

Make Stonybrook Better

**We Support an Excellent
Apartment Complex on the
Site**



PDD/R/TDR-2-13-01847

Make Stonybrook Better

120 Neighbors

Palm Greens, Aspen Ridge, Delray Villas

At least 500 Volunteer Hours in 8 weeks

From Ignorance to Citizen Experts

Where did the 500 Hours go?

- Three Community Wide Meetings
- Discussions with Commissioner Berger and Mayor Taylor
- County Staff, Alliance of Delray, Kilday Studios and Mike and Brad Morton
- Presentations and Attendance at two Zoning Commission Hearing and Today
- Website and Weekly eblast to the Neighbors & Applicant

Reading Plans, Studying County Code, Photographing the Site, Talking among Ourselves, Drafting Letters, Finding Experts and Preparing Presentations

Is this Fair to the Residents?

**Can the Process and Code be
Changed?**

Traffic

Not just Numbers

Lake Ida will be more dangerous

Regarding the Numbers

*Has a real study been made of
the coming build-out a traffic?*

The Lake Ida Roundabout



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The Lake Ida Curve



Our community's first issue is traffic.

Unfortunately, the very simple solution of a second exit is too much to request.

Frost Lane To Sims Road



**For drivers with
Poor night vision,
Extra lighting at
the exit to see the
cars from Lake Ida**



2. Compatibility

Via TDRs and Workforce Housing

50% increase in density

Standard 3 Stories for HR 8

Build-out in older Suburbs

Aspen Ridge One Story



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Delray Villas One Story



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High Point on Sims One Story



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Palm Greens One & Two Story



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St. Nicholas (Across Street) One Story



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Blu Atlantic: A Mistake Three Story



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Impact of 3 Stories on Single Family Homes

Blu Atlantic



View of Blu Atlantic From Aspen Ridge



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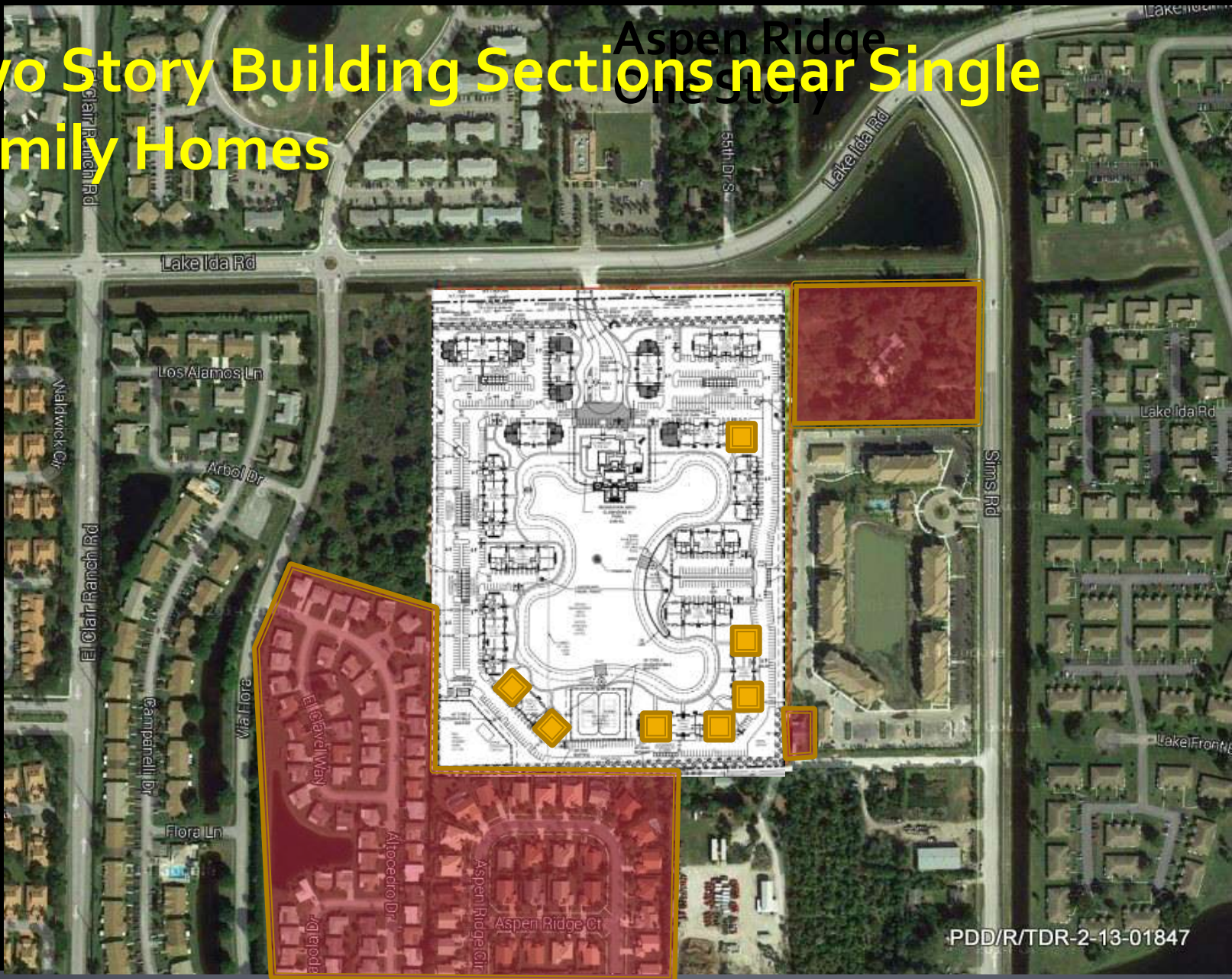
Delray Villas



