

Richard Caster | Principal
290 SE 6th Avenue
Suite #5
Delray Beach, FL 33483

Re: Cason Court - City of Delray Beach
PBC TPS Traffic Analysis & Delray LDR 2.4.3 Analysis
PCN: 12-43-46-16-01-041-0010

Dear Rick,

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)* and with the *City of Delray Beach LDR 2.4.3 (E)* standards. This traffic statement is associated with a Site Plan amendment application for the Cason United Methodist Church property to add eight (8) single family homes to the subject site.

The site is located on the southwest corner of Swinton Avenue and Lake Ida Road in the City of Delray Beach, Florida within the *Coastal Residential Exception Area*. Figure 1 shows the project location in relation to the transportation network. Parcel Control Number associated with this project is 12-43-46-16-01-041-0010.

A copy of the property appraiser information for the site is included as Exhibit 1 while Exhibit 2 includes a copy of the project location within the *Coastal Residential Exception Area*. Exhibit 3 includes a conceptual site plan for the property. Project buildout is expected in the year 2025.

According to provisions in Article 12 of the PBC ULDC – Section 3.B, if a structure or building has not been discontinued or abandoned for five (5) or more years prior to the time of the application, then the project is eligible for an existing use credit against project traffic. Exhibit 4 includes a 2016 aerial of the site.

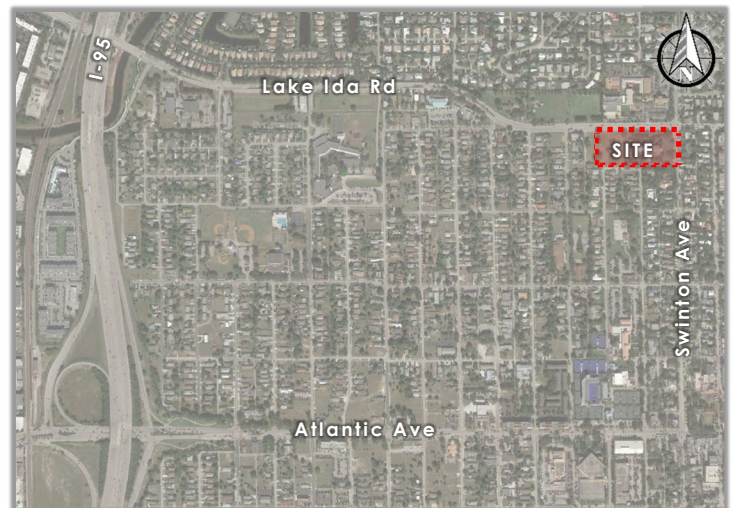


Figure 1 : Project Location

Project trip generation rates used for this analysis were based on *PBC Trip Generation Rates* dated July 25, 2022. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions while Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the existing and proposed development. Exhibit 5 includes a copy of PBC trip generation rates. Exhibit 6 includes a copy of the latest TPS approval for the site which included 10 DUs.

According to Table 2, the net Daily and AM peak trips potentially generated due to the proposed development are 31 and 11 trips respectively. There is a reduction in trips during the PM peak hour. Therefore, the proposed changes to the Cason United Methodist Church property will not generate more than 20 gross peak hour trips.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour			Weekend Peak Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
Church	560	7.60	62%	38%	0.32	44%	56%	0.49	48%	52%	10.36
Day Care	565	4.09	53%	47%	0.78	47%	53%	0.79	-	-	-
Private School	530	3.17	56%	44%	1.01	46%	54%	0.26	-	-	-
Single Family Detached	210	10.00	26%	74%	0.70	63%	37%	0.94	-	-	-

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour			Weekend Peak Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
EXISTING DEVELOPMENT											
Church	19,580 SF	149	4	2	6	4	6	10	97	106	203
Day Care	80 Students	327	33	29	62	30	33	63	0	0	0
Σ		476	37	31	68	34	39	73	97	106	203
Pass-By											
Church	5%	7	0	0	0	0	1	1	5	5	10
Day Care	50%	164	17	14	31	15	17	32	0	0	0
Σ		(171)	(17)	(14)	(31)	(15)	(18)	(33)	(5)	(5)	(10)
Net Existing Traffic		305	20	17	37	19	21	40	92	101	193
PROPOSED DEVELOPMENT											
Church	19,580 SF	149	4	2	6	4	6	10	97	106	203
Private School	36 Students	114	20	16	36	4	5	9	0	0	0
Single Family	8 DUs	80	2	4	6	5	3	8	-	-	-
Σ		343	26	22	48	13	14	27	97	106	203
Pass-By											
Church	5%	(7)	(0)	(0)	(0)	(0)	(1)	(1)	(5)	(5)	(10)
Net Proposed Traffic		336	26	22	48	13	13	26	92	101	193
Net Traffic		31	6	5	11	(6)	(8)	(14)	0	0	0

Based on the *PBC – TPS* and the *Land Development Design Standards Manual*, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles. Figure 2 provides Daily, AM and PM peak hour driveway volumes for the Cason United Methodist Church property. Based on the information presented in Figure 2, *PBC - TPS*, and the *Land Development Design Standards Manual*, turn lanes are not warranted at the project driveways.

