



May 8, 2023

John M. Donaldson, PE, PTOE  
JMD Engineering, Inc.  
12773 Forest Hill Blvd, Suite 204  
Wellington, FL 33414

**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbcgov.com



**Palm Beach County  
Board of County  
Commissioners**

- Gregg K. Weiss, Mayor
- Maria Sachs, Vice Mayor
- Maria G. Marino
- Michael A. Barnett
- Marci Woodward
- Sara Baxter
- Mack Bernard

**County Administrator**

Verdenia C. Baker

**RE: The Chateaus  
Project #: 230406  
Traffic Performance Standards (TPS) Review**

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated April 13, 2023, 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:** South side of 133<sup>rd</sup> Rd S, about 400 feet west of Barwick Rd
- PCN:** 00-42-46-12-00-000-3024
- Access:** One full access driveway connection onto 133<sup>rd</sup> Rd S  
(As used in the study and is NOT necessarily an approval by the County through this TPS letter)
- Existing Uses:** One Single Family Home
- Proposed Uses:** Redevelop the site with:  
Single Family Homes = 22 DUs
- New Daily Trips:** 210
- New Peak Hour Trips:** 14 (4/10) AM; 20 (12/8) PM
- Build-out:** December 31, 2028

Based on our review, the Traffic Division has determined the proposed development generates fewer than or equal to 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.

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 Equal Opportunity  
Affirmative Action Employer"



John M. Donaldson, PE, PTOE  
May 8, 2023  
Page 2

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 [HAkif@pbcgov.org](mailto:HAkif@pbcgov.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Hanane Akif".

Hanane Akif, P.E.  
Professional Engineer  
Traffic Division

QB:HA:jb

cc:

Anthea Gianniotis, AICP, Director of Development Services, City of Delray Beach  
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division  
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
F:\TRAFFIC\HA\MUNICIPALITIES\APPROV ALS\2023\230406 - THE CHATEAUS.DOCX