



# TOWN OF PALM BEACH

September 18, 2024

Mr. Josh D. Horning, P.E.  
Kimley Horn and Associates  
1615 South Congress Avenue, Suite 201  
Delray Beach, FL 33445

**RE: Water, Sewer, Solid Waste, and Drainage Concurrency:  
100 Four Arts Plaza, Palm Beach, Florida**

Dear Mr. Horning:

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.

Sincerely,

Patricia K. Strayer, P.E.  
Town Engineer

PKS:lm

Attachments

cc: H. Paul Brazil, P.E., Public Works Director  
Public Works File



September 11, 2024

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

**RE:    *Renovation and Expansion of the O’Keeffe and Rovensky Building  
100 Four Arts Plaza, Palm Beach, FL  
Water, Sewer, Solid Waste, and Drainage Impact Analysis  
KHA Project No.:245350000***

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 Society of Four Arts campus at the above-mentioned address. The project is located at 100 Four Arts Plaza in the Town of Palm Beach, Florida. The site consists of 4 parcels. The PCNs for the site are 50-43-43-22-00-00-30-03-0, 50-43-43-22-00-00-30-08-0, 50-43-43-23-05-02-10-01-0, 50-43-43-23-05-02-10-03-1. The property appraiser map included shows the site location.

Currently, the 4.05 acres parcel includes the O’Keeffe building, the Rovensky building, Town’s pumpstation, parking lot and greenspace areas on the site. The existing building on site total approximately 28,500 SF. This analysis has been performed to estimate the potential water, sewer, solid waste and drainage impacts of the proposed renovation and expansion to the O’Keeffe and the Rovensky building. The proposed redevelopment will add approximately 13,100 SF of building footprint. 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 Town of Palm Beach Comprehensive Plan.

In addition, the development includes the reconfiguration of a portion of the parking lot adjacent to Four Artz Plaza on the east campus. The proposed improvement involve converting 0.02 acres of pervious areas into impervious areas.



Figure 1 – site location

## Water Impacts

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

O'KEEFE BUILDING	Existing	Proposed	Difference
Office (SF)	6,416	7,728	1,312
Avg. Daily Demand of Office (GPD/100 SF) <sup>1</sup>	18	18	
Residential Units (SF)	1,293	0	1,293
Avg. Daily Demand per SF Resid. Unit (gpd/SF) <sup>1</sup>	120	0	
Museum (SF)	4,297	8,594	4,297
Avg. Daily Demand of Museum per person (gpd/person/50 NSF)	120	120	
Theater/auditorium Per seat	714	656	-58
Avg. Daily Demand per seat (gpd/seat) <sup>1</sup>	5	5	
Avg. Daily Demand (gpd)	15,058	25,165	10,107
Peak Hour Flow (gpm)	41.8	69.9	28.1

<sup>1</sup>Estimate based on sewer flow of 15 gallons/day/SF for office use, 100 gallons/day/SF for a single family residential unit, 100 gallons/day/person base on person per 50 NSF for museum, 4 gallons/day per seat for auditorium/theater use (per FAC 64E-6 Table 1) with 20% increase factor for water flows.

ROVENSKY BUILDING	Existing	Proposed	Difference
Office (SF)	10,619	23,834	13,215
Avg. Daily Demand of Office (GPD/100 SF) <sup>1</sup>	18	18	
Residential Units (SF)	2,091	1,089	1,002
Avg. Daily Demand per SF Resid. Unit (gpd/SF) <sup>1</sup>	240	120	
Museum per person	4,297	0	-4,297
Avg. Daily Demand of Museum per person (gpd/person/50 NSF)	120	120	
Library Per person	220	326	106
Avg. Daily Demand of library per person(gpd/person) <sup>1</sup>	120	120	
Avg. Daily Demand (gpd)	38,936	43,557	4,622
Peak Hour Flow (gpm)	108.2	121.0	12.8

<sup>1</sup>Estimate based on sewer flow of 15 gallons/day/100 SF for office use, 100 gallons/day/SF for a single family residential unit and 200 gallons/day/SF for 2 single family residential unit, 100 gallons/day/person base on person per 50 NSF for museum, 100 gallons/day/person (based on person per 20 NSF for main library area 15 NSF for Multipurpose room and 50 NSF for reading room) for Library use classified as public institution (per FAC 64E-6 Table 1), 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:

O'KEEFE BUILDING	Existing	Proposed	Difference
Office (SF)	6,416	7,728	1,312
Avg. Daily Demand of Office (GPD/100 SF) <sup>1</sup>	15	15	
Residential Units (SF)	1,293	0	-1,293
Avg. Daily Demand per SF Resid. Unit (gpd/SF) <sup>1</sup>	100	0	
Museum (SF)	4,297	8,594	4,297
Avg. Daily Demand of Museum per person (gpd/person/50 NSF)	100	100	
Theater/auditorium Per seat	714	656	-58
Avg. Daily Demand per seat (gpd/seat) <sup>1</sup>	4	4	
Avg. Daily Demand (gpd)	12,556	20,971	8,415

<sup>2</sup> Estimate based on sewer flow of 15 gallons/day/SF for office use, 100 gallons/day/SF for a single family residential unit, 100 gallons/day/person based on person per 50 NSF for museum, 4 gallons/day per seat for auditorium/theater use (per FAC 64E-6 Table 1)

ROVENSKY BUILDING	Existing	Proposed	Difference
Office (SF)	10,619	23,834	13,215
Avg. Daily Demand of Office (GPD/100 SF) <sup>1</sup>	15	15	
Residential Units (SF)	2,091	1,089	-1,002
Avg. Daily Demand per SF Resid. Unit (gpd/SF) <sup>1</sup>	200	100	
Museum per person	4,297	0	-4,297
Avg. Daily Demand of Museum per person (gpd/person/50 NSF)	100	100	
Library Per person	220	326	106
Avg. Daily Demand of library per person(gpd/person) <sup>1</sup>	100	100	
Avg. Daily Demand (gpd)	32,458	36,302	3,844

<sup>2</sup> Estimate based on sewer flow of 15 gallons/day/100 SF for office use, 100 gallons/day/SF for a single family residential unit and 100 gallons/day/SF for a single family residential unit and 200 gallons/day/SF for 2 single family residential unit, 100 gallons/day/person base on person per 50 NSF for museum, 100 gallons/day/person (based on person per 20 NSF for main library area 15 NSF for Multipurpose room and 50 NSF for reading room) for Library clasified as public institution (per FAC 64E-6 Table 1).

Sewer Service for this project is provided by the Town of Palm Beach's local gravity sewer collection system. 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)
O'KEEFE BUILDING				
Existing	272	46	2.55	21.48
Proposed	272	77	2.55	35.88

<sup>3</sup>Town of Palm Beach Comprehensive Plan (Page I-29), 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 I-29)

	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)
ROVENSKY BUILDING				
Existing	272	119	2.55	55.53
Proposed	272	133	2.55	62.11

<sup>3</sup>Town of Palm Beach Comprehensive Plan (Page I-29), 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 I-29)

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 I-29). 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 (page I-29), which reference's the City of West Palm Beach's 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 Impacts

The Town's level of service for drainage requires developments to retain the first two inches of stormwater rainfall on-site, as outlined in the Town of Palm Beach Comprehensive Plan (page IV-8). The property has been reviewed using methods approved in the USDA's publication 'Urban Hydrology for Small Watersheds,' commonly known as TR-55. For the drainage analysis, the site was evaluated based on the disturbed areas for the expansion of the O'Keeffe building, the addition to the Rovensky building, and the improvements to the parking lot west of the O'Keeffe building. Retention of the first two inches of stormwater rainfall is provided over 0.81 acres of disturbed area through exfiltration trenches, which equates to 0.135 acre-feet, as shown.

The proposed impact is shown on the table below:

Society of Four Arts - 100 Four Arts Plaza West Campus		
<b>Site Plan Data</b>		
Total Disturb Area	=	0.81 AC
Impervious Area (Hardscape, Pool, and Building)	=	0.81 AC
Pervious Area	=	0.00 AC
<b>Estimated Runoff Volume</b>		
Impervious Runoff Volume:		
2in x 0.81 AC * 1ft/12in	=	0.135 AC-FT
Pervious Runoff Volume		
2in x 0 AC * 1ft/12in	=	0.00 AC-FT
Total Volume to be Retained	=	0.135 AC-FT
<b>Exfiltration Trench Calculations (SFWMD Analysis)</b>		
Exfiltration Trench Type 1		
L (Total Length of Trench Proposed)	=	660 ft
W (Proposed Trench Width)	=	15.00 ft
Exfiltration Trench Type 2		
L (Total Length of Trench Proposed)	=	380 ft
W (Proposed Trench Width)	=	10.00 ft
K (Hydraulic Conductivity)	=	9.26E-05 cfs/sq-ft per ft head
H2 (Proposed Depth to Water Table)	=	1.50 ft
DU (Proposed Non-Saturated Trench Depth)	=	0.50 ft
DS (Proposed Saturated Trench Depth)	=	1.50 ft
Water Table Elevation	=	1.50 ft (NAVD 88)
<b>Proposed Retention</b>	=	0.135 AC-FT
<b>Required Retention (Site)</b>	=	0.135 AC-FT

For the parking lot improvements, the retention of the first two inches of stormwater rainfall is provided over 0.17 acres of disturbed area through exfiltration trenches, equating to 0.028 acre-feet, as shown. The net change in impervious versus pervious areas represents an estimated 0.5% of the total campus area, which is negligible in relation to the entire campus.

Society of Four Arts - 100 Four Arts Plaza East Campus		
<b>Site Plan Data</b>		
Total Disturb Area	=	0.17 AC
Impervious Area	=	0.17 AC
(Hardscape, Pool, and Building)		
Pervious Area	=	0.00 AC
<b>Estimated Runoff Volume</b>		
Impervious Runoff Volume:		
2in x 0.17 AC * 1ft/12in	=	0.028 AC-FT
Pervious Runoff Volume		
2in x 0 AC * 1ft/12in	=	0.00 AC-FT
Total Volume to be Retained	=	0.028 AC-FT
<b>Exfiltration Trench Calculations (SFWMD Analysis)</b>		
Exfiltration Trench Type 1		
L (Total Length of Trench Proposed)	=	165 ft
W (Proposed Trench Width)	=	15.00 ft
K (Hydraulic Conductivity)	=	9.26E-05 cfs/sq-ft per ft head
H2 (Proposed Depth to Water Table)	=	1.50 ft
DU (Proposed Non-Saturated Trench Depth)	=	0.50 ft
DS (Proposed Saturated Trench Depth)	=	1.50 ft
Water Table Elevation	=	1.50 ft (NAVD 88)
<b>Proposed Retention</b>	=	0.028 AC-FT
<b>Required Retention (Site)</b>	=	0.028 AC-FT



## 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) 404-7240 or [josh.horning@kimley-horn.com](mailto:josh.horning@kimley-horn.com).

