

SABAL LAKES MASTER ASSOCIATION
c/o Davenport Property Management, LLC
6620 Lake Worth Rd., Suite F
Lake Worth, FL 33467
Telephone: (561) 642-5080 Fax: (561) 642-5481
info@davenportpro.net

October 11, 2018

PLANNING & ZONING BOARD
STAFF REPORT DEVELOPMENT SERVICES DEPT.
100 NW 1ST AVENUE,
DELRAY BEACH, FLORIDA 33444

Regular & Certified Mail
70082810000110214162

File No.: 2018-162 & 2018-163

Banyan Cove

Application Type: Annexation, Future Land Use Map Amendment and Rezoning

With reference to the courtesy letter sent out by City of Delray Beach Planning & Zoning Board to Sabal Lakes Homeowners Assoc on October 2, 2018:

We object to the following:

Future Land Use Map amendment re-designating from Palm Beach County Medium Density Residential 5 units per acre (MR-5) to City **Medium Density Residential 5-12 du/ac (MD)**; and, rezoning and re-designating the zoning district from Palm Beach County Agricultural Residential (AR) in part and Residential High (RH) in part and establishing a City **zoning of Medium Density Residential (RM)** for three parcels of land located on the east side of Barwick Road.,

Sincerely,
Sabal Lakes Homeowners Association

Allen, Jasmin

From: Hannah Schulte <schultehannah@gmail.com>
Sent: Friday, November 30, 2018 10:26 AM
To: Petrolia, Shelly; Johnson, Shirley; Frankel, Adam; Bathurst, William; Boylston, Ryan; Allen, Jasmin
Subject: Banyan Cove

Commissioners:

I oppose the plan for a multi-unit development on Barwick Road. Traffic is already absolutely horrendous during drop off and pick up times as it stands. Please listen to your constituents and put their best interest first.

Best,
Hannah Schulte
M.A. CCC-SLP

October 15, 2018



To the members of Delray Beach's Planning and Zoning Advisory Board.

As a resident of Delray Beach for over 17 years, and a homeowner of Sabal Lakes I want to express my over whelming concern and frustration regarding Banyon Cove development proposed here tonight. Every morning I exit Sabal Lakes Road to Barwick Road, and every day I sit and wait to politely inch my way out to cross this unimaginable line of traffic trying to get to the school. Even with a sign that was put up by the City to ask that the entrance not be blocked we still sit and wait. At the beginning of the school year we had a police officer directing traffic, (which did help), but I guess that was just to show good faith. This morning leaving the community, we were 10 cars stacked, and waited almost 15 minutes till some sympathetic person in a car stopped to let us out. The people behind that person was not happy to have to wait more, but we all graciously waived. I wanted to say to all those people, "Well it's going to get worse".

And how about the people that live at Bexley Park development that is right across the street from this proposed project. They have cars stacked just as much as Sabal Lakes does now, can you just image (2) developments trying to get out at the same time. And please and foremost let's think of the emergency vehicles that are trying to maneuver down Barwick Road through all this traffic. Its only 2 lanes, tell me where are they going to go.

The thought of single-family homes which would cause lower density would be something that might be more receptive to the community then to add to the congestion with 8 unit per acre townhouse.

I think these developers, with deep pockets and No consideration to communities, that are already working against the tide, just want to open the flood gates. They need to come out in the morning or afternoon and experience firsthand the traffic on Barwick Road and maybe they would have a better outlook.

I am strongly against this development and increase in density.

Thank you.

Diane Miller
Sabal Lakes
4000 Majestic Palm Way
Delray Beach, Florida 33444

Allen, Jasmin

From: Daryl Hall <daryl99@bellsouth.net>
Sent: Friday, October 12, 2018 4:43 PM
To: Allen, Jasmin
Subject: Banyan Cove

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing as a resident of Sabal Lakes to fight the proposed construction on North Barwick Rd. called Banyan Cove. It is multi-family housing that is being proposed.

As Delray loses its village by the sea charm, I hope you will understand that North Barwick Rd. is truly one of the last places in Delray that can be saved.

I understand it will be built up, but should only be single family homes.

The chaos and destruction multi-family will do to the neighborhood, the elementary school and the traffic will be horrendous.

I will be at the P and Z meeting Monday night.

Daryl Meyer Hall
3760 Sabal Lakes Rd.
Delray Beach FL 33445

Allen, Jasmin

From: Andrew Broadbent <andrew@222icg.com>
Sent: Tuesday, November 27, 2018 9:58 PM
To: Allen, Jasmin
Subject: Re: Neighbor of New Proposed Annexation (Banyan Cove)

Commissioner,

My wife and I attended the long meeting tonight. We wanted to express our gratitude for your thoughtfulness during the various matters discussed tonight.

Honestly my letter last night was written in frustration as the zoning and planning board members were just rubber stamping the items with no regard to legitimate concerns. Along with the fact they are advertising the property as already being annexed by Delray Beach.

I know some neighbors have some non legitimate and honestly idiotic concerns. Single family housing can be sustained in that area without the burden 53 units would present.

Sincerely,
Andrew J. Broadbent

On Nov 26, 2018, at 8:45 PM, Andrew Broadbent <andrew@222icg.com> wrote:

Commissioners,

My wife and I own the property directly next to the property that is requesting rezoning and annexation into Delray Beach Florida. I'll keep this short as possible as I'm sure you have been getting many letters on this matter.

My wife and I attended the first meeting which honestly was a charade. No regard for the 100's of neighbors there voicing concerns. The requestor had back door meetings with the board and the board was all to eager to sign off.

As elected officials I trust that you have more concern about the concerns of people in the neighborhood. I hope there hasn't been similar attempts to get your support despite the will of the people. I would hope after the process I can be an advocate for your reelection for doing the right thing in this case.

The reason I state this concern is the petitioner is already claiming in the MLS that the property has been newly annexed into Delray Beach. Unless there is a fix that the rest of us don't know about then the petitioner is advertising fraudulent information.

- 1) Despite the traffic engineers reports that we the community know to be inaccurate Barwick Park is over capacity and can't handle any more volume. The board said the problem already existed so they had no issue with adding more volume. With that logic why even have a traffic report.
- 2) They also state 50+ units would only add 1 high school student and 4 elementary school students to the school system. Although that itself doesn't directly affect annexation into Delray, it does show more questionable data that is most likely inaccurate or not realistic. With their logic 3 out of 4 students living in this new development will drop out of school before entering high school.
- 3) The petitioner isn't wanting to build on the property. He just wants to sell the property for a \$3 million profit. Nothing wrong with somebody wanting to turn a profit except when it will cause surrounding property to take a loss. You are probably looking at a possible increase in property tax revenue but that will be more than offset by those of us in the houses near the property that will lose as much or more. Not to mention the possible extra burden on costs for first responders. Since the petitioner isn't planning to develop this themselves we can't get a clear blueprint for what will happen with the property.
- 4) They want to take an agriculture zone and make it medium density residential. There is a lot of wildlife I have seen on the property that will be displaced. A small consideration but an important one to keep in mind.
- 5) Another large development is being built on 133rd Rd South in Delray and one large development being proposed on Coconut lane ½ mile north in Boynton Beach.
- 6) If you lived off Barwick Rd and dealt with the traffic we have to deal with already you would have no issues at all voting no on this matter.

If a taxpayer used similar documentation to substantiate a deduction on their federal taxes, the IRS would be assessing heavy penalties up to and including filing a frivolous return. Especially with the fraudulent posting that the property has already been annexed into Delray Beach.

Please do not do as the board did and disregard the huge public opposition to this proposal. I know it's tempting to annex the property to get the tax revenue. If you say yes to annexation will you really be able to say no to rezoning? From the feedback I've gotten commissioners are wanting it annexed. But once you go down the road it will be tougher to say no to the next steps. Rest assured if public opinion is disregarded to help payoff the greed of my neighbor you will have many motivated voters that will vote to replace you on as a commissioner. I'm saying this to underscore the importance of respecting the communities wishes over the greed of one land owner. Please do not leave the door open for continuing this overdevelopment.

They can sell single family units on this land. The head board member incorrectly said people wouldn't pay \$500,000 or more for low density residential. I paid \$600,000 for 4/5 acre for the lot next to the requested annexation. Obviously it can and will sell for that much.

Thank you for your time, and please don't go down the road of greed with this property owner.

Sincerely,

Andrew J Broadbent

Allen, Jasmin

From: Michelle Hartman <mishell71@aol.com>
Sent: Tuesday, November 27, 2018 9:12 PM
To: Allen, Jasmin
Subject: Banyan Cove

Good evening,

I just wanted to take a moment to express my gratitude for the way that the City Commissioners meeting was handled tonight. I know it was quite a long meeting and I am truly impressed with the attention that the commissioners showed in discussing the Banyan Cove proposal. I genuinely appreciate the efforts of the city commissioners to ask questions and try to determine what is in the best interest of the community. Thanks again for all that you do for the city of Delray Beach.

Sincerely,

Michelle Broadbent

Sent from my iPhone

Allen, Jasmin

From: Sandra Jones <jones9767@aol.com>
Sent: Tuesday, November 27, 2018 8:13 PM
To: Allen, Jasmin
Subject: banyan cove

Just want to thank you for hearing our concerns on the banyan cove property.
Please drive out to our neighborhood and see for yourself what a nice area it is.
Just don't come at 7:30 in the morning or 2:00 in the afternoon .LOL

Sandra Jones

From: David Clark <davidclark52@gmail.com>
Sent: Tuesday, November 27, 2018 5:17 PM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Banyan Creek Development; Conditions For Approval

Commissioners:

While it is my sincere hope that you turn down this proposed development as a poor use of land and resources in our city and in our neighborhood; I have spent enough time (7 years on planning board, 6 years on town council) in my former town to know that these developments usually proceed once they have arrived at this stage of the process.

So my purpose in writing is to make sure you and city staff and the developer and the builder adhere to sensible conditions of approval, should you as commissioners be disposed to approve this project.

1. Please ensure that trucks entering or leaving the construction site do not do so during the hour before school and an hour after dismissal at Banyan Elementary. There is already too much traffic at those times, and there is heavy use of the sidewalk on the east side of Barwick Road at those times.
2. If it becomes necessary to close any part of the sidewalk on the east side of Barwick Road during construction, the developer should pay the cost of improving the sidewalks on the west side of the road. There are sections where there in fact is no sidewalk, and several sections are vulnerable to vehicles using the grass berms when impatience runs high between 7 and 8 AM. My dog and I have nearly been run over in the section between Sunrise and Pinetree; I have witnessed several near misses of other pedestrians and bicyclists here, including children walking to school. Guard rails similar to those on the east side should be a requirement.
3. Traffic turning north on to Barwick from Highgate, Pinetree and Sunrise is at considerable risk in the hour before school starts. The developer should pay the cost of additional crossing/traffic guards during construction.
4. Along with standard environmental concerns, this project should require extra engineering to minimize flooding to Barwick Road and attached streets.
5. Additional street lighting should be added the length of Barwick Road that abuts the project, especially at all intersections.
6. Current berms and vegetation should be preserved to help with noise mitigation and landscaping. Significant trimming has already occurred this summer.
7. An additional access for public safety vehicles to the rear of the Banyan Elementary campus should be part of the design. If a fire truck needed to try and access the building around 2 PM on a school day right now, it would be considerably delayed and/or blocked by the current minimal access through a clogged parking lot.
8. Although this is not the responsibility of the developer, the city and school department should educate parents to have children walk, bike or bus to school. Idling cars sitting in the parking lots for up to an hour on hot days creates air pollution that is particularly hurtful to young lungs.

Thanks for reading.

David Clark
4610 Pinetree Drive
413-636-6366
davidclark52@gmail.com

Allen, Jasmin

From: Conrad Charles <conrad.charles@gmail.com>
Sent: Tuesday, November 27, 2018 4:28 PM
To: Allen, Jasmin
Subject: Banyan Cove

I oppose multi-unit development, and traffic is horrible

--

Conrad Charles

Allen, Jasmin

From: Joseph Danciu <joedanciu1@gmail.com>
Sent: Monday, November 26, 2018 10:19 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Banyan Cove Condo

I oppose any multi-unit developments on Barwick Road. Traffic is already horrible and dangerous; we want our Sabal Lakes neighborhood to stay safe.

Please prevent this from happening

--

Thank you,

Joe Danciu
(561) 901-7663

joedanciu@danciusalesgroup.com
Rep Agent
IB Roof Systems, Inc.
www.ibroof.com

Allen, Jasmin

From: cajunghans@aol.com
Sent: Monday, November 26, 2018 9:31 AM
To: Petrolia, Shelly; Frankel, Adam; Johnson, Shirley; Allen, Jasmin; Bathurst@mydelray.com; Boylston, Ryan
Subject: BANYAN COVE

As you know the entire area surrounding the proposed Banyan Cove application is concerned. Real estate agents are being interviewed at a alarming rate. I live off Coconut lane which connects into

Barwick. Barwick is a main through fare. I sat in the hearing in October flabbergasted at the ridiculous statistics. One of the most hilarious was the developers statement that the average new residents in the new proposed Banyan Cove will make 3 trips a day on Barwick. That may be for shut ins. So no one is going to have ballet lessons or play soccer or go to the orthodontist or even the grocery store. On that particular day I made 8 trips on Barwick. Lunch downtown, the dry cleaners, a trip to Trader Joes and the hearing at the Delray City Hall. Your own city employee claimed only one student would be added to Atlantic High. Well thats even more hysterical. The audience laughed and so did your employee. So if someone buys with twins only one can attend Atlantic ?

Barwick cannot handle any more traffic at any time of the day. Emergency crews cannot get to the houses for emergencies. Two children have been killed on that road trying to get to their school

Its not just for two periods of time during the school day. We live here. We experience it every single day. All day long

We have always known this land would be developed. We are not against development. We know this area is not going to stay pristine and a wildlife area as it has been. We are asking that the development be consistent with the area and be single family homes. We are asking it is developed for what the master plan has approved it for.

Mr. Podray owns and develops multi family apartments. He is currently marketing this land for sale in various real estate sites as prime and approved as multi family development. He is also in the process of selling his home in Prestwick off of Coconut because he says he doesnt want to live by low income

multi family housing. The housing he is developing. He ives across Coconut Lane from me. We all know what he is planning

Mr Podray has told anyone willing to listen He already knows the city is going to approve this - he has a IN with the city. Thats a great announcement for Delray Beach.

Thats beyond terrible.

Bexley Park is a well developed housing area off Barwick. But its main entrance is not Barwick. Its entrance is off Military trail. Bexley has two entrances and exits. It is not dumping an additional 500 cars per day from Bexley on Barwick.

Mr. Podray and associates promote Bexley as a example. Except they leave out Bexley has the two entrances and exits. Also that the housing development has houses ranging from 400,000 to 200,000 in value.

I moved to Delray in 1997. I lived on A1A - 200 South. After 6 years of A1A traffic I couldn't tolerate the noise at night and I moved to west Delray. 5 years ago I moved to

Boynton off Coconut to a amazing neighborhood. The area around Barwick and Coconut and the 12700 block of Military trail is under assault. Its not one proposed development. All the developers are using the same statistics that under represent whats happening. There are 5 different developments being proposed. The roads cant handle it. The sheriff, the police, the fire department all say they cant handle whats coming. You will be presented with a view through a key hole. Not the entire picture. Please if you determine the city should absorb the land - please hold the developer to residential 1

Consistent with whats already build in the neighborhood with one entrance and one exit.

Please take the time to drive down Barwick. Its a a rural road that services the city, and the county

Looking at statistics from a few years ago doesn't represent whats actually occurring.

Barwick Road has been the subject of many newspaper articles over the years. The newspapers and TV crews all report the traffic issues and its been suggested Barwick should have been made a one way street. Barwick boasts a fabulous elementary with carpools and busing and walking students.

The last thing it needs is a high density development.

Sincerely

Cynthia Junghans

561 376 3774

cajunghans@aol.com

4780 Glenn Pine Lane

Boynton Beach Florida 33436

Allen, Jasmin

From: Elizabeth Titcomb <emtitcomb@gmail.com>
Sent: Monday, November 26, 2018 8:32 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Opposition to Banyan Cove Development

Dear Delray Commissioners,

I would like to voice my very strong opposition to a multi-family housing development at Banyan Cove.

