

August 9, 2018  
Job No. 17-137

## CONCURRENCY ANALYSIS

Pelican Square  
Village of Tequesta, Florida

### SITE DATA

The subject parcel is located between Canal Court and Inlet Court, west of US-1 in the Village of Tequesta, Florida and contains approximately 1.05 acres. The current addresses are 691 and 19626 N. US Highway 1, 3471 Inlet Court and 3486 Canal Court, and the Property Control Numbers for the subject parcel are:

60-43-40-30-58-001-0000	60-43-40-30-58-002-0000
60-43-40-30-58-003-0000	60-43-40-30-58-004-0000

The site is currently vacant with an alley that will be vacated. Proposed site development consist of the construction of office space with nine apartments above and one townhouse building with three units. For additional information concerning site layout and location please refer to Site Plan by Gentile, Glass Holloway, O'Mahoney and Associates, Inc.

## CONCURRENCY STATEMENT

As previously mentioned, the site is currently vacant and proposed modifications consist of office space with nine apartments above and one townhouse building with three units. The nine-1 bedroom apartments range from 890-1222 SF, and the community recreation room is 890 SF, and office space totals 4922 SF. The townhomes will consist of 3-bedroom units with square footages ranging from 1900 SF to 2300 SF per unit. The level of service impacts of the proposed development are as follows:

### SEWER DEMAND

$$2 \text{ D.U.'s} \times \frac{300 \text{ GPD}}{\text{D.U.}} + 1 \text{ DU} \times \frac{360 \text{ GPD}}{\text{D.U.}} = 600 + 360 = 960 \text{ GPD}$$

$$9 \text{ D.U.'s} \times \frac{160 \text{ GPD}}{\text{D.U.}} = 1440 \text{ GPD}$$

TOTAL = 2400 GPD (residential)

CONCURRENCY STATEMENT (CONTINUED)

$$5812 \text{ SF Office}^{**} \times \frac{15 \text{ GPD}}{100 \text{ SF}} = 872 \text{ GPD (Non- residential)}$$

$$\text{Total Wastewater Demand} = 3272 \text{ GPD}$$

$$\text{Allowable Residential Level of Service}^* = \frac{108 \text{ GPD}}{\text{Person}} \times \frac{2.3 \text{ persons}}{\text{DU}} \times 12 \text{ DU} = 2981 \text{ GPD}$$

$$2981 \text{ GPD} > 2400 \text{ GPD}$$

\*assuming 2.3 persons/DU

\*\* includes 890 SF Community Recreation Room

POTABLE WATER DEMAND

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

$$\text{Residential: } 2400 \text{ GPD} \times 1.2 = 2880 \text{ GPD}$$

$$\text{Non-Residential: } 872 \text{ GPD} \times 1.2 = 1046 \text{ GPD}$$

$$\text{Total Water Demand} = 3926 \text{ GPD}$$

$$\text{Allowable Residential Level of Service}^* = \frac{180 \text{ GPD}}{\text{Person}} \times \frac{2.3 \text{ persons}}{\text{DU}} \times 12 \text{ DU} = 4968 \text{ GPD}$$

$$4968 \text{ GPD} > 2880 \text{ GPD}$$

\*assuming 2.3 persons/DU

$$\text{Allowable Non- Residential Level of Service} = \frac{3030 \text{ GPD}}{\text{AC}}$$

$$3030 \text{ GPD} > 1046 \text{ GPD}$$

**As detailed above, the impacts of the proposed development are less than the allowable level of service standards.**

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