

# *Alliance of Delray Residential Associations, Inc.*

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



- *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 30, 2021

Palm Beach County Board of County Commissioners  
301 North Olive Avenue  
West Pam Beach, Florida 33401

Re: FOLLOW UP TO Indian Trails Grove Agricultural Reserve December 15, 2021 Agenda Item

Dear Commissioners:

This correspondence is written pursuant to the December 15, 2021 Board of County Commissioners (BCC) agenda item related to the Indian Trails Grove (ITG) and the Agricultural Reserve (AGR).

It is of utmost importance that you are aware that the proposed land to be “swapped” is located immediately adjacent to preserve land and that did not appear to be related to the public or to the Commissioners during the discussion. The Alliance is concerned that the result of the “swap” would be an island of four contiguous preserve parcels to wit PCN 00-41-46-25-02-000-0010, PCN 00-42-43-27-05-069-0091, PCN 00-41-46-35-00-000-1040, & PCN 00-41-46-25-02-000-0020, totaling 169.1684 acres sandwiched between the proposed development and South Florida Water Management District lands.

- What would be the dispensation for these preserve parcels (which are a component of the Oaks PUD)? It would appear that the BCC should decide the future for this 169.1684 island of land now. If these swaths of land come back to the BCC following the initial “swap” proposal with a request for “swapping” preserve within the AGR (which under current Code would be allowed) and adding to any approved PUD from the ITG/AGR decision, the area will be looking at an undetermined amount of density increase above the 1250 units proposed depending on how many Workforce Housing Units and Market rate units would be approved. This appears to be another potential burden on the environmentally sensitive lands and water control structures in south Palm Beach County. The public should be apprised of the unintended consequences that the ITG/AGR proposal would bring.
- Further, the Alliance’s testimony and evidence provided at the BCC’s Zoning meeting clearly demonstrate that the residents of the AGR and south Palm Beach County already pay taxes for flood protection and water supply. By relinquishing preserve lands within the AGR, the south County taxpayers would essentially be paying the bill for services that benefit others and this is clearly a non-equitable arrangement.

Please see attached with the delineation of the preserve that exists adjacent to the proposed development.

Also attached is the Alliance’s December 12, 2021 letter raising concerns for the ITG/AGR proposal.

Thank you for your attention to this most serious matter.

Sincerely,

*Lori Vinikoor*

Dr. Lori Vinikoor, President

#### OFFICERS AND DIRECTORS OF THE ALLIANCE:

Lori Vinikoor, *President*

Amie Katz, *Executive Vice President*, Norma Arnold, *Vice President* Allen Hamlin, *Vice President*

Ken Markowitz, *Vice President* Carol Klausner, *Secretary* Deborah Borenstein, *Treasurer*