1) Barwick Road is incredibly congested due to Banyan Creek Elementary School traffic- I am wondering if any of you have ever tried to traverse Barwick Road during drop-off and pick-up times?

2) Any multi-family development, especially a low-income one, will present major safety issues to Banyan Creek Elementary. People will use the canal behind the school to cut through to the east and just having a higher density of people at that property will raise the security threat.

3) Allowing the developers to change the zoning sets a terrible precedent for future development. Why do we even have these requirements if they can be changed so easily?

The pro-development mentality of south Florida politicians will be the downfall of our communities. Green areas are disappearing and roads are getting more and more congested as huge residential development are squeezed in wherever they can possibly fit (or not!) Crime rates will rise, people will leave. Many east Delray neighborhoods are already experiencing serious crime issues as development increases downtown.

PLEASE DO NOT ENDORSE THIS PROJECT!

Sincerely,
Elizabeth Murdoch Titcomb, area resident

Allen, Jasmin

From: Dennis Schulte <d_schulte@msn.com>
Sent: Monday, November 26, 2018 10:53 PM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Opposition to Banyan Cove Development

I oppose any future multi-unit development on Barwick Road. Banyon Cove will set a bad precedent. Barwick Road was not developed to accommodate all the traffic from the **Bayan Creek Elementary School**, and recent multi-unit developments like **Montreux and Bexley Park**. The recently built **Walmart Neighborhood Market** around the corner on Coconut Road has created even more **dangerous traffic on Barwick Road** and as a result, speed humps have been installed along Barwick Road from Coconut to the Lake Worth canal. **BANYAN COVE WILL MAKE A BAD PROBLEM WORSE. SAY NO TO BANYON COVE.**

In addition to the statement above I have lived on this road for almost 20 years and have seen dangerous accidents and speeding that never is dealt with. We have a crosswalk with a Stop for pedestrians that is already ignored often and with the school this is a disaster waiting to happen with the increased traffic this development would bring.

Regards,

Dennis J Schulte

Allen, Jasmin

From: Andrew Broadbent <andrew@222icg.com>
Sent: Monday, November 26, 2018 8:45 PM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Neighbor of New Proposed Annexation (Banyan Cove)

Commissioners,

My wife and I own the property directly next to the property that is requesting rezoning and annexation into Delray Beach Florida. I'll keep this short as possible as I'm sure you have been getting many letters on this matter.

My wife and I attended the first meeting which honestly was a charade. No regard for the 100's of neighbors there voicing concerns. The requestor had back door meetings with the board and the board was all too eager to sign off.

As elected officials I trust that you have more concern about the concerns of people in the neighborhood. I hope there hasn't been similar attempts to get your support despite the will of the people. I would hope after the process I can be an advocate for your reelection for doing the right thing in this case.

The reason I state this concern is the petitioner is already claiming in the MLS that the property has been newly annexed into Delray Beach. Unless there is a fix that the rest of us don't know about then the petitioner is advertising fraudulent information.

- 1) Despite the traffic engineers reports that we the community know to be inaccurate Barwick Park is over capacity and can't handle any more volume. The board said the problem already existed so they had no issue with adding more volume. With that logic why even have a traffic report.
- 2) They also state 50+ units would only add 1 high school student and 4 elementary school students to the school system. Although that itself doesn't directly affect annexation into Delray, it does show more questionable data that is most likely inaccurate or not realistic. With their logic 3 out of 4 students living in this new development will drop out of school before entering high school.
- 3) The petitioner isn't wanting to build on the property. He just wants to sell the property for a \$3 million profit. Nothing wrong with somebody wanting to turn a profit except when it will cause surrounding property to take a loss. You are probably looking at a possible increase in property tax revenue but that will be more than offset by those of us in the houses near the property that will lose as much or more. Not to mention the possible extra burden on costs for first responders. Since the petitioner isn't planning to develop this themselves we can't get a clear blueprint for what will happen with the property.
- 4) They want to take an agriculture zone and make it medium density residential. There is a lot of wildlife I have seen on the property that will be displaced. A small consideration but an important one to keep in mind.
- 5) Another large development is being built on 133rd Rd South in Delray and one large development being proposed on Coconut lane ½ mile north in Boynton Beach.
- 6) If you lived off Barwick Rd and dealt with the traffic we have to deal with already you would have no issues at all voting no on this matter.

If a taxpayer used similar documentation to substantiate a deduction on their federal taxes, the IRS would be assessing heavy penalties up to and including filing a frivolous return. Especially with the fraudulent posting that the property has already been annexed into Delray Beach.

Please do not do as the board did and disregard the huge public opposition to this proposal. I know it's tempting to annex the property to get the tax revenue. If you say yes to annexation will you really be able to say no to

rezoning? From the feedback I've gotten commissioners are wanting it annexed. But once you go down the road it will be tougher to say no to the next steps. Rest assured if public opinion is disregarded to help payoff the greed of my neighbor you will have many motivated voters that will vote to replace you on as a commissioner. I'm saying this to underscore the importance of respecting the communities wishes over the greed of one land owner. Please do not leave the door open for continuing this overdevelopment.

They can sell single family units on this land. The head board member incorrectly said people wouldn't pay \$500,000 or more for low density residential. I paid \$600,000 for 4/5 acre for the lot next to the requested annexation. Obviously it can and will sell for that much.

Thank you for your time, and please don't go down the road of greed with this property owner.

Sincerely,

Andrew J Broadbent

Allen, Jasmin

From: rbrown3832@aol.com
Sent: Monday, November 26, 2018 3:23 PM
To: Petrolia, Shelly; Frankel, Adam; Bathurst@delraybeach.com; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Banyan Cove, Barwick Road

Dear Commissioners,

You are going to vote on a 53 unit multi-family dwelling tomorrow at 4 PM which would be build just west Banyan Creek Elementary School on Barwick Road. I am sure you are aware of our Traffic Problems on Barwick Road. In the AM it is impossible to get out Driveway because School Buses and regular traffic. In the PM a repeat. We certainly do not need more traffic on this Road.

We ask you to do whats right for the people that live in and around this area.

The last thing we need on Barwick Road is more traffic, please vote against THIS PROJECT.

Sincerely,

MR and Mrs C R Brown

Allen, Jasmin

From: Daryl Hall <daryl99@bellsouth.net>
Sent: Monday, November 26, 2018 2:50 PM
To: Frankel, Adam
Cc: Petrolia, Shelly; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin; 'Juli Casale'; 'Sabal Lakes Resident J. Casale'
Subject: RE: Banyan Cove

Thank you for your question. The further problem is more esoteric. I hope all of the commission would share the opinion that it changes the flavor of our city. A bottom line mentality to make money by cramming more people in multi-family (which will escalate the existing traffic issues and firehouse safety issues) means you have chosen to change the vision and flavor of our city. There must be compromise. Build! Make your money in city taxes! Let the seller make his millions! But do it in a way that reflects well on a commission who heard their local residents and supports their concerns. There are still 1000 people moving to our fair state every day. There is not much land left over which to have these conversations in Delray Beach. Growth is inevitable, but I am not alone is missing a Delray that no longer exists east of Congress because of expansion. This is an opportunity to set a bar in THIS part of the city....with a magical two lane road...that will say: "I heard you. I want Delray and her neighborhoods to grow in a way that keeps all involved feeling like they matter!" Why does one single seller's right to a make a ton of money any way he wants weigh more heavily than the rights of those that have chosen this area of Delray for the flavor it now has? It is a choice that takes courage. It is a choice that thinks beyond money. It is a choice of empathetic leaders. Leave a legacy of compromise. That way everyone wins or at least knows that were heard and respected!

Thank you in advance for any consideration,

Daryl Hall

Daryl Meyer-Hall

Mom, Actress, Singer, Health Coach, Bridal Valet

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[561-706-3401](https://hes32-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.atyourservicebridalvalet.com&umid=562874bd-a933-4dcf-ba06-cef243e12ff5&auth=cc7d853984a8cacb7156786bb0e1a2cc23b6ca8c-a42b7c24e5f5ccb87e5384d21952e18264567b21561-706-3401)

From: Frankel, Adam [mailto:frankel@mydelraybeach.com]

Sent: Monday, November 26, 2018 1:05 PM

To: Daryl Hall

Subject: Re: Banyan Cove

Daryl -

Thank you for your email. While I agree there are traffic issues nearby during school drop off and pick up times, why do you think this development would cause further problems?

Sincerely yours,

Adam Frankel
City Commissioner
City of Delray Beach
100 N.W. 1st Avenue
Delray Beach, FL 33444

Frankel@MyDelrayBeach.com
PHONE: (561) 243-7010
FACSIMILE: (561) 537-8504

Note to Mayor & Commissioners. This message is for your information only. To comply with the Sunshine Law, please do not reply to this message.

PUBLIC RECORDS NOTE: Florida has a very broad public records law. Most written communications to or from local officials, employees, or the general public regarding city business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Daryl Hall <daryl99@bellsouth.net>
Sent: Sunday, November 25, 2018 3:31:55 PM
To: Frankel, Adam
Subject: Banyan Cove

This is obviously a concern close to my heart....um house! I cannot get out of work to attend a ridiculous start time of 4 PM for this meeting on Tuesday. I urge you not to pass. Nobody is against development but this is probably the last chance with land east of military to do the right thing in the sense of preserving the area. Coupled with the traffic issues at Banyan Creek and the safety issues with the firehouse, it is easy to point fingers at the county and say not our problem, but holding development to single family homes would mean everybody wins and greed loses.

Thanks

Daryl Meyer Hall

Daryl Meyer-Hall
Mom, Actress, Singer, Health Coach, Bridal Valet
<https://hes32-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.darylmeyer.com&umid=d8cc5b2d-15db-4447-b1e8-ea5f7c0a2d63&auth=cc7d853984a8cacb7156786bb0e1a2cc23b6ca8c-af1900ded3acb9e6c9802230486d92d98eb60514>
<https://hes32-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.atyourservicebridalvalet.com&umid=d8cc5b2d-15db-4447-b1e8-ea5f7c0a2d63&auth=cc7d853984a8cacb7156786bb0e1a2cc23b6ca8c-b514cdbdc3b8ff66de46b71ea748de158783b3dd>
561-706-3401

Allen, Jasmin

From: Kathy Petrie <kathypetrie@gmail.com>
Sent: Monday, November 26, 2018 1:49 PM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Banyon Cove

Dear Commissioners,

I am opposed to the proposed rezoning of the Banyon Cove parcel to allow higher density.

I believe the current overwhelming traffic conditions on Barwick Avenue during school hours cannot bear any additional traffic load.

For the safety of the children walking to and from Banyon school and the residents of the nearby neighborhoods I ask you to please oppose this issue.

Kathleen Petrie
3953 Satin Leaf Ct.
Delray Beach FL

Sent from my iPad

Allen, Jasmin

From: Mando Manf <manf442@gmail.com>
Sent: Monday, November 26, 2018 11:11 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Cc: Myself gmail
Subject: Banyan Cove

I would like to take the time to tell you some annoying things about living in Delray Beach, but I don't have all day. I have lived in Sabal Lakes since 1994 (my first house) , when phase 2 was built. Phase 4 goes to Barwick to complete the complex. Barwick Estates was not there as well as all the houses near the corner of Barwick and Coconut Lane. There used to be horses gently grazing where the new playground (that is never used) is now.

A Small Walmart was erected on Military and as a reward we (local tax paying residents) received five (5) count them.... 5 speed bumps. The speed bumps are not even painted brightly and are an endangerment to unsuspecting drivers who missed the sign. What other town in all of Florida has a street like this one?

When I go home at 3:30 PM I need to wait sometimes ten (10) minutes to be able to make the right turn in the Sabal Lakes (south most entrance) not near the school due to traffic waiting to pick up their school kids.

It used be be a beautiful area that I was proud to live at.

I wanted to buy the house near the church (next to the canal on Barwick) thinking "what a paradise"... Peacocks or pheasants roam the area as their safe haven.

Now the City of Delray YOU are considering to let **Banyan Cove** be developed.

I want you to know that iv'e never been active in any politics before this letter.

I STONGLY am against any further development on Barwick Road or nearby surroundings, **Banyan Cove** in particular.

I will sell my house and move out of Delray Beach if Banyan Cove happens. This is not a threat to you but a promise to myself. When I purchased my house in 1994 it was a beautiful area. It does not need any further development ruining the peacefulness of the whole neighborhood.

I hold you and all your constitutes responsible if **Banyan Cove** happens. I need YOU to pretend that YOU live where I do and then make your decision NOT to further develop.

Sincerely Yours,

Bob Manford

Sabal Lakes - Phase 2

3712 South Lancewood Place

Delray Beach, FL 33445
(561) 499-2629

Allen, Jasmin

From: Horky Law <ahorky@horkylaw.com>
Sent: Monday, November 26, 2018 10:53 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Cc: Sabal Lakes Resident J. Casale
Subject: Banyan Cove project

Dear Commissioners: I am a resident of Sabal Lakes. Please allow this to serve as my request that you vote "NO" to approval of the Banyan Cove project at the commission meeting on November 27, 2018 at 4:00 PM. Sabal Lakes is a single family home community on Barwick Road. Every community along this road is a single family home community. Neither I nor the hundreds of residents who oppose this project want a multi-family complex forced upon our communities. It will destroy our property values and create other problems including noise, traffic, crime, and unwanted density. Shame on you if you allow this to happen while not compensating us for the loss of our property values and changing the nature of our communities. Due to the elementary school at the entrance to Sabal Lakes, traffic congestion is already heavy along this single lane road. Allowing a 50+ unit complex to be built will result in hundreds of vehicles being added to this daily congestion by residents, guests, invitees, vendors, and employees. Right now on any given morning during the school year, southbound traffic on Barwick Road backs up as far north as this proposed site such that adding more vehicles to the congestion will only cause delays, increased chances of accidents, and danger to the children who walk along this road. Another negative result will be that parents attempting to avoid the traffic will instead travel from Lake Ida north on Barwick then cut through Sabal Lakes, turning my quiet neighborhood into a thoroughfare. I walk Sabal Lakes and Barwick Road 3-4 mornings per week and I enjoy the uncongested and relatively quietness of the communities. That is one of the major reasons I purchased a home here last year. Don't be blinded by increased tax revenues or votes because you will not receive another vote from me or any of the hundreds of citizens who oppose this project, if you vote to approve it. Nothing positive will come to the current residents of Sabal Lakes and Barwick Road if you approve this project. Instead, by forcing a multi-family complex upon our quiet communities, you are setting a bad precedent, many of us will lose property value for which we will not be compensated, the density increase will cause more unwanted traffic and accidents, increased potential for crime and injury, you will be helping a developer who cares only about removing all of the open space in our community and reaping a profit doing it, and you will have opened the flood gates for further multi-family development where none is wanted. I urge you to vote "NO" for the Banyan Cove project.

Sincerely,

Anthony J. Horky, Esquire

Anthony J. Horky, P.A.

2255 Glades Road, Suite 324A

Boca Raton, Florida 33431

T: 561.989.3206

F: 561.952.0096

www.bocabusinesslawyer.com



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avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

Allen, Jasmin

From: mary zeoli <mzsunshine813@yahoo.com>
Sent: Monday, November 26, 2018 10:22 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; johnsons@delraybeach.com; Allen, Jasmin
Subject: Banyan Cove Project

I oppose any future multi-unit development on Barwick Road. Banyon Cove will set a bad precedent. Barwick Road was not developed to accommodate all the traffic from the **Bayan Creek Elementary School**, and recent multi-unit developments like **Montreux and Bexley Park**. The recently built **Walmart Neighborhood Market** around the corner on Coconut Road has created even more **dangerous traffic on Barwick Road** and as a result, speed humps have been installed along Barwick Road from Coconut to the Lake Worth canal. **BANYAN COVE WILL MAKE A BAD PROBLEM WORSE. SAY NO TO BANYON COVE.**

Allen, Jasmin

From: Mando Manf <manf442@gmail.com>
Sent: Monday, November 26, 2018 11:11 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Cc: Myself gmail
Subject: Banyan Cove

I would like to take the time to tell you some annoying things about living in Delray Beach, but I don't have all day. I have lived in Sabal Lakes since 1994 (my first house) , when phase 2 was built. Phase 4 goes to Barwick to complete the complex. Barwick Estates was not there as well as all the houses near the corner of Barwick and Coconut Lane. There used to be horses gently grazing where the new playground (that is never used) is now.

