

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 24, 2022

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

Re: Commercial Future Land Use Designation in the Agricultural Reserve

Dear Commissioners:

The Alliance of Delray Residential Associations is extremely concerned with the County Initiated Amendment which would revise the Future Land Use Element and establish a third industrial future land use Commerce (CMR) designation.

The Alliance understands the intent of the proposed change in policy to limit industrial future land use however, the location criteria is much too extensive to wit, the entire State Road 7 corridor, particularly State Road 7 between Atlantic Avenue and Clint Moore Road. Please see attached aerial which demonstrates that south of Atlantic Avenue, the corridor is 99% residential. There is only a small corner of Atlantic Avenue and State Road 7 that is designated industrial. There are three areas available for potential development (8 acres/6 acres/15 acres), all of which have been up for sale for years. The six acre site currently zoned AGR was sold in March 2022. The owner is proposing a logistics center which would share the entrance to Tierra Del Rey and contain several hundred thousand square feet of office, refrigerated storage, and truck parking. The 15 acre site just south of the six acre site is also zoned AGR and contains an equestrian facility. These sites located in the center of residential development and sharing entrances and roadways with a residential neighborhood do not warrant a change of land use to CMR which would allow for industrial uses that are not compatible with the residential community.

Please oppose the CMR land use designation south of Atlantic Avenue and consider other more transitional and compatible uses such as professional office and limited/general day care centers.

Sincerely,

Lori Vinikoor

Dr. Lori Vinikoor, President

Cc: Lauren D'Alora, President Dakota; Lance Huberman, President Saturnia Isles; Andrew Ripps, President Tierra Del Rey; Jay Pearlman, President Rio POCO; Stacy Berstein, President The Oaks; Justin Hertzberg, President Seven Bridges; Jonas Steinberg, President Stonebridge Golf & country Club; 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.

OFFICERS AND DIRECTORS OF THE ALLIANCE:

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Atlantic Ave

Lyons Rd

8ac

Dakota

6ac

Tierra Del Rey North

15ac

Tierra Del Rey South

Saturnia Isles

Rio POCO

441

7

Application in Process for 1250 homes

7 Bridges

441

Boca Bridges

7

Lyons Rd

Stonebridge Country Club

The Oaks

Clint Moore Rd