

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*

April 25, 2022

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

Re: Essential Housing Future Land Use Designation in the Agricultural Reserve

Dear Commissioners:

The Alliance of Delray Residential Associations applauds you and Staff in your efforts to address housing needs of the workforce and lower income households by creating a County Initiated Amendment which would revise the Future Land Use Element Essential Housing future land use designation in the Agricultural Reserve.

The location criteria appear appropriate since the Atlantic Avenue and Boynton Beach Boulevard corridors continue from the Urban/Suburban tier into the Agricultural Reserve. The Comprehensive Plan reflects the efforts to keep density low in the Agricultural Reserve, especially west of State Road 7/441. This policy supports transitioning development from higher to lower density as new construction nears the sensitive preserve lands in the most western areas.

	Total	1 No. of BB	2 South of BB	3 Central	4 Atlantic	5 Far So. AA	6 Clint Moore
Single Family	7,280	1,680	1,840	-	1,040	2,080	640
Townhouse	4,200	1,440	720	-	1,680	360	-
Apartments	2,520	600	600	-	1,320	-	-
Units	14,000	3,720	3,160	-	4,040	2,440	640
Retail	502,440	125,000	125,000	-	250,000	2,440	-
Offices over shops	375,030	93,758	93,758	-	187,515	-	-
Office Park	244,970	122,485	122,485	-	-	-	-
Commercial	1,122,440	341,243	341,243	-	437,515	2,440	-
Industrial Park	330,000	-	165,000	-	165,000	-	-
Total Non-Res	1,452,440	341,243	506,243	-	602,515	2,440	-

A review of Staff recommendations appears to not provide a “cap” for the increase in density. To avoid unintended consequences of the change in policy, it may be appropriate to establish a limit on the number of multifamily units. There was originally an expected number of 14,000 units with total buildout of the Tier (see chart) and infrastructure within the Agricultural Reserve planned for that number. It would be prudent to consider a cap on the number of multifamily units so buildout would occur commensurate with infrastructure improvements.

Thank you for your continued essential/workforce/affordable housing initiatives in Palm Beach County.
 Sincerely,

Lori Vinikoor

Dr. Lori Vinikoor, President

Cc Verdenia Baker, County Administrator; Patrick Rutter, Assistant County Administrator; Ramsay Bulkeley, PZ&B Executive Director; Whitney Carroll; PZ&B Deputy Executive Director; Lisa Amara, Zoning Director; Kevin Fischer, Interim Planning Director, Mayor Bob Weinroth; Vice-Mayor Gregg Weiss; Commissioners Mack Bernard, Dave Kerner, Maria Marino, Melissa McKinlay, Maria Sachs.

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