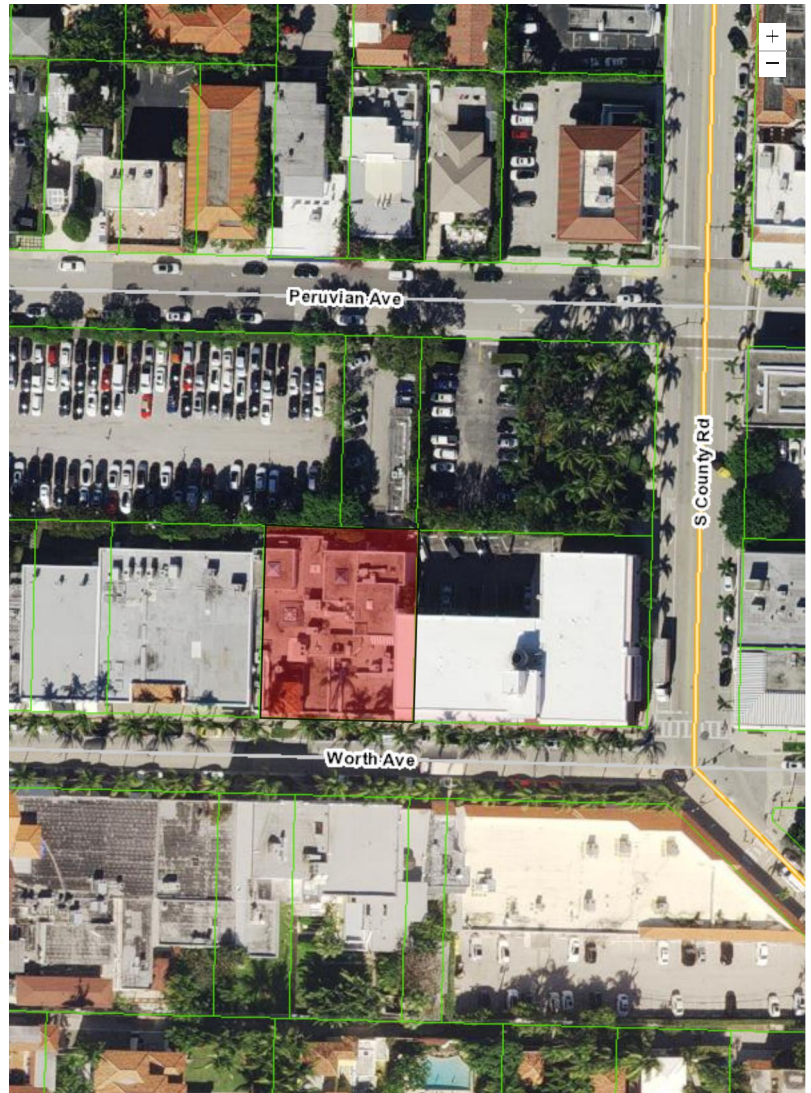
MAR-2021

### MAILING ADDRESS

516 E HYMAN AVE STE B  
ASPEN CO 81611 1875

### USE TYPE

1200 - STORE/OFFICE/RESIDENTIAL





Parcel Control Number:	50-43-43-23-05-015-0340	Location Address:	219 WORTH AVE	
Owners:	219 WORTH AVENUE HOLDINGS LLC	Municipality:	PALM BEACH	
Mailing Address:	516 E HYMAN AVE STE B, , ASPEN CO 81611 1875			
Last Sale:	MAR-2021	Book/Page#:	32358 / 00955	Price: \$23,760,000
Property Use Code:	1200 - STORE/OFFICE/RESIDENTIAL	Zoning:	C-WA - COMMERCIAL WORTH AVE	
Legal Description:	ROYAL PARK ADD LTS 34 TO 37 INC BLK 15	Total SF:	12904	Acres 0.2870



Improvement Value	\$6,284,130
Land Value	\$10,951,788
Total Market Value	\$17,235,918
Assessed Value	\$16,756,958
Exemption Amount	\$0
Taxable Value	\$16,756,958

