

TREASURE COAST REGIONAL PLANNING COUNCIL

INDIAN RIVER - MARTIN - PALM BEACH - ST. LUCIE

February 6, 2007

Mr. Ronald M. Ferris, City Manager
City of Palm Beach Gardens
10500 North Military Trail
Palm Beach Gardens, FL 33410

Mr. David B. Farber, Village Manager
Village of Royal Palm Beach
1050 Royal Palm Beach Boulevard
Royal Palm Beach, FL 33411

Mr. Charles K. Wu, AICP
Planning and Zoning Director
City of West Palm Beach
200 2nd Street
West Palm Beach, FL 33401

✓ Subject: Callery-Judge Grove Development of Regional Impact

Gentlemen:

In regard to your correspondence pertaining to the above referenced DRI, staff has reviewed Council's Assessment Report which was adopted by Council as its recommendation to Palm Beach County, and it is clear the Council recommended approval of the entire DRI subject to conditions.

One of the conditions relevant to your inquiry is Condition 36 which provides as follows:

36. No additional building permits shall be issued after beyond Phase 1 development levels until a comprehensive regional traffic study has been conducted, submitted to and approved by Palm Beach County, Florida Department of Transportation, Treasure Coast Regional Planning Council, and the Department of Community Affairs. The comprehensive regional traffic study needs to consider the cumulative impact of all projects proposing development within the project's area of significant impact and needs to include, as a minimum the following developments: Scripps, Exploration Pointe,

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Florida Research Park, Pratt & Whitney, and the Brigger Tract. This comprehensive regional traffic study shall be performed in a manner consistent with methodology approved by Palm Beach County, Florida Department of Transportation and the Treasure Coast Regional Planning Council. The study shall identify any transportation network modifications necessary to maintain the subject transportation network at adopted levels of services consistent with the Palm Beach County Comprehensive Plan.

Additional building permits shall not be issued after December 31, 2009 until the roadway modifications necessary to maintain adopted levels of service have been 1) approved by Palm Beach County, Florida Department of Transportation, Treasure Coast Regional Planning Council, and the Department of Community Affairs; and 2) incorporated into the development order.

As you can see from the above quoted Condition no additional building permits are to be issued after December 31, 2009 until the traffic study is completed and until the needed roadway modifications are incorporated into the development order.

Sincerely,



Michael J. Busha, AICP
Executive Director

cc: Patricia Christensen, TCRPC Chairman
Addie Green, PBCBOCC Chairman
Verdenia Baker, PBC
Barbara Alterman, PBC
George Webb, PBC
Lorenzo Aghemo, PBC
Trella White, RPB
Nancy Stroud, PBG
Bob Diffenderfer, Callery-Judge
Maria Tejera, MTP Group