

# ALLIANCE OF DELRAY RESIDENTIAL ASSOCIATIONS, INC.

## MEMBER COMMUNITIES

Abbey Village  
Addison Reserve Country Club  
Addison Trace  
Aspen Ridge  
Boca Delray  
Bonaire Village  
Bridgeview  
Bristol Pointe  
Camelot Village  
Casabella  
Cloister Del Mar  
Coco Wood Lakes  
Country Lake  
Crosswinds of Delray  
Deauville Village  
Delaire Country Club  
Delray Harbor Club  
Delray Lakes Estates  
Delray Villas Plat 1  
Delray Villas Plat 4/5  
Delray West Townhouses  
Emerald Pointe  
Evergreen 1  
Floral Lakes  
Four Seasons  
Gleneagles Country Club  
Grand Orchid Estates  
Greensward Village 1  
Hamilton House  
Hamlet Country Club  
High Point of Delray Beach East 1  
High Point of Delray Beach East 2  
High Point of Delray Beach West 1  
High Point of Delray Beach West 2  
High Point of Delray Beach West 4  
Huntington Lakes Sec 2  
Huntington Lakes Sec 3  
Huntington Lakes Sec 4  
Huntington Lakes Sec 5  
Hunters Run Country  
Huntington Pointe  
Huntington Towers  
International Club  
Kings Point  
Lakes of Delray  
Las Verdes  
Legacy at Sherwood Forest  
Lexington Club  
Mizner Country Club  
Monterey Lakes  
Newport Cove  
Oliveleaf  
Palm Beach Bath & Tennis  
Palm Greens  
Pelican Harbor  
Pines of Delray  
Pine Ridge  
Pinewood Cove  
Polo Trace Country Club  
Rainberry Bay  
Rio Poco  
Saturnia Isles  
Shadywoods  
Spanish Wells  
Stone Creek Ranch  
Tierra Del Rey  
Tierra Verde at Delray Beach  
Tropic Bay  
Tropic Isle  
Valencia Falls  
Valencia Palms  
Villa Borghese  
Village at Swinton Square  
Vizcaya  
Waterways  
Whisper Walk  
Woodlake

10290 West Atlantic Avenue #480504  
Delray Beach, FL 33448  
Phone: 561.495.9670 Fax: 561.495.0888  
[www.allianceofdelray.com](http://www.allianceofdelray.com)



March 31, 2015

RECEIVED

APR 3 2015

PLANNING DIVISION

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

Re: Staff Direction for Agricultural Reserve Master Plan Commercial Element

Dear Mayor Vana, Vice Mayor Berger, and Commissioners:

Thank you for your efforts in presenting an excellent Agricultural Reserve Workshop on March 24, 2015. Staff was well prepared and the public comment aspect was productive. Listening to the discussion among the commissioners was inspirational. Your attentiveness to the needs of individuals and the general population of Palm Beach County is appreciated. The following is a suggested path for the future of the commercial element of the Agricultural Reserve Master Plan.

The Alliance continues to be in favor of site-specific land use amendments for additional non-residential development in the Agricultural Reserve as the land use amendment process ensures that the application has been vetted through a formal public process and found acceptable to the Board of County Commissioners. The Alliance suggests that the square footage cap of 750,000 square feet already established in Policy 1.5-M of the Future Land Use Element be allocated to any new site specific land use amendment request.

The Alliance has calculated that approximately 220,000 square feet of the 750,000 square foot cap is going unused within the two existing TMD's. If new projects were presented and not compelled to meet all the parameters of a TMD, but were acceptable to the County and the public as useful and viable commercial applications, the requested square footage might be extracted from the 220,000 square foot excess. In this way, the County would not be creating new artificial caps (such as the 2 million or 400,000 square feet that were suggested) for commercial development. We already have comprehensive plan language in place allowing 750,000 square feet of Commercial Low to be built in the Agricultural Reserve that will not be met by the two TMDs, so let's extract the square footage from the excess and, if in the future that 220,000 square feet is utilized, then we could revisit an increase in square footage.

Sincerely,

*Lori Vinikoor*

Dr. Lori Vinikoor, Executive Vice President

*Robert Schulbaum*

Robert Schulbaum, President

Cc: Verdenia Baker; Bob Weisman; Rebecca Caldwell; Jon MacGillis; Lorenzo Aghemo; Audrey Norman

FROM THE EVERGLADES TO THE OCEAN

### OFFICERS AND DIRECTORS

Robert Schulbaum, *President & Director* Lori Vinikoor, *Executive Vice President & Director*  
Norma Arnold, *Vice President & Director* Stan Goodman, *Vice President & Director* Larry Zalkin, *Vice President & Director*  
Evelyn Spielholz, *Secretary & Director* Stan Kalish, *Treasurer*  
*Directors:* Arnold Katz Carol Klausner Harold Kleiner Phyllis Levine Marianne Weisman Susan Zuckerman  
*Assistants to the President:* Rhoda Greifer Jody Mindell  
*Tech Squad:* Allen Hamlin Ken Markowitz  
*Legal Counsel:* Joshua Gerstin