Ad Valorem	\$254,658
Non Ad Valorem	\$44,611
Total Tax	\$299,269

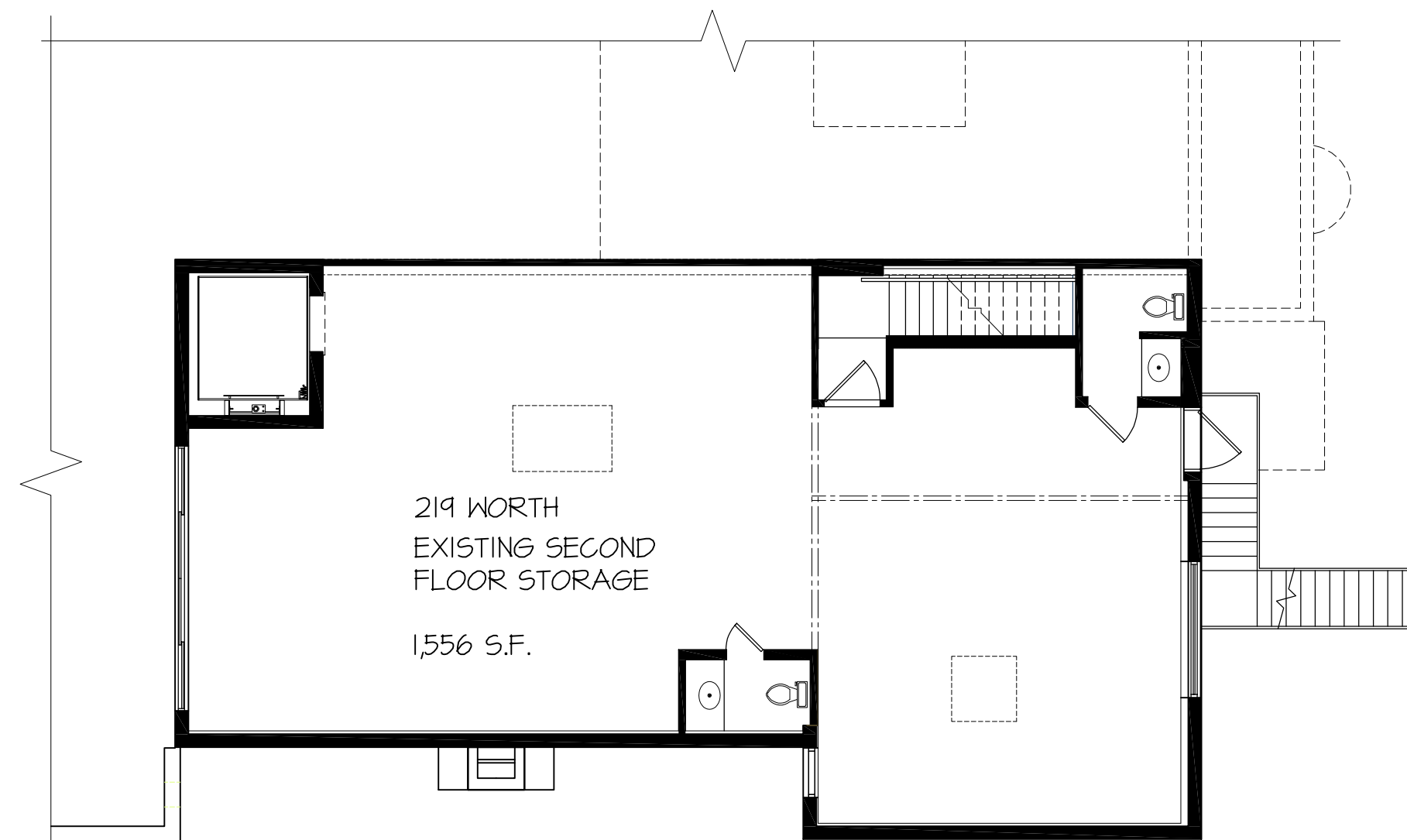
## Applicants

### Building Footprint (Building 1 )

Description	Area Sq. Footage
RETAIL STORE	2790
RESTAURANT	5550
RETAIL STORE	2706
OFFICES	1535
OFFICES	323
Total Square Footage : 12904	

