



TOWN OF PALM BEACH

November 28, 2023

Mr. Mark Williams, P.E.
Keshavarz & Associates
711 N Dixie Highway, Suite 201
West Palm Beach, FL 33401

**RE: Water, Sewer, Solid Waste, and Drainage Concurrency:
120 North County Road, Palm Beach, Florida**

Dear Mr. Williams:

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. At this time, we have not received a letter from the City of West Palm Beach indicating water supply capacity for this project. Please provide this letter once obtained.

If you need additional information, please do not hesitate to contact me.

Sincerely,

Patricia K. Strayer, P.E.
Town Engineer

PKS:lm
Attachment

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



Town of Palm Beach Public Works Department
Ms. Patricia Strayer P.E., Town Engineer
360 South County Road
Palm Beach, FL 33401

November 20, 2023

K&A Project No. 22-1414

Attention: Ms. Patricia Strayer, P.E., Town Engineer

Reference: 120 North County Road, Town of Palm Beach, Florida
Proposed renovation and use changes
Concurrency Determination

Dear Ms. Strayer:

The owner of this property is in the planning stages for a proposed renovation and construction of building additions on the property located at 120 North County Road.

Please find the following information attached for review for Concurrency Determination for Water, Sanitary Sewer, Drainage and Solid Waste:

1. Solid Waste Comparative Analysis of Impacts.
2. Potable Water Comparative Analysis of Impacts
3. Wastewater Comparative Analysis of Impacts
4. Drainage statement

Concurrency Determination for Water Service was submitted to the City of West Palm Beach and concurrency determination for Solid Waste was submitted to the SWA. We will provide a copy of their response via email once received.

Please provide a concurrency letter indicating that the Town has adequate capacity to provide the services described above.

Should you require any additional information concerning this matter, please feel free to contact this office.

Sincerely,
KESHAVARZ & ASSOCIATES, INC.

Mark A. Williams, P.E.
Senior Vice President

Enclosures

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November 13, 2023
Project # 22-1414

**Palm Beach Synagogue
120 North County Road
Palm Beach, Florida
Comparative Analysis of Impacts**

WASTEWATER

| | |
|-------------------------------|---|
| Sewer Providers | Town of Palm Beach (gravity sewer / force main system) City of West Palm Beach Wastewater Treatment Plant (treatment) |
| Nearest Sewer Facility | There is an existing 12" gravity sewer main adjacent to the south side of the site within Sunset Avenue right of way. |
| Proposed Facilities | It is anticipated that development of this site will utilize the existing gravity sewer service connection to the existing 12" gravity sewer main on the south side of project site. An additional sewer service connection is anticipated and will be connected to the existing 12" sewer main on Sunset Avenue. The existing sewer service will be evaluated and compared to the proposed project's wastewater generation to confirm that the existing sewer service has adequate capacity. |
| Level of Service | Per Comprehensive Plan |
| Current Demand | Church/Sanctuary: 164 Seats x 3 GPD/seat = 492 GPD Office: 3022 sf x 15 GPD/100 sf = 453 GPD Classroom Religious: 1266 sf/30sf/student x 10 GPD per student = 422 GPD Restaurant: 168 seats @ 40 GPD/seat = 6720 GPD TOTAL CURRENT DEMAND = 8087 GPD |
| Proposed Demand | Church/Sanctuary: 254 seats x 3 GPD/seat = 762 GPD Office: 1620 sf x 15 GPD/100sf = 243 GPD Classroom Religious: 4267 sf/30sf/student x 10 GPD per student = 1422 GPD Residential: 1 unit with 2 quest suites: 500 GPD TOTAL PROPOSED DEMAND = 2927 GPD |
| Change | <u>REDUCTION = 5160 GPD</u> |

References: 1. Town of Palm Beach Comprehensive Plan
2. Architectural Graphic Standards
3. Florida Administrative Code 64E-6 Standards for Sewage Treatment & Disposal Systems.

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November 13, 2023
Project # 22-1414

**Palm Beach Synagogue
120 North County Road
Palm Beach, Florida
Comparative Analysis of Impacts**

WATER

| | |
|-------------------------------|---|
| Water Provider | City of West Palm Beach Water Treatment Plant |
| Nearest Water Facility | There is an existing 12" water main in the North County Road right of way adjacent to the east side of the site and an existing 8" water main in the Sunset Avenue right of way on the south side of the site. |
| Proposed Facilities | It is anticipated that development of this site will utilize the existing 12" water main on North County Road. A proposed connection to the existing 12" diameter water main on North County Road is anticipated for the installation of water and fire service for the site. |
| Level of Service | Per Comprehensive Plan |
| Current Demand | Church/Sanctuary: 164 Seats x 3 GPD/seat = 492 GPD Office: 3022 sf x 15 GPD/100 sf = 453 GPD Classroom Religious: 1266 sf/30sf/student x 10 GPD per student = 422 GPD Restaurant: 168 seats @ 40 GPD/seat = 6720 GPD TOTAL CURRENT DEMAND = 8087 GPD |
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SOLID WASTE

