

Alliance of Delray Residential Associations, Inc.

10290 West Atlantic Avenue #480504
Delray Beach, FL 33448
Phone: 561.495.4694
www.allianceofdelray.com



- *Representing more than 100 communities between the Everglades and the Ocean in south Palm Beach County.*
- *Working Toward Sustainable Development*
- *Applying Resilience Thinking to Our Natural Resources*

March 1, 2021

Palm Beach County Board of County Commissioners
301 N. Olive Avenue Ste. 1201
West Palm Beach, Florida 33401

Re: Three Proposed Projects on West Atlantic Avenue Unacceptable

Dear Commissioners:

The Alliance understands that one of the original goals of the Master Plan for the Agricultural Reserve was to limit the pace of growth, not completely stop it. For 25 years the Alliance has worked toward protecting the sensitive lands in the Tier with smart development that would benefit the residents of the west Delray area. Keeping in mind that the Agricultural Reserve Master Plan was never adopted by the Board of County Commissioners as part of the County's Comprehensive Plan; rather, certain provisions of the Master Plan were incorporated into the Comprehensive Plan and Land Development Code, this has led to revisions to both over the years. The Alliance participated in the analysis of the needs of the Farmers and residents during the Agricultural Reserve Roundtable discussions and supported the County's resulting amendments from that process.

In the years since the Roundtable discussions, other amendments have been proposed and some have been approved.

Currently there are three projects proposed that, even after improvements in design by the developer during the application process, are not acceptable by the Alliance and its member communities. The following projects are unacceptable and we find that all offer minimal or no benefit to the residents of the Agricultural Reserve and west Delray.

LEGENT DELRAY BEACH MUPD Zoning App. # PDD/CA-2020-0283

Location: Northeast corner of Smith Sundry Road and Atlantic Avenue

Application Request: To rezone from the General Commercial (CG) and Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) District to allow a Hospital.

Details: "Micro Hospital & Medical Office" 120,000 sf; 23 patient rooms; operating rooms, emergency department. Up to 3 stories.

Alliance: There is no need for another hospital in the Agricultural Reserve. We have Bethesda Hospital West and Delray Medical Center, a Level 1 Trauma Center minutes away which is well equipped with 24 hour emergency room and, among other specialties, advanced orthopedic care. The needs of the residents of the Agricultural Reserve are already met. This project is UNACCEPTABLE.

STAR KEY INDUSTRIAL Land Use Amendment App: LGA 2021-015

Location: Northwest corner of Fl. Tpk & Atlantic Avenue

Details: Current zoning is AGR. Requested change is for Light Industrial for up to 999,506 sq ft of light industrial space for a proposed distribution center.

Alliance: The magnitude of this regional distribution center indicates that the services proposed are not primarily for the residents of the Agricultural Reserve. The Master Plan of the Agricultural Reserve clearly states "Staff recommended that, consistent with the recommendations of the Commercial Needs Assessment for the Sector Plan area, nonresidential, nonagricultural uses in the Ag Reserve should be limited to serving only the demand of residents of the Ag Reserve at the neighborhood and community level; all other demands of residents of the Ag Reserve should be met in the Urban/Suburban Tier and not in the Ag Reserve." Further taking into account traffic safety and the timeline for Atlantic Avenue widening in this area which calls for construction beginning toward the end of the decade, this project is UNACCEPATABLE.

RESERVE AT ATLANTIC: Future Land Use Atlas Amendment/Text Amendment Application

Location: southeast corner of Atlantic Avenue and Half Mile Road.

Details: This text amendment along with proposed changes to the Unified Development Code would reduce the 250 minimum acres for a 60/40 AgR-PUD to 70 minimum acres; the density calculation is up to 8 units per acre for the total land area. This proposes 25% on-site workforce housing. The Preserve Area minimum acreage would be reduced from 150 to 40 acres.

The developer is proposing development on this 39.77 acre site. The development would contain 548 units including three story multifamily buildings, daycare, self storage, and car wash.

Alliance: The Alliance has been working with the applicant since the original text amendment which was presented last summer. The number of proposed units at that time was 480. The Alliance suggested a decrease in density on the 39.77 acre site and a preserve component. With this FLU Atlas Amendment, the applicant increased the density by proposing 548 units on the 39.77 acre site. The Alliance is in full support of the County's Workforce Housing Program, however, the proposed change is far in excess of any acceptable density permitted within the AGR Tier and is therefore UNACCEPTABLE.

Thank you.

Sincerely,

Bob Schulbaum

Bob Schulbaum, President

Recipients: Mayor Kerner, Vice Mayor Weinroth, Commissioners Sachs, McKinlay, Bernard, Weiss, & Marino, Cty Admin. Baker, Asst. Cty. Admin. Rutter, PZB Exec. Dir. Bulkeley, Zoning Dir. MacGillis, Dep. Zoning Dir. Hernandez, Planning Dir. Behn, Princ. Planner Amara, Cty. Attny. Banks, Cty. Attny. Stone

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