A Small Walmart was erected on Military and as a reward we (local tax paying residents) received five (5) count them.... 5 speed bumps. The speed bumps are not even painted brightly and are an endangerment to unsuspecting drivers who missed the sign. What other town in all of Florida has a street like this one?

When I go home at 3:30 PM I need to wait sometimes ten (10) minutes to be able to make the right turn in the Sabal Lakes (south most entrance) not near the school due to traffic waiting to pick up their school kids.

It used be be a beautiful area that I was proud to live at.

I wanted to buy the house near the church (next to the canal on Barwick) thinking "what a paradise"... Peacocks or pheasants roam the area as their safe haven.

Now the City of Delray YOU are considering to let **Banyan Cove** be developed.

I want you to know that iv'e never been active in any politics before this letter.

I STONGLY am against any further development on Barwick Road or nearby surroundings, **Banyan Cove** in particular.

I will sell my house and move out of Delray Beach if Banyan Cove happens. This is not a threat to you but a promise to myself. When I purchased my house in 1994 it was a beautiful area. It does not need any further development ruining the peacefulness of the whole neighborhood.

I hold you and all your constitutes responsible if **Banyan Cove** happens. I need YOU to pretend that YOU live where I do and then make your decision NOT to further develop.

Sincerely Yours,

Bob Manford

Sabal Lakes - Phase 2

3712 South Lancewood Place

Delray Beach, FL 33445
(561) 499-2629

Allen, Jasmin

From: Aislinn Ospina <aislinn4151@yahoo.com>
Sent: Monday, November 26, 2018 7:03 AM
To: Frankel, Adam; Bathurst, William; Johnson, Shirley; Allen, Jasmin; Petrolia, Shelly; Boylston, Ryan
Subject: Banyan Cove

I oppose multi-unit development.

Allen, Jasmin

From: Carlos Ospina <carlos0408@yahoo.com>
Sent: Monday, November 26, 2018 7:02 AM
To: Frankel, Adam; Bathurst, William; Johnson, Shirley; Allen, Jasmin; Boylston, Ryan; Petrolia, Shelly
Subject: Banyan Cove

Good Morning,

I oppose multi-unit development. This street is already congested, it will make traffic horrible and impossible to get around.

Carlos Ospina

Allen, Jasmin

From: Ana Ospina <sofi4151@yahoo.com>
Sent: Monday, November 26, 2018 7:00 AM
To: Frankel, Adam; Bathurst, William; Johnson, Shirley; Allen, Jasmin; Boylston, Ryan
Subject: Banyan Cove

I oppose multi-unit development. This street is already congested, it will make traffic horrible and impossible to get around.

Allen, Jasmin

From: Maria Augusta Rosado <marosado@mindspring.com>
Sent: Sunday, November 25, 2018 9:07 PM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: APARTMENTE COMPLEX ON BARWIK ROAD

I oppose the multi-unit development which will increase the already the horrible traffic during school hours plus this will set a very bad precedent.

The voters and area residents are counting with your wise decision of not approving this development to be built.

Thank you,
Maria A Rosado
3955 Majestic Palm Way
Delray Beach, FL 33445

Allen, Jasmin

From: Nicole Williams <snwilliams1210@gmail.com>
Sent: Sunday, November 25, 2018 8:05 PM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: OPPOSE LAND USE AMENDMENT BANYAN COVE / BARWICK ROAD

Myself and the many residents of our community oppose the multi-unit development on Barwick Road. The traffic is horrendous as is. The parents at Banyan Creek Elementary already park their cars on Barwick Road, Palm Ridge Blvd, and other streets just to walk their children to school because the traffic is so bad. This already causes us not to even be able to get out of our little side street in order to even make it onto Barwick Road. We have had too many mailboxes, sprinkler heads, and fender benders on our little street of 10 homes. Please do not approve. Thank you.

Nicole Williams





Allen, Jasmin

From: Kris and Chad Havens <ckhavens@comcast.net>
Sent: Sunday, November 25, 2018 4:03 PM
To: Petrolia, Shelly; Boylston, Ryan; Frankel, Adam; Bathurst, William; Johnson, Shirley; Allen, Jasmin
Subject: Banyan Cove

Dear City of Delray Beach elected officials,

This email is being sent to express my opposition to the Banyan Cove multi-unit development because the traffic is already congested in this area due to the other multiple neighborhoods and elementary school in the same area.

Thank you for your consideration to help keep Delray Beach the small town we live in and enjoy!

A concerned Lake Forest South, Delray Beach resident,

Kris Havens

Allen, Jasmin

From: Wharton <whartonwharton2@gmail.com>
Sent: Sunday, November 25, 2018 1:11 PM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Banyan Cove

Dear commissioners and Mayor:

We strongly oppose multi-unit development as traffic will be massive obstruction to road access on a daily basis.

Sincerely,

Maurice and Barbara Wharton
Delray Beach, FL 33445

Allen, Jasmin

From: Carol Plotkowski <lovecair@aol.com>
Sent: Sunday, November 25, 2018 2:46 PM
To: Petrolia, Shelly; Bathurst, William; Johnson, Shirley; Allen, Jasmin; Boylston, Ryan; Frankel, Adam
Subject: Banyan Cove

There are NO good, solid, common sense reasons to add a multi-unit development to Barwick Road. PERIOD
We oppose any future multi-unit development on Barwick Road.

Carol Plotkowski, & Michael Plotkowski

From: Lloyd Kagin [mailto:ljkagin@aol.com]
Sent: Sunday, November 25, 2018 10:27 AM
To: rwr86@yahoo.com; rurin884@yahoo.com; redico@aol.com; foodfish@bellsouth.net; fjohansen@aol.com; elsegjohansen@gmail.com; forlucille@aol.com; skipperchuck@prodigy.net; trashytrish@prodigy.net; francine.ryan@yahoo.com; pcalvagno@yahoo.com; rosemarycalvagno@yahoo.com; nick.larocca44@gmail.com; lovecair@aol.com; dee_tt@hotmail.com; venuscosmetics@bellsouth.net; mtnbch26@comcast.net; bchmtn2800@comcast.net; ajkepchar@hotmail.com; pamkepchar@hotmail.com; ljkagin@aol.com; susanandsal@aol.com; jpmmail@bellsouth.net; kelley_moore@yahoo.com; davidfagerstrom@aim.com; bobalsan@gmail.com; chonney@aol.com; ellenprice@yahoo.com; cblitton@bellsouth.net; seanocooper@yahoo.com; tavsplace@comcast.net; gregpapen@gmail.com; jillpapen@gmail.com; mzsunshine813@yahoo.com; don_klein@hotmail.com; cbklein@hotmail.com; megan.kwasniak@gmail.com; JimLim81@gmail.com; d_schulte@msn.com; bkdbf@aol.com
Subject: Fwd: Banyan Cove ACTION NEEDED

If you want to limit any further traffic congestion on Barick Road let the commissioners know you object t the Banyon Cove apartment complex.

Cut and past the following message and send BEFORE TUESDAY to petrolia@mydelraybeach.com; frankel@mydelraybeach.com; Bathurst@mydelraybeach.com; Boylston@mydelraybeach.com; johnsons@mydelraybeach.com, AllenJ@mydelraybeach.com;

I oppose any future multi-unit development on Barwick Road. Banyon Cove will set a bad precedent. Barwick Road was not developed to accommodate all the traffic from the **Bayan Creek Elementary School**, and recent multi-unit developments like **Montreux and Bexley Park**. The recently built **Walmart Neighborhood Market** around the corner on Coconut Road has created even more **dangerous traffic on Barwick Road** and as a result, speed humps have been installed along Barwick Road from Coconut to the Lake Worth canal. **BANYAN COVE WILL MAKE A BAD PROBLEM WORSE. SAY NO TO BANYON COVE.**

-----Original Message-----

From: Sabal Lakes Resident J. Casale <banyancovepetition@gmail.com>
To: casalejuli <casalejuli@gmail.com>
Sent: Sun, Nov 25, 2018 8:25 am
Subject: Banyan Cove ACTION NEEDED

Good morning,

I am concerned about turnout at the Commissioner Meeting. I am told that subtlety and decorum will not work at these hearings. Our elected reps need to know in no uncertain terms that we oppose an apartment complex on Barwick Road.

Even if you plan on attending, would you please take a moment to email our commissioners regarding Banyan Cove. This can be a one-line email with the subject reading Banyan Cove. A simple email will suffice: I oppose multi-unit development, or traffic is horrible, or this will set a bad precedent.

Here are their addresses:

petrolia@mydelraybeach.com; frankel@mydelraybeach.com; Bathurst@mydelraybeach.com;
Boylston@mydelraybeach.com; johnsons@mydelraybeach.com, AllenJ@mydelraybeach.com;

Commissioner Meeting, 4 pm, Tuesday, 100 NW 1st Avenue, Delray Beach. Please attend.

Juli

Allen, Jasmin

From: Mark Blackburn, PhD <blackburn@t-vec.com>
Sent: Sunday, November 25, 2018 1:08 PM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Allen, Jasmin; Johnson, Shirley
Cc: casalejuli@gmail.com
Subject: Banyan Cove

Dear Elected Representatives,

I oppose the proposed Barwick Road multi-unit development; this particular location would increase traffic that is very bad prior to school start and after. In addition, the proposed location backs up to the school playground; this cannot be a desirable location, and I believe this creates additional concerns for the children's safety for the school administrators, teachers and parents.

Very respectfully,

Mark Blackburn
Resident Cocoa Pine Estates

Allen, Jasmin

From: Mark Blackburn, PhD <blackburn@t-vec.com>
Sent: Sunday, November 25, 2018 1:08 PM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Allen, Jasmin; Johnson, Shirley
Cc: casalejuli@gmail.com
Subject: Banyan Cove

Dear Elected Representatives,

I oppose the proposed Barwick Road multi-unit development; this particular location would increase traffic that is very bad prior to school start and after. In addition, the proposed location backs up to the school playground; this cannot be a desirable location, and I believe this creates additional concerns for the children's safety for the school administrators, teachers and parents.

Very respectfully,

Mark Blackburn
Resident Cocoa Pine Estates

Allen, Jasmin

From: Alexis Weinkoff <alexis.weinkoff@gmail.com>
Sent: Sunday, November 25, 2018 12:43 PM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Banyan Cove Zoning

I oppose multi-unit development as traffic is terrible!

Allen, Jasmin

From: Robert George <robgeorge1987@gmail.com>
Sent: Sunday, November 25, 2018 12:41 PM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Banyan Cove

To The Commission:

I oppose multi-unit development. Our traffic is already horrible on Barwick Road. This will also set a bad precedent in this area as most of the housing consists of single family homes.

Please do not allow this or any other multifamily development to happen in this beautiful part of Delray Beach.

Sincerely,

Robert, Sabrina & Wesley George (all voting age)
4005 Sea Grape Circle
Delray Beach, FL 33445

Allen, Jasmin

From: Bob Alsan <bobalsan@gmail.com>
Sent: Sunday, November 25, 2018 12:19 PM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Cc: Bob Alsan
Subject: Banyon Cove - Oppose construction - traffic nightmare

Hello,

I oppose any future multi-unit development on Barwick Road. Banyon Cove will set a bad precedent. Barwick Road was not developed to accommodate all the traffic from the **Bayan Creek Elementary School**, and recent multi-unit developments like **Montreux and Bexley Park**. The recently built **Walmart Neighborhood Market** around the corner on Coconut Road has created even more **dangerous traffic on Barwick Road** and as a result, speed humps have been installed along Barwick Road from Coconut to the Lake Worth canal. **BANYAN COVE WILL MAKE A BAD PROBLEM WORSE. SAY NO TO BANYON COVE.**

Sincerely,

Bob Alsan CBRM, PMP
President, Atlas Vantage LLC.

4525 N. Barwick Ranch Circle, Delray Beach, Florida 33445

Mobile: 954-654-8372

LinkedIn: www.linkedin.com/in/bobalsan



Allen, Jasmin

From: Mark Tomei <mt73@bellsouth.net>
Sent: Sunday, November 25, 2018 11:40 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Banyan Cove

Commissioners,

I, and all of my neighbors, urge you to vote "NO" on the proposed land use change concerning the Banyan Cove proposed development. We, in Prestwick Estates and surrounding communities, do not wish for unaccounted for growth. Traffic and noise are already out of hand. If any of you have traveled on Barwick Rd. during the school year, you would know the concerns we have. By adding 53 homes on Barwick(2 cars per household) and opening the land on Coconut Lane for the same type of development, would be catastrophic to the area. It would negatively effect all of us on Coconut Lane and Barwick Rd. down to Atlantic Ave.

Please do not approve this change. We are already overgrown in this area. An acceptable land use change would be for single family residences only, minimum 1/4 acre lot size.

Thank you,
Mark Tomei
12605 Oak Arbor Lane
Prestwick Estates

Allen, Jasmin

From: John Naccarelli <j.naccarelli@skynurses.com>
Sent: Sunday, November 25, 2018 11:03 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Banyan Cove

Dear Commissioners:

I have a property at 4035 Sea Grape Circle in Sabal Lakes and a personal residence in Delray Beach. I oppose the multi-unit development on Barwick Road and my reasons for the opposition include the future traffic issues and lack of infrastructure. How will the Banyan Cove elementary school support the anticipated increase in student population from the apartment complex?

Thank you for your attention and consideration.

Regards,

John Naccarelli
Sky Nurses, LLC
6530 W. Rogers Circle, Suite 31
Boca Raton, Florida 33487
561.509.5819 Direct Dial
866.611.8434 Main Telephone
866.633.4188 Fax
j.naccarelli@skynurses.com
www.skynurses.com



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Allen, Jasmin

From: Brian Zwolinski <bzwolnj@aol.com>
Sent: Sunday, November 25, 2018 10:30 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Cc: banyancovepetition@gmail.com
Subject: RE: BANYAN COVE

Commissioners,

I strongly oppose the multi-unit apartment complex at Banyan Cove.

The influx of traffic and people will endanger the peace, safety and tranquillity of our quiet neighborhood.

Sincerely,

Brian Zwolinski
1355 Sabal Lakes Road

Allen, Jasmin

From: waste4energy <waste4energy@bellsouth.net>
Sent: Sunday, November 25, 2018 10:12 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Cc: 'Sabal Lakes Resident J. Casale'
Subject: Request for action

Please note that, as a resident of Barwick Ranch Estates, I adamantly oppose the multi-unit development (Banyan Cove) currently under consideration on Barwick Road. Such a development will exacerbate an already horrendous traffic situation. I suggest that this project will set a bad precedent and request that you veto any proposal which includes multi-unit housing along Barwick Road.

Respectfully

X.T. "Sal" Cherch
President
Barwick Home Owners Association

Allen, Jasmin

From: Lloyd Kagin <ljkagin@aol.com>
Sent: Sunday, November 25, 2018 10:08 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Banyon Cove

I oppose any future multi-unit development on Barwick Road. Banyon Cove will set a bad precedent. Barwick Road was not developed to accommodate all the traffic from the **Bayan Creek Elementary School**, and recent multi-unit developments like **Montreux and Bexley Park**. The recently built **Walmart Neighborhood Market** around the corner on Coconut Road has created even more **dangerous traffic on Barwick Road** and as a result, speed humps have been installed along Barwick Road from Coconut to the Lake Worth canal. **BANYAN COVE WILL MAKE A BAD PROBLEM WORSE. SAY NO TO BANYON COVE.**

Lloyd Kagin
4565 N Barwick Ranch Cir
Delray Beach, FL 33445

Allen, Jasmin

From: Terryl Lawrence <terrylbl@bellsouth.net>
Sent: Sunday, November 25, 2018 9:58 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Opposition to multi-unit development.

I oppose multi-unit development, traffic is horrible, this will set a bad precedent.

We have already lost two children's lives to traffic accidents on Banyon. Horrible!!

Dr. Terryl Lawrence
resident of Oak Run, Boynton Beach

Allen, Jasmin

From: perolalatina2013@aol.com
Sent: Sunday, November 25, 2018 9:44 AM
To: Allen, Jasmin; Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley
Subject: Banyan Cove

Dear Commissioners,

please do not allow the development with multi- unit Banyan Cove to happen. I am a resident of Sabal Lakes. This is will be a disaster to the community and the traffic on Barwick road that is already impossible due to the school. Also, the development will displace wildlife. The area is a refugee for the amazing peacocks. Please DO NOT SUPPORT BANYAN COVE. Thank you for your time.