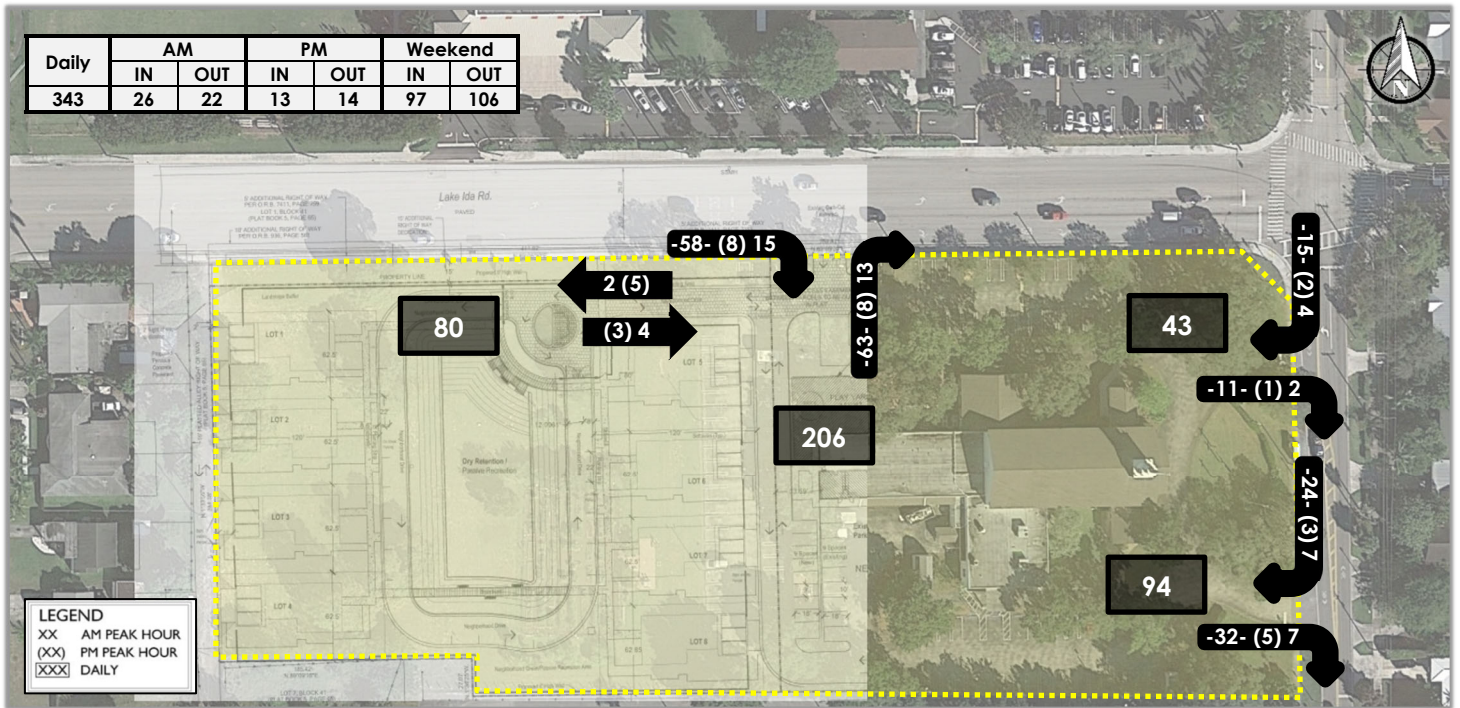
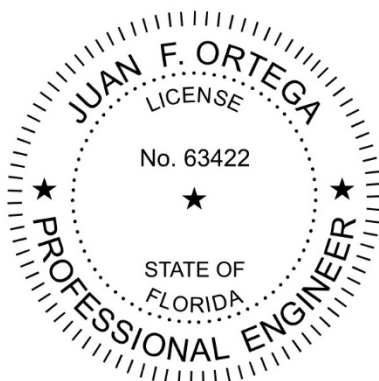


Figure 2: Project Driveway Volumes

The proposed changes to the Cason United Methodist Church property have been evaluated following *PBC TPS - Article 12 of the PBC ULDC*. This analysis shows that the proposed request to add eight (8) single family homes will generate less than 20 peak hour trips. Furthermore, project is located within the *Coastal Residential Exception Area*. In addition, the proposed project has been evaluated following *City of Delray Beach LDR 2.4.3 (E)* standards. This analysis shows that the proposed request will generate less than 201 ADT. This analysis shows that the proposed development will be in compliance with *PBC TPS - Article 12 of the PBC ULDC* and with *City of Delray Beach LDR 2.4.3 (E)* standards. Project build-out is expected in 2025.