Communities

Abbey Village  
Addison Reserve C.C.  
Addison Trace  
Aspen Ridge  
Boca Delray C.C.  
Bonaire Village  
Bridgeview  
Bristol Pointe  
Camelot Village  
Casabella  
Cloister Del Mar  
Coco Wood Lakes  
Country Lake  
Crosswinds of Delray  
Deauville Village  
Delaire C. C.  
Delray Harbor Club  
Delray Lakes Estates  
Delray Villas I  
Delray Villas III  
Delray Villas IV/V  
Delray W. Townhouses  
Drexel Park  
Emerald Pointe  
Evergreen 1  
Floral Lakes  
Four Seasons  
Gleneagles C. C.  
Grand Orchid  
Hamilton House  
Hamlet C. C.  
Heritage Park West  
High Point of Delray Beach  
High Point West I  
High Point West 2  
Hunter's Run C.C.  
Huntington Lakes (5)  
Huntington Pointe  
Huntington Towers  
International Club  
Kings Point  
Lakes of Delray  
Las Verdes  
Lexington Club  
Mizner Master Assoc. HOA  
Monterey Lakes  
Morningstar  
Newport Cove  
Palm Beach Bath & Tennis  
Palm Greens 1  
Palm Greens 2  
Pelican Harbor  
Pines of Delray E.  
Pines of Delray N.  
Pines of Delray W.  
Pine Ridge  
Pinewood Cove  
Polo Trace C. C.  
Rainberry Bay  
Saturnia Isles  
Shadywoods  
Spanish Wells  
Stone Creek Ranch  
Tierra Del Rey  
Tierra Verde at Delray  
Beach  
Tropic Bay  
Tropic Isle  
Valencia Falls  
Valencia Palms  
Villa Borghese  
Vizcaya  
Waterways  
Whisper Walk (5)

*Alliance of Delray Residential Associations, Inc.*

10290 W. Atlantic Ave. #480504

Delray Beach, FL 33448

Phone (561) 495-9670 FAX# (561) 495-0888

Visit our Website: [www.allianceofdelray.com](http://www.allianceofdelray.com)



September 29, 2014

Palm Beach County Planning, Zoning, & Building  
ATT: Rebecca Caldwell, Director  
2300 North Jog Road  
West Palm Beach, Florida. 33411  
Re: Agricultural Reserve Roundtable Discussion

Dear Ms. Caldwell:

Following BCC direction and under your supervision Staff has succeeded in bringing together interested parties and the public to contemplate changes to the Agricultural Reserve Comprehensive Plan. This is an ambitious project addressing multifaceted proposed changes. The current Development Plan has been generally successful, is technically detailed, and even a perceived minor text amendment requires study to grasp the resulting impact on established agricultural, environmental and water resource goals.

The Alliance has met with farmers, nursery owners and other interested parties over the past six months in preparation for the Roundtable Discussions. The Alliance also has a history of being "Guardians of the Agricultural Reserve" and addressing the needs of its member communities and the public as demonstrated by a successful request from the Alliance to the BCC for denial of a 2011 application to construct a biofuel processing facility in the Agricultural Reserve.

An Alliance survey of its Membership and the public indicated the following:

1. Commercial Development should be confined to the Atlantic Avenue and Lyons Road and Boynton Beach Boulevard and Lyons Road intersections.
2. No development is desired west of State Road 7/441.
3. Preserve Parcels should not support mulching facilities or other bioconversion industries which impact regional hydrology and water resources.
4. Smaller preserve parcels, even though not contiguous with larger ones would be desirable.
5. The addition of more residential units from the County TDR program or other source is not desirable.

The Alliance thanks you, Staff, and our Commissioners for your work on this project.

Sincerely,

*Lori Vinikoor*

Dr. Lori Vinikoor, Executive Vice President

Cc: Mayor Taylor, Commissioners Abrams, Burdick, Santamaria, Valeche, Vana; Lorenzo Aghemo; Jon MacGillis; Verdenia Baker, Bob Banks

◆◆◆◆◆◆◆◆◆◆

***Officers:*** Robert Schulbaum, *President*; Lori Vinikoor, *Executive Vice President*  
Stan Goodman, *Vice President Communications*; Evelyn Spielholz, *Secretary*; Stan Kalish, *Treasurer*  
***Directors:*** Norma Arnold; Harold Kleiner; Carol Klausner; Phyllis Levine;  
Larry Zalkin; Susan Zuckerman; Marianne Weisman & Arnie Katz, *Assistants to the President*  
Joshua Gerstin, *Legal Counsel*

\*\*\*\*\*

***PRESERVING THE COMMUNITY LIFESTYLE & KEEPING ITS MEMBERS INFORMED  
FROM THE EVERGLADES TO THE OCEAN***