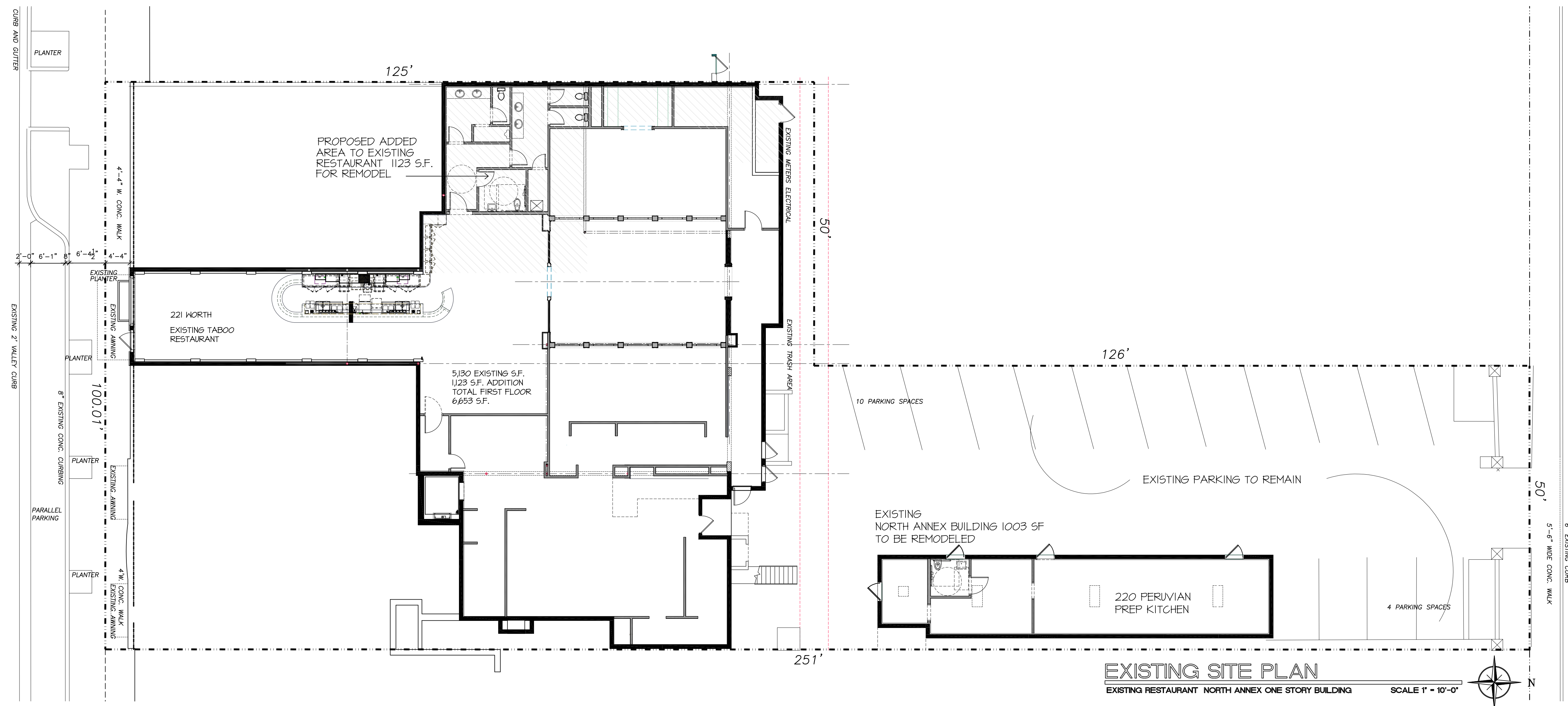
Description	Year Built	Unit
Fireplace	1929	1
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.		

Description	
1 Year Built	1929
2 DOWNTOWN ROW TYPE	12904



EXISTING SECOND FLOOR

219 WORTH AVE. SCALE 1" = 10'-0"



PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

**DAILEY JANSSEN ARCHITECTS**

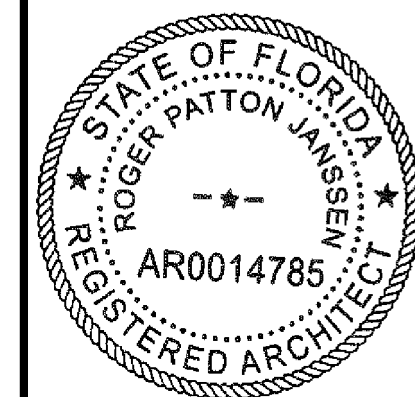
**DALE I JAIN** 33LN AKASHILS  
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 09-18-2023  
DRAWN: MJS  
REVISIONS:  
• 10-31-2023 REFINE SCOPE  
• PRE APP 2 JAN.4, 2024  
• FIRST SUBMITTAL JAN. 12, 2024  
• SECOND SUBMITTAL 01.29. 2024

