

Alliance of Delray Residential Associations, Inc.

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- *Serving 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*

December 31, 2021

Palm Beach County Planning Zoning and Building
Att: Lisa Amara, Zoning Director
2300 North Jog Road
West Pam Beach, Florida 33411-2741

Re: Delray Self Storage App. # ZV-2020-02120 January 6, 2022 Zoning Meeting Agenda Item C5

Dear Zoning Director Amara:

This correspondence is written regarding the Delray Self Storage Application # ZV-2020-02120 requesting a Type 2 Variance from minimum property development regulations to reduce the minimum lot size from 5-acres to 4.53-acres for a property within the Multiple Use Planned Development Zoning District.

Adjacent Alliance member communities object to the intensity of the proposed development in this high traffic area of the Atlantic Avenue corridor and the Alliance is echoing those concerns. There are already three car washes located a short distance from the site and many fueling stations. Of most concern for adjacent residents is the five-story proposed self-storage facility and its site plan location.

The Applicant met with the Alliance's Development Team and was informed of the issues with the proposed site plan and encouraged to be a better neighbor by creating a less intense project, softening the buildings with more mature foliage and delaying construction until Atlantic Avenue has been expanded.

The Alliance clearly understands the development rights of the Applicant however, considering that a Type 2 Variance is being requested, some relief for the community should be provided in the form of a less intense project on the smaller sized lot.

Please include a copy of this letter in the documentation for this application.

Thank you.

Sincerely,

Lori Vinikoor

Dr. Lori Vinikoor, President

Cc via e mail: Ramsay Bulkeley, Executive Director PZB, Whitney Carroll, Deputy Director PZB, Imene Haddad, Senior Site Planner

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