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Alliance of Delray Residential Associations Inc.

Serving the Membership ♦ Improving the Community Lifestyle ♦ Working Toward Sustainable Development

Visit Our Website at: www.allianceofdelray.com

Issue: JULY 2019

Be Prepared to Take Action After A Severe Storm

By now, communities and residents within our communities should have prepared their common areas and yards for hurricane season by trimming and cutting back branches that could touch buildings in a storm and by removing items that could cause damage to buildings when hurricane force winds occur. The Solid Waste Authority (SWA) offers tips to help Palm Beach County clean up quickly after a severe storm. Here they are:

Residents are encouraged to pile yard waste, such as branches, limbs and tree trunks (less than 6 feet in length) at the curb as soon as they can.

However, yard waste debris in plastic bags should not be placed on these large piles. Any yard waste placed in bags and cans at the curb will be picked up by regular curbside collection haulers, along with small vegetation piles that are 4 cubic yards or less.

Emergency debris collection teams only remove the large piles of yard waste on the first pass. Construction debris, such as fencing, will be removed during the next pass. Mixed yard waste with construction debris or other trash will be collected last.

Waste and debris should continue to be separated into three different piles at the curb:

1. Put garbage and recyclables out by 6 a.m. on your regularly scheduled day. These will be picked up first to remove any spoiled food.
2. Put all vegetation only in a second pile.
3. And, put all other construction storm debris in a third pile.

Be sure to keep these three piles separate and away from:

- Fences
- Fire hydrants
- Mailboxes
- Power line equipment, such as poles, transformers, downed electrical wiring
- Canal rights of way (don't throw it on a canal bank)
- Storm drains
- Water meters

For additional information on debris collection in unincorporated parts of the county, contact SWA Customer Information Services at 561-697-2700 or 866-792-4636 (toll-free), or visit www.SWA.org/Hurricane.

State Grants Approval for Alliance Driver Safety Course

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Terra Nova Information

The 17.67 acre Terra Nova project is located at the north-west corner of Atlantic Avenue and Hagen Ranch Road. It currently has full approval for a commercial development. The approved development calls for a total of 175,800 square feet of retail, restaurant, bank and office space. Vehicular and pedestrian cross access is required at three points to the neighboring Villaggio Reserve development. This includes a one-way exit from the Terranova Commercial site north to the traffic light at the Villaggio Reserve exit (Via Lampione). The commercial project is fully approved and vested with the ability for construction to begin immediately.

The proposed development is to modify the commercial land use to allow for the use of multifamily units and limited commercial. The development request is for 275 multifamily units with a limited commercial area of 28,600 square feet along Atlantic Ave. The request will eliminate the northern cross access points to Villaggio Reserve including the one-way exit onto Via Lampione. The change in uses from what is approved will result in a net reduction of vehicular traffic from the project entrances of 2,222 trips per day. The following is a comparison of the developments that are currently approved and proposed:

Current Approval versus Proposed Development Program		
	Current Commercial Approval	Proposed Development
Future Land Use	Commercial High / 5 units per acre CH-5 (17.67 ac.)	Commercial Low / 5 units per acre CL/5 (4.02 ac.) & High Residential, 12 units per acre HR-12 (13.65 ac.)
Zoning	MUPD	MUPD/PUD
Proposed Use	Retail, Bank, Restaurant, Office	Retail, Restaurant & Multifamily Units
Program	175,800 SF of Commercial Space	28,600 SF of Commercial Space 275 Multifamily Units
Average Vehicle Trips Produced (ADT) (Includes both Atlantic Avenue and Hagen Ranch Road Project Entrances)	7,392 ADT	5,170 ADT (net reduction of 2,222 ADT)
Number of Work Force Housing (WFH) Units* Provided	0 WFH Units	Minimum 52 WFH Units
Total Open Space/ Rec. Area Provided	5.40 acres	8.64 acres
Total Parking Spaces Provided	733 spaces	728 spaces

*Palm Beach County's Workforce Housing Program (WHP) is a mandatory program that provides for the development of workforce housing units in all new residential developments within the Urban Suburban Tier, in unincorporated Palm Beach County. The program is intended to serve the housing needs of people employed in the jobs that the general population of the community relies upon to make the community economically viable.