Sincerely,

William & Margarete Hayes
Sabal Lakes Residents

Allen, Jasmin

From: Thomas Dinon <tdinon@TMDTechnology.com>
Sent: Sunday, November 25, 2018 9:38 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Banyan Cove

Hello,

I would like you to know that I and many of my neighbors are extremely opposed to a med/higher density project going in at the entrance to our neighborhood (Bexley Park).

Traffic is already extremely difficult during the week due to school zones and the fact that Barwick has become a thoroughfare for many people going to the Walmart off of coconut Lane and military. There are hundreds of children that use this road to go to school each morning including my daughter. We lost a young boy to a hit and run on that road and certainly do not need any additional increase in traffic putting our children at risk. Boynton has already put in place speed humps from military to the Delray line on Barwick to combat the speeders coming from the current traffic.

in addition there is an increase of traffic through our neighborhood especially in the mornings and afternoons of people blatantly speeding some at close to double the speed limit. I live on one of the main roads in my neighborhood that connect Barwick to military and witness Speeders on a daily basis.

If we have another neighborhood I fear traffic will also increase through our neighborhood as people look for a faster way to get out of their home when dealing with traffic that can easily take 15+ minutes to clear in the morning at present.

Action needs to be taken for the safety of our children, pets and roads.

Thank you for taking the time to read my email.

Thomas Dinon

TMD Technology Services, Inc.

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Allen, Jasmin

From: James Carton <mdwjc@aol.com>
Sent: Sunday, November 25, 2018 9:21 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Banyan Cove Meeting

Commissioners:

I have been living in Delray Beach in the Sabal Lakes development for over 25 years. Our neighborhood consists of single family homes. The traffic is impossible during the morning and afternoon school hours. I have to leave my house earlier than needed just to be able to get in and out of my neighborhood on time. The worst thing that could happen is to let multiunit development take place on Barwick Rd. The homes in this community are single family and no one is in favor of having apartments added to the mix.

Thank you for your consideration,
James Carton
Sabal Lakes Resident

Allen, Jasmin

From: John Peterson <jpeterson@lenovo.com>
Sent: Sunday, November 25, 2018 9:20 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Cc: Juli Casale
Subject: Re: Banyan Cove Development

Dear Commissioners:

I have been a resident of Sabal Lakes in Delray Beach which empties to Barwick road for over 25 years. I want to express my vigorous opposition to any multi-unit development on Barwick Road. In the time I have lived in Sabal Lakes I have seen my housing development add 3 additional phases and 4 new housing developments were built that empty onto Barwick. Banyan Creek Elementary has gone from 500 to over a 1000 students and Walmart and CVS were built adjacent to Barwick. Yet Barwick is the same 2 lane road it was 25 years ago, 5 speed bumps and guard rails have had to be added to control traffic and keep people from getting killed. The traffic is horrible multiple times a day and a safety hazard to students, motorists, and residents alike.

Please do the right thing and deny any multi-family development for this project.

Thank you

John Peterson

Director, Enterprise Data Solutions jpeterson@lenovo.com
Sales Ph: 561.702.6000
Eastern US and Caribbean



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Allen, Jasmin

From: Rita Heyser <twelvy@aol.com>
Sent: Sunday, November 25, 2018 9:16 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Banyan Cove

Dear Commissioners,

I have been a Delray Beach resident, living in Sabal Lakes, for approximately 25 years. I am not opposed to development, however, I cannot believe you are entertaining the idea of multi-unit housing in our single family neighborhood. Multi-unit development is not appropriate for this neighborhood. The only person who would benefit from this development is the property owner. Please consider your constituents when placing your vote.

Sincerely,
Rita Heyser

Allen, Jasmin

From: Victor <espanarules@yahoo.com>
Sent: Sunday, November 25, 2018 9:02 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Banyan Cove Projected Site



s.

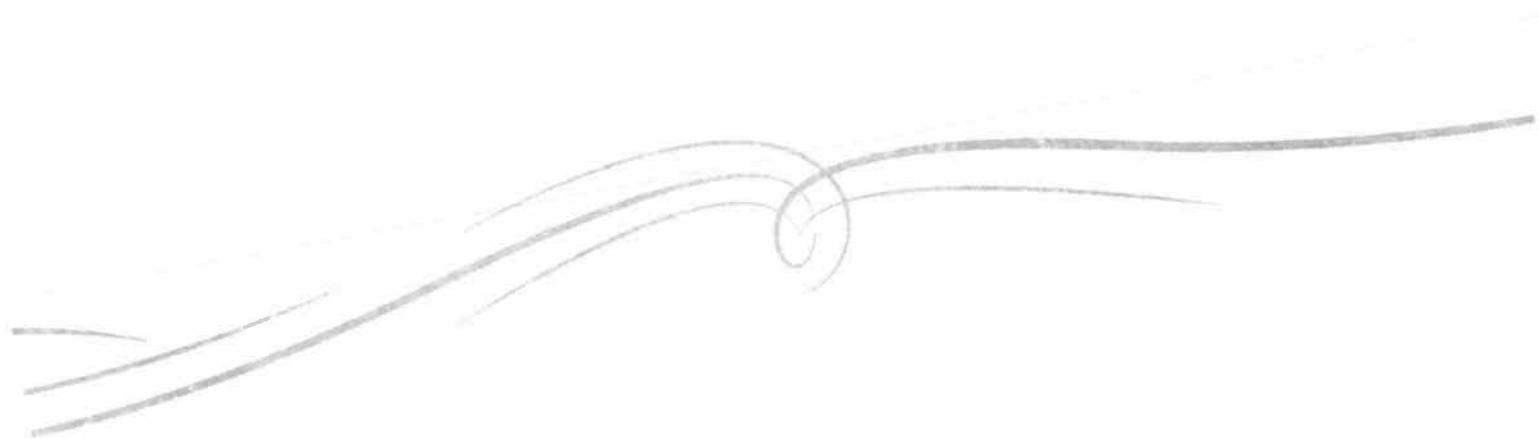
, make a developer financially happy is somewhat appalling. If there are no kickbacks to city members, you better believe hoping it....

3-existing....property owner does not care, he's trying to make the biggest profit for himself...which he has every right to.

4. OFFENDERS/criminals that live less than 500 yards from a school would be impossible...

d. will cost the tax payers, future voters.

Golf Club Estates "unincorporated", would be completely closed off from receiving county water and drainage... have to ask the state to come in and help attain these services...in the end...increasing a tax burden on "VOTERS".



Allen, Jasmin

From: lindas4050@aol.com
Sent: Sunday, November 25, 2018 8:55 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Banyan Cove

Dear Commissioners,

We strongly oppose multi-unit development on Barwick Road. Traffic is already overwhelming with the existing developments and elementary school.

Please do not let this happen to our beautiful neighborhood.

Thank you for your consideration.

Art and Linda Snow
Residents of Sabal Lakes

Allen, Jasmin

From: Fred Glass <carnut2000@aol.com>
Sent: Sunday, November 25, 2018 8:45 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Barwick Rd

Dear Mayor and Commissioners,

I oppose any development proposals for Barwick Rd. and 133rd Rd South other than single family homes with normal density requirements. The current roadway does NOT support additional traffic that would be a result of multiple housing development. The traffic during school commuter times makes the roadway impassable in both directions which is a serious safety hazard. I also believe these projects would have a negative effect on property values in the area.

Thank you for your attention in this matter.

Frederick Glass
4788 N. Classical Blvd.
Delray Beach, FL 33445

Allen, Jasmin

From: Sandy Chandleur <sandychandleur@gmail.com>
Sent: Tuesday, November 27, 2018 9:33 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Michael; Allen, Jasmin
Subject: Banyan Cove development

Good morning all,

I am a resident of Bexley Park off Barwick Road, I have to work tonight and cannot attend the meeting, however I just want to voice my concern on the proposed development in our neighborhood and hope that it is taken into consideration when you make your decision. **I strongly appose a multi-unit development due to the current traffic issues we are experiencing every morning and afternoon from Banyan Creek**

Elementary.

This development will increase the traffic and cause more frustration for everyone including the school children who are going to and from school daily.

PLEASE DON'T APPROVE THIS PLAN.

Respectfully

Sandy Thomas

Allen, Jasmin

From: Beth Rappaport <beth773@hotmail.com>
Sent: Tuesday, November 27, 2018 10:58 AM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Allen, Jasmin; Johnson, Shirley; Allen, Jasmin
Subject: Banyan Cove

Dear Commissioners,

I am writing to express my vehement opposition to the proposed Banyan Cove project.

Barwick Road, a narrow country lane with TWO public schools, thousands of children, and hundreds of walkers, can not bear more traffic. It is gridlock from 725 - 9 am and 145 - 4 pm. Residents, rescue vehicles, and parents can't navigate the roads, hence the many walkers. Children have been killed on this road! Due to drainage issues, only one side of the road can truly bear walkers. The road was never designed for the current traffic, never mind what has happened recently. With the closure of the ancillary access road in the near future, the bottleneck effect will only increase.

The cumulative impact of already approved projects, such as a 288 home Lennar community just across Military, the Wal Mart, the Wal Mart outparcels, doubling the amount of retail space on the CVS property, Barkley Place to be built in 2019, and an assisted living to be built in 2019 are more than the roads and the Military Trail/Coconut Lane area can handle. The unintended consequences include numerous violent car accidents at the intersection, 53' trucks with drivers sleeping overnight along the roadside, drug deals at Wal Mart, Wal Mart semis on roads they are forbidden to use, semis making illegal u-turns, and more. All of this thoughtless and haphazard growth has contributed to the demise of what was a beautiful family friendly area. Please open your eyes to the cumulative impact of what is happening outside city limits.

A multifamily dwelling has no business being backed up to an elementary school, as there will be no controls over who lives there, just like there are no controls over anything that happens with the Wal Mart delivery trucks. We all know that the car counts are underestimated. 2 cars per unit is unrealistic in a day and age where people are living 2 - 3 people to a bedroom leaving as many as 6 cars per unit with nowhere to drive or park.

Please do not approve this project. It is bad for Delray Beach, it is bad for our community, and it is bad for our children.

Beth Rappaport
561-703-5910

Allen, Jasmin

From: Christopher Watson <theory4you@yahoo.com>
Sent: Tuesday, November 27, 2018 2:27 PM
To: Petrolia, Shelly; Frankel, Adam; Allen, Jasmin; Bathurst, William; Boylston, Ryan; Johnson, Michael
Subject: Banyan Cove

Good afternoon,

I am unable to attend today's meeting in reference to the proposed development at Banyan Cove.

I currently reside at Bexley Park and I would like to say that **I appose** the approval of a multi-unit development on Barwick Rd.

We have an overwhelming amount of traffic every morning and afternoon from the Banyan Creek Elementary School that will just be intensified with another development. This will cause added stress on everyone living and working currently in our area. I hope that my concerns can be taken into consideration when you make your decision.

Thank you.

Regards
Stephen Watson

Concerned Resident

Allen, Jasmin

From: John Dale Whitfield <jdalewhitfield@gmail.com>
Sent: Tuesday, November 27, 2018 12:31 PM
To: Petrolia, Shelly; Frankel, Adam; Bathurst, William; Boylston, Ryan; Johnson, Shirley; Allen, Jasmin
Subject: Banyan Cove

Dear Mayor and commissioners,

I am writing to protest the Banyan Cove project and its request for increased density. As a resident of the Sabal Lakes Community I witness the terrible traffic congestion that is already an issue on Barwick Road. Traffic is backed up for miles on a daily basis from Lake Ida to Coconut Lane and is a nightmare for residents and school goers alike. Any increase in density would have a further detrimental effect on the traffic situation and the quality of life for residents of Sabal Lakes and the surrounding communities. We urge you to not approve any additional density for this parcel. In addition, this is a speculative investment parcel, the owner is merely looking to increase density in order to increase value for this land which he is trying to sell. There is no vested interest in making this an attractive, functional or beneficial part of the surrounding communities or the city of Delray as a whole.

Please vote no on this amendment,

Thank you for your time

Sincerely

John 'Dale' Whitfield

Allen, Jasmin

From: Ana Maria Read Smart <areadsmart@gmail.com>
Sent: Tuesday, November 27, 2018 6:13 AM
To: Allen, Jasmin
Subject: Banyan Cove

We are very concerned about this project, it doesn't belong with the area. We oppose the construction of Banyan Cove, please please reconsider. The project will increase traffic in the area where people and pets walk, increasing unfortunate accidents and will bring in crime and filth.

Thank you

Ana Maria Smart

Sent from my iPad

Allen, Jasmin

From: edubbbwise@yahoo.com
Sent: Tuesday, November 27, 2018 7:24 AM
To: Allen, Jasmin
Subject: Bayan cove 📧

Good morning Commissioner,

My name is Evan Rosenbaum and I am a resident of Sabel Lakes subdivision off Barwick Road. I'm a New parents and shows the city of Delray to raise my family together. Sabal Lakes was a community that we picked out Because of the strong family friendly community and the convenience of being located centrally in Delray. Over the past 4 1/2 years I have seen more and more development take place often around Barwick Road. There is more and more traffic in the mornings do to Banyan Cove as well as the population moving into our area. I do not feel that this new proposed development next to the elementary school is a good fit for our community. I believe this will turn out quiet family friendly community into something that doesn't resemble a place where I desired to raise my family. Crime is increasing in our neighborhood with vandalism and break-ins, and adding 100+ new rentals less than a quarter-mile from our neighborhood is not going to help keep our children safe. I am a firefighter in Broward County and I'm working on shift today. This is the only reason that I am missing this hearing. I strongly oppose this and hope that you can find compassion to see our view points of why so many families strongly oppose this new zoning proposal for building apartments next to our neighborhood in school. Thank you for your time. Have a happy holiday season.

Sincerely,
Evan Rosenbaum

Sent from my iPhone

Sent from my iPhone

Allen, Jasmin

From: Angela Jirau <angelajirau@gmail.com>
Sent: Monday, November 26, 2018 10:45 PM
To: Allen, Jasmin
Subject: Banyan Cove

I oppose multi-unit development on Barwich Road. The traffic is already horrendous. Please do right by Delray!

- Angela Jirau

Allen, Jasmin

From: Jim Cassidy <jamesccassidy@yahoo.com>
Sent: Monday, November 26, 2018 9:36 PM
To: Allen, Jasmin
Subject: Banyan Cove Opposition

Please do not approve the current Banyan Cove request for higher density zoning. I've lived in Sabal Lakes for over 22 years, and my wife works at Banyan Creek Elementary School. The traffic on Barwick Road on school days is already very bad, and a new development such as this will just make it worse. Barwick is a 2-lane road that cannot be widened, and the bridge immediately north of this property that connect Delray to Boynton is only 2-lanes.

Please do not approve this project.

Respectfully,

Jim Cassidy

Sent from my iPhone

Allen, Jasmin

From: Erin Cassidy <erincassidy@yahoo.com>
Sent: Monday, November 26, 2018 9:23 PM
To: Allen, Jasmin
Subject: Banyan Cove

Sent from my iPhone

I oppose multi unit housing on Barwick Road.

Allen, Jasmin

From: Ken Maroney <km1230@bellsouth.net>
Sent: Monday, November 26, 2018 8:05 PM
To: Allen, Jasmin
Subject: BANYAN COVE DEVELOPMENT BARWICK ROAD

I oppose the development of a multifamily complex Banyan Cove on Barwick Road, due to the amount of traffic on the two lane road. I have been here in the Sabal Lakes Community for 22 years and the amount of development on Barwick Road with the elementary school, the traffic is over whelming. Barwick Road developments are single family communities and with a multifamily development will decrease the property values for our area.

Ken Maroney
3905 Laurelwood Lane
Sabal Lakes

Allen, Jasmin

From: Linda Jennison <lj12@comcast.net>
Sent: Monday, November 26, 2018 6:38 PM
To: Allen, Jasmin
Subject: Banyan Cove

I've been a resident of Sabal Lakes for 13 years. Traffic has worsened over time to the point of being horrendous. Our development encompasses people of all ages which means a lot of us are working and have to deal with trying to get out of our development. We went from having officers at the front of our development school year round and now it's down for to the first few weeks of the school year and we are left to fend for ourselves whether it be budget cuts, etc. Why would we want add to the traffic congestion which is already intolerable and a extremely dangerous situation to both the children attending Banyan Elementary as well as the people in our community. The impact to this area is simply not acceptable.