Sincerely,

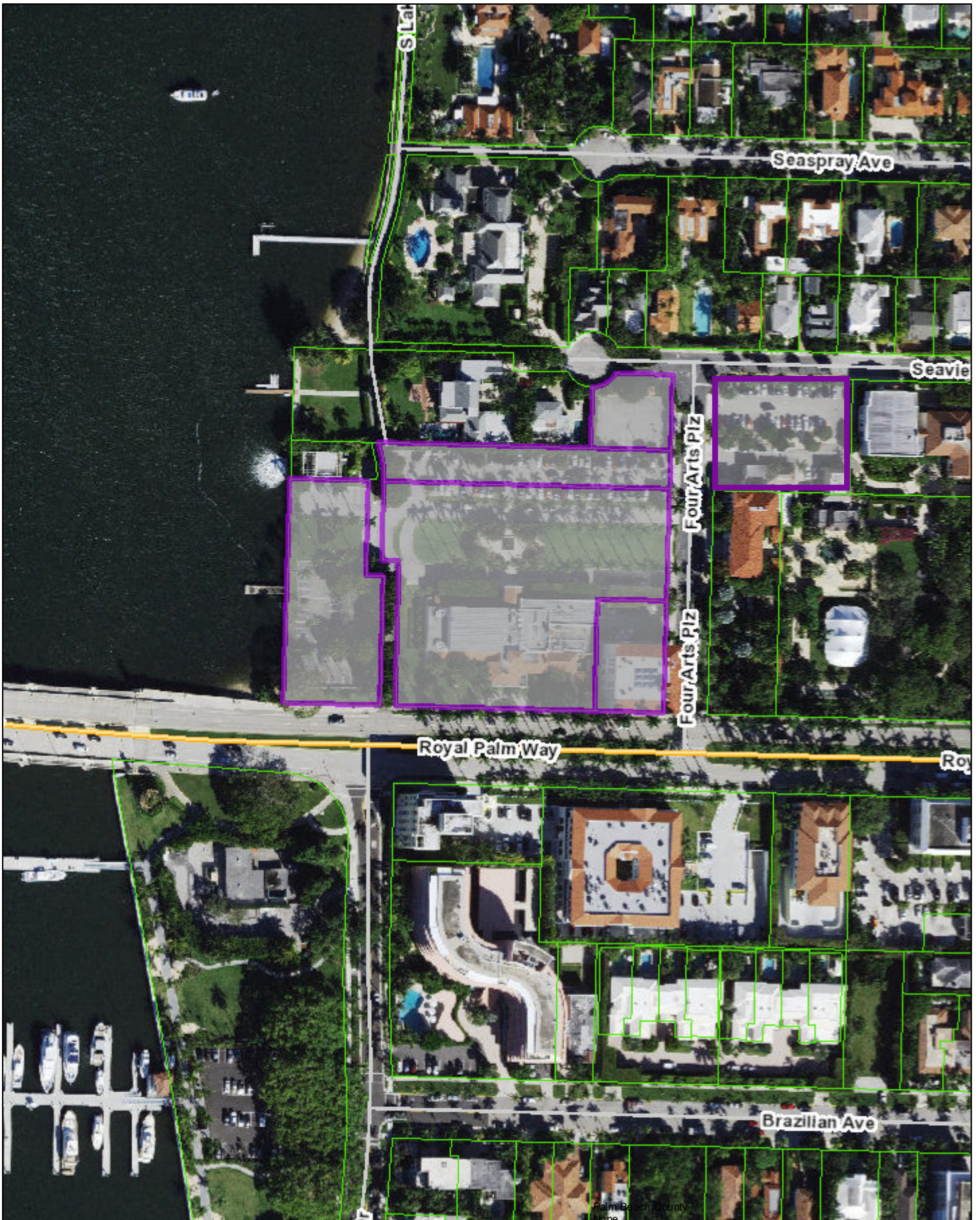
**KIMLEY-HORN AND ASSOCIATES, INC.**

This item has been digitally signed and sealed by Joshua D. Horning, PE (FL PE #67505) on 09/12/2024 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

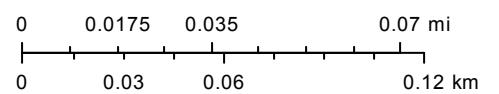
Josh D. Horning, P.E.  
Project Manager  
FL PE #67505

50434323050210031



August 10, 2023

1:2,257





**Location Address** 100 FOUR ARTS PLZ**Municipality** PALM BEACH**Parcel Control Number** 50-43-43-23-05-021-0031**Subdivision** ROYAL PARK ADD TO P B IN**Official Records Book** **Page****Sale Date****Legal Description** ROYAL PARK ADD S 145 FT OF W 47 FT OF LT 3 & E 43 FT OF LT 2 BLK A**Owners**

EMBASSY CORP

**Mailing address**2 FOUR ARTS PLZ  
PALM BEACH FL 33480 4141

No Sales Information Available.

<b>Exemption Applicant/Owner</b>	<b>Year</b>	<b>Detail</b>
EMBASSY CORP	2023	FULL: CHARITABLE/BENEV/FRAT

<b>Number of Units</b> 0	<b>*Total Square Feet</b> 21216	<b>Acres</b> 0.2996
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<b>Use Code</b> 7900 - CULTURAL	<b>Zoning</b> R-B - LOW DENSITY RESIDENTIAL ( 50-PALM BEACH )
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<b>Tax Year</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Improvement Value</b>	\$2,981,720	\$2,494,226	\$2,525,962
<b>Land Value</b>	\$1,226,700	\$1,051,656	\$1,051,656
<b>Total Market Value</b>	\$4,208,420	\$3,545,882	\$3,577,618

All values are as of January 1st each year

<b>Tax Year</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Assessed Value</b>	\$3,900,470	\$3,545,882	\$3,577,618
<b>Exemption Amount</b>	\$3,900,470	\$3,545,882	\$3,577,618
<b>Taxable Value</b>	\$0	\$0	\$0

<b>Tax Year</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Ad Valorem</b>	\$0	\$0	\$0
<b>Non Ad Valorem</b>	\$7,553	\$7,339	\$7,220
<b>Total tax</b>	\$7,553	\$7,339	\$7,220

**Location Address** 102 FOUR ARTS PLZ**Municipality** PALM BEACH**Parcel Control Number** 50-43-43-23-05-021-0010**Subdivision** ROYAL PARK ADD TO P B IN**Official Records Book****Page****Sale Date**

**Legal Description** ROYAL PARK ADD LT 1, LT 2 (LESS E 43 FT) & W 47 FT  
OF LT 3 (LESS S 145 FT) BLK A & 22-43-43, PT OF GOV LT  
3 LYG W OF & ADJ TO WATERS OF LAKE WORTH (LESS  
LAKE DR R/W OR7151P617)

**Owners**

SOCIETY OF THE FOUR ARTS

**Mailing address**

100 FOUR ARTS PLZ  
PALM BEACH FL 33480 4141

No Sales Information Available.

**Exemption Applicant/Owner****Year****Detail**

SOCIETY OF THE FOUR ARTS

2023

FULL: CHARITABLE/BENEV/FRAT

**Number of Units** 0 **\*Total Square Feet** 24234

**Acres** 2.8514

**Use Code** 7900 -  
CULTURAL

**Zoning** R-B - LOW DENSITY RESIDENTIAL ( 50-  
PALM BEACH )

<b>Tax Year</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Improvement Value</b>	\$1,141,744	\$1,151,133	\$1,330,227
<b>Land Value</b>	\$8,894,200	\$7,625,386	\$7,625,386
<b>Total Market Value</b>	\$10,035,944	\$8,776,519	\$8,955,613

All values are as of January 1st each year

<b>Tax Year</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Assessed Value</b>	\$9,654,171	\$8,776,519	\$8,955,613
<b>Exemption Amount</b>	\$9,654,171	\$8,776,519	\$8,955,613
<b>Taxable Value</b>	\$0	\$0	\$0

<b>Tax Year</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Ad Valorem</b>	\$0	\$0	\$0
<b>Non Ad Valorem</b>	\$2,783	\$2,683	\$2,618
<b>Total tax</b>	\$2,783	\$2,683	\$2,618

**Location Address** 102 FOUR ARTS PLZ**Municipality** PALM BEACH**Parcel Control Number** 50-43-43-23-05-021-0010**Subdivision** ROYAL PARK ADD TO P B IN**Official Records Book****Page****Sale Date**

**Legal Description** ROYAL PARK ADD LT 1, LT 2 (LESS E 43 FT) & W 47 FT  
OF LT 3 (LESS S 145 FT) BLK A & 22-43-43, PT OF GOV LT  
3 LYG W OF & ADJ TO WATERS OF LAKE WORTH (LESS  
LAKE DR R/W OR7151P617)

**Owners**

SOCIETY OF THE FOUR ARTS

**Mailing address**

100 FOUR ARTS PLZ  
PALM BEACH FL 33480 4141

No Sales Information Available.

**Exemption Applicant/Owner****Year****Detail**

SOCIETY OF THE FOUR ARTS

2023

FULL: CHARITABLE/BENEV/FRAT

**Number of Units** 0 **\*Total Square Feet** 24234

**Acres** 2.8514

**Use Code** 7900 -  
CULTURAL

**Zoning** R-B - LOW DENSITY RESIDENTIAL ( 50-  
PALM BEACH )

<b>Tax Year</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Improvement Value</b>	\$1,141,744	\$1,151,133	\$1,330,227
<b>Land Value</b>	\$8,894,200	\$7,625,386	\$7,625,386
<b>Total Market Value</b>	\$10,035,944	\$8,776,519	\$8,955,613

All values are as of January 1st each year

<b>Tax Year</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Assessed Value</b>	\$9,654,171	\$8,776,519	\$8,955,613
<b>Exemption Amount</b>	\$9,654,171	\$8,776,519	\$8,955,613
<b>Taxable Value</b>	\$0	\$0	\$0

<b>Tax Year</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Ad Valorem</b>	\$0	\$0	\$0
<b>Non Ad Valorem</b>	\$2,783	\$2,683	\$2,618
<b>Total tax</b>	\$2,783	\$2,683	\$2,618



**Location Address** FOUR ARTS PLZ**Municipality** PALM BEACH**Parcel Control Number** 50-43-43-22-00-003-0080**Subdivision****Official Records Book****Page****Sale Date**

**Legal Description** 22-43-43, S 50 FT OF GOV LT 3 LYG N OF & ADJ TO  
PB4P1 BET LAKE DR IN OR7151P617 & FOUR ARTS PLZ  
R/WS

**Owners**

SOCIETY OF THE FOUR ARTS

**Mailing address**

100 FOUR ARTS PLZ  
PALM BEACH FL 33480 4141

No Sales Information Available.

