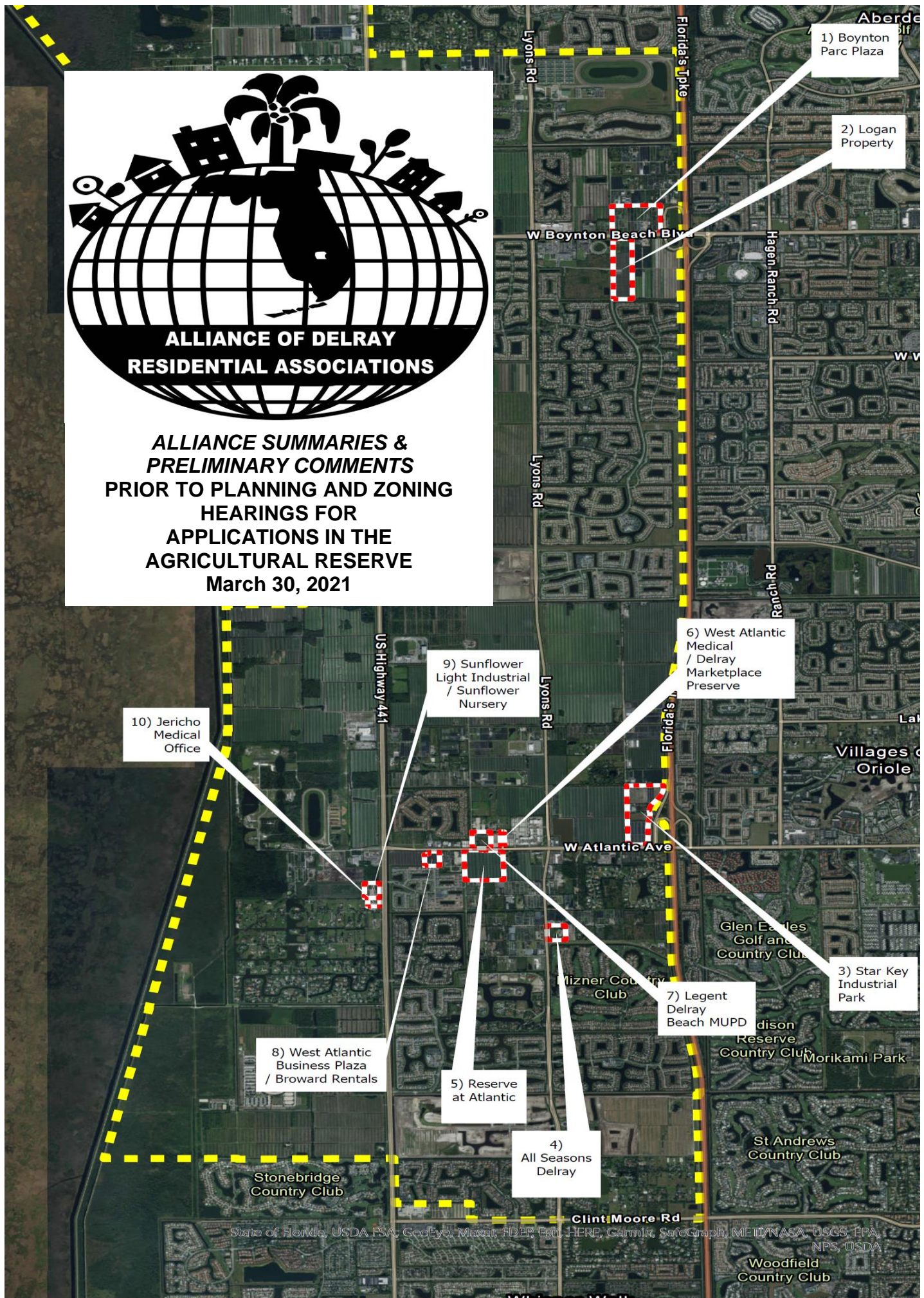




**ALLIANCE OF DELRAY
RESIDENTIAL ASSOCIATIONS**

**ALLIANCE SUMMARIES &
PRELIMINARY COMMENTS
PRIOR TO PLANNING AND ZONING
HEARINGS FOR
APPLICATIONS IN THE
AGRICULTURAL RESERVE
March 30, 2021**



1) Boynton
Parc Plaza

2) Logan
Property

6) West Atlantic
Medical
/ Delray
Marketplace
Preserve

9) Sunflower
Light Industrial
/ Sunflower
Nursery

10) Jericho
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Office

Villages of
Oriole

W Atlantic Ave

Glen Eagles
Golf and
Country Club

3) Star Key
Industrial
Park

8) West Atlantic
Business Plaza
/ Broward Rentals

5) Reserve
at Atlantic

7) Legent
Delray
Beach MUPD

4) All Seasons
Delray

Stonebridge
Country Club

Edison
Reserve
Country Club

Morikami Park

St Andrews
Country Club

Clint Moore Rd

Woodfield
Country Club

Alliance of Delray Residential Associations, Inc.