Please consider opposing this development.

Linda Jennison
4070 Sea Grape Circle

Allen, Jasmin

From: venuscosmetics <venuscosmetics@bellsouth.net>
Sent: Monday, November 26, 2018 6:34 PM
To: Allen, Jasmin
Subject: Oppose Banyan Cove

I oppose multi-unit development, or traffic is horrible, or this will set a bad precedent. DO NOT NEED MORE BAD TRAFFIC!!!

Allen, Jasmin

From: venuscosmetics <venuscosmetics@bellsouth.net>
Sent: Monday, November 26, 2018 6:26 PM
To: Allen, Jasmin
Subject: Banyan Cove project

I oppose any future multi-unit development on Barwick Road. Banyan Cove will set a bad precedent. Barwick Road was not developed to accommodate all the traffic from the **Banyan Creek Elementary School**, and recent multi-unit developments like **Montreux and Bexley Park**. The recently built **Walmart Neighborhood Market** around the corner on Coconut Road has created even more **dangerous traffic on Barwick Road** and as a result, speed humps have been installed along Barwick Road from Coconut to the Lake Worth canal. **BANYAN COVE WILL MAKE A BAD PROBLEM WORSE. SAY NO TO BANYAN COVE**

Allen, Jasmin

From: Kyran Fowles <kylanfowles@gmail.com>
Sent: Monday, November 26, 2018 5:08 PM
To: kylanfowles@gmail.com
Subject: Banyan Cove

My husband and I strongly oppose the multi-unit development project that has been under review called Banyan Cove. Not only will it provide more traffic on our community roads but it has the potential to lower our property values. There is enough development happening in the surrounding areas with Walmart, CVS, other town homes, etc. As members of this community, we don't support the Banyan Cove project.

Kind regards,
Kyran and Gareth Fowles
Oak Run Community

Allen, Jasmin

From: Sandra Gregersen <sgregersen@att.net>
Sent: Monday, November 26, 2018 3:57 PM
To: Allen, Jasmin
Subject: Banyan Cove Development Opposition

We are original 25 year residents of Sabal Lakes Single Family Development adjacent to the proposed Banyan Cove Development. We strongly oppose the development of the property with such a high density! The additional traffic on the small two-lane Barwick Road would be more than we can bear. Today the line of traffic stretched from the entrance of Banyan Creek School (our development entrance) one half mile to the corner of Barwick Road and Lake Ida at 7:44 AM. The road is essentially impassable in the mornings and afternoons due to the influx of the school traffic plus the regular traffic.

Secondly, we oppose the development because the proposed density on that property is too high and the developer may choose to use it for other than just family housing.

Thank you for your attention to this matter. We will be at the meeting tomorrow to voice our opposition.

Sandra and John Gregersen
3737 Satin Leaf Court
Delray Beach, FL 33445

Sandi Gregersen
561.573.6996
sgregersen@att.net

Allen, Jasmin

From: Stillings, Tim
Sent: Monday, November 26, 2018 3:40 PM
To: Allen, Jasmin
Subject: FW: Item 9A - Barwick Road

fyi

From: Mitch Katz <mkatz71@gmail.com>
Sent: Monday, November 26, 2018 3:04 PM
To: Petrolia, Shelly <petrolia@mydelraybeach.com>
Cc: Lauzier, Mark <Lauzier@mydelraybeach.com>; Stillings, Tim <stillings@mydelraybeach.com>
Subject: Item 9A - Barwick Road

Mayor Petrolia,

I hope you had a wonderful Thanksgiving Holiday. Since the meeting date was moved and I will be out of town and won't be able to speak during public comment I felt it necessary to write to you.

I want to take a moment and give some perspective from a former HOA President of the community (Bexley Park) that will be affected by this proposed development. Let me start by saying that we all know and feel that the property should be annexed, and we know something will be built on the land. The question comes down to, what? I understand that the property owner wants the highest use for his property to increase the value when he sells it. (This is not an 'if' as the property is already listed for sale with an assumption you will give him the highest use).

The only answer that makes sense due to the limitations of Barwick road and most importantly the safety of the over 1000 children that attend Banyan Creek Elementary School that is directly behind this property. The last thing any parent wants is a three-story townhome or an apartment building with a balcony overlooking their children playing on the playground. The only way to prevent that possibility is to only allow low density single family homes.

As far as traffic and capacity, just come down Barwick road on any weekday morning or afternoon. This will greatly affect the roads and safety in Bexley Park as it will become a cross through for traffic as the residents of this new community will have no other alternative if they leave in the morning or afternoon.

Thanks for taking the time and I hope that you the Commission can work with the community and the land owner to ensure that safety in our neighborhoods and children are maintained while giving the property owner his right to making a profit.

Best regards,

Mitch Katz

Allen, Jasmin

From: Ingrid Lee <ingleefl@gmail.com>
Sent: Monday, November 26, 2018 3:37 PM
Subject: Banyan Cove

Dear Commissioner,

I am disappointed that the meeting time was moved up to 4pm which makes it almost impossible for me to attend. I am not aware of the length of the agenda nor reasons for why this was done but on the surface it feels intentional.

I am against a high density zoning for the property on Barwick Road. Our traffic...contrary to the video shown by the contractor at P&Z meeting...already is bad. People now cut through Bexley (including school buses) to get between Military and Barwick Rd.

I hope that you will take resident's concerns into consideration.

Sincerely,
Ingrid Lee
1441 E. Bexley Park Drive
Delray Beach, FL 33445

Allen, Jasmin

From: Sheila Ci <tootsieshell@comcast.net>
Sent: Monday, November 26, 2018 3:21 PM
To: Allen, Jasmin
Subject: Banyan Cove

As a resident on Barwick rd right across the street of property in question for 21 plus years, I strongly oppose a multi-unit development on Barwick the traffic it is already a nightmare. I even have to taken extra caution to even check my mail box in the evening with the amount of traffic and always speeding. Ive lost count how many mail boxes we have had cause the are always being hit. More traffic more danger. My family would prefer to see single family homes NOT multi-unit. Please take into account what the community of people who live there are asking for Please do not allow a Multi-unit development.

Thanks You

Sheila Ciambrone

Allen, Jasmin

To: repairsflawless@cs.com
Subject: RE: Banyan COve

From: repairsflawless@cs.com <repairsflawless@cs.com>
Sent: Monday, November 26, 2018 1:31 PM
To: Allen, Jasmin <AllenJ@mydelraybeach.com>
Subject: Banyan COve

I oppose multi-unit development on Bariwck Rd the traffic is horrible as it is without adding to it. I have lived on Barwick for the past 22 years and do not want to see this happen.

Thanks
Jerry Ciabrone

Allen, Jasmin

From: repairsflawless@cs.com
Sent: Monday, November 26, 2018 1:31 PM
To: Allen, Jasmin
Subject: Banyan COve

I oppose multi-unit development on Bariwck Rd the traffic is horrible as it is without adding to it. I have lived on Barwick for the past 22 years and do not want to see this happen.

Thanks
Jerry Ciabrone

Allen, Jasmin

From: Carol Longo <carolongo24@gmail.com>
Sent: Monday, November 26, 2018 12:22 PM
To: Allen, Jasmin
Subject: Banyan Cove

My husband and I oppose the multi-unit development on Barwick Road. Our roads, schools and water supply will be adversely affected.

Carol Longo

Allen, Jasmin

From: rosemarycalvagno@yahoo.com
Sent: Monday, November 26, 2018 12:08 PM
To: Allen, Jasmin
Subject: Banyan Cove

I oppose this multi-unit development. Traffic is already horrible. This will set a bad precedent.

Rosemary Calvagno
Barwick Estates

Allen, Jasmin

From: Patricia Eland <p.eland65@gmail.com>
Sent: Monday, November 26, 2018 11:46 AM
To: Allen, Jasmin
Subject: Barwick Rd.

Come & see Barwick Rd. In the morning & afternoon.
No more development!!

Pat Eland

Allen, Jasmin

From: Lisa Danciu <lisadanciu@gmail.com>
Sent: Monday, November 26, 2018 10:04 AM
To: Allen, Jasmin
Subject: Banyan Cove

I oppose any multi-unit developments on Barwick Road. Traffic is already horrible and dangerous; we want our Sabal Lakes neighborhood to stay safe.

Thank you,
Lisa Danciu

Allen, Jasmin

From: Jean Thompson <jthomp121@aol.com>
Sent: Monday, November 26, 2018 8:25 AM
To: Allen, Jasmin
Subject: Banyon Cove - Barwick Road

I strongly oppose further development of the Barwick Road area, as the traffic already is terrible. I have lived in Sabal Lakes for 20 years...please don't make me move due to even more unbearable traffic conditions! ***Please?!!***

Jean Thompson
1395 Sabal Lakes Rd.
33445

Sent from my iPad

Allen, Jasmin

From: Brenda Donaldson <brendadon56@gmail.com>
Sent: Monday, November 26, 2018 6:02 AM
To: Allen, Jasmin
Subject: Banyan Cove

I oppose the multi unit development on Barwick Road. Traffic is already terrible in the area.

Allen, Jasmin

From: Adrienne Cristofaro <acristofaro@outlook.com>
Sent: Sunday, November 25, 2018 8:34 PM
To: Petrolia, Shelly
Subject: Banyan Cove

Dear Elected Representative,

As a resident of the neighborhood of Golf Club Estates, my family is strongly opposed to a multi-unit development to be built on Barwick Rd. This is a family community with a terrible traffic issue on Barwick Rd as things currently stand. This will set a bad precedent, further congest our local traffic and create dangerous situations for the children trying to walk to school.

Please do not approve this multi-unit development and destroy our quiet community.

Warmest Regards,

Adrienne Cristofaro
4573 Palm Ridge Blvd
Delray Beach, FL 33445

Cristofaro Creative
<http://cristofarocreative.com>
954-655-8095

Allen, Jasmin

From: Michele Catalano <curves715@aol.com>
Sent: Sunday, November 25, 2018 7:46 PM
To: Allen, Jasmin
Subject: Banyan Cove

Please consider us and do not allow the multi dwelling to happen on Barwick Road. The traffic is going to be a nightmare and I am concerned for our safety.

Sincerely,
Michele Catalano

Sent from my iPhone

Allen, Jasmin

From: Sandra Jones <jones9767@aol.com>
Sent: Sunday, November 25, 2018 5:04 PM
To: Allen, Jasmin
Subject: banyan cove

please don't make west delray look like down town delray, that's why we live in west delray.....

Allen, Jasmin

From: Michelle Saunders <michelle.saunders@palmbeachschools.org>
Sent: Sunday, November 25, 2018 5:56 PM
To: Allen, Jasmin
Subject: NO on Banyan Cove

Dear Commissioner,
Please vote no on Tuesday regarding the multi-unit proposal on Barwick Road. There are so many reasons why we in Sabal Lakes oppose this development. You heard many at the last meeting and will surely hear more on Tuesday. I will be there Tuesday to express my concerns and urge you to please vote with the community on this issue.

--

Shelly Saunders NBCT M. Ed.
Banyan Creek Elementary
SAI

"EVERYBODY IS A GENIUS. BUT IF YOU JUDGE A FISH BY ITS ABILITY TO CLIMB A TREE, IT WILL LIVE ITS LIFE BELIEVING IT IS STUPID."

-Albert Einstein

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Allen, Jasmin

From: Susan Lepore <susanandsal@aol.com>
Sent: Sunday, November 25, 2018 4:32 PM
To: Allen, Jasmin
Subject: Please vote NO on Banyon Cove

Dear Commissioner Allen ~

I oppose any future multi-unit development on Barwick Road. Banyon Cove will set a bad precedent. Barwick Road was not designed to accommodate all the traffic from the **Bayan Creek Elementary School**, and recent multi-unit developments like **Montreux and Bexley Park**. The recently-built **Walmart Neighborhood Market** around the corner on Coconut Road has created even more **dangerous traffic on Barwick Road** and, as a result, speed humps have been installed along Barwick Road from Coconut to the Lake Worth canal.

BANYAN COVE WILL MAKE A BAD PROBLEM WORSE. Please, SAY NO TO BANYON COVE and help to prevent the overdevelopment of our city.

Thank you,

Susan Lepore
Barwick Estates resident

Allen, Jasmin

From: Daryl Hall <daryl99@bellsouth.net>
Sent: Sunday, November 25, 2018 3:33 PM
To: Allen, Jasmin
Subject: Banyan Cove

This is obviously a concern close to my heart....um house! I cannot get out of work to attend a ridiculous start time of 4 PM for this meeting on Tuesday. I urge you not to pass. Nobody is against development but this is probably the last chance with land east of military to do the right thing in the sense of preserving the area. Coupled with the traffic issues at Banyan Creek and the safety issues with the firehouse, it is easy to point fingers at the county and say not our problem, but holding development to single family homes would mean everybody wins and greed loses.

Thanks

Daryl Meyer Hall

Daryl Meyer-Hall
Mom, Actress, Singer, Health Coach, Bridal Valet
www.darylmeyer.com
www.atyourservicebridalvalet.com
[561-706-3401](tel:561-706-3401)

Allen, Jasmin

From: Gerry <bettypostgrove@aol.com>
Sent: Sunday, November 25, 2018 2:20 PM
To: Allen, Jasmin
Subject: Fwd: Traffic lineups on Barwick are wicked

>
> Hi , We oppose more traffic ingress onto Barwick creating traffic UTurns back though existing neighbourhoods especially when children are walking to / from school !
> A concerned resident !
>
> Sent from my iPad

Allen, Jasmin

From: FRANK FOLEY <majofol@comcast.net>
Sent: Sunday, November 25, 2018 1:36 PM
To: Allen, Jasmin
Subject: Banyan Cove zoning review to include multi-family developments

Commissioner,

In addition to your decision on whether to add multi-family housing along Barwick Road, south of Lake Ida, I would like you to also consider adding two more lanes of traffic to Barwick, to relieve the existing traffic congestion.

I am of an age and health that my access to emergency services at any time of day should not be delayed by poor traffic design. Barwick Road is a two-lane street that, twice on school days, serves scores of buses and a hundred cars shuttling 700 grade school students and as well, vehicle traffic to about 435 single-family residences. In my seventeen years of residency at Sabal Lakes Development, Walmart traffic is new and Barwick is becoming a "cut-through" for drivers on southbound Military Trail and westbound on Atlantic who wish to avoid the four traffic lights and the increasing traffic congestion in the approaches to the junction of Military and Atlantic. This is our first winter-season in which I will be able to observe the impact of the massive, multi-family development along Flavor Pict whose drivers will also wish to save time and "cut through" using Barwick ... to access the Atlantic exchange onto I-95.

On school days between 7:40 and 8:05 AM and also at 2:10 to 2:30 PM, traffic is "locked up" along Barwick. Your commission needs to observe these two times for driving on Barwick (north of Lake Ida) -- to appreciate the failed state of traffic flow.

I have observed while sitting still in afternoon traffic for fifteen minutes (to eventually make the turn off of Barwick and into the entrance to my development, Sabal Lakes), there is a canal along Barwick which causes occasional "stand-offs" between drivers crossing the double-yellow line, racing ahead to jump the fifty-car log-jam (... and get beyond the school turn). The canal is the stand-off between south- and north-bound cars because there is no tree-lawn for a drive-around.

As an aside, as of the start of this school year, Delray Police are no longer controlling traffic at the south entrance to Sabal Lakes development (about 400 hundred homes). The crossing guard has taken upon himself to step out into the roadway and ask drivers to leave gaps for cars entering and exiting Sabal Lakes, as well to slow down and stop traffic moving southbound along Barwick. Opening my window to shout out to him, I asked him whether he had enough liability insurance (in the event of an accident in which he may be accused of causing). He looked perplexed with my question.

In summary, independent of your decision to add congestion with a multi-family residence in a neighborhood of single family homes, please also consider working with the county to add two more lanes to Barwick. If this were your neighborhood problem, you would understand the common sense to the need to add two more lanes.