**Exemption Applicant/Owner****Year****Detail**

SOCIETY OF THE FOUR ARTS

2023

FULL: CHARITABLE/BENEV/FRAT

**Number of Units** 0**\*Total Square Feet** 0**Acres** 0.4304**Use Code** 7900 -  
CULTURAL**Zoning** R-B - LOW DENSITY RESIDENTIAL ( 50-  
PALM BEACH )

<b>Tax Year</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Improvement Value</b>	\$1,181	\$1,181	\$1,276
<b>Land Value</b>	\$2,300,000	\$1,971,855	\$1,971,855
<b>Total Market Value</b>	\$2,301,181	\$1,973,036	\$1,973,131

All values are as of January 1st each year

<b>Tax Year</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Assessed Value</b>	\$9,281	\$8,437	\$7,670
<b>Exemption Amount</b>	\$9,281	\$8,437	\$7,670
<b>Taxable Value</b>	\$0	\$0	\$0

<b>Tax Year</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Ad Valorem</b>	\$0	\$0	\$0
<b>Non Ad Valorem</b>	\$0	\$0	\$0
<b>Total tax</b>	\$0	\$0	\$0

**Location Address** FOUR ARTS PLZ**Municipality** PALM BEACH**Parcel Control Number** 50-43-43-22-00-003-0030**Subdivision****Official Records Book** 05272**Page**0331**Sale Date** APR-1987

22-43-43, E 104 FT OF N 125 FTOF S 1/2 OF SUB N OF  
**Legal Description** GOV LT 3 W OF CEIBA AVE /LESS WHEELCHAIR PATH &  
 SEAVIEW AVE/

**Owners**

SOCIETY OF THE FOUR ARTS

**Mailing address**

100 FOUR ARTS PLZ  
 PALM BEACH FL 33480 4141

<b>Sales Date</b>	<b>Price</b>	<b>OR Book/Page</b>	<b>Sale Type</b>	<b>Owner</b>
APR-1987	\$275,000	05272 / 00331	WARRANTY DEED	SOCIETY OF THE FOUR ARTS

<b>Exemption Applicant/Owner</b>	<b>Year</b>	<b>Detail</b>
SOCIETY OF THE FOUR ARTS	2023	FULL: CHARITABLE/BENEV/FRAT

**Number of Units** 0 **\*Total Square Feet** 0 **Acres** 0.2245

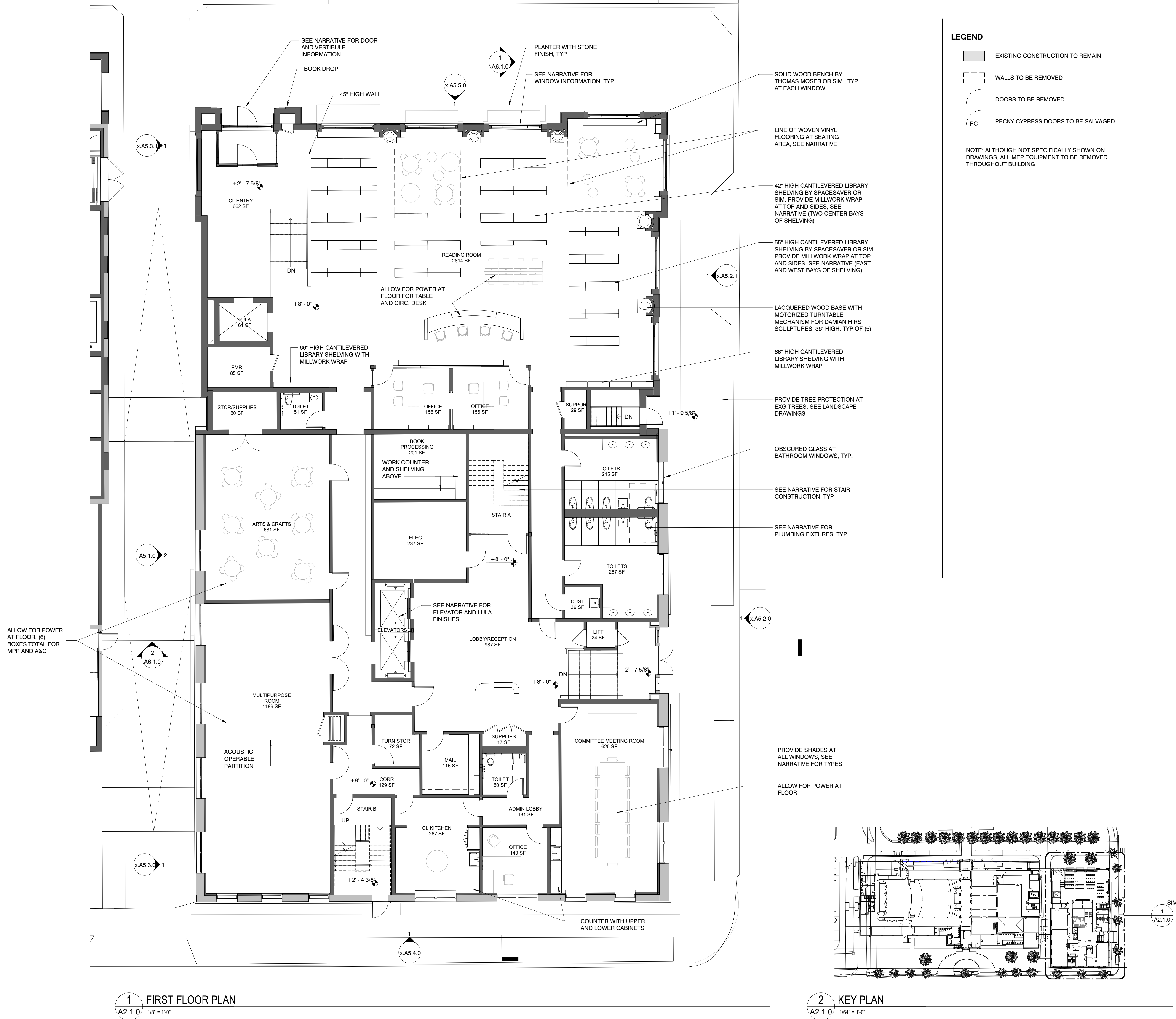
**Use Code** 7900 - CULTURAL **Zoning** R-B - LOW DENSITY RESIDENTIAL ( 50-PALM BEACH )

<b>Tax Year</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Improvement Value</b>	\$2,064	\$2,107	\$2,150
<b>Land Value</b>	\$2,216,200	\$1,900,000	\$1,879,835
<b>Total Market Value</b>	\$2,218,264	\$1,902,107	\$1,881,985

All values are as of January 1st each year

<b>Tax Year</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Assessed Value</b>	\$2,092,318	\$1,902,107	\$1,881,985
<b>Exemption Amount</b>	\$2,092,318	\$1,902,107	\$1,881,985
<b>Taxable Value</b>	\$0	\$0	\$0

<b>Tax Year</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Ad Valorem</b>	\$0	\$0	\$0
<b>Non Ad Valorem</b>	\$0	\$0	\$0
<b>Total tax</b>	\$0	\$0	\$0



120 Broadway  
20th Floor  
New York, NY 10271  
212 777 7800  
beyerblinderbelle.com

**BEYER  
BLINDER  
BELLE**

285 Banyan Blvd  
West Palm Beach, Florida 33401  
561.684.6844 • Fax 561.684.6504  
spinaorourke.com  
FL Lic # AA2002389

**SPINAOROURKE  
+ PARTNERS**

Architecture • Interior Design  
Keith M. Spina # A013419

**The Society of the Four Arts**

100 Four Arts Plaza, Palm Beach, FL 33480

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Revisions

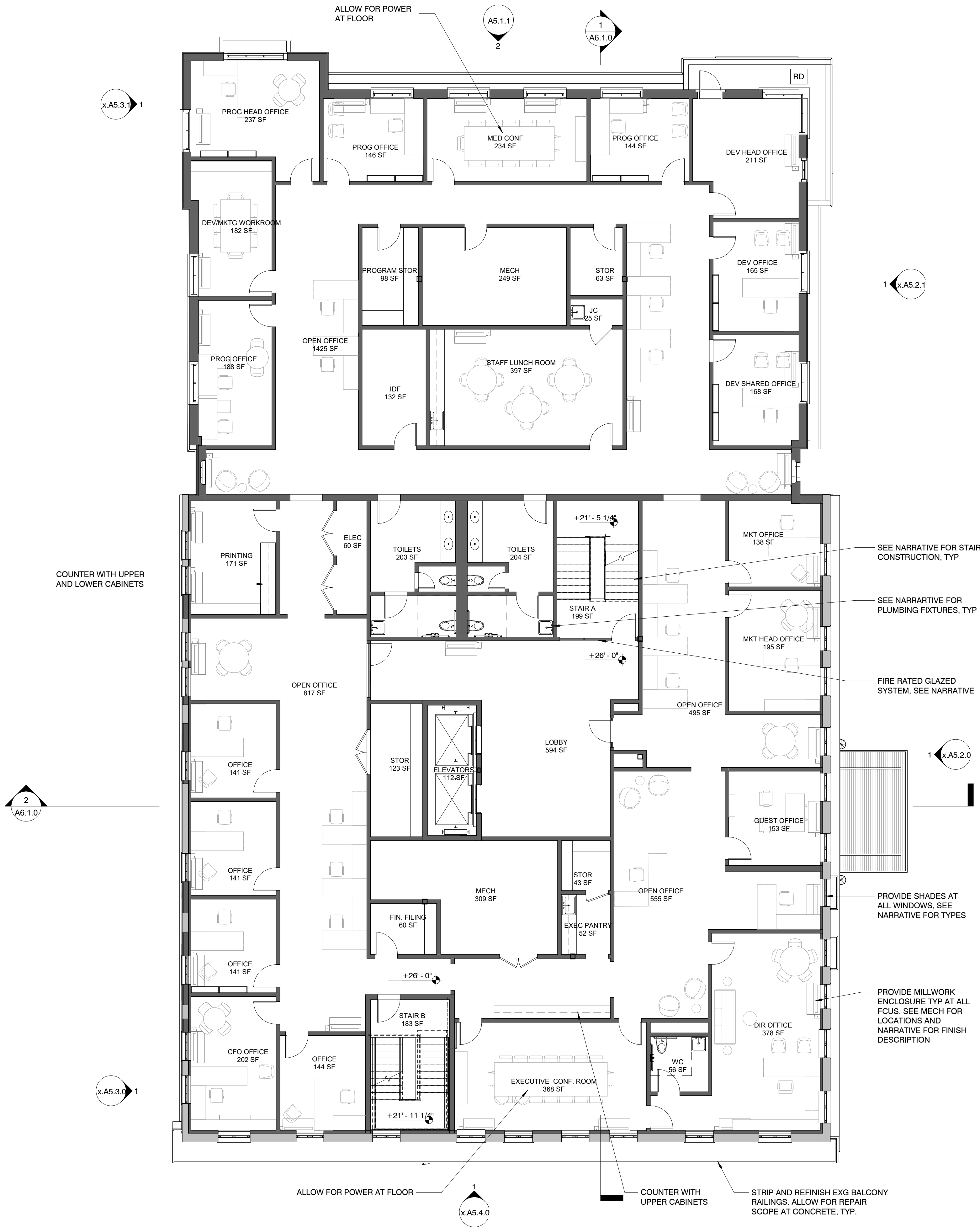
Project no: 2953  
Drawn by: Author  
Project Manager: Checker

