

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*

April 21, 2024

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

Re: Park West Text Initiation Request May 1, 2024 Comprehensive Plan Amendment Public Hearing Agenda

Dear Mayor Sachs, Vice Mayor Marino and Commissioners:

The Alliance of Delray's April 11, 2024 letter (attached) indicated that the Alliance has no objection to the Park West text initiation request. The proposed project contains several positive and creative proposals which are worthy of further discussion.

Historically, several projects from contract buyers were brought to the Alliance for the subject parcels. Most recently one request was for a million square foot distribution center which, although would have complied with the commerce designation, would not have served the residents of the Agricultural Reserve or the folks from bedroom communities including Boca Raton from the south, Boynton Beach from the north, and east Delray who enjoy amenities located within the Tier. The Park West proposal would bring mixed uses which would serve the residents and their families and friends. Further, the request before you comes directly from the property owner who has maintained nursery and farming activities on the 50+ acre (combined and contiguous) parcels located on the north side of Atlantic Avenue for 40 years and recently purchased the 10+ acre parcel on the south side of Atlantic Avenue, also a nursery, in order to align Starkey Road and Persimmon Avenue to create better traffic flow in the area surrounding the proposed project.

Several creative uses are proposed including "luxury car cave" condominiums on the south 10+ acre parcel which would be a low traffic generator. The closest hotel to the Agricultural Reserve is 9 miles away in the city of Delray Beach so the proposed "autograph collection" hotel would serve the western communities. At the April 12, 2024 Planning Commission meeting, Curtis Whitehair, MD, the current Dean of the Charles E. Schmidt College of Medicine at Florida Atlantic University presented a compelling reason for supporting the essential/workforce housing component and the project itself considering the housing need for Residents and Fellows working in the consortium which includes the Medical School and many local hospitals.

The proposed project is ambitious, and the Alliance has several major concerns. The density and intensity appear excessive and the timeline for construction needs to be addressed so that there is concurrency with the expansion of Atlantic Avenue.

The Alliance looks forward to continuing the conversation with the owner to create a sustainable project that meets the needs of the residents and visitors to the Agricultural Reserve.

Sincerely,

Lori Vinikoor

Dr. Lori Vinikoor, President

Sent via USPS and email to: Mayor Sachs; Vice Mayor Marino; Commissioners Baxter, Barnett, Bernard, Weiss, Woodward;
Cc by e mail to: County Administrator Baker; Assistant County Administrator Rutter; Interim Planning Director Gagnon; Principal Planner Gregory

OFFICERS AND DIRECTORS OF THE ALLIANCE:

Lori Vinikoor, *President*

Arnie Katz, *Executive Vice President* Norma Arnold, *Vice President* Allen Hamlin, *Vice President* John Gentithes, *Vice President*

Carol Klausner, *Secretary* Deborah Borenstein, *Treasurer*

Directors: Rob Cuskaden York Freund Judy Goldberg Carol Klausner Susan Zuckerman

Assistants to the President: Rose DeSanto Joel Vinikoor

Chairman of the Board: Bob Schulbaum *Legal Counsel:* Joshua Gerstin

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April 11, 2024

Palm Beach County Planning Division
Att: Jeff Gagnon, Interim Planning Director
Vista Center Building
2300 North Jog Road, 2 nd Floor
West Palm Beach, Florida 33411

Re: Park West (fka Tenderly Reserve) Text Initiation Request 4/12/2024 Agenda Item IV.B.1

Dear Interim Planning Director Gagnon:

Regarding the Park West (fka Tenderly Reserve), Item #IV.B.1 on the Planning Commission Agenda for April 12, 2024, the Alliance of Delray does not object to the Text Initiation request.

Initiating this request will provide an opportunity to further address key elements in the County's Master Plan which will impact future development within the Agricultural Reserve. The Essential Housing (EH) future land use designation for higher densities in the Agricultural Reserve Tier adopted on August 25, 2022 has resulted in an increase of nearly 800 units and hundreds more can be expected along the major corridors. Using the formula of 79 square feet per unit, the request for more commercial square footage might be justified. Further, at least one parcel along the Atlantic Avenue corridor previously zoned as a General Commercial District with ~90,000 square feet of allowed commercial uses was rezoned to a Multiple Use Planned Development with largely institutional uses resulting in a large portion of the ~90,000 square feet of allowed commercial square footage never to be used.

There is also an opportunity for the 25% on-site workforce housing component of the request for initiation to be explored with more creativity.

The Alliance has reached out to member communities along Lyons Road and residents say "we want things to do." Restaurants, outdoor and indoor entertainment and activities, and an "autograph collection" hotel would be close to home and accessible. The private garage condominium complex would be a low traffic generator.

This project would also provide the opportunity to align and signalize Starkey Road and Persimmon Avenue for better controlled traffic flow.

It is of utmost importance that any concerns of Alliance member community Delray Lakes Estates (DLE) are satisfied since DLE is the most impacted of all the Alliance communities within the Agricultural Reserve and adjacent to the tier on Atlantic Avenue.

Density and Intensity of the project and the future expansion of Atlantic Avenue are large components that the Alliance is considering with respect to the proposed project. The Alliance will be following this application through the Planning and Zoning process so that the final product will be a development commensurate with what is expected to serve the needs of the residents of and visitors to the Agricultural Reserve.

Sincerely,

Lori Vinikoor

Dr. Lori Vinikoor, President

Cc: Mayor Sachs; Vice Mayor Marino; Commissioners Baxter, Barnett, Bernard, Weiss, Woodward; County Administrator Baker; Assistant County Administrator Rutter; Principal Planner Stephanie Gregory

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