Sincerely,

JFO GROUP INC
 COA Number 32276



Enclosures: Exhibit 1: Property Appraiser Information
 Exhibit 2: Coastal Residential Exception Area
 Exhibit 3: Conceptual Site Plan
 Exhibit 4: 2016 Aerial
 Exhibit 5: PBC Trip Generation Rates
 Exhibit 6: TPS Approval (Project #210803)

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Property Detail

Location Address 342 N SWINTON AVE
Municipality DELRAY BEACH
Parcel Control Number 12-43-46-16-01-041-0010
Subdivision DELRAY TOWN OF
Official Records Book Page
Sale Date
Legal Description TOWN OF DELRAY LT 1 (LESS N 15 FT LAKE IDA RD R/W), LTS 2 THRU 6 BLK 41 & 50 FT ABND PT OF NW 2ND AVE LYG E OF & ADJ TO, N 1/2 OF BLK 49 (LESS N 15 FT LAKE IDA RD R/W) & N 1/2 OF BLK 57 (LESS N 15 FT & TRGLR PAR LAKE IDA RD R/W)

Owner Information

Owners	Mailing address
CASON UNITED METHODIST CHURCH INC	342 N SWINTON AVE DELRAY BEACH FL 33444 2726

Sales Information

No Sales Information Available.

Exemption Information

Applicant/Owner	Year	Detail
	2021	

Property Information

Number of Units 0
*Total Square Feet 19580
Acres 5.8885
Use Code 7100 - RELIGIOUS
Zoning CF - CF - COMMUNITY FACILITIES (12-DELRAY BEACH)

Appraisals

Tax Year	2020	2019	2018
Improvement Value	\$1,244,559	\$1,185,310	\$1,195,767
Land Value	\$2,693,271	\$2,565,020	\$1,282,510
Total Market Value	\$3,937,830	\$3,750,330	\$2,478,277

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2020	2019	2018
Assessed Value	\$2,998,716	\$2,726,105	\$2,478,277
Exemption Amount	\$2,998,716	\$2,726,105	\$2,478,277
Taxable Value	\$0	\$0	\$0

Taxes

Tax Year	2020	2019	2018
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$3,027	\$3,134	\$3,134
Total tax	\$3,027	\$3,134	\$3,134

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

Property Detail

Parcel Control Number: 12-43-46-16-01-041-0010

Location Address: 342 N SWINTON AVE

Owners: CASON UNITED METHODIST CHURCH INC

Mailing Address: 342 N SWINTON AVE,DELRAY BEACH FL 33444 2726

Last Sale: Not available

Book/Page#: /

Price: Not available

Property Use Code: 7100 - RELIGIOUS

Zoning: CF - CF - COMMUNITY FACILITIES (12-DELRAY BEACH)

Legal Description:

TOWN OF DELRAY LT 1 (LESS N 15 FT LAKE IDA RD R/W), LTS 2 THRU 6 BLK 41 & 50 FT ABND PT OF NW 2ND AVE LYG E OF & ADJ TO, N 1/2 OF BLK 49 (LESS N 15 FT LAKE IDA RD R/W) & N 1/2 OF BLK 57 (LESS N 15 FT & TRGLR PAR LAKE IDA RD R/W)

Total SF:

19580

Acres

5.8885

2020 Values (Current)

Improvement Value

\$1,244,559

Land Value

\$2,693,271

Total Market Value

\$3,937,830

Assessed Value

\$2,998,716

Exemption Amount

\$2,998,716

Taxable Value

\$0

2020 Taxes

Ad Valorem

\$0

Non Ad Valorem

\$3,027

Total Tax

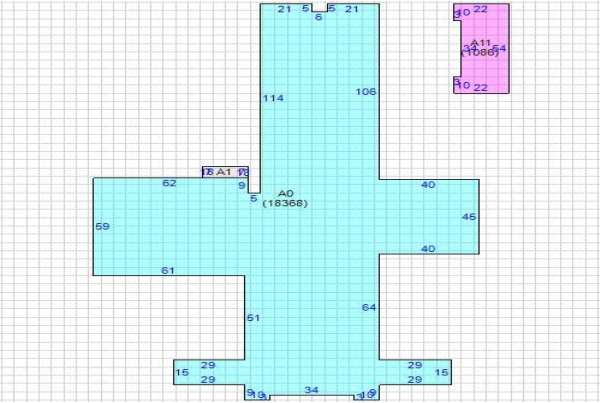
\$3,027

2021 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
RELIGIOUS	18368	
RELIGIOUS	126	
RELIGIOUS	1086	
Total Square Footage :		19580