ZON-24-002

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SEA



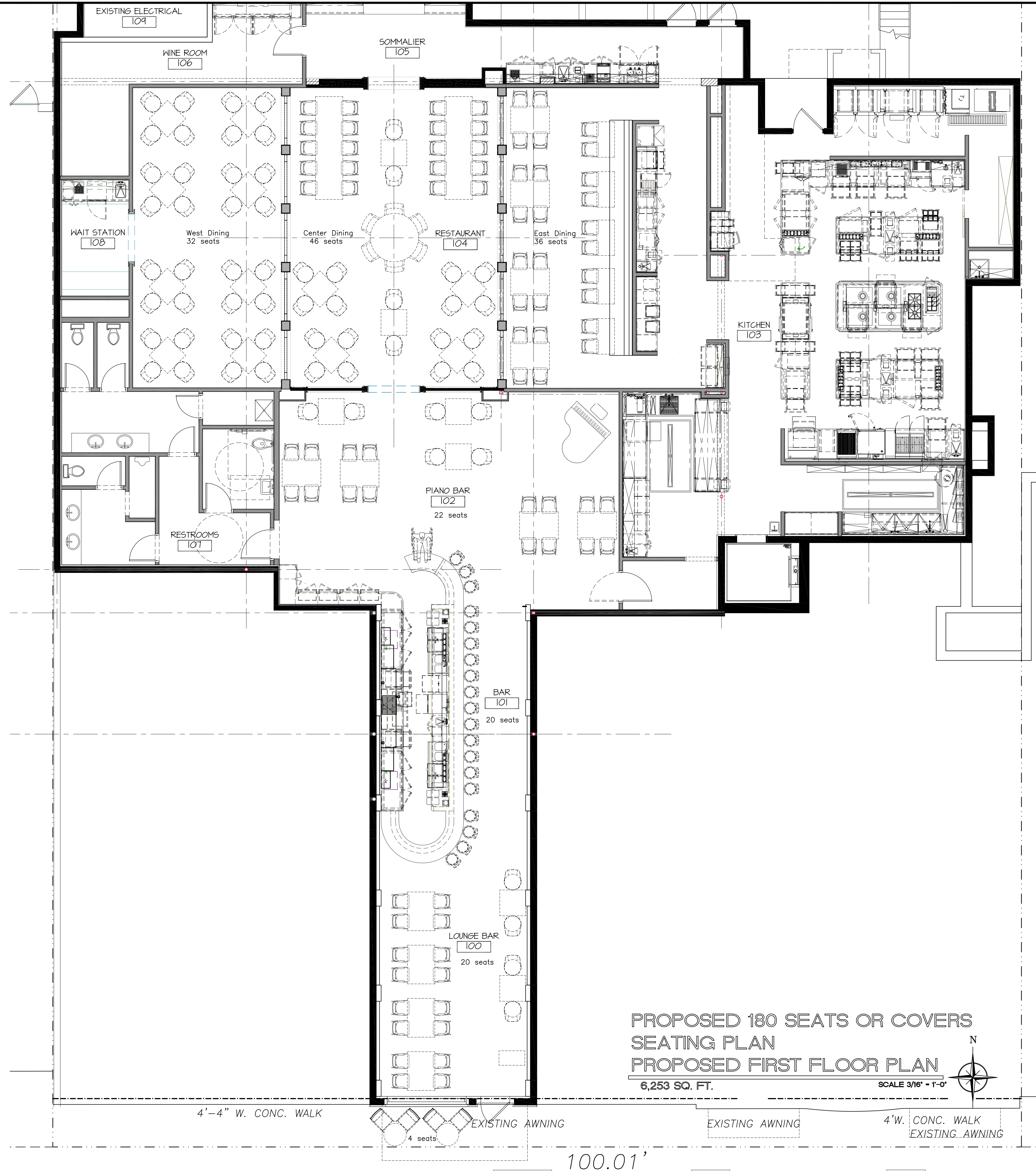
ROGER P. JANSSEN      AR-14785

DRAWING NO.

SP-1.01

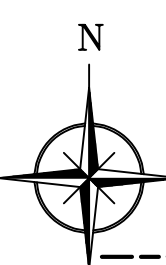
JOB NUMBER: 23-116





PROPOSED 180 SEATS OR COVERS  
SEATING PLAN  
PROPOSED FIRST FLOOR PLAN  
6,253 SQ. FT.

SCALE 3/16" = 1'-0"



4'-4" W. CONC. WALK

4 seats

EXISTING AWNING

EXISTING AWNING

4'W. CONC. WALK  
EXISTING AWNING

100.01'

PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

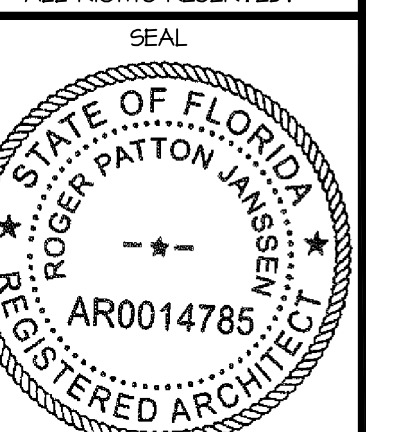
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C00114