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- *Working Toward Sustainable Development*
- *Applying Resilience Thinking to Our Natural Resources*

ALLIANCE SUMMARIES & PRELIMINARY COMMENTS PRIOR TO PLANNING AND ZONING HEARINGS FOR APPLICATIONS IN THE AGRICULTURAL RESERVE REFER TO ATTACHED MAP FOR LOCATION

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 ten projects in the Planning/Zoning application stage, even after improvements in design by the developer during the application process, some are not acceptable by the Alliance and its member communities, others have enough benefit to the residents of the Agricultural Reserve and west Delray to recommend to the Commissioners that they be favorably considered for the changes and amendments requested.

1. BOYNTON PARC PLAZA – Boynton Beach

Location: Northeast Corner of Boynton Beach Boulevard and Acme Dairy Road

Acres: 47.21 acres

Current FLU: Agricultural Reserve (AGR)

Current Zoning: Agricultural Reserve (AGR)

Proposed FLU: Multiple Land Use –Industrial & High Residential, 8 units per acre (MLU/IND/HR-8)

Proposed Zoning: Multiple Use Planned Development (MUPD)

Dev. Potential Max/Conditioned: 348 units 300,000 SF industrial

Alliance: Any changes or amendments resulting from this application from the Boynton Beach area of the Agricultural Reserve will impact other applications and future projects along the Atlantic Avenue and State Road /441 corridor in Delray Beach.

2. LOGAN PROPERTY - Boynton Beach

Location: Southeast Corner of Boynton Beach Boulevard and Acme Dairy Road

Acres: +/- 39.29 acres

Current FLU: Agricultural Reserve (AGR)

Current Zoning: Agricultural Reserve (AGR)

Proposed FLU: Multiple Land Use (MLU)

Proposed Zoning: Multiple Use Planned Development (MUPD)

Dev. Potential Max/Conditioned: 342,294 SF of Commercial including Retail, Restaurant, Grocer, Office, Theater, and Fitness Center. Proposed Potential: 432 Residential DU + 261,360 SF Commercial (or mix of Retail, Restaurant, Grocer, Office, Theater, Hotel, Light Industrial and Fitness Center with equivalent trip generation)

Alliance: Any changes or amendments resulting from this application from the Boynton Beach area of the Agricultural Reserve will impact other applications and future projects along the Atlantic Avenue and State Road /441 corridor in Delray Beach.

3. STAR KEY INDUSTRIAL – Delray Beach LGA 2021-015 Control No. 1985-50131

Location: Northwest corner of Fl. Tpk & Atlantic Avenue

Acres: 50.99 acres

Current FLU: Agricultural Reserve (AGR)

Current Zoning: Agricultural Reserve (AGR)

Proposed FLU: Industrial with an underlying Agricultural Reserve (IND/AGR)

Proposed Zoning: Light Industrial (IL)

Dev. Potential Max/Conditioned: Industrial, up to 999,506 sf (0.45 FAR)

*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 **UNACCEPTABLE**.*

4. ALL SEASONS DELRAY – Delray Beach LGA 2021-009 Control No. 2012-00424

Location: Northeast corner of Lyons Road & Linton Boulevard, 0.76 miles south of Atlantic Avenue

Acres: 9.729 acres (Parent Site) 5.09 acres (Off-site Preserve)

Current FLU: Agricultural Reserve (AGR)

Current Zoning: Agricultural Reserve (AGR)

Proposed FLU: Institutional with an underlying Congregate Living Residential (INST/CLR) on 9.73 ac. and AGR on 5.09 ac.