Extra Features

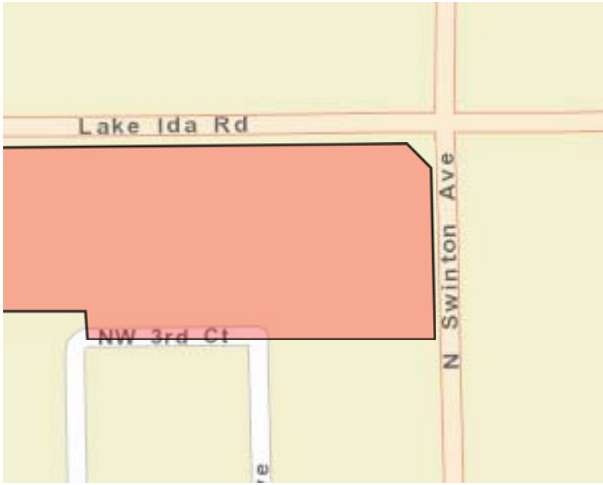
Description	Year Built	Unit
Walkway-Concrete	1970	710
Paving- Asphalt	1970	67250
Fence- Chain Link 6ft #11 Gaug	2009	492

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1. Year Built	1970
2. RELIGIOUS	19580

MAP



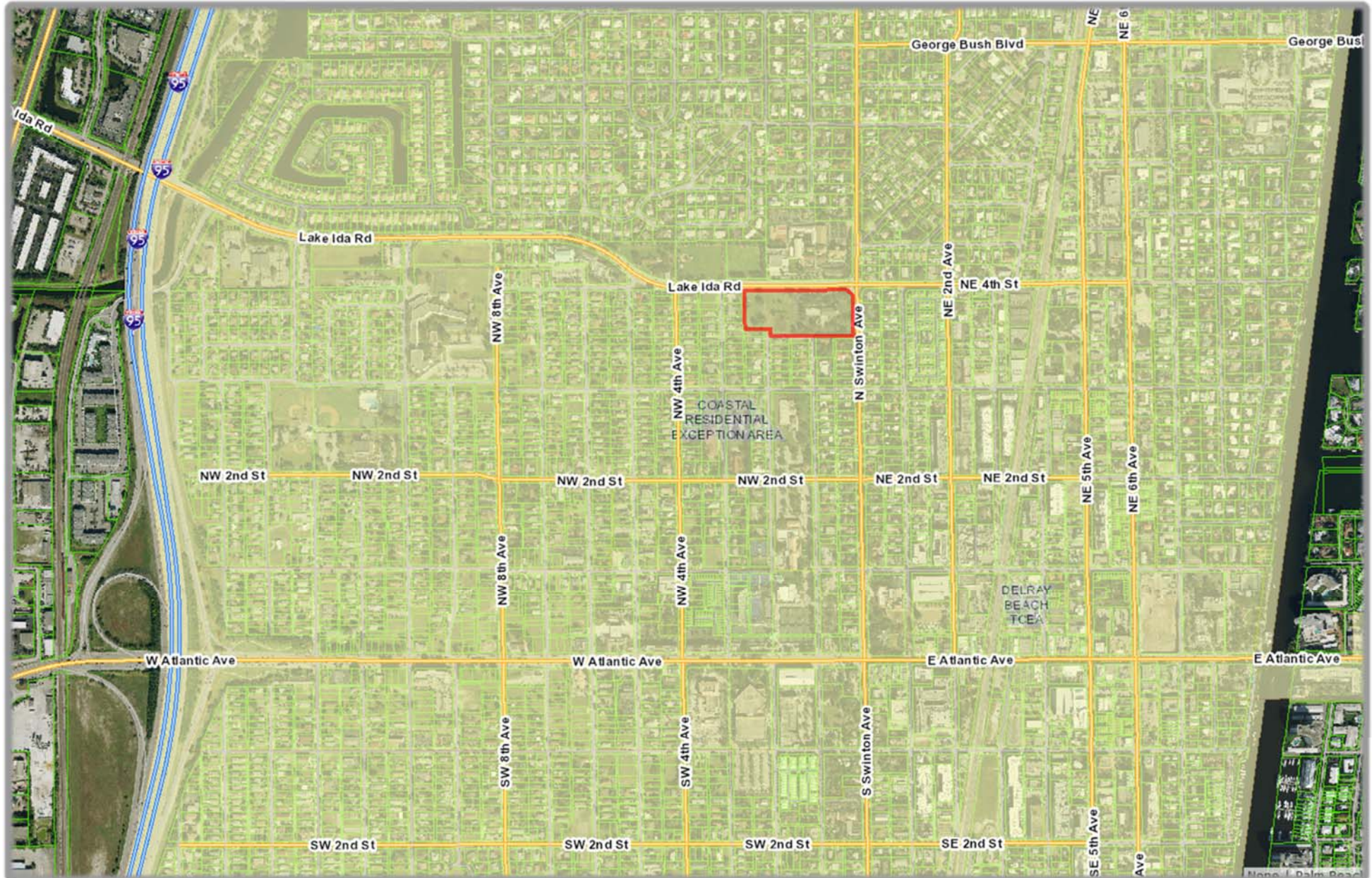
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

