

January 2, 2025
Job No. 24-164

CONCURRENCY ANALYSIS

175 Bradley Place
Town of Palm Beach, Florida

SITE DATA

The subject parcel is located at the northeast corner of Bradley Place and Park Avenue in the Town of Palm Beach, Florida and contains approximately 0.08 acres. The site is currently developed with 2,175 SF of office space. The proposed modifications consist of converting approximately 2,049 SF of office space into medical office and constructing a second floor for 1,395 SF of residential area. For additional information concerning site location and layout, please refer to the Site Plan prepared by Fairfax, Sammons & Partners, LLC.

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	2175 SF	2175 SF	0 SF No Change
Second Floor	N/A	1395 SF	1395 SF Increase
			1395 SF Increase

CONCURRENCY SUMMARY (Cont.)

As demonstrated above there is an increase of 1,250 SF of residential area. The level of service impacts of the proposed development are as follows:

SEWER DEMAND

Office Space (Existing)

$$2175 \text{ SF} \times \frac{15 \text{ GPD}^*}{100 \text{ SF}} = 326.25 \text{ GPD}$$

Medical Office (Proposed)

$$1 \text{ practitioner} \times \frac{250 \text{ GPD}^*}{\text{practitioner}} = 250 \text{ GPD}$$

$$2 \text{ employees} \times \frac{15 \text{ GPD}^*}{\text{employee}} = 30 \text{ GPD}$$

$$\text{Total} = 280 \text{ GPD}$$

Residential (Proposed)

$$2 \text{ bedrooms (1395 SF): } 260 \text{ GPD}^*$$

* From FAC 64E-6.008

As shown above, the proposed development equates to an increase of 214 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.

Proposed

$$214 \text{ GPD} \times 1.2 = 257 \text{ GPD}$$

As shown above, the proposed development equates to an increase of 257 gallons per day of potable water demand.



CONCURRENCY SUMMARY (Cont.)

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:

Proposed Increase

$$214 \text{ GPD} \div 250 \text{ gallons/person/day} = 0.86 \text{ persons increase}$$

$$0.86 \text{ persons} \times 2.55 \text{ pounds/person/day} = 2.18 \text{ pounds/day}$$

$$2.18 \text{ pounds/day} \times 365 \text{ day/year} \times 1 \text{ ton/2000 pounds} = 0.4 \text{ tons/year}$$

As shown above, the proposed development equates to a minor increase of 0.4 tons of solid waste per year.

STORMWATER DRAINAGE

There is no increase in the building footprint and no changes to impervious and pervious areas. With no changes to these areas, there are no impacts to the stormwater drainage demands. Therefore, the proposed project will meet the established level of service standard for drainage.

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