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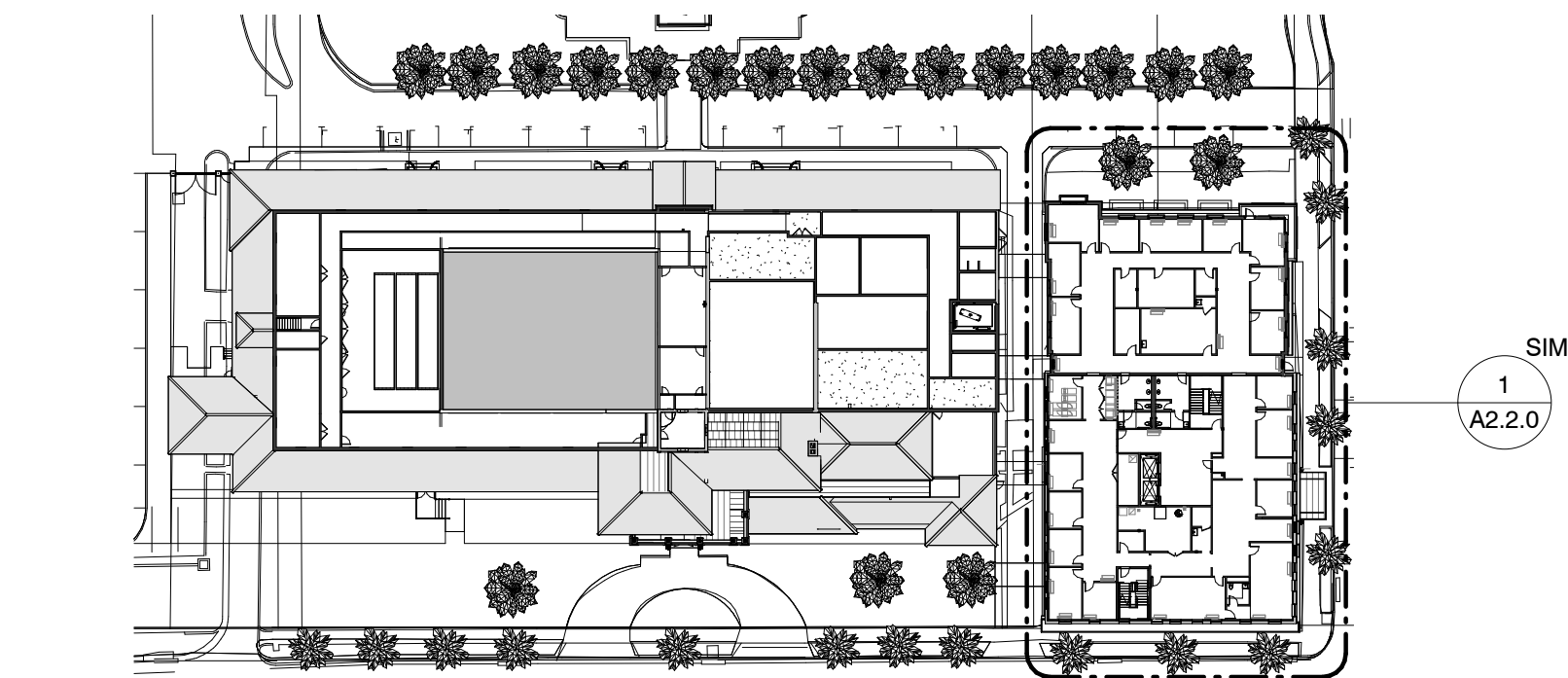
**A2.1.0**  
Schematic Design

PROPOSED FIRST FLOOR PLAN





1 SECOND FLOOR PLAN  
A2.2.0 1/8" = 1'-0"



2 SITE KEY PLAN 2  
A2.2.0 1/64" = 1'-0"

- LEGEND**
- EXISTING CONSTRUCTION TO REMAIN
  - WALLS TO BE REMOVED
  - DOORS TO BE REMOVED
  - PECKY CYPRESS DOORS TO BE SALVAGED

NOTE: ALTHOUGH NOT SPECIFICALLY SHOWN ON DRAWINGS, ALL MEP EQUIPMENT TO BE REMOVED THROUGHOUT BUILDING

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Architecture • Interior Design

Kath M. Spina #A313419

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Revisions

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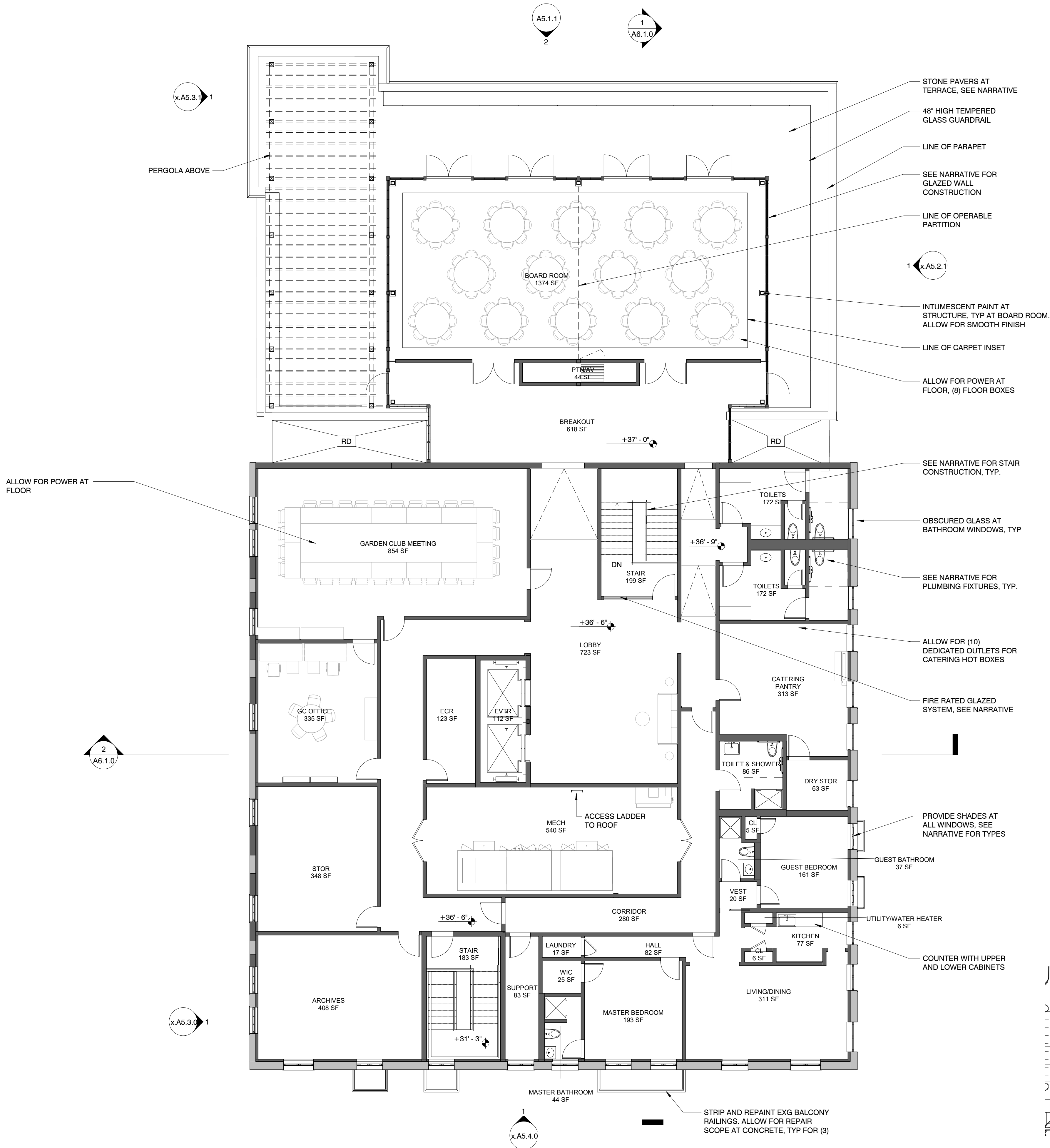
Project Manager: Checker

