

Alliance of Delray Residential Associations, Inc.

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April 16, 2019

Board of County Commissioners
301 North Olive Avenue Suite 1201
West Palm Beach, Florida 33401

Re: Terra Nova Planning Application for Future Land Use Change # LGA 2018-020; Terra Nova Residential Zoning Application # ZV/PDD/CA-2018-01689; Terra Nova Commercial Zoning Application # DOA/CA2018-01690

Dear Commissioners:

The Alliance of Delray held an informational meeting on February 26, 2019 regarding the above referenced Terra Nova applications. Attending were leaders from 22 communities in the west Delray area. Palm Beach County Staff from Planning, Zoning, and Engineering provided answers to questions from the attendees. Pursuant to this meeting Staff provided answers to submitted questions. The Alliance then facilitated a meeting between the Applicant's Representative and community leaders who created a consortium for a common goal which is to oppose the Terra Nova project as proposed. The meeting occurred on March 16, 2019. On April 13, 2019 the Alliance met with these leaders from neighboring communities, most of which are members of the Alliance, and are located along the Hagen Ranch Road/west Atlantic Avenue corridor. A survey was sent to the Alliance network as well and the consensus from our communities is that the transportation elements existing at the intersection of Atlantic Avenue and Hagen Ranch Road are grossly inadequate and the ability to travel through the area is unsustainable.

The Alliance understands that Florida Statute allows developers to satisfy the transportation concurrency requirement by providing a proportionate share contribution that will benefit a regionally significant transportation facility. The Alliance also understands that moratoriums are appropriate when changes in the government's land development regulations are required while addressing an issue which has the potential of causing irreversible harm to the community, i.e. the one year Pain Management Clinic moratorium in 2010 and the one year Equestrian Waste Management moratorium in the Glades Tier in 2017.

It appears inappropriate at this time to allow the developer to utilize the density bonus program to the extent that is proposed since expansion of Atlantic Avenue is not expected to be in construction mode until fiscal year 2027 (July 2026 at the earliest). The Alliance requests that our County Commissioners consider conditions of approval that would limit the number of units to 150 and eliminate any drive-through restaurants in the commercial pod. The Applicant could apply at a later date for additional units when the corridor can sustain such residential and commercial activity.

Planning, Zoning, and Engineering Staff are doing a phenomenal job in addressing the public's concerns. Thank you for all the work you do to make Palm Beach County a better place in which to live and work, and an inviting place for family and friends to visit.

Sincerely,

Bob Schulbaum

Bob Schulbaum, President

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Delray Lakes Estates
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Delray Villas Plat 4/5
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Emerald Pointe
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Floral Lakes
Gleneagles Country Club
Grand Orchid Estates
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High Point of Delray East 2
High Point of Delray West 1
High Point of Delray West 2
High Point of Delray West 4
Huntington Lakes Sec 2
Huntington Lakes Sec 3
Huntington Lakes Sec 4
Huntington Lakes Sec 5
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