

**MEMBER COMMUNITIES**

- Abbey Village
- Addison Reserve
- Addison Trace
- Aspen Ridge
- Barwick Ranch
- Boca Delray
- Bonaire Village
- Bridgeview
- Bristol Pointe
- Camelot Village
- Casabella
- Clearbrook
- Cloister Del Mar
- Coco Wood Lakes
- Country Lake
- Crosswinds of Delray
- Deauville Village
- Delaire Country Club
- Delray Grande
- Delray Harbor Club
- Delray Lakes Estates
- Delray Villas Plat 1
- Delray Villas Plat 4/5
- Delray West Townhouses
- Evergreen 1
- Floral Lakes
- Gleneagles Country Club
- Grand Orchid Estates
- Greensward Village I
- Hamilton House
- Hamlet Country Club
- High Point of Delray East 1
- 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 4
- Huntington Lakes Sec 5
- Hunters Run Country
- Huntington Pointe
- Huntington Towers
- International Club
- Kings Point
- Lakes of Delray
- Lakeview Gardens
- Las Verdes
- Legacy at Sherwood Forest
- Lexington Club
- Mizner Country Club
- Monterey Lakes
- Newport Bay Club
- Newport Cove
- Oliveleaf
- Palm Beach Bath & Tennis
- Palm Greens
- Pelican Harbor
- Pines of Delray North
- Pines of Delray West
- Pine Ridge
- Pinewood Cove
- Polo Trace Country Club
- Rainberry Bay
- Rio POCO
- Saturnia Isles
- Seven Bridges
- Shadywoods
- Spanish Wells
- Stone Creek Ranch
- The Bridges
- The Club
- Tierra Del Rey
- Tierra Verde
- Tropic Bay
- Tropic Isle
- Tuscany
- Valencia Falls
- Valencia Palms
- Villa Borghese
- Village at Swinton Square
- Villaggio Reserve
- Vizcaya
- Waterways
- Whisper Walk
- Woodlake

# Alliance of Delray Residential Associations, Inc.

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May 24, 2020

Palm Beach County Board of Commissioners  
 301 North Olive Avenue West Palm Beach, Florida  
 Palm Beach County Zoning Commission  
 2300 North Jog Road West Palm Beach, Florida

Re: Zoning Application ZV/DOA/CAW-2019-01438 McDonald's

Dear Commissioners:

The McDonald's franchise did not do its homework in researching the impact of the proposed project on the fabric of the Delray Beach community. McDonald's did not communicate with the adjacent and soon to be impacted area residents nor did the Corporation contact the Alliance of Delray which represents the interests of the local communities.

The Applicant claims that this project would not be detrimental to the public welfare and not negatively impact the surrounding properties. This is completely erroneous. The Alliance of Delray is the boots on the ground at ground zero of this public safety threat and is qualified to accurately report the critical conditions that are impacting our residents daily.

Atlantic Avenue is bursting at the seams with construction and traffic at this time. McDonald's is proposing a 4,455 sq.ft. restaurant with two drive-through's which will be using the existing inadequate entrance and exit lanes on Legends Way. Interior traffic within Oriole Plaza during the business of the day is already treacherous. The backup at the Legends Way light extends into the parking area and residents often cannot safely pull out of parking spaces. With the extra trips per day that would be generated, our senior citizens will be locked in parking.

The FDOT ROW requirement is not a special condition and the special circumstance exists because the applicant is proposing two drive-throughs therefore, the Applicant should not receive any special privilege. Other developers along Atlantic Avenue have been faced with FDOT challenges and needed to perform costly adjustments to their site plans including loss of building square footage. Apparently the Applicant did not confirm with DOT prior to submitting for review and opted to seek a variance for a condition resulting from the action/inaction of the Applicant.

Attached are e mails from residents indicating that the proposed McDonald's would *not* be a benefit to the citizens of Delray Beach. More correspondence is coming; this application was brought to the community's attention only a few days ago.

The intensity of the proposed 24 hour operational Type I Restaurant with drive-through would not be harmonious with the nature of the existing retail development. Granting of the variance and waiver would be injurious to the neighboring senior communities and detrimental to the public welfare. Please deny this application.

Thank you Commissioners, for your work in making Palm Beach County a better place in which to live, work, and enjoy all the amenities it has to offer.

Sincerely,  
*Bob Schulbaum*  
 Bob Schulbaum, President  
*Lori Vinikoor*  
 Dr. Lori Vinikoor, Executive Vice President

**OFFICERS AND DIRECTORS OF THE ALLIANCE:**

Robert Schulbaum, *President*  
 Lori Vinikoor, *Executive Vice President*  
 Norma Arnold, *Vice President* Allen Hamlin, *Vice President*  
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 Legal Counsel: Joshua Gerstin

Sent via e mail to: Mayor D. Kerner, Vice Mayor R. Weinroth, Commissioners M. Berger, M. Bernard, M. McKinlay, G. Weiss, H. Valeche  
 Zoning Dir. J. MacGillis, PZB  
 Exec. Dir. R. Bulkeley, Admin. V. Baker, Assist. Admin. P. Rutter,  
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