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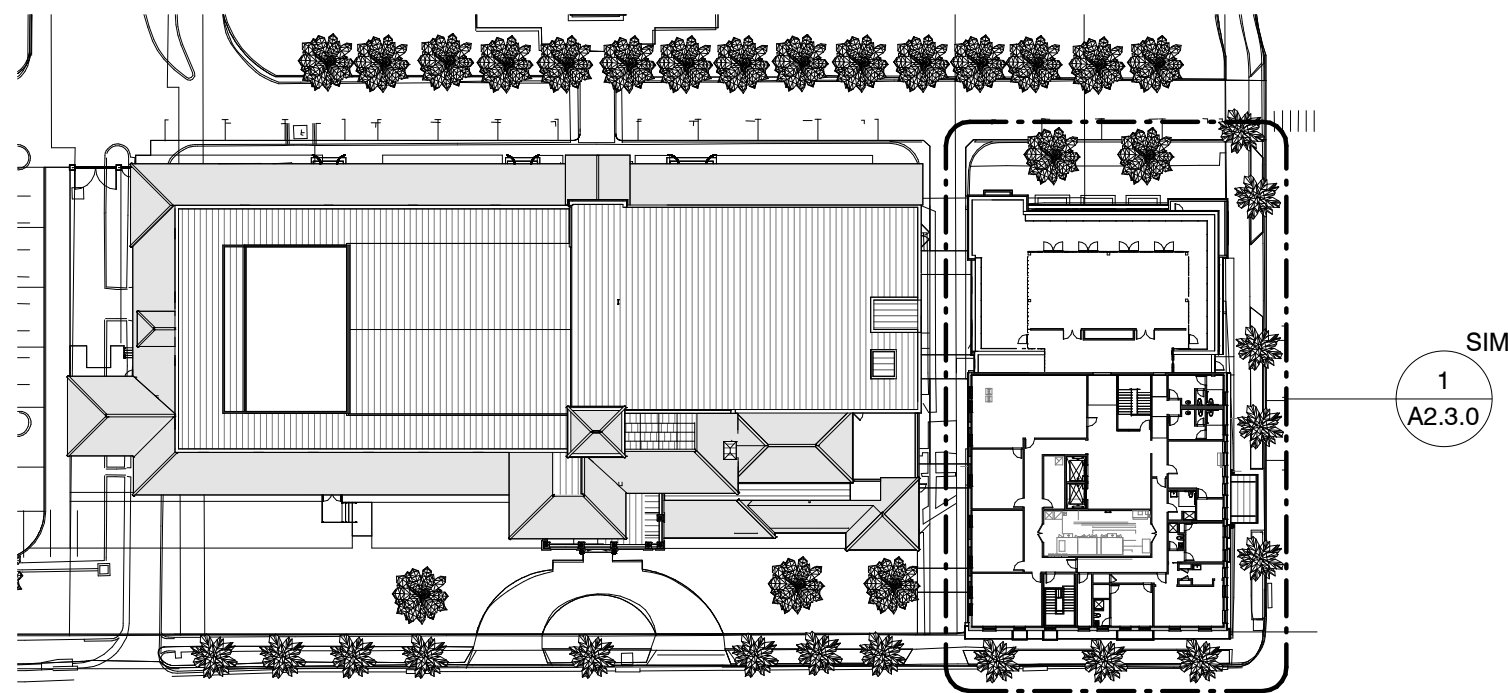
**A2.2.0**

Schematic Design

PROPOSED SECOND FLOOR PLAN



1  
A2.3.0  
THIRD FLOOR PLAN  
1/8" = 1'-0"



2  
A2.3.0  
KEY PLAN  
1/64" = 1'-0"

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- WALLS TO BE REMOVED
- DOORS TO BE REMOVED
- PECKY CYPRESS DOORS TO BE SALVAGED




NOTE: ALTHOUGH NOT SPECIFICALLY SHOWN ON DRAWINGS, ALL MEP EQUIPMENT TO BE REMOVED THROUGHOUT BUILDING





2 OVERALL FIRST FLOOR PLAN

A2.1.0 1/16" = 1'-0"

### LEGEND

-  EXG CONSTRUCTION  
 NEW CONSTRUCTION  
 NEW BARREL TILE ROOFING, SEE NARRATIVE  
 NEW LOW SLOPE ROOFING, SEE NARRATIVE

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<div style="border: 1px solid black; padding: 2px;"> <b>Revisions</b>  <div style="border: 1px solid black; height: 100px; margin-top: 5px;"></div> </div>		
<div style="border: 1px solid black; padding: 2px;"> <b>Project no:</b> 2953  <b>Drawn by:</b> Author  <b>Project Manager:</b> Checker         </div>		
		
<h2 style="margin: 0;">A2.1.10</h2> <p style="margin-top: 10px;">Schematic Design</p>		

**SPIN+AOROURKE**  
+ PARTNERS

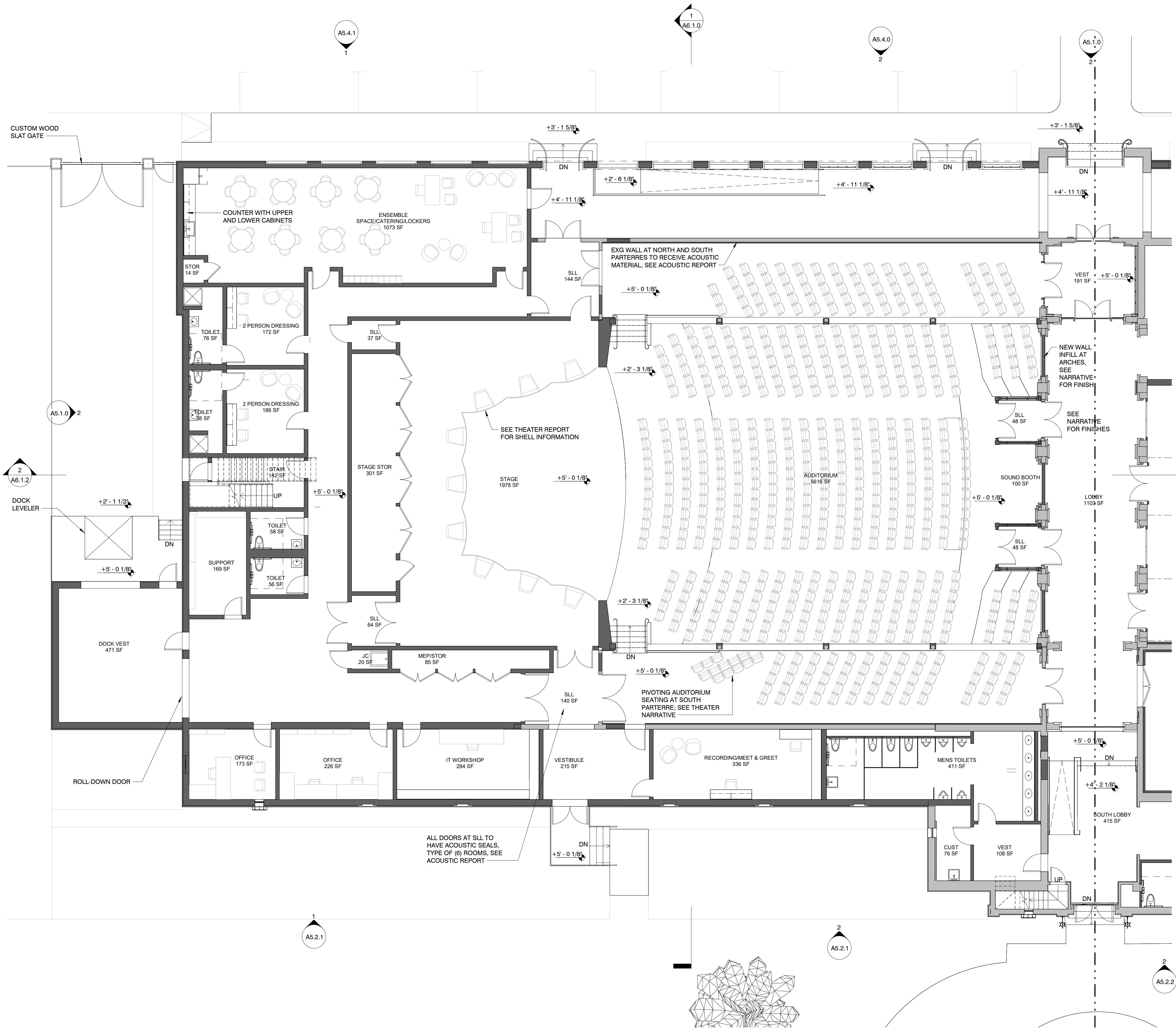
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spin+aorourke.com  
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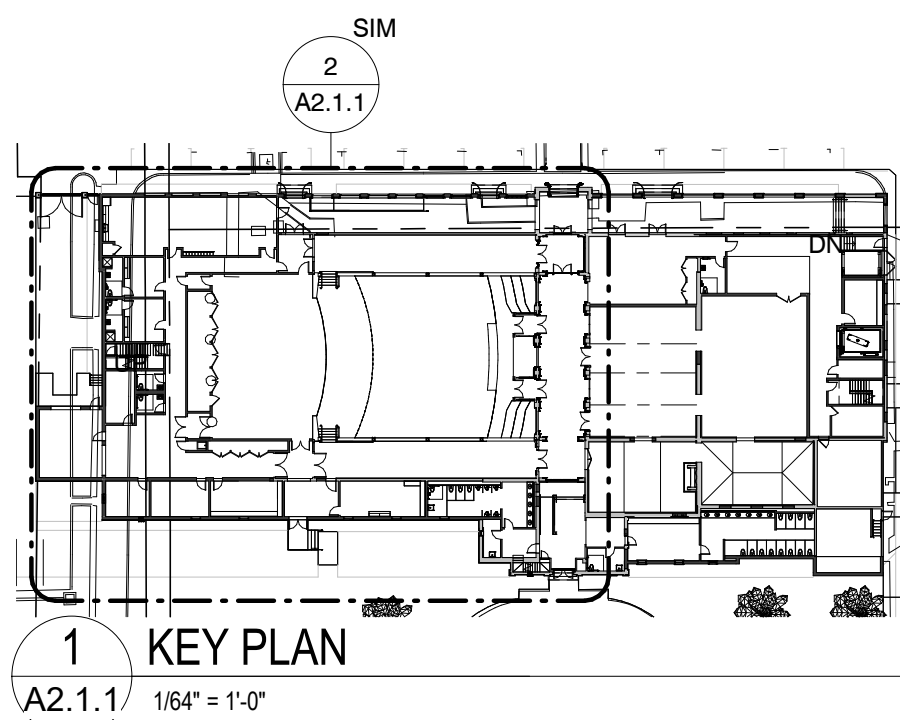
Architecture • Interior Design  
Keith M. Spina • AR13419





2 ENLARGED FIRST FLR PLAN - WEST  
A2.1.1 1/8" = 1'-0"

- LEGEND**
- EXG CONSTRUCTION
  - NEW CONSTRUCTION
  - NEW BARREL TILE ROOFING, SEE NARRATIVE
  - NEW LOW SLOPE ROOFING, SEE NARRATIVE