7/27/2021

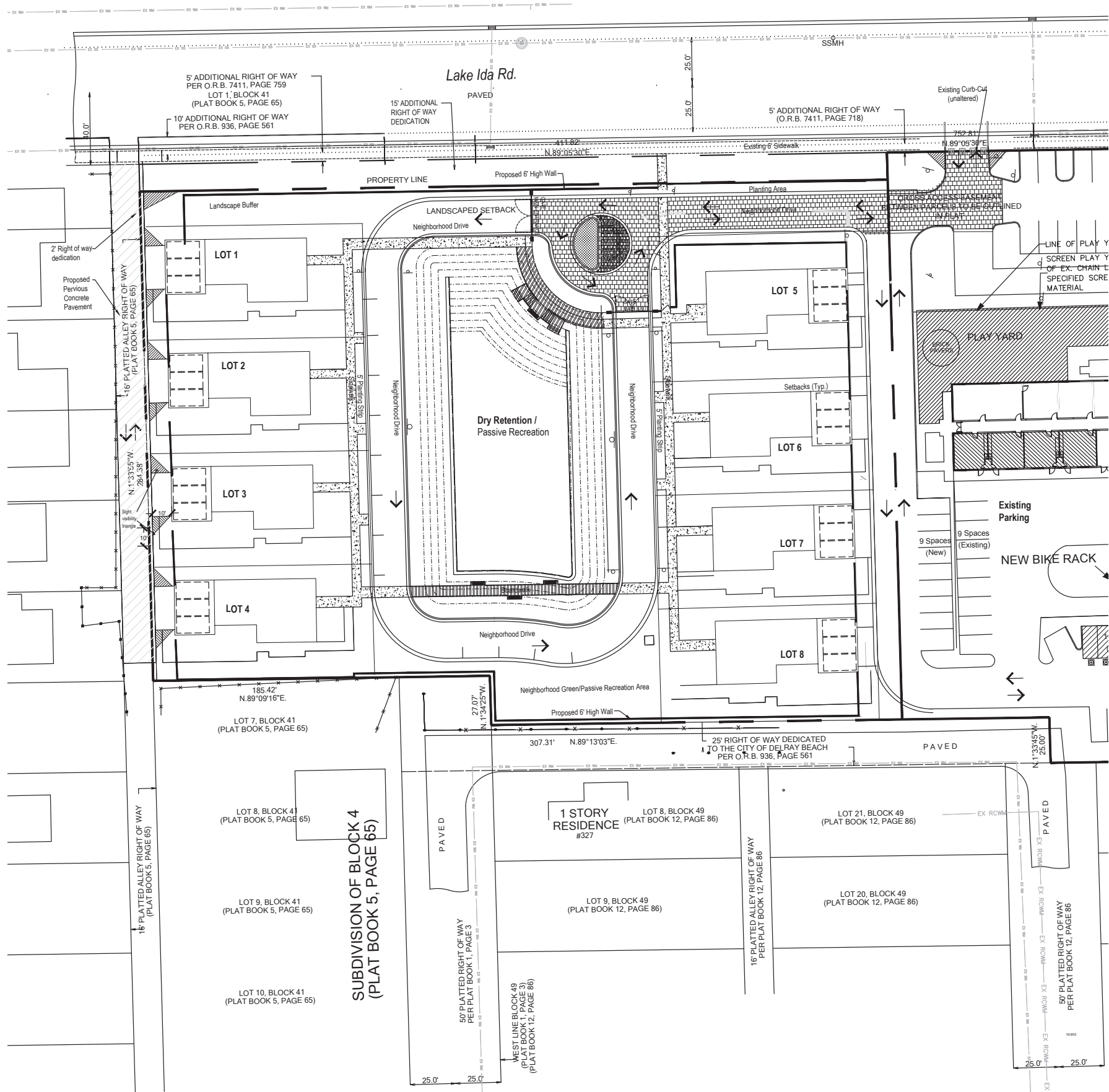
1 of 1

Exhibit 1
Page 2 of 2
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Coastal Residential Exception Area