Delray Villas



Two Story Building Sections near Single Family Homes



Impact of Thick Buffers on Single Family Homes

Aspen Ridge Home



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Buffers



25 Ft – 20 Ft and More Trees



15 Ft



Delray Villas: Current



New



Aspen Ridge: Current



New



4. Effect on Natural Environment

Vegetation Protection

Goal: “To avoid the unnecessary destruction of native vegetation”

Definition: “Native Tree and Native Vegetation: Vegetation with a natural geographic distribution indigenous to the State of Florida”



Native Trees
100+ Slash Pines
10 Live Oaks
3 Cypress
2 Gumbo Limbo
1 Snailseed

Many over 18" Diameter

6 Acres
17 % of Site



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6 Acres of Native Trees



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Six Acres on Site Plan



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A Site Plan that Kills all the Trees



4. Effect on Natural Environment

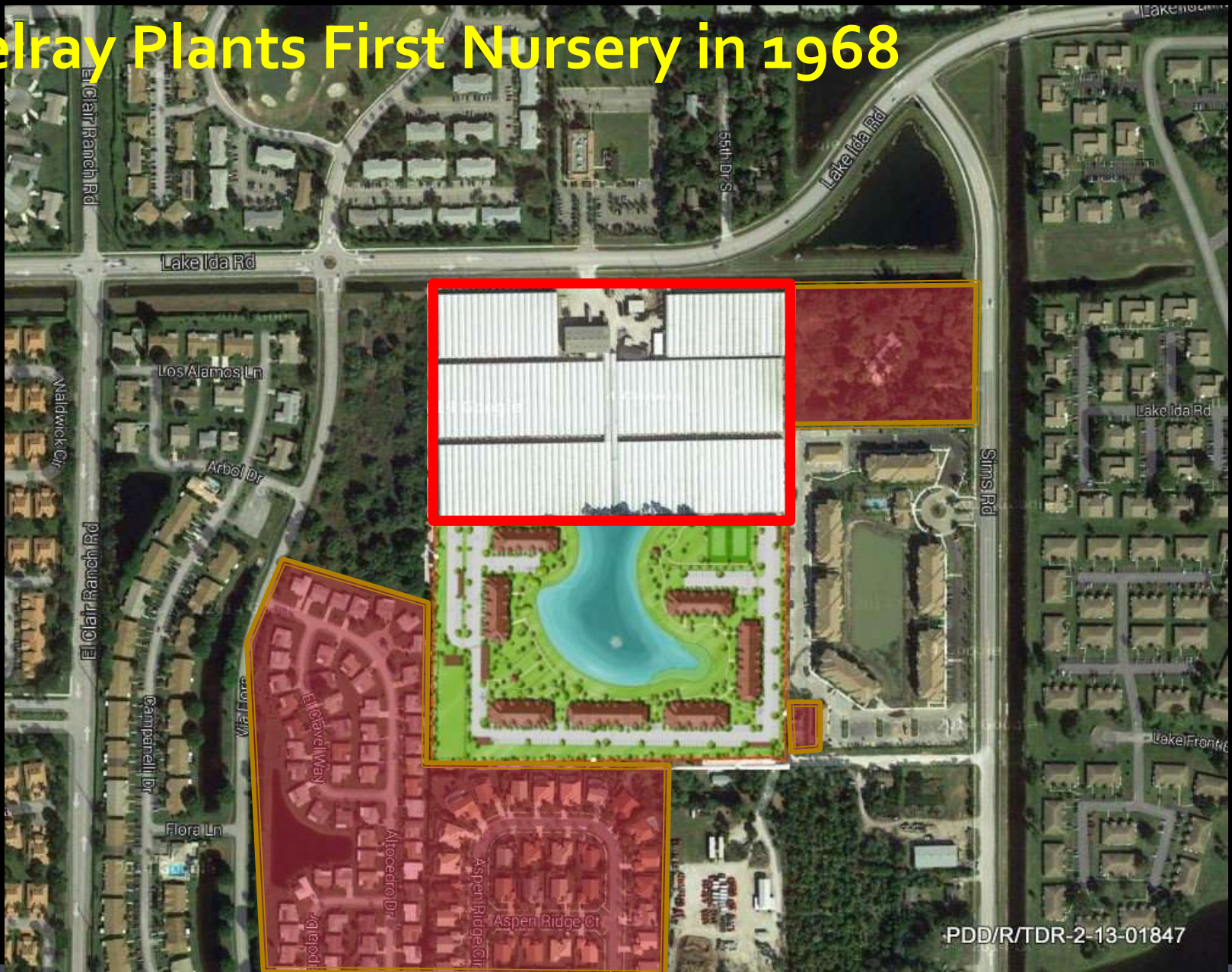
Environmental Impact

Original Staff Report: The site has no outstanding contamination issues.

Research: 55 years of continuous use as a nursery. Pre-DDT ban.

New Condition: Phase two Environmental Study

Delray Plants First Nursery in 1968



1979



Tanks without catch basins to prevent diesel in the soil



Gas & Propane Storage: Delray Plants June23,2914



Gas & Propane Storage: Delray Plants June23,2914



Years of Pushing Site Run-off Into one Ditch



Runoff System: Delray Plants June23,2914

New Plan

New



Old



Compatibility Improvements

- Increased Buffers
- Moved one building away from Single Family Homes, increased distance with diagonal building and reduced heights.