ENLARGED FIRST FLOOR PLAN - WEST

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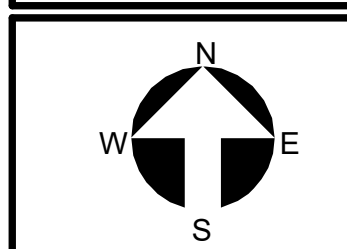
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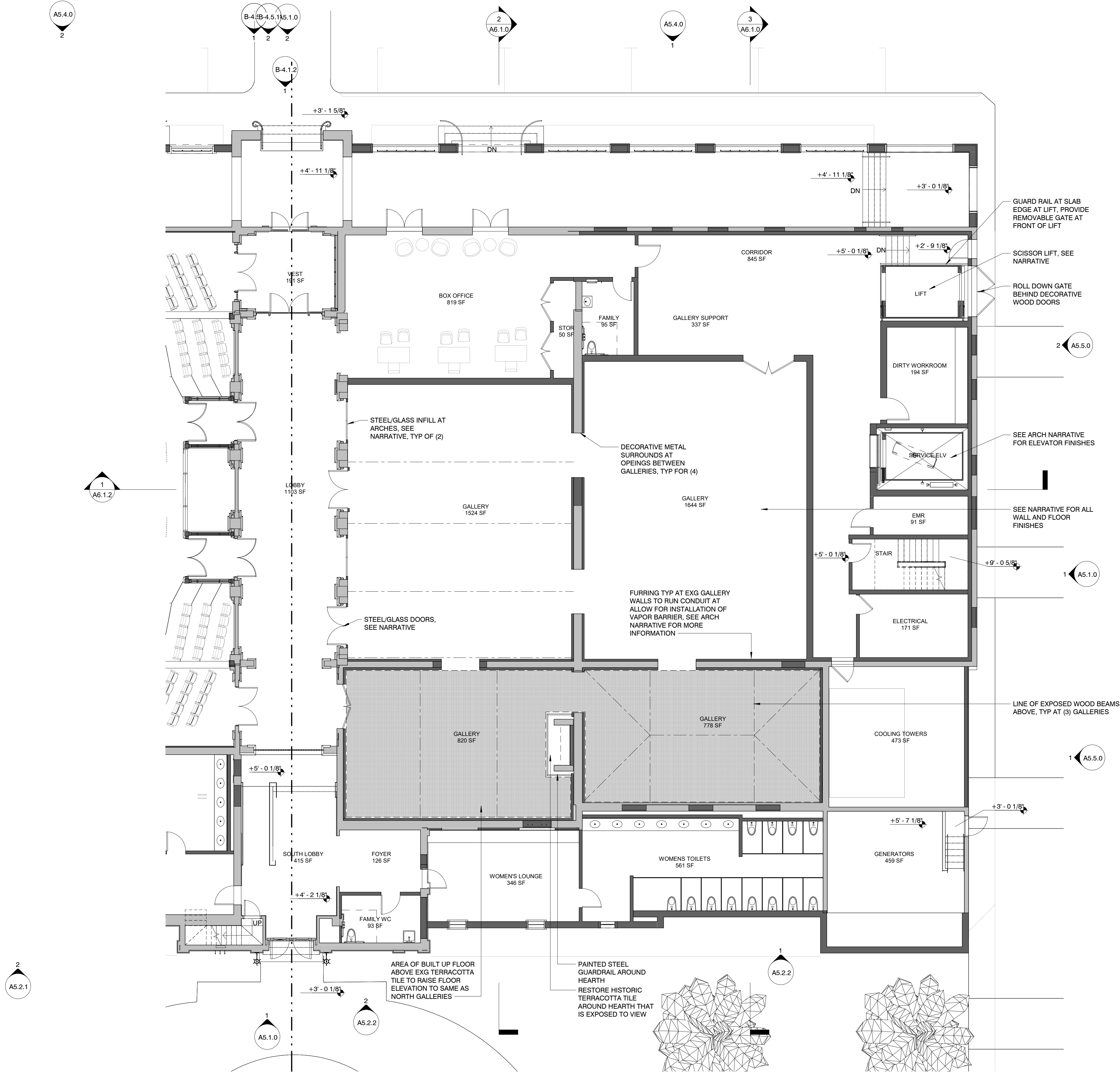
Revisions

Project no: 2953  
Drawn by: Author  
Project Manager: Checker

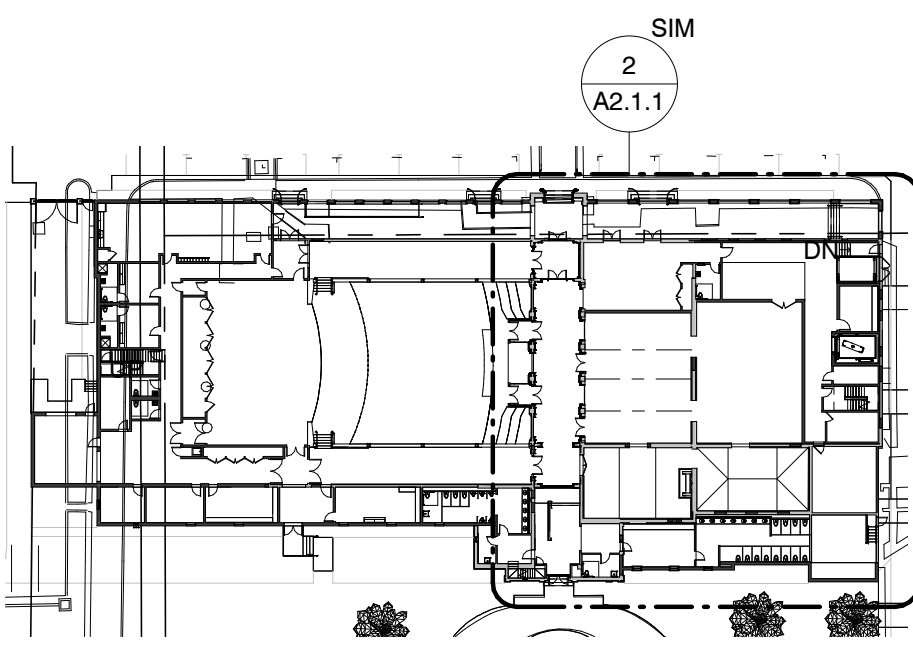


**A2.1.1**  
Schematic Design





- LEGEND**
- EXG CONSTRUCTION
  - NEW CONSTRUCTION
  - NEW BARREL TILE ROOFING, SEE NARRATIVE
  - NEW LOW SLOPE ROOFING, SEE NARRATIVE



**1 KEY PLAN**  
A2.1.2 1/64" = 1'-0"

**2 ENLARGED FIRST FLOOR PLAN - EAST**  
A2.1.2 1/8" = 1'-0"

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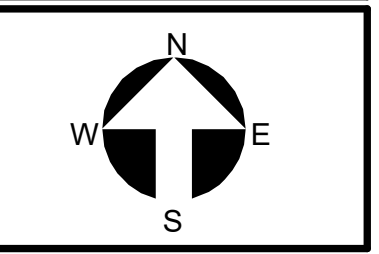
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Keith M. Spina # A313419

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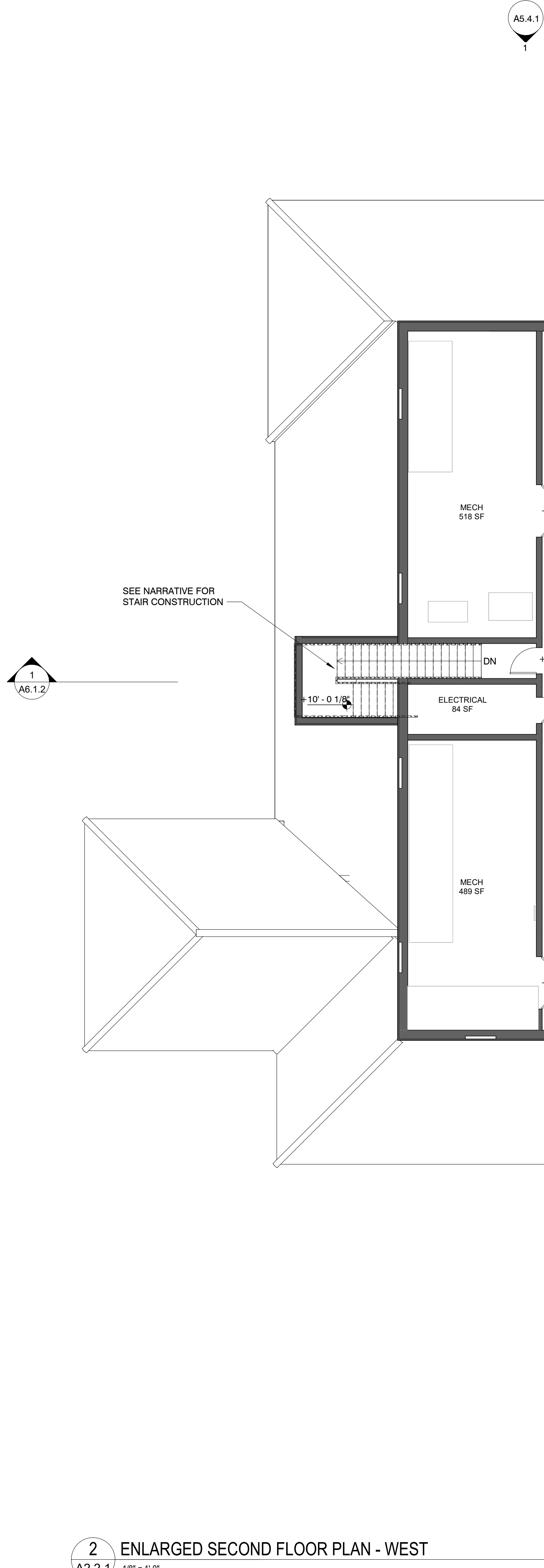
Revisions

Project no: 2953  
Drawn by: Author  
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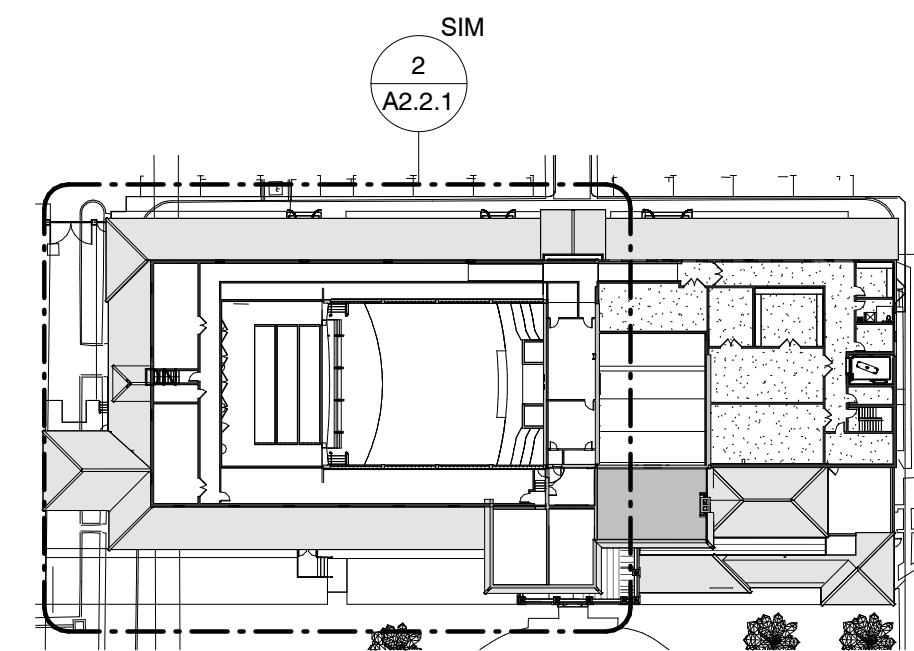
**A2.1.2**  
Schematic Design