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Site Data

Housing Application Total:	123,323.90 s.f.	2.83 Acres
Housing Application After ROW & Alley Dedication:	116,077.93 s.f.	2.68 Acres
Housing Application ROW Dedication:	6,177.21 s.f.	.14 Acres
Housing Application Alley Dedication:	538.76 s.f.	.01 Acres
Housing Application ROW & Alley Dedication:	6,715.97 s.f.	.15 Acres

Total Residential Units:	8
Density:	2.82 D.U. / Acre
Building Height:	35' Maximum
Parcel Control Number:	12-43-46-16-01-041-0010
Existing Use:	Vacant
Proposed Use:	Single Family Residential
Existing Zoning:	R1-A/CF Community Facility
Proposed Zoning:	R1-A
Existing Land Use:	LD/CF Community Facility
Proposed Land Use:	LD Low Density

Setbacks:	Required	Provided
Front:	20'	20'
Rear:	10'	10'
Side Interior:	0' / 15'	0' / 15'
Side Street:	15'	34.36'
Pool - Side & Rear:	5' Minimum	5' Minimum

Impervious:	71,943.6 s.f.	1.65 Acres	61%
Lots - Buildings, Driveways, Walks, Pools, Etc.:	45,207.6 s.f.	1.03 Acres	38%
Vehicular Use Area:	24,232 s.f.	.56 Acres	21%
Sidewalks:	2,504 s.f.	.06 Acres	2%

Pervious:	44,664.33 s.f.	1.03 Acres	39%
Lots - Open Areas:	11,301.90 s.f.	.26 Acres	10%
Landscape Area:	23,620.43 s.f.	.55 Acres	21%
Dry Retention Area:	9,742 s.f.	.22 Acres	8%

Open Space:	Required:	Provided:
Total Open Space Provided = 33,362.43 s.f. / .77 Acres (Excludes Lots)	15% Minimum	30%

Parking Calculations:	Required:	Provided:
2 or more beds = 2 Spaces per Unit	16	30 (Garages)
8 Units x 2 = 20 Spaces		16(OnStreet)

General Notes

1. This project shall be completed in one phase.
2. All prohibited exotic plant species shall be removed prior to the issuance of a Certificate of Occupancy.
3. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy. Refer to the Landscape Plans for landscape details and specifications.
4. Refer to Construction Drawings for location of traffic control devices.
5. The applicant will request in writing, prior to any land clearing, that a field inspection be performed to determine if barricades have been properly installed on the site.
6. All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
7. All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
8. Photometric site lighting plans shall be provided to the City of Delray Beach for review and approval prior to site development permit approval.

Lot Data

Lot #	Lot Size (s.f.)		Lot Width (Feet)		Lot Depth (Feet)		Lot Frontage (Feet)		F.A.R	Open Space (s.f.)		Impervious		Walks/Patios	Pool (Max.)	Provided (s.f.)
	Required	Provided	Required	Provided	Required	Provided	Required	Provided		Required	Provided	Unit	Drive			
1	5,450	5,450.43	50	50	109	109.01	50	50	.76	15%	20% (1,090.88)	2,388	281.09	1,190.46	500	80% (4,359.55)
2	5,450	5,450.43	50	50	109	109.01	50	50	.76	15%	20% (1,090.88)	2,388	281.09	1,190.46	500	80% (4,359.55)
3	5,450	5,450.43	50	50	109	109.01	50	50	.76	15%	20% (1,090.88)	2,388	281.09	1,190.46	500	80% (4,359.55)
4	5,450	5,450.43	50	50	109	109.01	50	50	.76	15%	20% (1,090.88)	2,388	281.09	1,190.46	500	80% (4,359.55)
5	5,450	5,450.43	50	50	109	109.01	50	50	.76	15%	20% (1,090.88)	2,388	281.09	1,190.46	500	80% (4,359.55)
6	7,085	7,085	65	65	109	109	65	65	.58	15%	20% (1,417)	2,388	285.83	2,494.17	500	80% (5,668)
7	5,450	5,450	50	50	109	109	50	50	.76	15%	20% (1,090)	2,388	285.83	1,186.17	500	80% (4,360)
8	5,450	5,450	50	50	109	109	50	50	.76	15%	20% (1,090)	2,388	285.83	1,186.17	500	80% (4,360)
9	5,450	5,450	50	50	109	109	50	50	.76	15%	20% (1,090)	2,388	285.83	1,186.17	500	80% (4,360)
10	5,450	5,822.35	50	53.08	109	109	50	53.08	.71	15%	20% (1,164.47)	2,388	285.83	1,484.05	500	80% (4,657.88)
Totals											20% (11,301.90)			80% (45,207.60)		