Traffic Improvements

- None
- Add lights to exit on Lake Idea

Environmental Improvements

- Phase 2 Environmental Study
- Try to save all existing Live Oaks

Additional Conditions

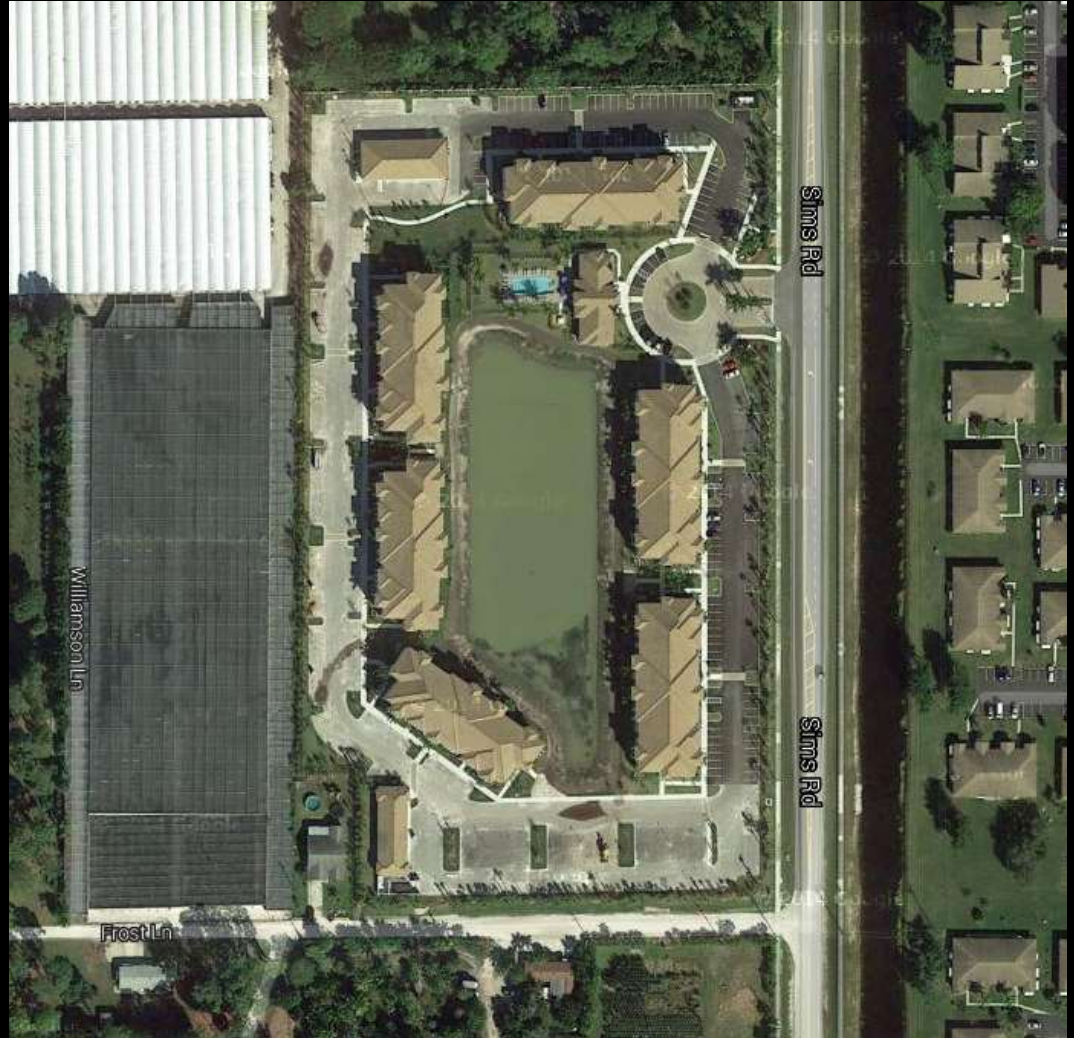
These were Passed on July 24

- **No pine trees as a replacement for perimeter buffer Canopy Trees.**
- **To install a lamp/street lighting at the entrance to the community if permissible on PBC Right-of-Way or Canal Bridge**
- **To comply with the Code and relocate the existing oak trees**

Something is Wrong

Compare 2014 to 2003 PUD

Blu Atlantic By Morton Group



Blu Atlantic By Morton Group



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Blu Atlantic By Morton Group



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Stonybrook Boynton By Morton Group

33 acres

HR8 Zoning

TDR Bonus



See the Difference?



Stonybrook Boynton



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Stonybrook Boynton Buffer with lake, wall and hedge