ENLARGED FIRST FLOOR PLAN - EAST



2 ENLARGED SECOND FLOOR PLAN - WEST  
A2.2.1 1/8" = 1'-0"

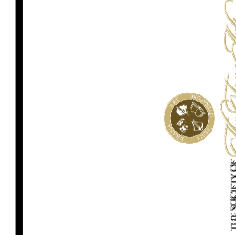
- LEGEND**
- EXG CONSTRUCTION
  - NEW CONSTRUCTION
  - NEW BARREL TILE ROOFING, SEE NARRATIVE
  - NEW LOW SLOPE ROOFING, SEE NARRATIVE



1 KEY PLAN  
A2.2.1 1/64" = 1'-0"

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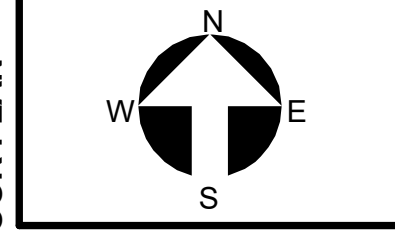


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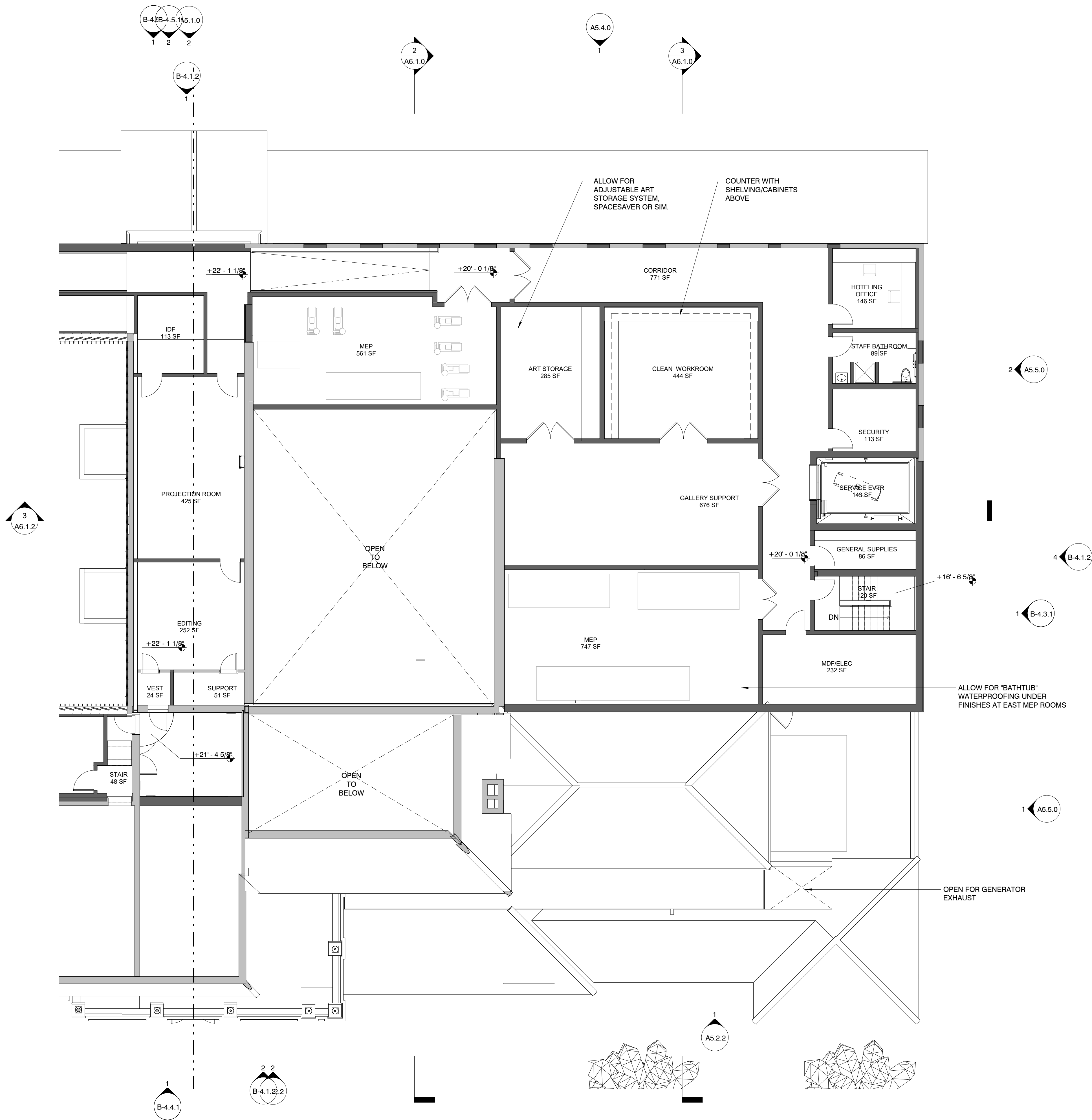


**A2.2.1**  
Schematic Design

ENLARGED SECOND FLOOR PLAN

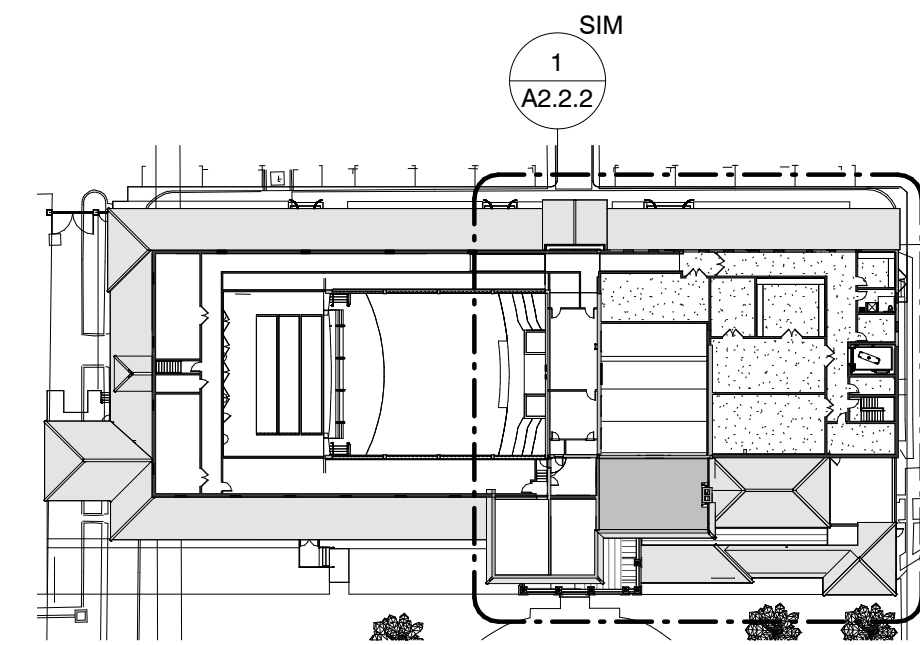
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Keith M. Spina #A313419





1 ENLARGED SECOND FLOOR PLAN - EAST  
A2.2.2 1/8" = 1'-0"

- LEGEND**
- EXG CONSTRUCTION
  - NEW CONSTRUCTION
  - NEW BARREL TILE ROOFING, SEE NARRATIVE
  - NEW LOW SLOPE ROOFING, SEE NARRATIVE



2 KEY PLAN  
A2.2.2 1/64" = 1'-0"

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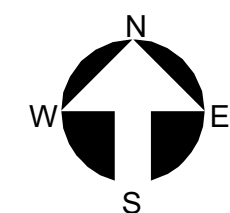
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Revisions

Project no: 2953  
Drawn by: Author  
Project Manager: Checker



**A2.2.2**  
Schematic Design

ENLARGED SECOND FLOOR PLAN



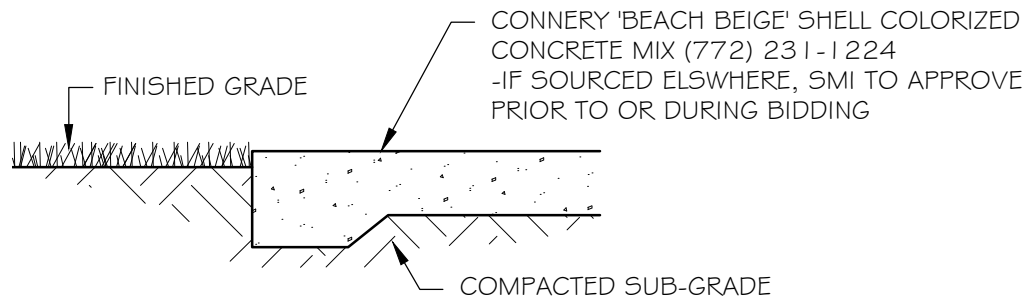
Autodesk Docs/Society of the Four Arts/SFA-SFA-Roversky-R22.rvt