Thank you for your time and attention,

Frank J. Foley

1320 Sabal Lakes Road, DRB

561 706-6460

Allen, Jasmin

From: Terry Rutz <terrutz@bellsouth.net>
Sent: Sunday, November 25, 2018 1:09 PM
To: Allen, Jasmin
Subject: Banyan Cove

I'm opposed to multi family homes.
Please limit the amount of development on Barwick

Terry Rutz
3802 S Lancewood Pl
Sabal Lakes

Sent from my iPhone

Allen, Jasmin

From: Audrey Kirsch <meema3155@gmail.com>
Sent: Sunday, November 25, 2018 12:38 PM
To: Allen, Jasmin
Subject: Banyan Cove

Hello,

I oppose multi-unit development. The traffic is already terrible and this plan will create a terrible precedent.

Sincerely, Audrey kirsch, Boynton Beach

Allen, Jasmin

From: susannelarson@aol.com
Sent: Sunday, November 25, 2018 12:20 PM
To: Allen, Jasmin
Cc: Susannelarson@aol.com
Subject: Banyan Cove

Dear Allen J:

I would like to let you know that our BOD officers of Prestwick Estates area off of Coconut Lane, between Military Trail and Barwick, that our entire neighborhood objects to the overgrowth of our once serene and peaceful area.

We adamantly oppose the multi-unit development on Barwick. The **traffic is so horrible**, along with the **noise** to this once peaceful area, which is why most of us bought in this area and reside here. I have personally lived here in this area since 1983, so the growth is so overwhelming that I would hope that this growth can be contained or stopped.

If you were to reside here, you would understand. We have also seen an increase in crime in our our surrounding area. The growth to our west is so overpopulated that it increases the volume of cars into our area also. Not to mention Wal-Mart alone. Traffic backup is that of living in a congested city.

The School on Barwick and the Fire Station on Barwick and Lake Ida are severely hampered by the volume of traffic on both Barwick and Coconut Lane. The backup is so bad that in an emergency in the school hours alone, would be very detrimental to an immediate response time for them. In fact, when I remember the time, I try to avoid Barwick at all cost and go out of my way to get home. This is not right and a hassle to all neighborhood, especially if residents live on Barwick.

For the sake of proper management of development, I strongly ask that you vote NO to Banyan Cove with the volume of residents that are presented to you. Our area cannot handle this in any way, shape or form.

I would appreciate any consideration to divert the growth of this already overpopulated area.

Thank you so very much for your time.

Sincerely,

Rick Sternberg-President, Vince Polley-Vice President, Mary Mulvania-Tresurer, Sue Larson-Secretary.
Prestwick Estates BOD
Oak Arbor Drive/Oak Arbor Lane
Boynton Beach, FL 33436

Allen, Jasmin

From: Debbie Castagna <mtnbch26@comcast.net>
Sent: Sunday, November 25, 2018 12:16 PM
To: Allen, Jasmin
Subject: Opposing Banyon Cove

I oppose any future multi-unit development on Barwick Road. Banyon Cove will set a bad precedent. Barwick Road was not developed to accommodate all the traffic from the **Bayan Creek Elementary School**, and recent multi-unit developments like **Montreux and Bexley Park**. The recently built **Walmart Neighborhood Market** around the corner on Coconut Road has created even more **dangerous traffic on Barwick Road** and as a result, speed humps have been installed along Barwick Road from Coconut to the Lake Worth canal. **BANYAN COVE WILL MAKE A BAD PROBLEM WORSE. SAY NO TO BANYON COVE.**

Debbie Castagna
Rodan +Fields Skincare Consultant
(561) 573-7421

<https://debbiedreamskin.myrandf.com/Pages/OurProducts/GetAdvice/SolutionsTool>

Allen, Jasmin

From: Joe Moore <jpmmail@bellsouth.net>
Sent: Sunday, November 25, 2018 12:10 PM
To: Allen, Jasmin
Subject: Banyan Cove

Good afternoon. Just a note to express my opposition to the multi-unit development being considered on Barwick Road. Traffic is already terrible.

Please vote no.

Regards,

Joe Moore

JPMmail@Bellsouth.net

561-441-6425 Mobile

Allen, Jasmin

From: Millie M <mariss1@msn.com>
Sent: Sunday, November 25, 2018 11:26 AM
To: Allen, Jasmin
Subject: Banyan Cove

Dear Commissioner,

I oppose the development in Banyan Cove as being proposed. Too much overdevelopment in an area with single family homes that will for one, hinder all traffic (including emergency vehicles and personnel) for surrounding communities that only have one entryway and/or one means of egress into their respective communities. Not to mention how the noise level has increased exponentially during the last couple of years due to overdevelopment in surrounding areas.

Barwick is a small two lane road and considered a main artery for a lot of existing communities in the area that is heavily transited already due to two schools that feed onto Barwick Road, as well as a Walmart and CVS on Coconut Lane that also feed into Barwick Road. This new development is being built in an already, over-saturated area.

One of my questions is whom is responsible for adhering to the one car allowed per residence as stated in the proposal? Most families have at least two cars per household, if not more. What happens when the residents have guests with cars? Visitors during the holidays? A nurse's aide or a home care attendant that comes in everyday? Where will this overflow of cars be parked and housed overnight if needed? On the two lane road that is comprised of privately owned homes? There is no means for expansion on Barwick Road, Lake Ida, Coconut Lane, etc. Property lines abut to the road.

This sets a bad precedent for the area for a multitude of reasons.

Please take us into account when casting your vote and VOTE NO to BANYAN COVE.

Sincerely,

Mildred Marin
12710 Oak Arbor Drive

Sent from my iPad

Allen, Jasmin

From: Richard <ricjnsn@aol.com>
Sent: Sunday, November 25, 2018 11:21 AM
To: Allen, Jasmin
Subject: Banyan Cove

I oppose multi-unit development on Barwick Road Traffic will be horrendous Passing this will set a precedent

Annmarie and Richard Johnson

Allen, Jasmin

From: Bev Wilson <bev1640@aol.com>
Sent: Sunday, November 25, 2018 10:02 AM
To: Frankel, Adam; Johnson, Shirley; Allen, Jasmin
Subject: Banyan Cove

We live in Sabal Lakes & adamantly oppose multifamily units. We are in our 60's and don't have kids at Banyan Creek School. It is a nightmare already trying to exit or enter our neighborhood during school arrival & discharge. It backs up to past Lake Ida to the south & way past the canal to Coconut Lane. It is already blocking traffic for emergency vehicles. Adding an additional units beside single family homes will make it impossible!

We will probably have to move !!!

We have lived in Delray for 42 years, Sabal Lakes for 23 years.

We are tax payers & if you all lived there you wouldn't approve it !

Ken & Bev Wilson

1640 Satin Leaf Ct

Sent from my iPhone

Allen, Jasmin

From: Bev Wilson <bev1640@aol.com>
Sent: Sunday, November 25, 2018 10:02 AM
To: Frankel, Adam; Johnson, Shirley; Allen, Jasmin
Subject: Banyan Cove

We live in Sabal Lakes & adamantly oppose multifamily units. We are in our 60's and don't have kids at Banyan Creek School. It is a nightmare already trying to exit or enter our neighborhood during school arrival & discharge. It backs up to past Lake Ida to the south & way past the canal to Coconut Lane. It is already blocking traffic for emergency vehicles.

Adding an additional units beside single family homes will make it impossible!

We will probably have to move !!!

We have lived in Delray for 42 years, Sabal Lakes for 23 years.

We are tax payers & if you all lived there you wouldn't approve it !

Ken & Bev Wilson

1640 Satin Leaf Ct

Sent from my iPhone

Allen, Jasmin

From: Julie Spizale <jispizale@yahoo.com>
Sent: Sunday, November 25, 2018 10:00 AM
To: Allen, Jasmin
Subject: Banyan Cove

I oppose the multi-unit development that is proposed on Barwick Road. The traffic is already heavily congested and will set a bad precedent especially with Banyan Elementary next to the site.

Julie

Allen, Jasmin

From: spencer5x <spencer5x@aol.com>
Sent: Sunday, November 25, 2018 9:20 AM
To: Allen, Jasmin
Subject: I oppose any multi dwelling structures on Barwick Road traffic is already untenable due to School blockages

Sent from my T-Mobile 4G LTE Device

Allen, Jasmin

From: Erin Mann <eronea77@yahoo.com>
Sent: Sunday, November 25, 2018 9:11 AM
To: Allen, Jasmin
Subject: Banyan Cove

As a Delray resident in the area and a parent of a Banyan Creek student, I STRONGLY oppose the multi-family proposal at Banyan Cove. The pressure such a project would place on existing roads and traffic as well as on the school itself would be major. And approving this project would set a terrible precedent for the rest of Delray. Growth is one thing; rapidly overpopulating the remaining comfortable areas of our wonderful village will destroy that which makes it attractive to live here all year.

I hope the voices of the residents and constituents will be heard on this very important issue. Thank you.

Erin Mann
Delray Beach resident

Sent from my iPhone

Allen, Jasmin

From: Glenn Smith <gocruzin54@gmail.com>
Sent: Sunday, November 25, 2018 9:03 AM
To: Allen, Jasmin

I oppose multi-unit development, and the traffic is horrible along Barwick Rd. There is already 8 developments plus Banyon Creek School along Barwick Rd that has no other way to exit along this 1-1/2 mile stretch with a new Walmart store and they building a new Dunkin Donuts and a gas station at the end of the road
Glenn Smith

Allen, Jasmin

From: Samantha Rosenbaum <samantharosenbaum1@gmail.com>
Sent: Sunday, November 25, 2018 8:59 AM
To: Allen, Jasmin
Subject: Banyan Cove

I oppose this project. Please consider the extreme traffic congestion this will cause. Thank you!

Allen, Jasmin

From: Emma P. <emmadaryan@aol.com>
Sent: Sunday, November 25, 2018 8:42 AM
To: Allen, Jasmin
Subject: Barwick rd

I oppose multi-unit development, traffic is horrible on that road.

Emma Pilikyan

Sent from my iPhone

Allen, Jasmin

From: Sue Campion <brasuk2016@gmail.com>
Sent: Tuesday, November 27, 2018 9:49 AM
To: Allen, Jasmin
Subject: Banyan Cove

I am against the multi home project.
Traffic is already horrible, it will destroy our neighborhood.

Regards,
Sue Campion

Allen, Jasmin

From: Faber, David <DavidFaber@iheartmedia.com>
Sent: Tuesday, November 27, 2018 2:01 PM
To: Allen, Jasmin
Subject: RE: Banyan Cove

Hi,

We live across from the proposed property and though we are not against development, we are opposed to the Banyan Cove project. Adding that many residents to an already very dangerous and crowded road and bridge would be dangerous for our little ones who walk to school (we have 4)- Several years back a teenager was killed at that already very dangerous bridge on Barwick in a hit and run. I am not writing to just oppose, we are very concerned as a family. Should you choose to pass it, please put in a condition that a VERY protected walking bridge be put in over the canal and have the sidewalk moved back from the street and have guard rails put up along that area.

Thank you

David and Katie Faber

Allen, Jasmin

From: KAREN GLASGOW <kaglasgow@bellsouth.net>
Sent: Tuesday, November 27, 2018 2:53 PM
To: Allen, Jasmin
Subject: BANYAN COVE PROJECT

I strongly oppose the proposed multi-unit development on Barwick Road. As a homeowner in the immediate neighborhood since 2010, I have seen first hand how bad the traffic is on Barwick Road, and while I understand there's been a lot of attempts to come up with a way to solve the traffic issues over the last several years, there's been no resolution, and frankly, that's because there is none. Unfortunately, there's only one way in and one way out of the large area of several communities between Lake Ida Road and Coconut Lane/Flavor Pict Rd, unless people cut through the Bexley Park neighborhood (which they do at fast rates of speed already). The argument that a multi-unit development would actually reduce the number of vehicles as compared to having a single family home development just isn't true in our neighborhoods, as MANY families are now living in multi-unit developments due to cost. PLEASE do not approve this development!

Karen Glasgow
4507 Highgate Dr
Delray Beach, FL 33445

Allen, Jasmin

From: Reagan <reagan.navarro@yahoo.com>
Sent: Tuesday, November 27, 2018 2:26 PM
To: Allen, Jasmin
Subject: Opposition to Banyan Cove

I firmly oppose this development as it would cause major traffic congestion for our community. I live in Sabal Lakes and cherish our environment in and around it. This development would negatively effect our community please vote against it.

Thank you for your time,

Reagan Navarro

**SABAL LAKES PHASE 1, HOMEOWNER'S ASSOCIATION, INC.
SABAL LAKES MASTER ASSOCIATION.
c/o Davenport Professional Property Management, LLC
6620 Lake Worth Road, Suite F
Lake Worth, FL 33467
Telephone: (561) 642-5080 Fax: (561) 642-5481
info@davenportpro.net**

November 27, 2018

To Mayor Petrolia & Delray Beach City Commissioners,

Per page 15 of the City of November 27th 2018 Delray Beach Commission agenda document, letters of opposition attachment.

**In response to the Planning & Zoning Board's courtesy notice dated October 2nd 2018;
With Regard to the following:**

PZB File No.: 2018-162 & 2018-163

File No.: 18-733 Version 1 - Item 9.A - Annexation ordinance of the three land parcels informally known as Banyan Cove.

Regarding Application Type: Annexation, Future Land Use Map Amendment and Rezoning

On October 11th 2018,

Sabal Lakes Homeowner's Association & Master Association officially sent notice to City of Delray Beach PZB Senior Planner, Jasmin Allen, who acknowledged receipt & responded **that the PZB & subsequently, the city commission would be provided the response notice that Sabal Lakes Homeowners Association & Sabal Lakes Master Association OBJECTS to the following;**

Future Land Use Map amendment re-designating from Palm Beach County Medium Density Residential 5 units per acre (MR-5) to City Medium Density Residential 5-12 dwelling units/acre (MD);

And, rezoning and re-designating the zoning district from Palm Beach County Agricultural Residential (AR) in part and Residential High (RH) in part and establishing a City zoning of Medium Density Residential (RM) for three parcels of land located on the east side of Barwick Road also known as Banyan Cove.

Sincerely,

Sabal Lakes Phase 1, Homeowners Association, Inc &
Sabal Lakes Master Association

November 27, 2018

Bexley Park HOA

RE: Banyan Cove Development - File No: 2018-162 & 2018-163

Dear Delray Beach City Officials:

The Board of Directors of Bexley Park HOA is writing to express our objection to the Banyan Cove development proposal. As residents of Bexley Park, we are concerned about the additional traffic that will be added to Barwick Road as well as the traffic that will flow through our community to get to Banyan Cove. During the morning and afternoon hours it is already nearly impossible to exit or enter Bexley Park from Barwick Road due to the traffic resulting from Banyan Creek Elementary School. A few years ago, there was an attempt to divert traffic from Banyan Creek Elementary School through the Sabal Lakes development to ease the congestion on Barwick Road. This effort proved unsuccessful and the plan was abandoned within weeks of the trial. The traffic on Barwick Road is a very real issue for the surrounding communities and the approximately one thousand children that attend Banyan Creek Elementary School. Adding additional vehicles to an already congested area will increase the potential for vehicular accidents as well as pedestrian accidents as we have many children who walk to and from Banyan Creek Elementary School, many of whom are unaccompanied by an adult. The safety of our children is of great concern and warrants your attention!

We are also troubled about the additional traffic that will inevitably go through Bexley Park to gain access to Banyan Cove due to the congestion on Barwick Road. The residents of Bexley Park have already been burdened by vehicles traveling and speeding through our community to avoid the recently installed speed bumps on Barwick Road and Coconut Lane as a result of the newly built WalMart. Due to the proximity of the proposed development to Bexley Park (immediately in front of the Barwick Road entrance), our community would be the most detrimentally impacted should this project get approved.

The surrounding communities along Barwick Road are single family residences. Adding a rental community would decrease the value of our real estate investment and the desirability of our family-focused community. While we understand that any developer desires the highest profit for their investment, building a multi-story apartment complex next to Banyan Creek Elementary School is not the solution. We believe that building single family homes instead of an apartment complex will complement the existing communities and minimize the traffic congestion on Barwick Road. We as taxpayers of Delray Beach look to you to protect the investment that we have already made by purchasing our homes in Bexley Park!