| | |
|-------------------------------------|---|
| Service Provider | Town of Palm Beach (hauler), Palm Beach County Solid Waste Authority (disposal site) |
| Nearest Solid Waste Facility | Palm Beach County Solid Waste Authority located on N. Jog Road, south of State Road 710, approximately 11 miles northwest of the project site. |
| Level of Service | Per Comprehensive Plan |
| Current Demand | Church/Sanctuary: 9294 sf x 1.03 lbs/sf = 9573 lbs = 4.79 Tons Office: 3022 sf x 2.52 lbs/sf = 7615 lbs = 3.81 Tons Classroom Religious: 1266 sf x 3.71 lbs/sf = 4697 lbs = 2.35 Tons Restaurant: 5979 sf x 25.58 lbs/sf = 152943 lbs = 76.47 tons TOTAL CURRENT DEMAND = 87.42 Tons per year |
| Proposed Demand | Church/Sanctuary: 25656 sf x 1.03 lbs/sf = 26426 lbs = 13.21 Tons Office: 1620 sf x 2.52 lbs/sf = 4082.4 lbs = 2.04 Tons Classroom Religious: 4267 sf x 3.71 lbs/sf= 15830 lbs = 7.91 Tons Residential: 1 unit x 1.10 TPY = 1.10 Tons TOTAL PROPOSED DEMAND = 24.26 Tons per year |
| Change | REDUCTION = 63.16 TONS PER YEAR |
| Proposed Pickup Plan | All solid waste pickup will be on Sunset Ave. The waste will be collected in Town standard bins and will be brought to the street by maintenance workers. Recycling is to be collected by the Town using SWA-supplied 95-gallon containers, collected street side. The waste and/or recycling produced will be collected in two 3cyd dumpsters and they will be brought to the street for pickup. |

References: 1. Town of Palm Beach Comprehensive Plan
2. Palm Beach County Solid Waste Authority, Commercial Waste Generation Schedule



KESHAVARZ & ASSOCIATES
Civil Engineers – Land Surveyors

Drainage Report to accompany Conceptual Engineering Plans 120 North County Road, Town of Palm Beach

Location:

The 0.72 acre project site is located within The Town of Palm Beach, Section 22, Township 43South, Range 43 East. The site is located at 120 North County Road, Town of Palm Beach (north side of Sunset Avenue and the west side of North County Road).

FEMA Flood Data:

The project site is located within flood zone “AE” in accordance with of the Flood Insurance Rate Map, latest revision October 5, 2017, Community-Panel Number 12099C 0581. Zone “AE” has a flood elevation of 6 feet (NAVD 88 datum) and X.

Finished floor elevation of the new buildings will be set at elevation 7.0’ NAVD.

Existing Conditions:

The site is currently developed with existing parking areas and an existing building containing various uses such as a Restaurant, Sanctuary, Office and Classroom space. There are existing water, sewer and drainage system connections to the infrastructure on Sunset Avenue and driveway connections to Sunset Ave for access to the site.

Proposed Improvements:

The proposed project consist of the redevelopment of a portion of the site. The building area in the Southeast Corner of the site will be preserved and will be renovated internally. The proposed uses will consist of one Residential Unit with two guest suites, a Sanctuary, Office, Library, and Classroom space.

Below is a drainage analysis of the proposed exfiltration system capacity and on-site retention capacity of stormwater on site.

Site area = 31408 sf = 0.72 AC

Existing:

Building Lot Coverage = 13,774 sf = 43.9%

Landscape area = 2634 sf = 8.4 %

Hardscape/Parking = 15000 sf = 47.78%

Proposed:

Building Lot coverage = 21,450 sf = 68.3%

Landscape area = 3297 sf = 10.5 %
Hardscape/Parking = 6661 SF = 21.21%

Standard Town of Palm Beach Retention requirement of 2" over site = 1.44 AC-In required =
0.12 AC-FT = 5235 CF

The proposed project will utilize an underground storage system manufactured by ACO, Inc. The drainage system is a Geocellular Stormwater Storage product (ACO StormBrixx). The proposed storage system will be roughly 55' x 54' x 2' deep and store 5566 Cubic feet of stormwater. A combination of the storage system and up to 65 linear feet of exfiltration trench will be utilized to retaining the required stormwater on site per the Town of Palm Beach requirements. Note that the proposed storage system has the capacity to exceed to most stringent Town of Palm Beach requirements of 5235 Cubic feet of storage.

The project will ultimately discharge to the existing catch basin on Sunset Avenue emulating the existing stormwater system and outfall configuration.

Prepared by:

Mark A. Williams, P.E.
Keshavarz & Associates
PE # 34944



Town of Palm Beach Public Works Department
Ms. Patricia Strayer P.E., Town Engineer
360 South County Road
Palm Beach, FL 33401

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K&A Project No. 22-1414

Attention: Ms. Patricia Strayer, P.E., Town Engineer

Reference: 120 North County Road, Town of Palm Beach, Florida
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Dear Ms. Strayer:

In response to your comments regarding the sewer service for this project, we have revised the attached wastewater analysis to indicate only one sewer service for this project.

Should you require any additional information concerning this matter, please feel free to contact this office.

Sincerely,
KESHAVARZ & ASSOCIATES, INC.

Mark A. Williams, P.E.
Senior Vice President

Enclosures

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