Survey By: Keith Surveying    Job # 13223.00

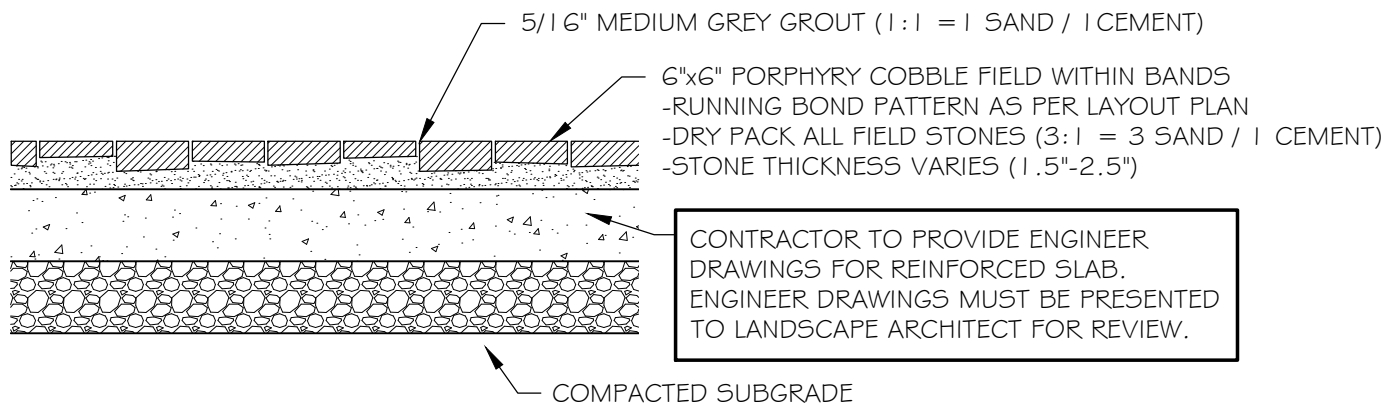
ABBREVIATIONS KEY  
DIA = DIAMeter  
DR = Dominican Republic  
HS = HardScape  
HT = Height  
LA = Landscape Architect  
LS = LandScape  
MAX = MAXimum  
MIN = MINimum  
SMI = SMI Landscape Architecture  
TBD = To Be Determined  
TC = Terra Cotta  
THK = THICK  
TYP = TYPical

GRADING  
BOG = Bottom Of Steps  
ELEV = ELEVation  
FFE = Finished Floor Elevation  
TOS = Top Of Steps  
TOW = Top Of Wall

SMI TO APPROVE LAYOUT OF  
ALL HARDSCAPE MATERIAL  
PRIOR TO INSTALLATION

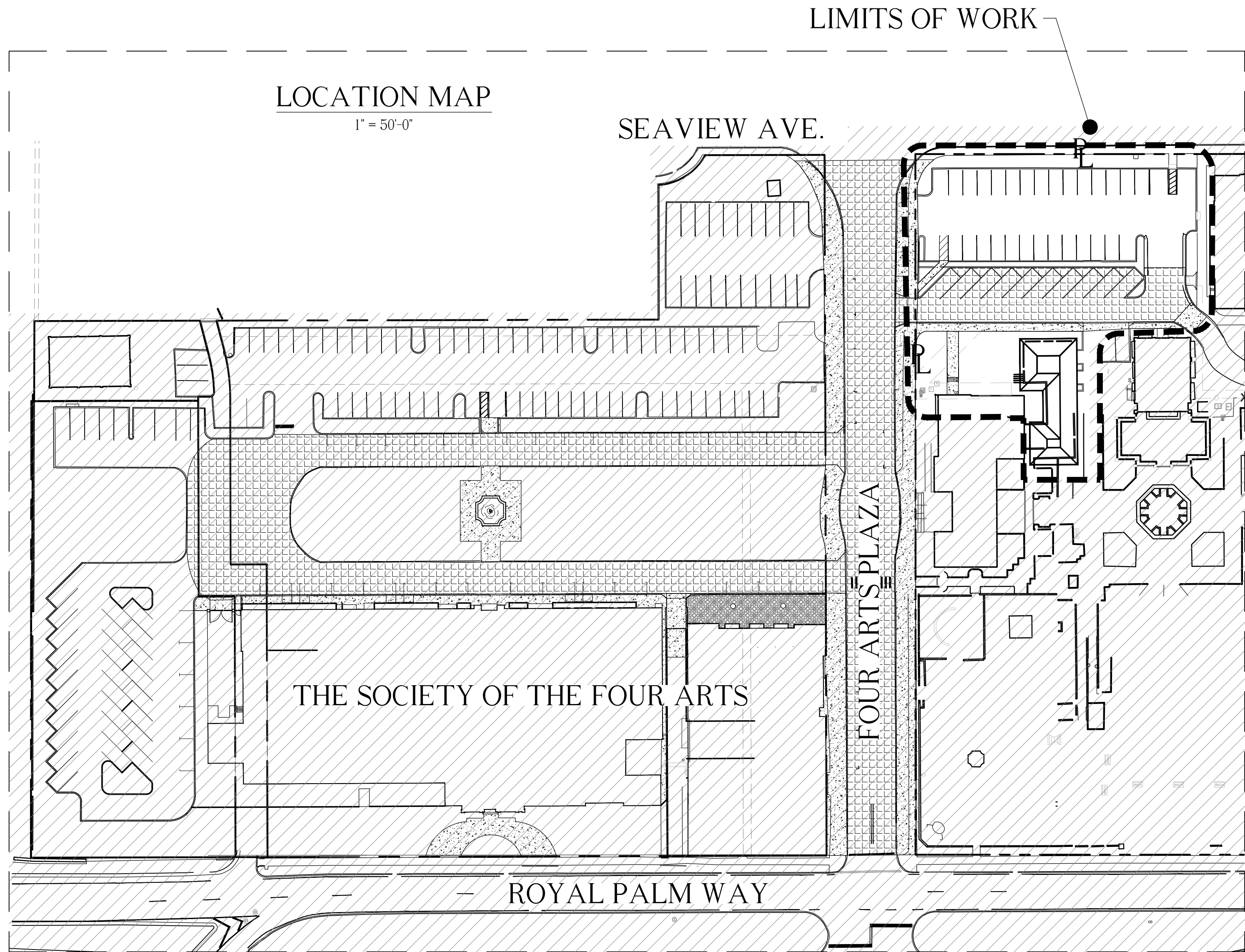


1 TABBY  
SCALE: 1" = 1'-0"



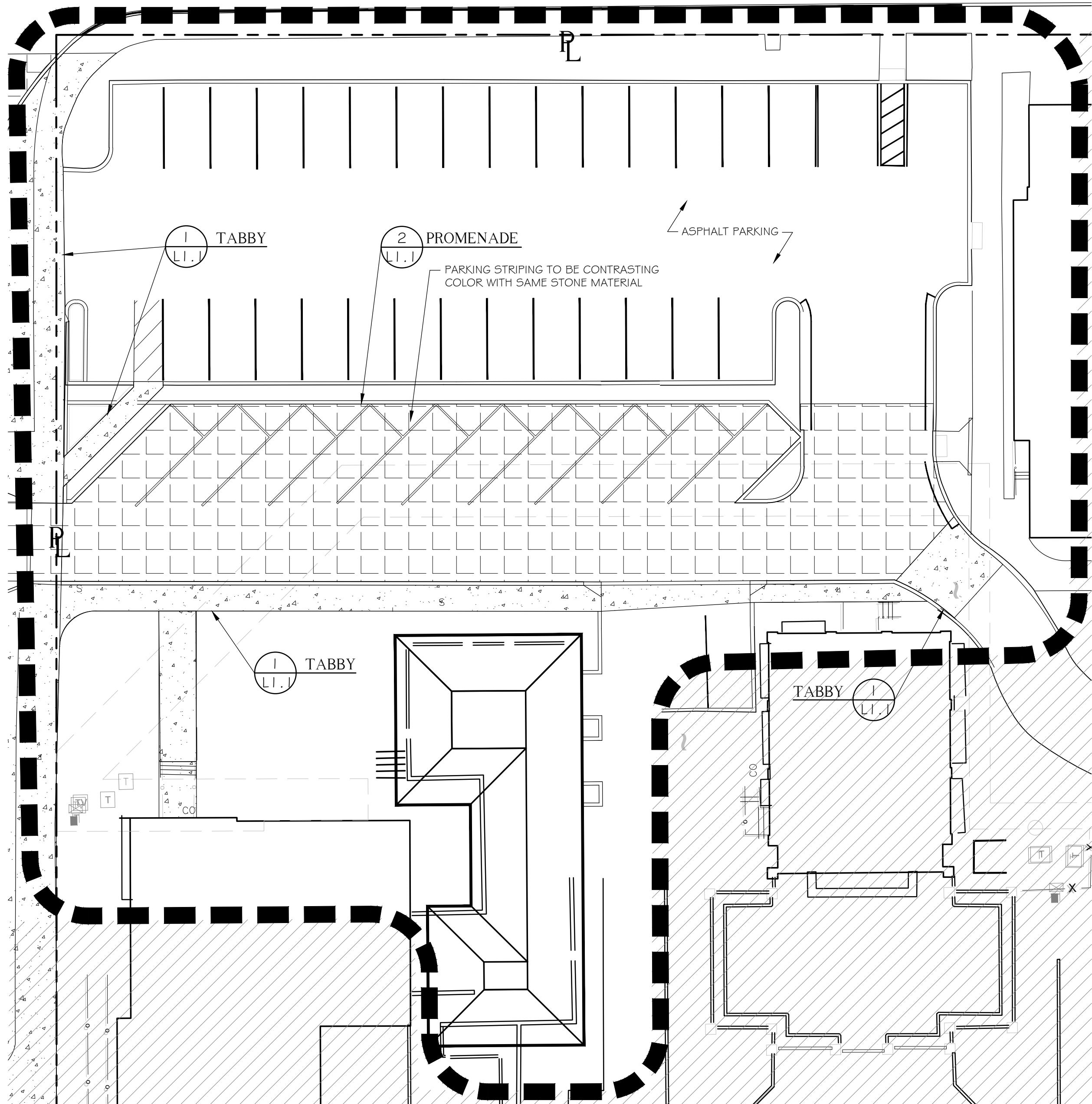
2 PROMENADE  
SCALE: 3/4\"/>

LOCATION MAP  
1" = 50'-0"



FOUR ARTS PLAZA

SEAVIEW AVENUE



LIMITS OF WORK  
1/6" = 1'-0"



MASTER SITE PLAN - EAST

L-1.1

Pre-Application

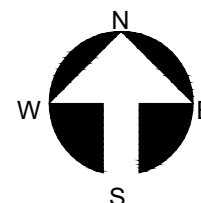
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Revisions  
1. 2023.07.19 Schematic Design  
2. 2023.09.19 Pre-Application  
3. 2023.10.16 First Submittal

Project no.: 2953

Drawn by: VD  
Project Manager: CFV



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LANDSCAPE ARCHITECTURE

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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

Engineering Services

August 17, 2023

Mony Elmeus, E.I.  
Kimley-Horn  
1615 S. Congress Ave  
Suite 201  
Delray Beach, FL  
Phone: 561-404-9810  
Email: [mony.elmeus@kimley-horn.com](mailto:mony.elmeus@kimley-horn.com)

**RE: 100 Four Arts Plaza – Town of PB – ENG LOA**

**PCN: 50-43-43-22-00-00-30-03-0, 50-43-43-22-00-00-30-08-0, 50-43-43-23-05-02-10-01-0, 50-43-43-23-05-02-10-03-1**

Dear Mr. Webber:

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.

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