

**Special Notice to Delray residents. Atlantic Plaza Redevelopment**  
**From: Friends of Delray**  
**Date: Saturday November 10, 2012**

On Tuesday evening November 13th, the City Commission will vote on a request by the developer of Atlantic Plaza to allow a very large increase in dwelling units in the redevelopment of the Atlantic Plaza project.

The location is north of Atlantic Avenue between Federal and the Intracoastal on 8 acres next to Veterans Park . It is the largest development parcel in our downtown. The new developer, from Ohio, is currently permitted to build 80,000 square feet of office space, 50,000 square feet of retail and 190 condominium units. They are now requesting an increase in residential from 190 condominium units to 440 rental apartments – more than doubling the number currently permitted. To accommodate this many units, some of the buildings will be 5 stories.

Current City zoning regulations permit a maximum of 30 dwelling units per acre. The developer is requesting an exception to build 51 per acre. Adding 250 additional apartments to the 190 already approved will more than double the density and is not compatible with the adjoining neighborhoods. It would overwhelm the single-family nature of Palm Trail and Historic Marina District.

The developer points out that the office and commercial space has been reduced from what is currently permitted. We view that as a business decision based on the weak commercial market, and we do not see that as justification for the increased residential density.

We believe that the site should be redeveloped, and are pleased that private capital is willing to invest in Delray. There are aspects of the proposal we support. But, we believe the current city regulations of 30 units per acre should be respected.

The matter will be voted on by our City Commissioners on Tuesday, November 13<sup>th</sup> at City Hall. Some residents are planning to assemble in front of City Hall at 5:00PM to express opposition. Starting at 6:00PM the public is invited to attend the meeting and is invited to speak. Every person attending will have 3 minutes to speak. We urge all interested residents to attend and to give their opinions directly to our elected officials.

**We also urge those who plan to attend to restrict comments to the question at hand: should the density be increased from 30 units per acre to 51 per acre.** Should this project be granted an exception that will allow a total of 440 units, an increase of 250 units over what the current regulations allow? Residents should present their thoughts based on such factors as compatibility with surrounding neighborhoods and alignment with current city regulations, effect on

traffic patterns downtown, impact on public safety, traffic problems related to the adjoining bridge, and the effect on our town's primary center – Atlantic Avenue.

We are against the increase, but whether for or against the proposal it is important that all residents attend the meeting and express an opinion. This may be the last opportunity we have to speak on the largest development we will ever have in our downtown.

**Tuesday, November 13<sup>th</sup> at City Hall, Delray Beach**  
**5:00 PM Rally in front of City Hall**  
**6:00 PM Meeting of City Commission and public discussion**

Thank you for your interest in Friends of Delray