North
Scale: 1" = 30'



Site Plan
Housing Application

Cason Court
City of Delray Beach, Florida

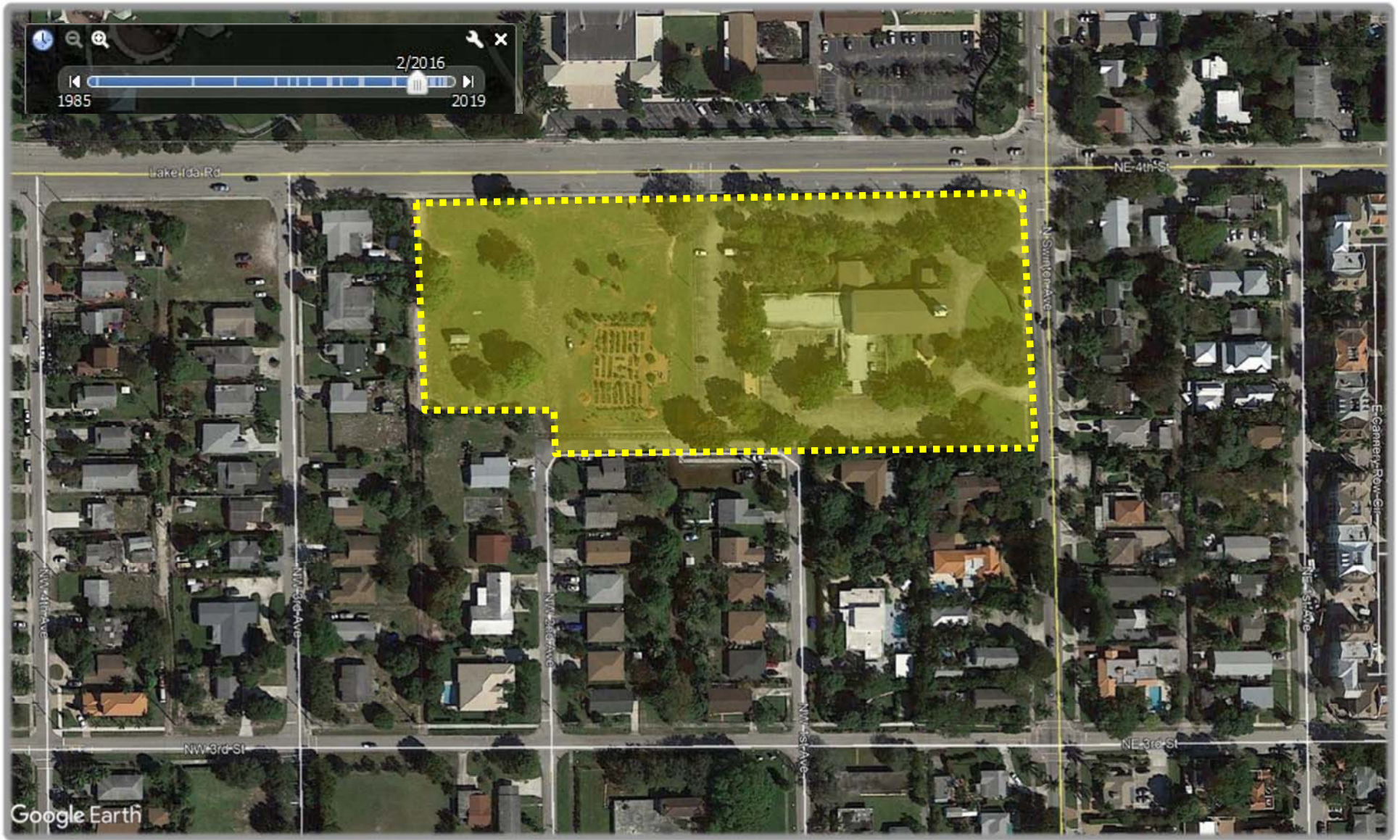
Job No. 21-0703
Drawn By MCA
Submittal Dates 8-30-2021
2-10-2022 3-18-2022
6-22-2022 9-12-2022
1-27-2023

Revision Dates
Comments #1 2-10-2022
3-18-2022
6-22-2022
9-12-2022

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any errors or omissions to the landscape architect.