Allen, Jasmin

From: +15613893622@mymetropcs.com
Sent: Tuesday, November 27, 2018 12:29 PM
To: Allen, Jasmin
Attachments: text_1543339666626.txt

Banyan Cove I oppose multi-unit development.

Allen, Jasmin

From: John Miller, Jr. <euland1906@gmail.com>
Sent: Sunday, October 14, 2018 9:20 PM
To: Bird, Robin; Jacobson, Jay; Morrison, Christina; Osborn, Kevin
Cc: Miller, Diane; Allen, Jasmin
Subject: Banyan Cove Project
Attachments: Bexley Park, Barwick Road Traffic.mp4

Good evening members of Delray Beach's Planning and Zoning Advisory Board.

As a former board member and chairperson of P&Z and HPB, I am very aware of the effectiveness and limitations that public comment can have on the board's decisions on any particular project or issue. I therefore, do not wish to waste your time with a long, emotional, or fact-challenged screed, but instead I just want to draw your attention to the traffic challenges that Delray residents face every school day on Barwick Road directly in front of the proposed project.

I've attached a video I downloaded from my dash-cam this past Friday morning as I was driving my son to school (my wife usually takes him), and I apologize for the NPR fund drive on the radio-- I thought I had the audio recording turned off. The video ends only when I get to the cross walk at the entrance of Sable Lakes and if it were to continue it would show a line of cars headed north to Banyan Creek Elementary stacked up all the way to the intersection of Lake Ida Road. You can experience this for yourself any Monday through Friday during the school year if there are any doubts.

I am not available to make it to the meeting Monday evening but just wanted you to understand what several neighborhoods in this area experience every school morning and afternoon. I am not opposed to the development of this parcel but a lower density use (single family) would be much more appropriate and would not add to the gridlock nearly as much as an 8 unit per acre townhouse development.

I understand the trend in multifamily zoning in Delray to maximize the development potential of available land, but some consideration must be paid to residents who have to live and access the neighborhoods in this area. If Banyan Creek had been planned properly with separate, direct access to Barwick Road, I would not have as much a problem with the density, but allowing this to proceed as proposed will only make a bad situation worse.

Diane, there are several new members who do not have their city emails set up yet and if you could forward this I would greatly appreciate it.

Thank you for your time.

John Miller

Allen, Jasmin

From: Daryl Hall <daryl99@bellsouth.net>
Sent: Friday, October 12, 2018 4:43 PM
To: Allen, Jasmin
Subject: Banyan Cove

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing as a resident of Sabal Lakes to fight the proposed construction on North Barwick Rd. called Banyan Cove. It is multi-family housing that is being proposed.

As Delray loses its village by the sea charm, I hope you will understand that North Barwick Rd. is truly one of the last places in Delray that can be saved.

I understand it will be built up, but should only be single family homes.

The chaos and destruction multi-family will do to the neighborhood, the elementary school and the traffic will be horrendous.

I will be at the P and Z meeting Monday night.

Daryl Meyer Hall
3760 Sabal Lakes Rd.
Delray Beach FL 33445

Allen, Jasmin

From: Ingrid Lee <ingleefl@gmail.com>
Sent: Saturday, October 13, 2018 11:11 AM
To: Allen, Jasmin
Subject: P&Z Monday issue

File #2018-162 & 2018-163

Ms. Allen,

I am a resident whose community shares the tiny 2 lane Barwick Road that is at the front of this land in question. Just AROUND THE CORNER from this property you literally have goats and llamas. This was agriculture zoned land and there still is agriculture next to it. There is also a nursery across the street. My point being that a high density community among single family homes and farm land is inappropriate.

Currently, the traffic on Barwick twice a day is insane because of those driving into Banyan Creek Elementary. What once was meant to be a walking distance school for surrounding homes and farms is now a choice program school attracting children throughout a much larger area.

I have major concerns about this being changed to a HIGH density residential plot. I understand the property owner has rights and should be allowed to improve on his land BUT he also knew how this land was zoned when it was purchased!

As it is, people fly through surrounding neighborhoods at top speeds to avoid Barwick school traffic. What will adding 100+ homes do to the safety of surrounding neighborhoods?

We pay taxes. We vote. We too deserve to have our property investments protected the same as this investor.

We will be the ones LIVING with this decision...not the land owner who is just looking to cash out and move on.

Please please please consider the families who have invested our personal lives and our money in this area, in this City. If you recommend it be annexed then please do not allow it to be more than medium or lower density single family homes only.

See you on Monday evening.

Regards,
Ingrid Lee

SABAL LAKES PHASE 1, HOMEOWNER'S ASSOCIATION, INC.
c/o Davenport Professional Property Management, LLC
6620 Lake Worth Road, Suite F
Lake Worth, FL 33467
Telephone: (561) 642-5080 Fax: (561) 642-5481
info@davenportpro.net

October 11, 2018

PLANNING & ZONING BOARD
STAFF REPORT DEVELOPMENT SERVICES DEPT.
100 NW 1ST AVENUE,
DELRAY BEACH, FLORIDA 33444

Regular & Certified Mail
70082810000110214179

File No.: 2018-162 & 2018-163
Banyan Cove
Application Type: Annexation, Future Land Use Map Amendment and Rezoning

With reference to the courtesy letter sent out by City of Delray Beach Planning & Zoning Board to Sabal Lakes Homeowners Assoc on October 2, 2018:

We object to the following:

Future Land Use Map amendment re-designating from Palm Beach County Medium Density Residential 5 units per acre (MR-5) to City **Medium Density Residential 5-12 du/ac (MD)**; and, rezoning and re-designating the zoning district from Palm Beach County Agricultural Residential (AR) in part and Residential High (RH) in part and establishing a City **zoning of Medium Density Residential (RM)** for three parcels of land located on the east side of Barwick Road.,

Sincerely,
Sabal Lakes Homeowners Association

Allen, Jasmin

From: Kenneth Nordt <nordtkenneth@gmail.com>
Sent: Friday, October 5, 2018 11:31 AM
To: Allen, Jasmin
Subject: Banyan Cove

Expressing our opposition to annexation in to the city limits Thank you.

Ken Nordt
1310 E Lancewood Pl., Delray Beach, FL 3344t

Submitted by: Julie Casale
10/15/18

Documents in Support of Opposition to Banyan Cove

Officials to unveil plan for improving traffic outside Banyan Creek Elementary in Delray

1

Marisa Gottesman

AUGUST 4 2015, 2:31 PM

Parents have faced significant delays in dropping off their children at Delray's Banyan Creek Elementary School. But now, a proposed plan to change the car-pool line is aimed at easing traffic and improving arrival times.

It also should enable those who live in neighborhoods surrounding the school to leave their homes quicker, said Principal William Fay.

The school, at 4243 Sabal Lakes Road, is situated by a two-lane road near several neighborhoods, a park and a fire station. Often people are coming and going from all those locations at the same time, resulting in many tardy students amid the gridlock.

"We walk because it's too much of a hassle to think about driving," said Commissioner Mitch Katz, whose two kids attend the school. "It's really bad there during pickup and drop-off."

In preparation for the upcoming school year, the police department has been working with the school to create a new traffic plan to help alleviate congestion.

The plan will be presented to parents at 6:30 p.m. Wednesday at the school.

The proposed route change involves routing cars through a second entrance on Sabal Lakes Road to help relieve Barwick Road of traffic and make it easier and faster for Sabal Lakes residents to exit their neighborhoods.

"This has been a problem for quite a while," Fay said of the congested car-loop process.

He said the amount of cars heading to and from the school in the mornings and afternoons was never anticipated to be so high when the school was built in 1987.

Now, Banyan Creek is the fourth-largest elementary school in Palm Beach County and the largest special-needs school in the county.

"No one anticipated the school would grow to 1,000-plus students," he said.

Delray Fire Rescue spokesman Kevin Saxton said Fire Rescue would look favorably upon a traffic change because cars cause significant gridlock outside Fire Station No. 4.

He said the congestion can hamper the department's response times to emergencies because the fire trucks can't quickly get out of the station.

Parents will be permitted to comment on the proposed changes during the meeting.

For more information, contact Delray Police Department at 561-243-7888.

DELRAY BEACH POLICE DEPARTMENT

MEMORANDUM

TO: Chief Jeffrey Goldman

FROM: Captain Rachel Saunders *(initials)*
Community Response Division Commander

DATE: September 21, 2015

SUBJECT: **Banyan Creek Elementary Traffic Pattern Recommendation**
=====

In September 2014, the Delray Beach Police Department's Traffic unit completed a traffic study in reference to the volume of vehicles traveling to and from Banyan Creek Elementary School. The purpose of the study was to find solutions to reduce the amount of traffic congestion on Barwick Road and at the intersection of Barwick Road and Lake Ida Road, reduce the staging time for parental drop off and pick up, and to create a safer driving pattern for the students, pedestrians and drivers during morning arrival and afternoon dismissals. The standing traffic was also effecting Public Safety by blocking the entrance/exit to Delray Beach Fire Rescue Emergency vehicles located at Station #4.

In June 2015, Banyan Creek Elementary School Principal, Mr. Fay requested assistance from the police department in developing a new traffic pattern for student drop off and student pick up. In July 2015, the recommendation from the traffic unit was submitted. The recommended traffic pattern eliminated congestion at both the problem areas by having traffic enter the south entrance to Sabal Lakes Road; which is city owed. Traffic would travel 9/10th of a mile on Sabal Lakes Road (through the neighborhood) until entering the school entrance by making a right hand turn. The children would then be dropped off or picked up and the vehicle would exit onto Sabal Lakes Road by taking a right turn only; continuing west to Barwick Road. At the intersection of Barwick Road and Sabal Lakes Road the vehicle could turn north or south.

On August 05, 2015, members of the police department presented the new traffic pattern recommendation to members of the Sabal Lakes community at a meeting scheduled by Mr. Fay. The residents were not in agreement with the plan and it was not implemented. Sabal Lakes residents presented the following alternatives to having traffic flow through the neighborhood on Sabal Lakes Road:

- Parents drop off students at the Walmart Parking Lot (12700 S. Military Trail) and School Board provide transportation from the parking lot to the school for arrival and dismissal.
- The City of Delray Beach increase the lanes on Barwick Road from a two lane roadway to a four lane roadway. while keeping the turn lanes from Lake Ida Road north to the Lake Worth Drain.
- Banyan Creek Elementary stagger arrival and dismissal times for students.

Date: September 21, 2015

- The Bus Loop and Parent Drop Off Loop be switched.
- The City of Delray Beach construct a Fly Over from Lake Ida Road to the School; thus removing vehicles from Barwick Road.
- The School District purchase the tract of land (approximately 9 acres) North West of the school and build a new parent drop off loop and parent parking lot which would have accesses from Barwick Road. Therefore, school parents and staff would not drive on Sabal Lakes Road.
- Change the exit point from the school onto Sabal Lakes Road to Barwick Road to a "right turn only" during school arrival and dismissal times.

In response to resident suggestions, the police department coordinated with the City of Delray Beach and installed a "Right Turn Only" sign at the intersection of Sabal Lakes Road and Barwick Road during school arrival and dismissal times. During the month of August, the traffic unit began monitoring the "Right Turn Only" sign and issuing warnings to violators in order to educate them about the newly installed traffic control device. After an education period, the traffic unit began issuing citations for the "Right Turn Only" violations and violations for blocking the intersection at Lake Ida Road and Barwick Road. After monitoring the traffic pattern, officers found that the "Right Turn Only" sign did not improve any of the traffic congestion conditions. The sign was removed on September 04, 2015. On this same day, officers conducted a vehicle count on parent vehicles using the current parent drop off loop. The total was 654.

On August 26, 2015, members of the Sabal Lakes HOA, Palm Beach County School District representative, Erika Whitfield, members of the Delray Beach Police Department Traffic Unit, and Commissioner Mitch Katz met at Banyan Creek Elementary. The HOA suggested that Palm Beach County School District switch the bus and parent pick up/ drop off loops in order to alleviate some traffic off of Barwick Road.

In addition to the traffic congestion issues, residents have experienced issues with parents parking on the small access road across from the school. Parents are utilizing this as a "waiting" area to pick up their children. By doing so, residents have been blocked from entering or exiting their driveways, obtained damage to their lawns and complained of unsafe driving as vehicles enter and exit the road. Members of the traffic unit were made aware of this issue and confirmed that this was a valid concern that needed to be addressed.

During a meeting with representatives of the Sabal Lakes Community and police department officials on September 02, 2015, all of the police department's efforts to solve the traffic issues were discussed. It was recommended that Sabal Lakes residents seek alternative recommendations from the Palm Beach County School District Officials.

From: "Fred Glass" <carnut2000@aol.com>
Date: June 12, 2018 at 4:03:26 PM EDT
To: "Juli Casale" <casalejuli@gmail.com>
Subject: Banyan Creek Traffic

Dear Juli,

Per our conversation I was a supervisor for the Delray Beach Police Department for a number of years. For scheduling purposes and officer assignments at Banyan Creek Elementary School I completed vehicle counts during the morning drop off times. Over a five year period I noticed the traffic dropping off and picking up students steadily increased. I believe this increase was due to this school being a choice school and the student population increased. I believe the increase in traffic were parents that possibly had no option of school busing as well as parents opting to drive their children to school. The last year I did the count was on 08/29/2016 7:00 am to 8:15 am. The total of vehicles entering the student drop off lot was 511 vehicles. This total did not include the school busses or parent drop-offs for Don Estridge which use the east drop-off loop to the school.

As a result of this volume of traffic during both morning drop off and afternoon student pick-up, traffic on Barwick Rd. becomes backed up. Traffic traveling northbound backs up from Sabal Lakes Rd. (north entrance/exit) to Lake Ida Rd. Traffic traveling southbound backs up past the canal at the Boynton Beach line. Barwick Rd. is primarily a two lane roadway, and when traffic backs up with this volume of traffic in both directions the road becomes impassable. This congestion causes a public safety concern for emergency vehicle response to local addresses as well as an issue for local residents that use Barwick Rd. to commute to work.

As we discussed, I believe both projects (Banyan Cove and 133 Rd South) that are in the planning stages are detrimental to this area and would cause further traffic issues and safety concerns for commuters and school traffic. I also believe these projects are inconsistent with the primarily single family zoning in this area.

