

Alliance of Delray Working for the Community
Update on development in the Atlantic Avenue/441 Industrial Node

On August 22, 2019, the Board of County Commissioners (BCC) unanimously voted 6-0 to approve an application for a Multiple Use Planned Development (MUPD) on an industrially zoned property with an industrial land use in an industrial node near the corner of Atlantic Avenue and State Road 7/441. Included in the MUPD is a self-storage facility, car wash, warehouse facilities and repair & maintenance facilities. The applicant is planning to relocate his collision repair business from across Atlantic Avenue to the site of the MUPD.

Being aware that the BCC is bound by the entitlements that exist on the property, i.e. the property owner's right to build and operate industrial facilities, the Alliance worked to secure more protections for the neighboring communities. The following is what could have been and the conditions imposed to lessen the impact on the neighborhood.

What could have been: Radio and cell towers on the property.

Conditions approved: Commercial communication towers are prohibited.

What could have been: Composting facilities.

Conditions approved: Composting facilities and equestrian waste management are prohibited.

What could have been: Outdoor heavy repair and maintenance activities.

Conditions approved: Outdoor heavy repair and maintenance activities are prohibited.

What could have been: 60 foot high storage facility with 4 stories.

Conditions approved: 35 foot high storage facility with 3 stories and façade appearing as a 2 story building.

What could have been: Setback of heavy maintenance repair 100 feet from property line

Conditions approved: Setback of heavy maintenance and repair to be 170 feet from property line.

What could have been: 20 foot landscape buffer along southern property line

Conditions approved: 50 foot landscape buffer along southern property line

What could have been: One row of canopy trees within buffer.

Conditions approved: Double row of canopy trees within buffer.

What could have been: Waiver for 6 foot concrete wall along southern property line (next to residential).

Conditions approved: 6 foot high concrete wall WILL be installed in the middle of landscape buffer.

The developer will also be providing an acre of land for the widening of Atlantic Avenue and realigning of the Lake Worth Drainage District canal. A left turn lane from the east approach will also be built and landscaping will be installed in the median.

In the Alliance's testimony to the BCC on August 22, 2019, the need was stressed for the timely expansion of Atlantic Avenue. Several of the County Commissioners sit on the Transportation Planning Agency board which works on the timeline for road projects. Atlantic Avenue is a state road so there needs to be coordination between Florida Department of Transportation, County Engineering, and Lake Worth Drainage District. The widening of the western portion of Atlantic Avenue is expected to begin in 2022.