The Alliance has received inquiries from Member communities regarding the next step in this development process and has been asked to contemplate the options the developer could implement. The *Transmittal* Hearing (NOT Adoption Hearing) for this future land use application was postponed to October 28, 2019. The following are possible actions:

- The developer could move forward with the already approved commercial project.
- The developer could sell/lease the land with the entitlements to build the commercial project.
- The developer could modify the future land use application.
- The developer could withdraw the future land use application.
- The developer could submit a Zoning application to modify the MUPD**

** An MUPD is a Multiple Use Planned Development. The 17.67 acre parcel is zoned MUPD. The purpose of an MUPD is to provide for the efficient use of land by the integration of multiple uses, or large single uses, within a unified development. The intent of an MUPD is to provide opportunities for enlightened and imaginative approaches to community planning and site design by allowing flexibility from standard property development regulations (PDR's); applying PDR's to the entire project rather than individual lots, such as: access, parking, lot dimensions, lot frontage, and landscaping; and encouraging the creation of a unified image between buildings and signage through architecture and linkages between land uses.

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2019/2020

Save these Dates

Sept. 4, 2019: Membership Meeting

October 2, 2019: Membership Meeting

October 17, 2019: Insurance Expo &

Mature Driver Course*

November 6, 2019: Membership Meeting

December 4, 2019: Membership Meeting

January 8, 2020: Membership Meeting

January 23, 2020: COA/HOA Board Cert.

January 31, 2020: Wellness Screening Expo

February 5, 2020: Membership Meeting

February 7, 2020: Get to Know Palm Beach

County Expo & Mature Driver Course

February 24, 2020: Nostalgic Expo &

Mature Driver Course

March 4, 2020: Membership Meeting

April 1, 2020: Membership Meeting

May 6, 2020: Membership Meeting

***Sign up for Course at September Meeting**

Alliance Giving to the Community

The Alliance donated 1,335 servings of cereal for Delray Medical Center's annual Healthy Over Hungry Cereal Drive. Our neighborhood hospital is committed to helping those struggling with hunger in our community and to promote the importance of eating a healthy breakfast. Each year the Alliance of Delray joins in this effort to emphasize that good health starts with good nutrition.



Get to Know Palm Beach County Expo February 7, 2020

Partial list of Exhibitors:

Property Appraiser

Clerk and Comptroller

Tax Collector

211

Health Department

Environmental Resources Management

Palm Beach County Fire Rescue

Palm Beach Sheriff's Office

Solid Waste Authority

Supervisor of Elections

Parks & Recreation

Legislative Affairs

Planning Zoning & Building

County Administration

911 Program Services

Consumer Affairs

Justice Services

Victim Services

Office of Resilience

Public Safety

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The importance of Environmental Stewardship

**Palm Beach County has Dual Stream
Recycling!**

Remember what goes where:

Cardboard/paper in yellow container.

Glass/plastics in blue container.



August: New Distribution of Garbage Carts Begin!




Automated service begins on October 1, 2019. During August and September every residential customer will receive a new garbage cart which will be delivered to the home. The Solid Waste Authority (SWA) asks for residents NOT to use the carts until October 1, 2019 on which date all garbage must be placed inside the cart. A second cart could be purchased, if needed, for a one-time cost of \$65 and no additional collection or disposal charges.

Residents can use their current garbage cans for containerizing yard waste.


Garbage will still be collected twice a week.

Bulk items (appliances, furniture, large household items) that do not fit into the cart will be collected one day a week and limited to no more than 3 items.


Yard waste: limit to 6 cubic yards, i.e. 18 ft. long x 3 ft. wide x 3 ft. high. A new County ordinance effective October 1, 2019 states that residents who place piles that exceed the maximum 6 cubic yard limit curbside will have no portion of the pile serviced and will be responsible for removal. For more information: SWA.org or SWA Customer Service 561-697-2700


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ALLIANCE OF DELRAY 7 JULY 2019

Alliance of Delray Residential Associations, Inc.

Preserving the Community Lifestyle

10290 W Atlantic Ave. #480504

Delray Beach, Florida 33448

Special Information Inside this Newsletter



TO:

Alliance of Delray Residential Associations, Inc.

Meeting

Meetings Resume in September

Wednesday September 4, 2019

Climate Change and Sea Level Rise

speakers

Jake Leech, Ph.D. in Earth & Atmospheric Studies

Katelyn Cucinotta, M.A. in Marine & Coastal Studies

from the Office of Resilience “*Adapting to a Changing Climate*”

Plus updates from PBSO, Fire Rescue, Government & Elected Officials

Meetings are held at the South County Civic Center Jog Road, Delray Beach

**Development
Updates inside this
issue**

Storm Season is Here!

In this issue Information on:

Managing Yard Waste After a Storm

New Rules for Curbside Garbage, Yard Waste and

Bulk Collection Starting Oct. 1, 2019

New Yard Waste Ordinance Effective Oct. 1, 2019