



September 9, 2021
Job No. 21-130

CONCURRENCY ANALYSIS

380 Royal Palm Way
Town of Palm Beach, Florida

SITE DATA

The subject parcel is located on the south side of Royal Palm Way approximately 100' east of Cocoanut Row in the Town of Palm Beach, Florida and contains approximately 0.46 acres. The site is currently developed with restaurant and office space. The proposed modifications consist of adding additional restaurant and office space to the first and second floors, respectively. Note, there are no additional seats proposed in the restaurant. For additional information concerning site location and layout, please refer to the Site Plan prepared by Spina O'Rourke & Partners.

CONCURRENCY SUMMARY

As previously mentioned, the site is currently developed with the below breakdown of the area/use modifications that will take place with the proposed redevelopment:

	<u>Existing Area</u>	<u>Proposed Area</u>	<u>Difference in Area</u>
First Floor (Restaurant)	2270 SF	4164 SF	1894 SF Increase
Second Floor (Office)	3956 SF	6264 SF	<u>2308 SF Increase</u>
			4202 SF Increase

As demonstrated above, there is an increase of 1894 SF of restaurant space and 2308 SF of office area for a total increase of 4202 SF. The level of service impacts of the proposed development are as follows:

SEWER DEMAND

$$\begin{array}{l} \text{Restaurant (No Additional Seats)} \\ 1894 \text{ SF} \times \frac{15 \text{ GPD}^*}{100 \text{ SF}} = 284 \text{ GPD} \end{array}$$

$$\begin{array}{l} \text{Office} \\ 2308 \text{ SF} \times \frac{15 \text{ GPD}}{100 \text{ SF}} = 346 \text{ GPD} \end{array}$$

* From FAC 64E-6.008

CONCURRENCY SUMMARY (Cont.)

As shown above, the proposed development equates to an increase of 630 gallons per day.

POTABLE WATER DEMAND

Potable water demand has been calculated based on the sewer demand outlined above and applying a conservative 20% factor.

$$\begin{array}{l} \text{Proposed} \\ 630 \text{ GPD} \times 1.2 = 756 \text{ GPD} \end{array}$$

As shown above, the proposed development equates to an increase of 756 gallons per day of potable water demand.

SOLID WASTE

Solid waste demand has also been calculated utilizing the sanitary sewer demand calculation shown above. By applying the City of West Palm Beach estimated sanitary flow of 250 gallons/person/day, an estimated equivalent population can be determined. The Town of Palm Beach's level of service for garbage collection and disposal of 2.55 pounds/person/day can then be applied to quantify the estimated solid waste for each development as follows:

$$\begin{array}{l} \text{Proposed Increase} \\ 630 \text{ GPD} \div 250 \text{ gallons/person/day} = 2.52 \text{ persons increase} \end{array}$$

$$2.52 \text{ persons} \times 2.55 \text{ pounds/person/day} = 6.43 \text{ pounds/day}$$

$$6.43 \text{ pounds/day} \times 365 \text{ day/year} \times 1 \text{ ton}/2000 \text{ pounds} = 1.17 \text{ tons/year}$$

As shown above, the proposed development equates to a minor increase of 1.17 tons of solid waste per year.

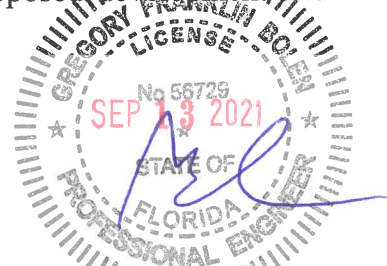
CONCURRENCY SUMMARY (Cont.)

STORMWATER DRAINAGE

	Existing		Proposed	
Building	3956 SF	0.09 Ac	6264 SF	0.14 Ac
Impervious	7773 SF	0.18 Ac	5372 SF	0.12 Ac
Pervious	1396 SF	0.03 Ac	1489 SF	0.03 Ac
TOTAL	13,125 SF	0.30 Ac	13,125 SF	0.30 Ac

As shown above, the proposed development will have more building area, but significantly less impervious area and slightly more pervious area. Therefore, the proposed project will meet the established level of service standard for drainage.

As detailed above, the impacts of the redevelopment will prompt a negligible increase. Concurrency is therefore established as existing for the proposed development and no infrastructure improvements are warranted.



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