*Directors:* Rob Cuskaden Paul Finkelstein Susan Zuckerman

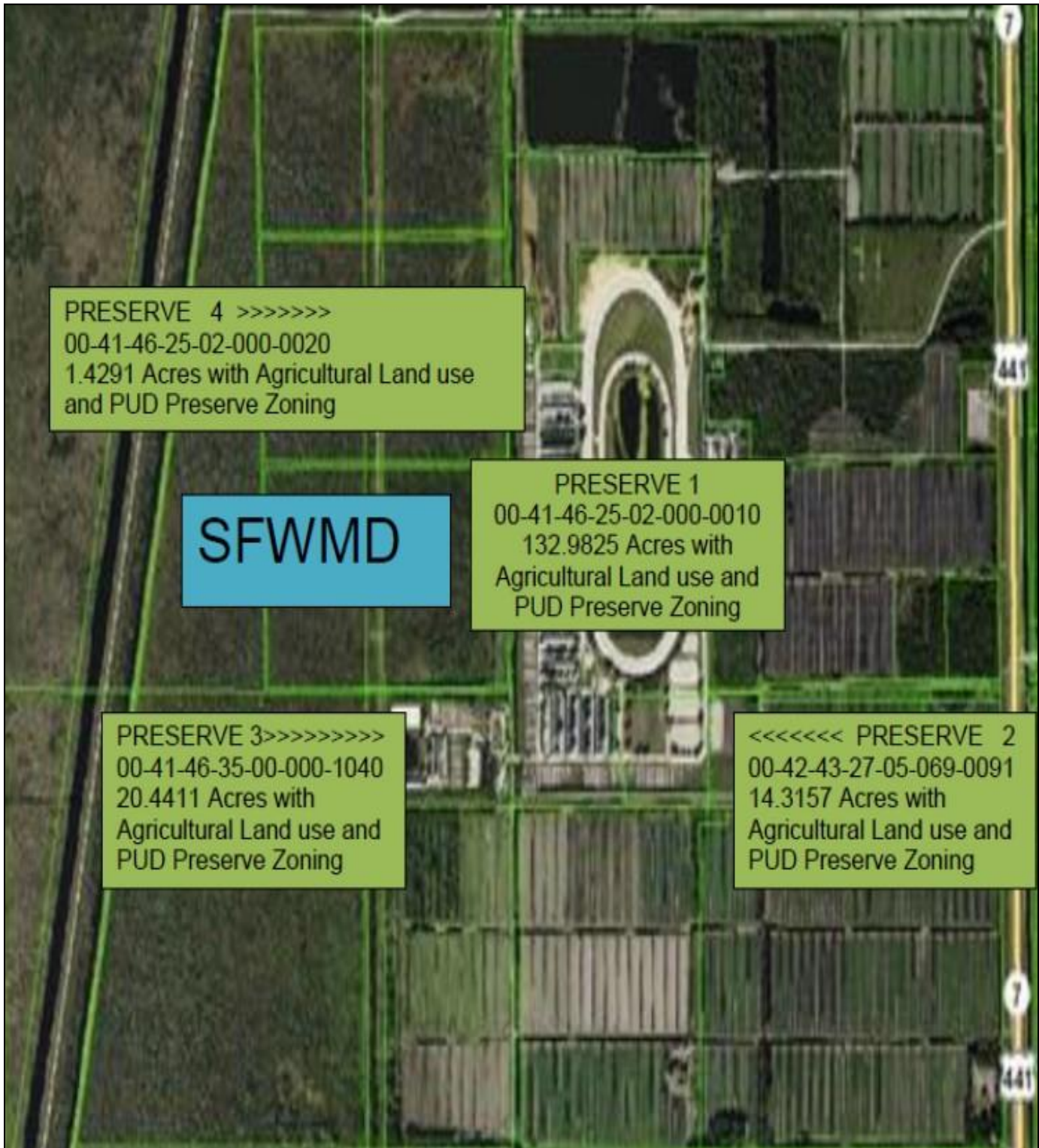
*Assistants to the President:* Rose DeSanto John Gentithes Rhoda Greifer Joel Vinikoor

Robert Schulbaum, *Chairman of the Board*

*Legal Counsel:* Joshua Gerstin

ITG/AGR Proposal:

Four Preserve Parcels immediately west of proposed development:



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December 12, 2021

Palm Beach County Board of County Commissioners  
301 North Olive Avenue  
West Pam Beach, Florida 33401



Re: Indian Trails Grove Agricultural Reserve December 15, 2021 Agenda Item

Dear Commissioners:

In a letter dated September 13, 2021 the Alliance of Delray clearly stated its support for examining changes to the Comprehensive Plan of the Agricultural Reserve. Suggestions included the possibility of smaller Planned Unit Developments and an increased density if a workforce housing component was included. These suggestions were intended to be exercised east of State Road 7/441 and would provide some relief to farmers who considered themselves disenfranchised.

The Indian Trails Grove (ITG)/Agricultural Reserve (AGR) proposal was not considered in these comments and suggestions since there was no application submitted at the time the Agricultural Reserve Workshop was held. Therefore, the Alliance is now providing its concerns regarding the ITG/AGR proposal.

1. Using the Agricultural Reserve as a solution for County water management issues: this is not a good argument. Some monies from the original bond issue were used for water projects in northern Palm Beach County but the precious lands of the Agricultural Reserve should not be traded for projects in northern Palm Beach County since the microclimate and soils are not congruent.
2. Public Civic Sites: there are two alternative viable and better sites for any County office. The West Boca Branch Library is located on a 20.63 acre parcel about a mile south of the subject site. Any necessary County office could be located there. Further, an 8.37 acre site at the northeast corner of Atlantic Avenue and the Florida Turnpike is also available for County offices. The proposed civic site is unnecessary.
3. 100 acre passive park proposal: the Alliance has been working closely with Parks and Recreation on procuring a longer-term lease on the West Delray Regional Park and improving the infrastructure within the park. Although it would be fine for yet another park in the west Delray area, there is a need to concentrate on what already exists which is the 313 acres of recreational land located about a mile north of the subject property.
4. 250 Workforce Housing Units: with the current transmitted application (Reserve at Atlantic), evaluation, investigation, and analysis by Staff, the Agricultural Reserve should attain its sufficient share of Workforce Housing Units along the main corridors and east of State Road 7/441 so that the parcels west of 441, so close to environmentally sensitive lands, should not be violated.
5. Market Rate Project: with the many moving parts over the years (re-distribution of preserve parcels), at one point, there will surely be some market rate units that can be developed in this area. The Alliance suggests that no changes in the 80/20 PUD (which is currently allowed west of State Road 7/441) be enacted at this time.

Thank you all for your continued commitment to serving the residents of Palm Beach County.

Sincerely,

*Lori Vinikoor*

Dr. Lori Vinikoor, President

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