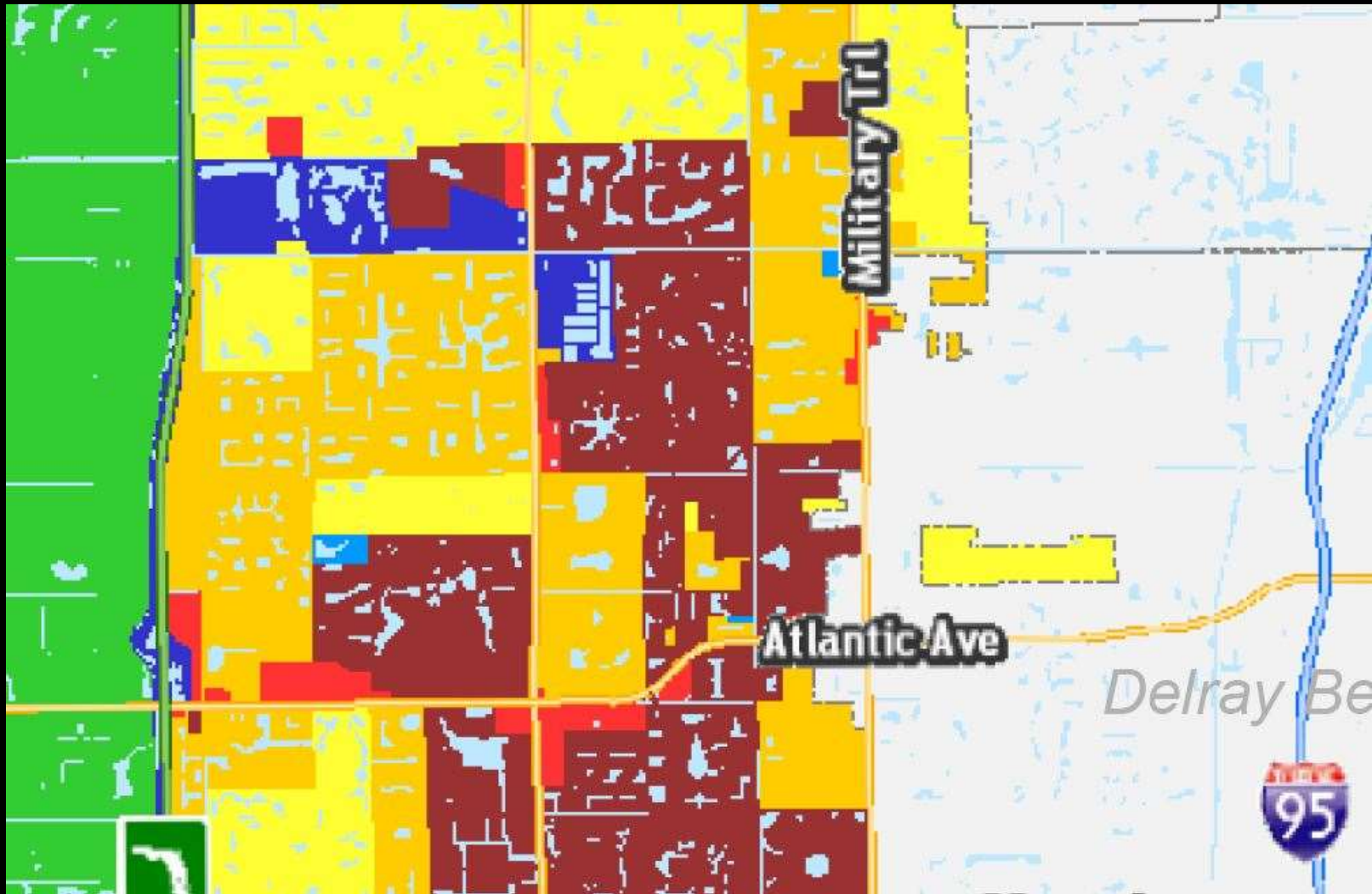


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Establish a Study Group

