



October 10, 2023

Rebecca Mulcahy, P.E.  
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**Department of Engineering  
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**Palm Beach County  
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- Michael A. Barnett
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**County Administrator**

Verdenia C. Baker

**RE: Milfred Industrial  
Project #: 230905  
Traffic Performance Standards (TPS) Review**

Dear Ms. Mulcahy:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated September 13, 2023, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

- Municipality:** Delray Beach
- Location:** NEC of Milfred Street and Gwenzell Avenue
- PCN:** 12-43-46-20-19-000-0111
- Access:** Two access driveway connections onto Gwenzell Avenue  
(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:  
Light Industrial = 5,988 SF
- New Daily Trips:** 16
- New Peak Hour Trips:** 3 (4/-1) AM; 3 (0/3) PM
- Build-out:** December 31, 2025

Based on our review, the Traffic Division has determined the proposed development generates less than 21 peak hour trips and the impacts are insignificant; 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 application for a Site Specific Development Order has been submitted, or the

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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 that reads "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