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2016 Aerial



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Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
Ldg	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
Rec	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
	Private School (K-8)	530	Students	3.17 ^a	0%	56/44	1.01	46/54	0.26
	Private School (K-12)	532	Students	2.48	0%	63/37	0.79	43/57	0.17
	Church/Synagogue ^b	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.77	10%	67/33	0.82	35/65	0.86
	Nursing Home	620	Beds	3.06	10%	72/28	0.14	33/67	0.14
Office	General Office (10k-250k SF GFA) ^h	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
	General Office (>250k SF GFA) ^h	710	1000 S.F.	$\text{Ln}(T) = 0.87 \text{Ln}(X) + 3.05$	10%	88/12	$\text{Ln}(T) = 0.86 \text{Ln}(X) + 1.16$	17/83	1.44
	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
	Medical Office (Stand-Alone)	720	1000 S.F.	$T=42.97(X)-108.01$	10%	79/21	3.10	30/70	3.93
	Medical Office (Near Hospital)	720	1000 S.F.	31.86	10%	81/19	2.68	25/75	2.84
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Retail	Nursery (Garden Center)	817	Acre	108.1	0%	50/50	2.82	50/50	8.06
	Nursery (Wholesale)	818	Acre	19.50	0%	50/50	0.23	50/50	0.36
	Landscape Services	PBC	Acre ^c	121.70	0%	40/60	34.4	58/42	15.1
	Shop Center (>150ksf)	820	1000 S.F.	37.01	24%	62/38	0.84	48/52	3.4
	Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
	Shop Plaza (40-150ksf) w/out Sup Market	821	1000 S.F.	67.52	39%	62/38	1.73	49/51	5.19
	Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59
	Automobile Sales (New)	840	1000 S.F.	27.84	15%	73/27	1.86	40/60	2.42
	Automobile Parts Sales	843	1000 S.F.	54.57	28%	55/45	2.51	48/52	4.9
	Tire Store	848	1000 S.F.	27.69	28%	64/36	2.61	43/57	3.75
	Supermarket	850	1000 S.F.	93.84	36%	59/41	2.86	50/50	8.95
Services	Pharmacy + DT	881	1000 S.F.	108.40	50%	52/48	3.74	50/50	10.25
	Drive-In Bank	912	1000 S.F.	100.35	47%	58/42	9.95	50/50	21.01
	Fine Dining Restaurant	931	1000 S.F.	83.84	44%	50/50	0.73	67/33	7.8
	High Turnover Sit-Down Rest.	932	1000 S.F.	107.2	43%	55/45	9.57	61/39	9.05
	Fast Food Restaurant w/o DT	933	1000 S.F.	450.49	45%	58/42	43.18	50/50	33.21
	Fast Food Restaurant + DT	934	1000 S.F.	467.48	49%	51/49	44.61	52/48	33.03
	Coffee/Donut Shop w/o DT	936	1000 S.F.	441.88 ^d	45%	51/49	93.08	50/50	32.29
	Coffee/Donut Shop + DT	937	1000 S.F.	533.57	49%	51/49	85.88	50/50	38.99
	Coffee/Donut Shop + DT w/No Seat	938	DT Lanes	179	49%	50/50	39.81	50/50	15.08
	Gas Station w/Convenience Store ^e	FDOT	FP, 1000 S.F.	14.3*PM Trips	61%	50/50	Note f	50/50	12.3*FP+15.5*(X)
	Carwash (Automated) ^g	PBC	Lane	166.00	0%	50/50	11.97	50/50	13.65

Footnotes

a) Based on Daily to AM peak ratio for LUC 532 (Private School (K-12))

b) Weekend peak hour rate = 10.36 per 1,000 s.f. with a 48/52 directional split

c) Landscape Services acreage consists of overnight vehicle and equipment storage as well as areas (covered or uncovered) for chemicals, fertilizers, landscape materials (excluding plants) and other items needed for day-to-day operations. Not included are drive aisles, customer/employee parking, structures shared by nursery and landscape services, facilities that solely serve the onsite landscape activities or any nursery growing areas.

d) Based on Daily to PM ratio for ITE Code 937 (Coffee Donut Shop + DT)

e) FP=Fueling Position. Use both FP and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Article 12, should be applied to estimate the net trips.

f) Use PM rates

g) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate from older ITE TGM. New PBC rate study underway.

h) Based on PBC analysis of ITE TGM data plots

Modification History

3/2/2020: Added Landscape Services, modification history, edited formatting

7/25/2022: Updated with ITE TG Manual 11th ed information



**Department of Engineering
and Public Works**

P.O. Box 21229
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**Palm Beach County
Board of County
Commissioners**

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County Administrator
Verdenia C. Baker

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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Dr. Juan F. Ortega, PE
August 12, 2021
Page 2

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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