

Alliance of Delray Residential Associations, Inc.

Serving the Membership ♦ Improving the Community Lifestyle ♦ Working Toward Sustainable Development ♦ From the Everglades to the Ocean
Visit Our Website at: www.allianceofdelray.com
Issue: OCTOBER 2019 of The Alliance Connection

Wednesday October 2, 2019

Meet Mayor Mack Bernard of Palm Beach County
introducing the
Office of Resilience

Jake Leech, Ph.D. in Earth & Atmospheric Studies
Katelyn Cucinotta, M.A. in Marine & Coastal Studies
from the OOR *“Adapting to a Changing Climate”*
also

The New Yard Waste Ordinance & How it is Administered
Speakers: Phil Mugavero, Esq. from the Solid Waste Authority
& John Archambo, Director Customer Information

It's 'Open Enrollment' Time! **ALLIANCE OF DELRAY AUTUMN EXPO**

During the Kick-Off week for the
2019 'Open Enrollment' time period

Thursday October 17, 2019 from 9am - 1pm*

“Come meet the local businesses who can guide and assist you”
Co - Produced by Nostalgic Magazine - it's also a party with Live Music by
Bobby Pruitt, Pinball Machines, a classic photo booth, snacks, fresh
popping popcorn and so much more....

OFFICERS AND DIRECTORS OF THE ALLIANCE:

Robert Schulbaum, President

Lori Vinikoor, Executive Vice President

Norma Arnold, Vice President Allen Hamlin, Vice President

Arnold Katz, Vice President Ken Markowitz, Vice President

Evelyn Spielholz, Secretary Deborah Borenstein, Treasurer

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Assistants to the President: Rose DeSanto Madalyn Freund John Gentithes

Rhoda Greifer Karen Rose Joel Vinikoor

Legal Counsel:: Joshua Gerstin

ALLIANCE OF DELRAY 1 OCTOBER 2019

Alliance of Delray Working for the Community

Update on development in the Atlantic Avenue/441 Industrial Node

On August 22, 2019, the Board of County Commissioners (BCC) unanimously voted 6-0 to approve an application for a Multiple Use Planned Development (MUPD) on an industrially zoned property with an industrial land use in an industrial node near the corner of Atlantic Avenue and State Road 7/441. Included in the MUPD is a self-storage facility, car wash, warehouse facilities and repair; maintenance facilities. The applicant is planning to relocate his collision repair business from across Atlantic Avenue to the site of the MUPD.

Being aware that the BCC is bound by the entitlements that exist on the property, i.e. the property owner's right to build and operate industrial facilities, the Alliance worked to secure more protections for the neighboring communities. The following is what could have been and the conditions imposed to lessen the impact on the neighborhood.

What could have been: Radio and cell towers on the property.

Conditions approved: Commercial communication towers are prohibited.

What could have been: Composting facilities.

Conditions approved: Composting facilities and equestrian waste management are prohibited.

What could have been: Outdoor heavy repair and maintenance activities.

Conditions approved: Outdoor heavy repair and maintenance activities are prohibited.

What could have been: 60 foot high storage facility with 4 stories.

Conditions approved: 35 foot high storage facility with 3 stories and façade appearing as a 2 story Building.

What could have been: Setback of heavy maintenance repair 100 feet from property line

Conditions approved: Setback of heavy maintenance and repair to be 170 feet from property line.

What could have been: 20 foot landscape buffer along southern property line

Conditions approved: 50 foot landscape buffer along southern property line

What could have been: One row of canopy trees within buffer.

Conditions approved: Double row of canopy trees within buffer.

What could have been: Waiver for 6 foot concrete wall along southern property line (next to residential).

Conditions approved: 6 foot high concrete wall WILL be installed in the middle of landscape buffer. The developer will also be providing an acre of land for the widening of Atlantic Avenue and realigning of the Lake Worth Drainage District canal. A left turn lane from the east approach will also be built and landscaping will be installed in the median.

In the Alliance's testimony to the BCC on August 22, 2019, the need was stressed for the timely expansion of Atlantic Avenue. Several of the County Commissioners sit on the Transportation Planning Agency board which works on the timeline for road projects. Atlantic Avenue is a state road so there needs to be coordination between Florida Department of Transportation, County Engineering, and Lake Worth Drainage District. The widening of the western portion of Atlantic Avenue is expected to begin in 2022.

Alliance & Gerstin & Associates Condo and HOA Board Certification Course

Thursday January 23, 2020 9 AM

Joshua Gerstin, Esq. guides us through the Florida statutes and rules governing associations and answers questions about community association law.

