

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 Estates
- 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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January 13, 2021

The Honorable Maria Sachs
 301 N. Olive Avenue Ste. 1201
 West Palm Beach, Florida 33401

Re: Encouraging Smart Management of Development in the Agricultural Reserve

Dear Commissioner Sachs:

Historically, the Alliance of Delray has proven to be a protector of the Agricultural Reserve Tier, fiercely opposing industrial uses such as biofuel processing and manure processing facilities, and massive chipping/mulching/soil production operations that can have a deleterious effect on the sensitive conservation lands and water quality in and adjacent to the Tier. Further, the Alliance has challenged proposed increases in residential density and commercial intensity due to concerns such as the immediate need for the widening of the Atlantic Avenue corridor.

With residential, commercial, and Industrial development occurring adjacent to smaller agricultural parcels along the Atlantic Avenue corridor, the County is receiving an increased number of applications for future land use (FLU) and zoning changes with requests including increasing the commercial cap and allowing increased density with multifamily residential projects. During this pivotal time, new rules to manage growth in the Tier will need to be addressed and those rules should be compatible with the goals for which the Master Plan was developed.

What would assist in the next step of considering an increase in the commercial cap in the Tier is a County staff review of those projects that have received prior approvals for FLU and zoning changes that resulted in an increase in non-residential/commercial square footage and an accounting of the difference between what has been approved, what has been built and what the maximum development potential of square footage is for each parcel. There are several projects that have not utilized their maximum square footage. One example is the Delray Marketplace which retains a maximum square footage of 320,000 square feet yet has been approved and is built at 278,940 square feet. If there were incentives in place that would encourage the owners of these entitlements to offer the excess square footage to the developers of those parcels that have yet to be built out, then essentially the intensity of commercial uses developed in the area would not be impacted.

Today there is little available commercial square footage in the Tier. For the future, the County might consider that conditions be imposed for any land use change that if the square footage is not utilized within a specified period of time, then the land use approval is rescinded and the square footage is placed back into the commercial cap allowance.

The Alliance is studying the issue of density of housing units in the Agricultural Reserve. Incentives for developers such as incentives and bonuses for a percentage of Workforce Housing units and Attainable Senior Housing units in the Tier do not exist but the need for them does.

With the increase in applications for text amendments and future land use changes in the Agricultural Reserve, perhaps the County Commission could provide direction to Staff regarding the points above.

Thank you for your service to the people during this challenging time.

Sincerely,

Bob Schulbaum

Bob Schulbaum, President

Lori Vinikoor

Lori Vinikoor, Executive Vice President

Cc e mail: County Administrator Verdenia Baker, PZB Exec. Dir. Ramsay Bulkeley, Asst. County. Admin. Patrick Rutter, Zoning Dir. Jon MacGillis, Planning Dir. Patricia Behn, Prin. Planner Lisa Amara

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