Proposed Zoning: Multiple Use Planned Development (MUPD)

Dev. Potential Max/Conditioned: Congregate Living Facility, up to 186 beds, Fire Rescue Station, and 5.09 offsite preserve area

*Alliance: The Palm Beach County Agricultural Reserve Master Plan Phase II Final Report dated November 1999 states that adult congregate care facilities should not be prohibited in the Agricultural Reserve. More than two years have passed since the original Poet’s Walk application was submitted which proposed to limit the location to within 1 mile of the intersections of Lyons Road and Boynton Beach Boulevard and Lyons Road and Atlantic Avenue. **The Alliance continues to support that [circumference] limitation.** Through the Alliance’s suggestions, several improvements have been made to the site design of the project with offsite preserve area being added and a desperately needed fire station proposed to be included on the subject parcel. Alliance communities need this fire station to improve fire rescue response time. Being centrally located in the Tier, our Boynton Beach neighbors to the north would also benefit from this project. This project provides enough benefit to*

*the residents of the Agricultural Reserve and west Delray to recommend to the Commissioners that this application be **FAVORABLY [with conditions]** considered for the changes requested.*

5. RESERVE AT ATLANTIC– Delray Beach Future Land Use Atlas Amendment/Text Amendment Application

Location: Southeast corner of Atlantic Avenue and Half Mile Road

Acres: 39.77 acres

Current FLU: Agricultural Reserve (AGR)

Current Zoning: Agricultural Reserve (AGR)

Proposed FLU: Agricultural Reserve (AGR) on +/- 35 acres & Industrial (IND) on +/- 5 acres

Proposed Zoning: Agricultural Reserve Planned Unit Development (AgR-PUD) on +/- 35 acres & Light Industrial (IL) on +/- 5 acres

Dev. Potential Max/Conditioned: 520 units & +/- 85,000 SF industrial

Details: This text amendment along with proposed changes to the Unified Land 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**.*

6. WEST ATLANTIC MEDICAL– Delray Beach Future Land Use Amendment

Location: North side of Atlantic Avenue, approximately 1,500 feet west of Lyons Road

Acres: 2.04 acres

Current FLU: Traditional Marketplace Development (TMD)

Current Zoning: Agricultural Reserve (AGR)

Proposed FLU: Commercial Low-Office with an underlying Ag Reserve (CL-O/AGR)

Proposed Zoning: Community Commercial (CC)

Dev. Potential Max/Conditioned: Commercial uses up to .10 FAR (8,930) sf or 17,860 square feet (.20 FAR).

Details: This parcel is located near the corner of Atlantic Avenue and Lyons Road, adjacent to and west of the Delray Marketplace (see photo). The applicant is requesting to replace the preserve area with a parcel west of State Road 7/441. The development will be limited to 17,860 square feet. Medical office is expected to be built on the site. This site meets the commercial location requirements for the Agricultural Reserve Tier.

*Alliance: The commercial cap of square footage in the Tier would not be raised with approval of this application since 28,000 square feet of commercial space became available on July 30, 2020 through a separate approved application within the Tier. The preserve area will be replaced with a parcel west of State Road 7/441. The project provides enough benefit to the residents of the Agricultural Reserve and west Delray to recommend to the Commissioners that this application be **FAVORABLY [with conditions]** considered for the changes and amendments requested.*

7. LEGENT DELRAY BEACH – Delray Beach MUPD Zoning App. # PDD/CA-2020-0283

Location: Northeast corner W. Atlantic Avenue and Smith Sundry Road,

Acres: 11.25 acres

Current FLU: CL/AGR

Current Zoning: General Commercial/ Agricultural Reserve (CG/AGR)

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: The Agricultural Reserve Master Plan, and subsequently adopted policies in the Plan, specifically limit commercial development to "uses which serve the needs of the farm worker community, existing and future residents in order to discourage commercial in the Tier from exceeding local demand, thereby drawing customers from outside the Tier".

*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**.*

8. WEST ATLANTIC BUSINESS PLAZA (formerly Broward Rentals) – Delray Beach DOA-2019-02323

Location: South side of Atlantic Avenue, east of State Road 7

Acres: 10.53 acres

Current Zoning is MUPD & Current Future Land Use is IND/AGR

Application Request: Changes to the original approved site plan.