Excellent for new Board Members and a great refresher for all community leaders.

Attendees receive a certificate of completion for certification requirements.

Do you have LEG PAIN?

**You may be at risk
for Peripheral
Arterial Disease.**



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Know the dangers of Vascular Disease:

Approximately 8 million people in the United States have Peripheral Arterial Disease (PAD), including 12-20% of individuals older than age 60.

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- Hypertension
- High cholesterol
- Family history of CAD, PVD or stroke
- Coronary Artery Disease (CAD)

Vascular Services at Delray Medical Center:

Delray Medical Center provides comprehensive patient care for the diagnosis, management, treatment and prevention of vascular diseases (diseases of blood vessels) and thrombotic (blood-clotting) disorders, as well as care of complex vascular wounds.

Examples of diseases treated at Delray Medical Center include arterial disorders such as carotid artery stenosis, aortic aneurysms and peripheral arterial disease as well as venous disease such as varicose veins and venous ulcerations, in addition to clotting disorders that lead to blood clots in the legs (deep vein thrombosis) or lungs (pulmonary embolism).

Delray Medical Center's highly trained physicians and nurses utilize state-of-the-art equipment such as a vascular diagnostic lab, endovascular suites for routine and complex interventional procedures, a hybrid operating room and a dedicated wound care center to diagnose and treat patients.



Joseph J. Ricotta MD, MS, FACS, National Medical Director, Vascular Surgery and Endovascular Therapy

Peripheral Arterial Disease – Are You At Risk? Learn The Facts.

Joseph J. Ricotta MD, MS, FACS
National Medical Director, Vascular Surgery and Endovascular Therapy, Tenet Healthcare Corporation

► **September 25, 2019 • 3-4pm**

Delray Beach Marriott

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Light refreshments will be served.

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2019/2020

Save these Dates

October 2, 2019: Membership Meeting

**October 17, 2019: Autumn Expo & Mature
Driver Course (sold out)**

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 this course at the December
meeting**



Nostalgic Magazine Autumn Expo

Co-Sponsored with
The Alliance of Delray Residential Associations



Thursday October 17, 2019

From 9am - 1pm

At the South County Civic Center

16700 Jog Rd

Delray Beach, FL 33446

**Join us for a Community event
It's a Nostalgic Party**

**COME MEET THE LOCAL BUSINESSES
IN PERSON & HAVE FUN!**

Live Music provided by Bobby Pruitt,
Play Pinball Machines, Fresh Hot Popcorn,
a Nostalgic Photo Booth, snacks and
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Welcomes
Seven Bridges
to Our
Membership**



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ALLIANCE OF DELRAY 7 OCTOBER 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 Reminder

Wednesday October 2, 2019

Meet Mayor Mack Bernard of Palm Beach County

introducing the

Office of Resilience

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

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

from the OOR “Adapting to a Changing Climate”

also

The New Yard Waste Ordinance & How it is Administered

Speakers: Phil Mugavero, Esq. from the Solid Waste Authority

& John Archambo, Director Customer Information

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

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

The Public is Welcome



Website: www.allianceofdelray.com
 Questions? E mail allianceofdelray@bellsouth.net

Project Update September 16, 2019

New Terra Nova Zoning Application 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 previous land use application has been withdrawn. The proposed development is to reconfigure the approved site plan to accommodate 194 multifamily units and 23,665 square feet of commercial uses. The following is a comparison of the development that is currently approved, the previous land use application which was withdrawn, and the new zoning application. *It is early in the site plan process so plans and numbers in this data chart may be modified.*

	CURRENT COMMERCIAL APPROVAL	PREVIOUS LAND USE/ZONING APPLICATION	NEW ZONING APPLICATION
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.)	Commercial High / 5 units per acre CH-5 (17.67 ac.)
Zoning	MUPD	MUPD/PUD	MUPD
Proposed Use	Retail, Bank, Restaurant, Office	Retail, Restaurant & Multifamily Units	Retail, Restaurant & Multifamily Units
Program	175,800 SF of Commercial Space	28,600 SF of Commercial Space 275 Multifamily Units	23,665 SF of Commercial Space 194 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)	3,099 ADT
Number of Work Force Housing (WFH) Units* Provided	0 WFH Units	Minimum 52 WFH Units	43 WFH Units 19 WFH Units on site & 24 units off-site
Total Open Space/ Rec. Area Provided	5.40 acres	8.64 acres	7.02 acres
Total Parking Spaces Provided	733 spaces	728 spaces	743 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.

About MUPD's:

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.