DATE: 09-18-2023  
DRAWN: MJS

REVISIONS:  
• 10-31-2023 REFINE SCOPE  
• PRE APP 2 JAN 4, 2024  
• FIRST SUBMITTAL JAN 12, 2024  
• SECOND SUBMITTAL 01.29. 2024

ZON-24-002

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A-1.04

JOB NUMBER: 23-116





## WEST PALM BEACH

February 20, 2024

Bradley Younts, P.E.  
Kimley – Horn and Associates  
477 S. Rosemary Avenue, Suite 215  
West Palm Beach, FL 33401  
Phone: 561-270-6978  
Email: [brad.younts@kimley-horn.com](mailto:brad.younts@kimley-horn.com)

**RE: ENGLR24020591- 219/221 Worth Avenue-ENG LOA**  
**PCN: 50-43-43-23-05-015-0340**

Dear Mr. Younts:

Thank you for the request and interest in being served by the City of West Palm Beach, Public Utilities Department. In response to your request for verification of service availability for the subject property; please be advised of the following:

**Water Service:** The City has sufficient water plant capacity to serve this property.

**Wastewater Service:** The City has sufficient wastewater plant capacity to serve this property

**Stormwater:** The design must meet the South Florida Water Management District (SFWMD) criteria and may also be required to obtain an Environmental Resource Permit from SFWMD.

**Solid Waste Collection:** The City will be able to supply solid waste collection to serve this property.

This letter of service availability does not give approval of the development or service connections. The City of West Palm Beach Engineering Services Department still requires the review and approval of the plans for the actual service connections to be made, at the owner's expense.

Any required upgrades to City infrastructure will be determined at the time of design. The developer will assume all Right-of-Way utility improvements and upgrades associated with this project. The applicable capacity charges, installation charges, deposits, and other normal fees charged by the Public Utilities Department or Public Works Department shall be assessed at the time of request for permits/review.

We encourage you to contact us to discuss options for connecting the proposed project to our existing system. Please feel free to contact me at (561)494-1096 or [vnoel@wpb.org](mailto:vnoel@wpb.org)

Sincerely,

Vincent J. Noel, P.S.M.  
Engineering Land Development Manager  
City of WPB Engineering Services  
Phone: 561-494-1096  
Fax: 561-494-1116  
Cell 561-644-728



YOUR PARTNER FOR  
SOLID WASTE SOLUTIONS

January 18, 2023

Daniel Pellowitz  
Executive Director  
Solid Waste Authority  
7501 N. Jog Road  
West Palm Beach, FL 33412

Subject: Availability of Solid Waste Disposal Capacity

Mr. Pellowitz:

The Solid Waste Authority of Palm Beach County (Authority) hereby provides certification that the Authority has disposal capacity available to accommodate the solid waste generation for the municipalities and unincorporated Palm Beach County (County) for the coming year of 2023. This letter also constitutes notification of sufficient capacity for concurrency management and comprehensive planning purposes. Capacity is available for both the coming year, and the five-year and ten-year planning periods that may be specified in local comprehensive plans.

As of September 30, 2022, the Authority's Landfill, located at the Palm Beach Renewable Energy Park, has an estimated 25,868,010 cubic yards of landfill capacity remaining. Based upon the existing County population, the most recently available population growth rates published by the University of Florida Bureau of Economic and Business and Research (BEBR), medium projection, projected rates of solid waste generation, waste reduction, and recycling, the Authority forecasts that capacity will be available at the existing landfill through approximately the year 2054.

The Authority continues to pursue options to increase the life of its existing facilities and to provide for all of the County's current and future disposal and recycling needs. As part of its responsibility, the Authority is providing this annual statement of disposal capacity, using the most current BEBR projections available. Please provide copies of this letter to your plan review and concurrency management staff. If you have any questions or I can be of further assistance, please do not hesitate to contact me (561) 640-4000, ext. 4613.

Sincerely,

Mary Beth Morrison  
Director of Environmental Programs



## WEST PALM BEACH

February 20, 2024

Bradley Younts, P.E.  
Kimley – Horn and Associates  
477 S. Rosemary Avenue, Suite 215  
West Palm Beach, FL 33401  
Phone: 561-270-6978  
Email: [brad.younts@kimley-horn.com](mailto:brad.younts@kimley-horn.com)

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Vincent J. Noel, P.S.M.  
Engineering Land Development Manager  
City of WPB Engineering Services  
Phone: 561-494-1096  
Fax: 561-494-1116  
Cell 561-644-728