Supervisor Frederick Glass (Retired)
Delray Beach Police Department
300 W. Atlantic Ave.
Delray Beach, FL 33444

A B C D E F G H I J K L M N O

E-W Street: Lake Ida Rd
N-S STREET: Barwick Rd
TIME PERIOD: AM
GROWTH RATE: 0.68%
SIGNAL ID: 51820

Input Data
COUNT DATE: 5/20/2014
CURRENT YEAR: 2014
ANALYSIS YEAR: 2022
PSF: 1.03

Report Created
7/25/2017

	Intersection Volume Development													
	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	142	553	56	93	424	162	69	136	52	341	225	151		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	146	570	58	96	437	167	71	140	54	351	232	156		
Committed Developments													Type	% Complete
Walmart Market - Delray	0	3	1	0	3	2	1	1	0	2	1	0	NR	0%
Depot Square	0	6	0	4	18	2	0	0	1	1	0	0	Res	0%
Stonybrook on The Lake	1	1	1	0	0	0	0	0	0	0	0	0	Res	0%
Banyan Creek Elem.	19	0	0	0	0	12	0	37	0	10	30	15	NR	75.80%
Spaulding	0	0	0	0	1	0	0	0	0	0	0	0	NR	85%
Total Committed Developments	20	10	2	4	22	16	1	38	1	13	31	15		
Total Committed Residential	1	7	1	4	18	2	0	0	1	1	0	0		
Total Committed Non-Residential	19	3	1	0	4	14	1	38	0	12	31	15		
Double Count Reduction	0	1	0	0	1	1	0	0	0	0	0	0		
Total Discounted Committed	20	9	2	4	21	15	1	38	1	13	31	15		
Historical Growth	8	32	3	5	24	9	4	8	3	20	13	9		
Comm Dev+1% Growth	32	56	7	12	57	29	7	50	5	42	50	28		
Growth Volume Used	32	56	7	12	57	29	7	50	5	42	50	28		
Total Volume	178	626	65	108	494	196	78	190	59	393	282	184		

E-W Street: Lake Ida Rd
N-S STREET: Barwick Rd
TIME PERIOD: PM
GROWTH RATE: 0.68%
SIGNAL ID: 51820

Input Data
COUNT DATE: 5/20/2014
CURRENT YEAR: 2014
ANALYSIS YEAR: 2022
PSF: 1.03

Report Created
7/25/2017

	Intersection Volume Development													
	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	65	632	78	134	666	179	101	100	90	129	70	44		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	67	651	80	138	686	184	104	103	93	133	72	45		
Committed Developments													Type	% Complete
Walmart Market - Delray	0	18	6	0	17	11	6	6	0	12	6	0	NR	0%
Depot Square	0	18	0	2	11	1	0	0	4	2	0	0	Res	0%
Stonybrook on The Lake	1	1	1	0	1	0	1	0	0	0	0	1	Res	0%
Banyan Creek Elem.	6	0	0	0	0	4	0	11	0	4	11	6	NR	75.80%
Spaulding	1	3	0	0	2	0	0	1	1	0	0	0	NR	85%
Total Committed Developments	8	40	7	2	31	16	7	18	5	18	17	7		
Total Committed Residential	1	19	1	2	12	1	1	0	4	2	0	1		
Total Committed Non-Residential	7	21	6	0	19	15	6	18	1	16	17	6		
Double Count Reduction	0	4	0	0	3	0	0	0	0	1	0	0		
Total Discounted Committed	8	36	7	2	28	16	7	18	5	17	17	7		
Historical Growth	4	36	4	8	38	10	6	6	5	7	4	3		
Comm Dev+1% Growth	14	90	14	13	85	31	16	27	13	28	23	11		
Growth Volume Used	14	90	14	13	85	31	16	27	13	28	23	11		
Total Volume	81	741	94	151	771	215	120	130	105	161	95	56		

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	ESU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
37325	Lake Ave	Dixie Hwy	8/27/2015	12:15 PM	0	0	582	118	8	207	586	0	0	132	209	102	0	0	0	0	1922
37325	Lake Ave	Dixie Hwy	8/27/2015	4:30 PM	0	0	710	87	0	168	711	0	0	217	211	171	0	0	0	0	2275
37450	Lake Ave	Federal Hwy	8/27/2015	7:30 AM	0	0	209	89	0	114	171	0	0	37	340	40	0	0	0	0	1000
37450	Lake Ave	Federal Hwy	8/27/2015	12:15 PM	0	0	187	74	0	72	203	0	0	83	309	44	0	0	0	0	932
37450	Lake Ave	Federal Hwy	8/27/2015	4:30 PM	0	0	255	88	0	66	383	0	0	61	271	54	0	0	0	0	1136
37475	Lake Ave	Ocean B/A1A	10/26/2017	7:45 AM	0	90	186	13	0	4	90	103	8	446	53	292	0	5	47	14	1351
37475	Lake Ave	Ocean B/A1A	10/26/2017	12:00 PM	2	171	182	20	0	18	136	248	7	174	89	149	0	22	58	26	1302
37475	Lake Ave	Ocean B/A1A	10/26/2017	3:45 PM	1	322	155	17	0	20	189	423	10	160	97	136	1	20	108	20	1678
37475	Lake Ave	Ocean B/A1A	9/29/2014	7:45 AM	0	76	179	7	0	4	50	88	0	411	55	191	0	8	23	5	1101
37475	Lake Ave	Ocean B/A1A	9/29/2014	3:45 PM	0	197	135	9	3	5	130	288	3	143	114	100	0	13	81	8	1227
53500	Lake Bl	Military Tr	11/9/2015	8:00 AM	2	31	959	0	38	0	2152	29	0	112	0	30	0	0	0	0	3403
53500	Lake Bl	Military Tr	11/9/2015	4:45 PM	5	88	2110	0	18	0	1114	127	0	79	0	44	0	0	0	0	3585
53500	Lake Bl	Military Tr	8/22/2013	7:45 AM	0	40	922	0	26	0	2203	58	0	110	0	108	0	0	0	0	3465
53500	Lake Bl	Military Tr	8/22/2013	5:00 PM	0	96	1778	0	23	0	917	108	0	81	0	35	0	0	0	0	3040
41820	Lake Charleston Bl/Weste	Jog Rd	9/10/2015	7:30 AM	5	75	1038	16	1	32	1919	200	0	372	3	185	0	50	22	24	3942
41820	Lake Charleston Bl/Weste	Jog Rd	9/10/2015	5:00 PM	2	151	1653	19	6	27	1151	298	0	222	11	105	0	17	3	32	3697
41820	Lake Charleston Bl/Weste	Jog Rd	10/1/2013	7:15 AM	7	112	989	22	5	36	1509	195	0	328	5	202	0	27	8	21	3474
41820	Lake Charleston Bl/Weste	Jog Rd	10/1/2013	5:00 PM	5	121	1854	7	2	20	1152	292	0	114	2	74	0	11	2	27	3483
51820	Lake Ida Rd	Barwick Rd	11/14/2016	7:15 AM	0	69	111	65	0	285	200	145	2	178	897	97	1	135	418	159	2582
51820	Lake Ida Rd	Barwick Rd	11/14/2016	12:30 PM	0	59	68	81	0	98	81	45	4	63	484	86	5	94	398	127	1871
51820	Lake Ida Rd	Barwick Rd	11/14/2016	4:45 PM	0	133	134	125	0	150	81	83	2	120	678	116	9	84	684	218	2817
51820	Lake Ida Rd	Barwick Rd	5/20/2014	7:15 AM	0	89	136	52	0	341	225	151	0	142	553	58	0	93	424	162	2404
51820	Lake Ida Rd	Barwick Rd	5/20/2014	4:45 PM	0	101	100	90	0	129	70	44	0	65	832	78	3	131	668	179	2288
51850	Lake Ida Rd	Congress Ave	11/9/2016	7:30 AM	2	218	517	151	3	389	1083	138	7	286	577	459	0	175	499	111	4575
51850	Lake Ida Rd	Congress Ave	11/9/2016	12:30 PM	6	243	573	121	1	135	648	155	10	253	328	214	0	132	462	98	3375
51850	Lake Ida Rd	Congress Ave	11/9/2016	4:45 PM	2	474	872	186	0	191	804	175	11	282	533	202	0	176	821	148	4461
51850	Lake Ida Rd	Congress Ave	5/20/2014	7:30 AM	1	183	527	129	1	343	985	238	7	198	509	409	0	238	438	151	4353
51850	Lake Ida Rd	Congress Ave	5/20/2014	4:45 PM	4	403	758	199	0	223	551	244	10	235	468	215	3	224	834	208	4379
52999	Lake Ida Rd	Hagen Ranch Rd	12/7/2016	8:00 AM	0	0	226	105	0	180	494	0	0	0	0	0	0	217	0	75	1297
52999	Lake Ida Rd	Hagen Ranch Rd	12/7/2016	12:00 PM	0	0	351	102	0	146	297	0	0	0	0	0	0	137	0	111	1144
52999	Lake Ida Rd	Hagen Ranch Rd	12/7/2016	4:00 PM	0	0	488	128	0	162	485	0	0	0	0	0	0	215	0	152	1570
52999	Lake Ida Rd	Hagen Ranch Rd	1/8/2015	8:00 AM	0	0	228	118	0	180	515	0	0	0	0	0	0	196	0	85	1320
52999	Lake Ida Rd	Hagen Ranch Rd	1/8/2015	3:15 PM	0	0	473	189	1	137	482	0	0	0	0	0	0	207	0	181	1670

June 10, 2018

Mrs. Casale
3717 Satin Leaf Court
Delray Beach, FL 33445

Mrs. Casale,

In answer to your questions, the student population at Banyan Creek Elementary School totals approximately 1000 students, and we have 130 employees.

The school is an open enrollment school with a gifted program and many ESE programs for students with special needs. In the morning, approximately 80% of the students commute to school by vehicle. In the afternoon, approximately 70% of the students leave via a vehicle.

Best,

Allison Castellano, Principal
Banyan Creek Elementary School

4.0 RADIUS OF DEVELOPMENT INFLUENCE

Based on Table 12.B.2.D-7 3A of the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards, for a net trip generation of 63 peak hour trips, the radius of development influence shall be one mile.

For Test 1, a project must address those links within the radius of development influence on which its net trips are greater than one percent of the LOS "D" of the link affected on a peak hour, peak direction basis AND those links outside of the radius of development influence on which its net trips are greater than five percent of the LOS "D" of the link affected on a peak hour, peak direction basis up to the limits set forth in Table 12.B.2.C-1 1A: LOS "D" Link Service Volumes.

For Test 2, a project must address those links within the radius of development influence on which its net trips are greater than three percent of the LOS "E" of the link affected on a peak hour, peak direction basis AND those links outside of the radius of development influence on which its net trips are greater than five percent of the LOS "E" of the link affected on a peak hour, peak direction basis up to the limits set forth in Table 12.B.2.C-4 2A: LOS "E" Link Service Volumes.

5.0 INTERSECTION ANALYSIS TEST 1 – PART 1

As a requirement of Part 1 of Test 1 of the Palm Beach County Traffic Performance Standards, the following directly accessed intersections must be analyzed:

1. Lake Ida Road and Barwick Road
2. Flavor Pict Road and Military Trail

The development of the subject parcel is not anticipated to result in excess of ten percent of total traffic on an average peak hour total traffic basis leading to any signalized intersection other than the intersection mentioned above. A detailed analysis of these intersections has been performed and can be seen in Appendix "A" attached with this report.

The above referenced intersections has been analyzed using the adjusted turning movement volumes attached with this report in accordance with the methodology set forth in the Transportation Research Board Special Report 209, Planning Analysis. As the results in the Intersection Analysis (attached as Appendix "A") show, the sum of the critical movements during the peak-season, peak-hours at project build-out is less than the adopted Level of Service volume for intersections of 1400 vph for the subject intersections.

Banyan Cove
Job No. 17-063

5.0 INTERSECTION ANALYSIS TEST 1 - PART 1

As a requirement of Part 1 of Test 1 of the Palm Beach County Traffic Performance Standards, the following intersection must be analyzed:

1. Lake Ida Road and Barwick Road

The development of the subject parcel is not anticipated to result in excess of ten percent of total traffic on an average peak hour total traffic basis leading to any signalized intersection other than the intersection mentioned above. A detailed analysis of these intersections has been performed and can be seen in Appendix "B" attached with this report.

The above referenced intersection has been analyzed using the adjusted turning movement volumes attached with this report in accordance with the methodology set forth in the Transportation Research Board Special Report 209, Planning Analysis. As the results in the Intersection Analysis (attached as Appendix "B") show, the sum of the critical movements during the peak-season, peak-hours at project build-out is less than the adopted Level of Service volume for intersections of 1400 vph for the subject intersection.

<u>INTERSECTION</u>	<u>CRITICAL SUM</u>	
	<u>AM</u>	<u>PM</u>
Lake Ida Road at Barwick road	1237	1148



requirements for the specific development will be evaluated and confirmed at time of a Site Plan application. Likewise, fire and police services are available to the property and will also be confirmed at time of Site Plan application. Adequate services are available to serve the subject site as proposed."

Staff Comments:

Streets and Traffic: The property can be accessed via Barwick Road. Barwick Road extends from West Atlantic Avenue on the south and terminates at Coconut Lane in the City of Boynton Beach to the north. The segment of Barwick Road that is located within the City's Planning Area is under the jurisdiction of the City of Delray Beach for associated maintenance responsibility and will not change upon annexation. Barwick Road extending from the LWDD L-30 Canal to Lake Ida Road accommodates two-lanes (with turn lanes at intersections). The right-of-way of Barwick Road that abuts the subject property is 80 feet wide.

With respect to traffic study the applicant states " ...the current traffic conditions at the peak hour times of the school, both morning and afternoon, create stacking and turning movement issues along Barwick Road and more particularly at the intersection with Sabal Lakes Road which is the only road to access the school. Although, the County has reviewed and approved a traffic study for the proposed applications for the subject site, the traffic concerns of the surrounding residents during the peak times of school traffic are real and need to be addressed by the School District, County and City."

A comparative traffic analysis was submitted by the Applicant, which addressed the most intense development potential of the site at both the existing and proposed zoning classifications. The study was prepared in accordance with Palm Beach County Unified Land Development Code, Traffic Performance Ordinance. The comparative traffic study reveals that under the maximum development potential of 12 units per acre (80 units) the daily traffic generation would be 532 tpd (trips per day) with 43 AM Peak and 50 PM peak hour trips would be anticipated.

With the requested density of eight units per acre, the trips generated by the proposed 53 units would be 352 tpd, with 30 AM peak hour trips and 33 peak hour trips.

The traffic study concludes that the estimated 352 trips per day and 30 AM peak hour trips and 33 PM peak hour trips at project build-out in 2022 and in conjunction with the required link analysis meets the requirements of Palm Beach County Traffic Performance Standards. A traffic concurrency determination has not yet been provided from Palm Beach County Traffic Division for the current proposal. However, a traffic approval letter was provided with the application for the 2017 Palm Beach County Land Use application request, which sought approval of 102 residential units. As the proposed density and corresponding units (53) is much less, staff does not anticipate a negative letter from Palm Beach County Traffic Division.

The City's consultant's reviewed the submitted traffic study and indicates that the proposed development will have a "significant" impact on Barwick Road between the site and Lake Ida Road, with "significant" defined as adding more than one percent of the adopted level of service volume to the roadway. It should be noted that the project will add 17 peak hour trips to the road (i.e. one trip approximately every four minutes). The impact will not reduce the level of service, as Barwick has excess capacity allowing for additional growth of over 200 peak hour trips in the morning peak hour and over 300 peak hour trips in the evening peak hour. The project will not significantly impact any other roads in the area. Furthermore, consistent with County requirements, the intersection of Lake Ida Road and Barwick Road was analyzed and was determined to operate at an acceptable level of service with the project.

Traffic congestion created during school drop off and pick up times is regularly mentioned by residents of the area as a concern.

To the west, across Barwick Road, is single-family residential known as Golf Club Estates located within unincorporated Palm Beach County with the MR-5 FLU, and Bexley Park, single-family and multi-family development located within the City of Delray Beach with The City designation of Low Density Residential (LD) developed at approximately 5 units per acre.

Annexation History

This site and other surrounding unincorporated properties are located within the future annexation area of the City of Delray Beach. There is a history of attempted annexation of these properties. The following is a brief description of those attempts.

2013-2014: The site could not develop in unincorporated County unless it received water and sewer from the City. At that time, the City required the property be within the city limits prior to service provision. The annexation of these parcels would have created an unincorporated enclave (the neighborhood to the south/west) inconsistent with State Statutes regarding annexation.

2015-2016: The City and the County entered into negotiations for an Interlocal Service Boundary Agreement for a larger area. After a year-long negotiation process the City withdrew from the negotiation process due to vehement opposition from nearly 100% of the property owners of the area due to the high density residential allowed with the City land use code (MD, Medium Density 5-12 du/acre) higher taxes and water service extension. The agreement and future annexation of the entire unincorporated pocket could not move forward.

2017: The City agreed to provide the services to the subject site if the development is limited to residential. The City prefers single-family development consistent with surrounding residential housing types. In order for the property to develop a rezoning is required and when that application is submitted it will undergo a review by both County and City staff to ensure the City's water/sewer requirements are met. This is one of the Conditions that the City agreed to in order to extend services along Barwick Road

D. Consistency and Compatibility

I. Data and Analysis Summary

This section of the report examines the consistency of the amendment with the County's Comprehensive Plan, Tier Requirements, applicable Neighborhood or Special Area Plans, and the impacts on public facilities and services.

A. Consistency with the Comprehensive Plan - General

1. **Justification: FLUE Policy 2.1-f:** *Before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use and for residential density increases demonstrate that the current land use is inappropriate. In addition, and the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:*

1. *The natural environment, including topography, soils and other natural resources; (see Public Facilities Section)*



Zillow App

Video Tour

[Back](#)


**13038 Barwick Rd,
Delray Beach, FL 33445**

6.67 acres

● LOT/LAND

\$3,495,000

Est. Mortgage: \$14,018/mo

[Get pre-qualified](#)



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Dunes Road

Delray

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Infill Residential or Commercial Development Opportunity in the Prestigious City of Delray Beach. 6.67 Acre Lot Prime for Townhome, Single Family, or Assisted Living Facility Development. No other opportunities like this available in the city of Delray Beach. Property newly annexed and entitled. Do not miss this opportunity!