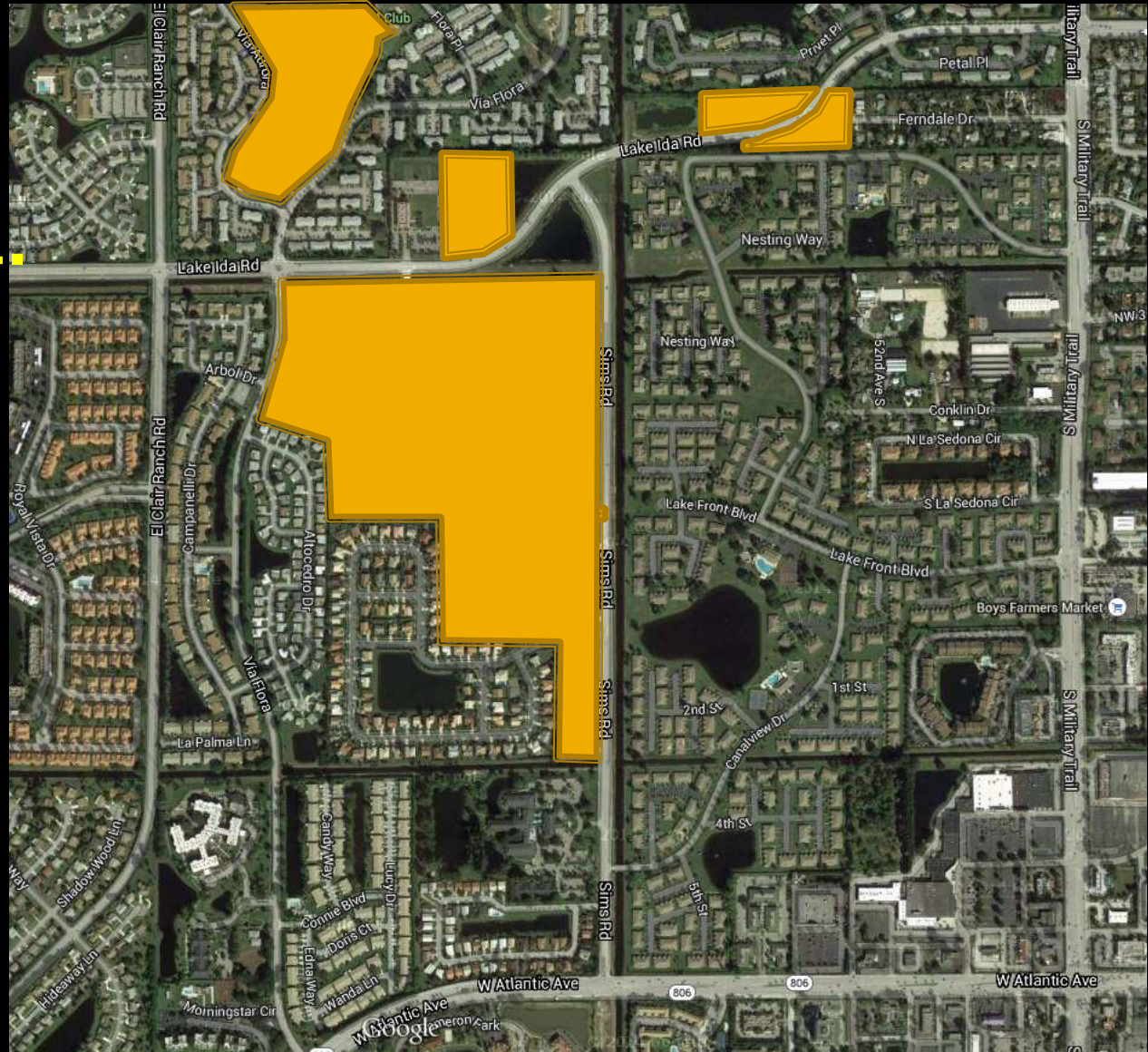
**Protect the Quality of Life in
the Older Suburbs**

Future Land Use Map. Is it True?