Changes proposed:

- The 2019 site plan indicates a total square footage of 163,926. The revised 2021 site plan shows a total square footage of 106,139. This is a 35% decrease in square footage.
- The 2019 site plan indicates 3 story development. The revised 2021 site plan shows all 1 story buildings. This is a decrease of two stories in height.
- The 2019 site plan indicates a Floor to Area Ratio (FAR) of 0.36. The revised 2021 site plan shows a FAR of 0.13. This is a 36% decrease in the FAR.
- The 2019 project indicates the traffic data Average Daily Trips (ADT) as 1,237. The revised 2021 site plan indicates the ADT as 845. This is a decrease in ADT of 32%
- The 2019 site plan places the Repair & Maintenance, Heavy Building in the rear of the property adjacent to residential development. The revised 2021 site plan places the building adjacent to Atlantic Avenue further from the residential development.
- The applicant is requesting some conditions from the initial application which are no longer applicable be removed.

*Alliance: The changes appear to be an improvement. The project provides enough benefit to the residents of the Agricultural Reserve and west Delray to recommend to the Commissioners that this application be **FAVORABLY** considered for the changes requested.*

9. SUNFLOWER LIGHT INDUSTRIAL– Delray Beach – LGA 2021-016 Control No. 1999-30168

Location: West side of State Road 7, approximately 0.27 miles south of Atlantic Avenue

Acres: 8.19 acres

Current FLU: Agricultural Reserve (AGR)

Current Zoning: Agricultural Reserve (AGR)

Proposed FLU: Industrial with an underlying Agricultural Reserve (IND/AGR)

Proposed Zoning: Light Industrial (IL)

Dev. Potential Max/Conditioned: Industrial uses, up to 160,540 sf (.45 FAR)

Alliance: This farmer-owned nursery has been in existence for thirty years. During the Agricultural Reserve Roundtable discussions that began circa 2014, the consensus was to "help the farmer." As a result one particular application, Homrich Nursery (LGA 2016-019), with an existing Future Land

Use of Agricultural Reserve and located adjacent to industrial uses, was granted a Future Land Use Atlas Amendment with limitations on Light Industrial. The Sunflower Application presents a similar situation being located near industrial uses and the intersection of Atlantic Avenue and State Road 7/441. The processing of this application should be in the spirit of the intent of the consensus of the Agricultural Reserve Roundtable. The Alliance has been working with the Applicant on the following conditions of approval:

The following uses of the site are prohibited:

Contractor Storage Yard; Distribution Facility; Equestrian Waste Management Facility; Recycling Center; Recycling Plant; Towing Service and Storage; Truck Stop; Adult Entertainment; Marina; Potting Soil Manufacturing; Crematory; Funeral Home; Homeless Resource Center; Chipping and Mulching; Composting Facility; Solid Waste Transfer Station; Water or Wastewater Treatment Plant; Communication/Cell Tower.

Maximum FAR: Decreased from .45 FAR to .35 FAR

Maximum Height: 1 Story

*If the above conditions are included in the approval of the application, the Alliance would request of the Commissioners that this application be **FAVORABLY [with conditions]** considered for the changes requested.*

10. JERICHO– Delray Beach FLU Atlas Amendment Application Control Number: 2007-00003
Location: 1/2 mile south of Atlantic Avenue and State Road 7 intersection on the west side of State Road 7/441

Acres: 3.63 acres

Current FLU: Agricultural Reserve (AGR)

Current Zoning: Agricultural Reserve (AGR)

Proposed FLU: Commercial Low Office (CL-O)

Proposed Zoning: Multiple Use Planned Development (MUPD)

Dev. Potential Max/Conditioned: Medical Office: 31,625 SF

Staff statement: "The Agricultural Reserve is the only Tier or other geography in the County where there is a finite cap placed on the amount of development. The cap was identified as a necessity as part of the development of the Agricultural Reserve Master Plan in order to establish that the amount of commercial in the Tier would not exceed the demand projected for the population stemming from the 1 unit per acre residential development potential of the Tier. The Master Plan, and subsequently adopted policies in the Plan, specifically limit commercial development to uses which serve the needs of the farm worker community, existing and future residents, in order to discourage commercial in the Tier from exceeding local demand, thereby drawing customers from outside the Tier."

*Alliance: The Alliance of Delray does not support any increase in the Commercial Cap in the Agricultural Reserve at this time. Further, it does not support the concept of dental and medical offices being exempted from the commercial cap nor does it support smaller parcels less than four acres being exempted from the commercial cap. This project is **UNACCEPTABLE**.*

Bob Schulbaum

Bob Schulbaum, President

Date: March 30, 2021