



**Department of Engineering
and Public Works**

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August 12, 2021

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

**RE: Cason Court
Project #: 210803 (Previously 210704)
Traffic Performance Standards (TPS) Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, revised August 10, 2021, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Delray Beach
Location:	SWC of Lake Ida Road and Swinton Avenue
PCN:	12-43-46-16-01-041-0010
Access:	Three right-in/right-out access driveway connections: one onto Lake Ida Road and two onto Swinton Avenue <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Church/Synagogue = 19,580 SF Day Care = 80 Students
Approved Uses:	Replace existing day care with: Private School = 36 Students
Proposed Uses:	Additional: Single Family Homes = 10 DUs
Project Daily Trips:	318
Project Peak Hour Trips:	46 (24/22) AM; 29 (16/13) PM
New Daily Trips:	26
New Peak Hour Trips:	9 (4/5) AM; -11 (-4/-7) PM
Build-out:	December 31, 2024

Based on our review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips; therefore, the project **meets** the TPS of Palm Beach County.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

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No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

A handwritten signature in blue ink that reads "Quazi Bari".

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb

ec: Addressee

Anthea Gianniotis, AICP, Director of Development Services, City of Delray Beach
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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