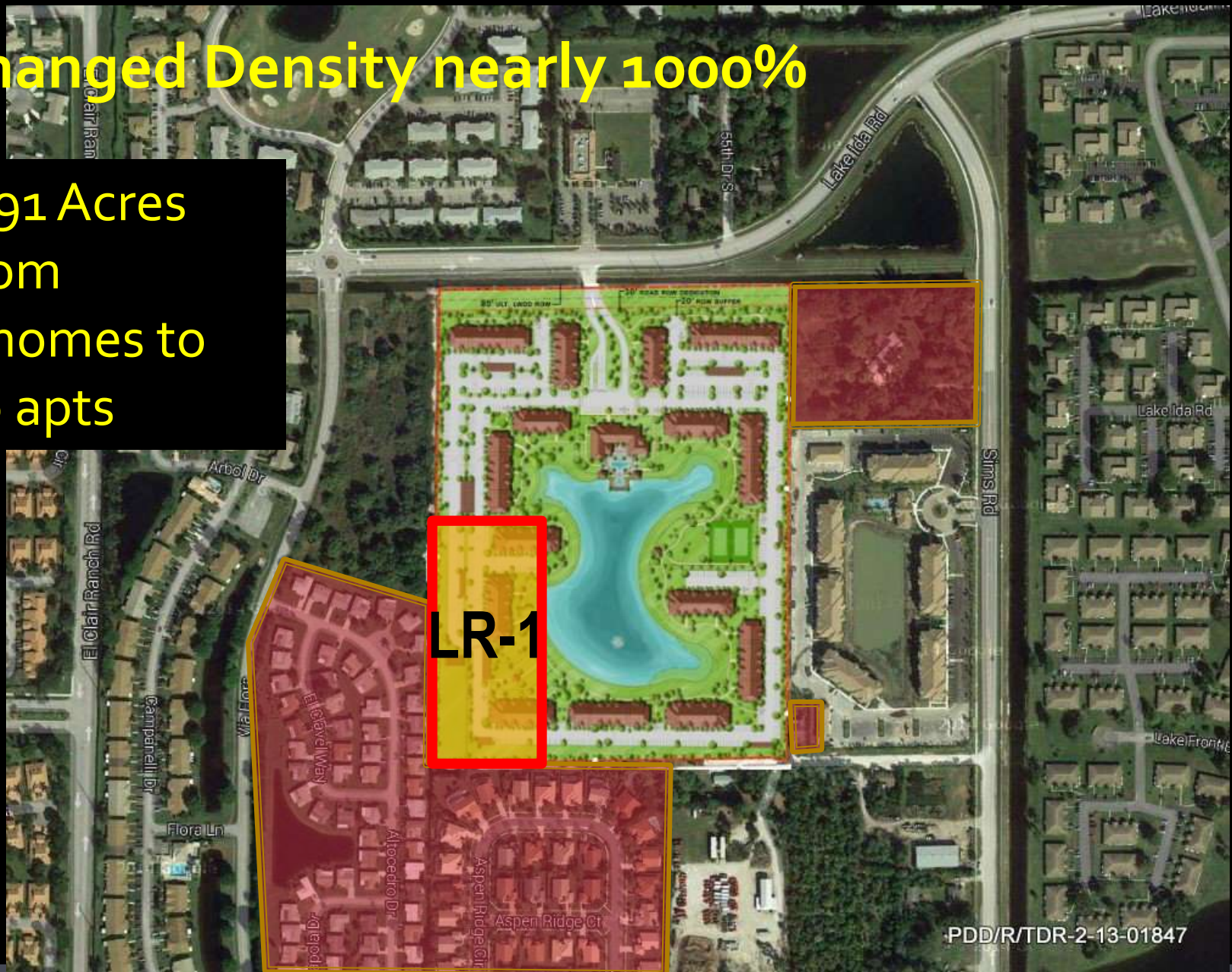
**The Future:
HR8 Built
Out at HR12.**

**Does the
Land Use
Code need
review for a
50% density
increase?**



Changed Density nearly 1000%

4.91 Acres
from
5 homes to
50 apts



End the "Remove Every Tree" Habit



Preservation of Native Vegetation and Trees



Simple to Achieve: Enforce the Land Use Code

Please Review the Land Use Code for:

- 1. Impact of Actual Density
Caused by Bonuses for Workforce Housing
and TDRs**
 - a. Increased Mitigation for Compatibility**
 - b. Increased Mitigation for future Traffic**

- 2. Preservation of Native Trees**
 - a. Site plans that Save Existing Trees**

Empower County Staff and Zoning Commission

With changes in Code, these excellent professionals could present the County Commissioners with developments that preserve our quality of life.

Asking citizen groups to be the negotiators is
completely unfair

Thank you so much

**For listening and acting on
our behalf.**