

# *Alliance of Delray Residential Associations, Inc.*

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

Visit Our Website at: [www.allianceofdelray.com](http://www.allianceofdelray.com)

June 2020 issue of The Alliance Connection

## Wednesday June 3, 2020

### ZOOM Meeting 10 AM

#### Water Issues and Agricultural Reserve Development

Tommy Strowd, PE Executive Director

Lake Worth Drainage District

PLUS Other information vital to your community

Link to join meeting: <https://us02web.zoom.us/j/86574982278>



Tommy Strowd, Executive Director of Lake Worth Drainage District, has more than 35 years of experience in civil, environmental and water resource engineering in the public and private sectors. Prior to joining the District, Strowd served as the Assistant Executive Director of Operations, Maintenance & Construction for the South Florida Water Management District. He has a Bachelor of Science degree in Oceanographic Technology from Florida Institute of Technology and is a professional engineer registered in the State of Florida since 1983.

#### Instructions for the Alliance ZOOM Meeting:

Click on the link or copy and paste it into the address bar on your computer or smart phone. <https://us02web.zoom.us/j/86574982278> at 10 AM on June 3, 2020. The link also appears on the Alliance webpage [www.allianceofdelray.com](http://www.allianceofdelray.com) You will see and hear the meeting.

You can dial-in to the meeting on any phone (charges may apply):

iPhone one-tap : US: +13017158592,,86574982278# or +13126266799,,86574982278#  
Or Telephone: Dial (for higher quality, dial a number based on your current location):  
+1 301 715 8592 (Maryland) or +1 312 626 6799 (Chicago) or +1 646 558 8656 (NYC)

Meeting ID: 865 7498 2278

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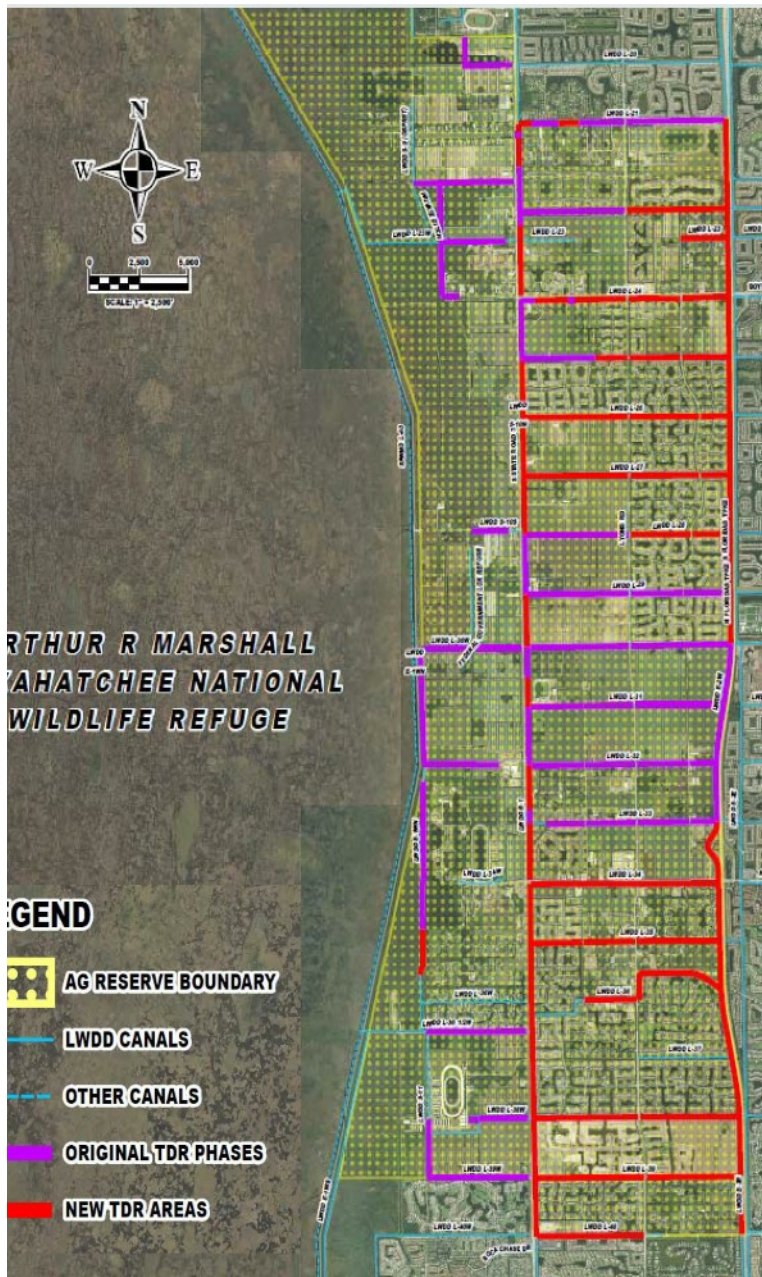
Rhoda Greifer Karen Rose Joel Vinikoor

*Legal Counsel:* Joshua Gerstin

# Bidding Begins for Agricultural Reserve Lands

At its April 15, 2020 Board meeting, the Lake Worth Drainage District (LWDD) moved forward on plans to put up for bid land owned by the LWDD along canals in the Agricultural Reserve. The land would serve as preserve for development of housing within the Agricultural Reserve.

Earlier this year at a LWDD Board Workshop, a current inventory of property, potential value, and use of the revenues were discussed. Following the January 8, 2020 Workshop, at its January 15, 2020 meeting, the Board granted approval to move forward with appraisals to establish the minimum bid and the potential for regional water projects.



Analysis resulted in determining that LWDD owns in fee approximately 600 acres of right-of-way with 313.35 acres (units) located adjacent to preserve parcels in the Agricultural Reserve. An eligibility analysis determined that there are 62 eligible parcels for bid. An appraisal conducted by the firm of Anderson & Carr, Inc. brought an appraised value of \$65,000 per Unit. A previous appraised value in 2014 & 2015 when LWDD first proposed the sale was at \$75,000 to \$80,000 per unit. LWDD Staff recommended a minimum bid of no less than \$70,000 per unit.

Dates of April 19, 26 & May 3 were set for an advertisement for bids with a May 5, 2020 pre-bid meeting, bid opening date of June 3, 2020 and date for awarding the bid June 10, 2020 at the LWDD Board meeting.

Mission Critical Projects include relocating a specific control structure at an estimated cost of 10 million dollars, updating the hydrologic simulation of the entire LWDD drainage system, canal rehabilitation and hardening of canal banks and other system enhancements. It is expected that revenue may also be needed to mitigate shortfalls in operating and capital expenses as impacts of the COVID-19 pandemic are realized.

More details will be provided by LWDD

Executive Director Tommy Strowd, PE at the Alliance's June 3, 2020 ZOOM meeting. Link to join Meeting: <https://us02web.zoom.us/j/86574982278>



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 **EMERGENCY**  
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Delray Medical Center  
Lake Worth

6250 Lantana Road, Lake Worth

**Editorial**  
**From Bob Schulbaum, President**

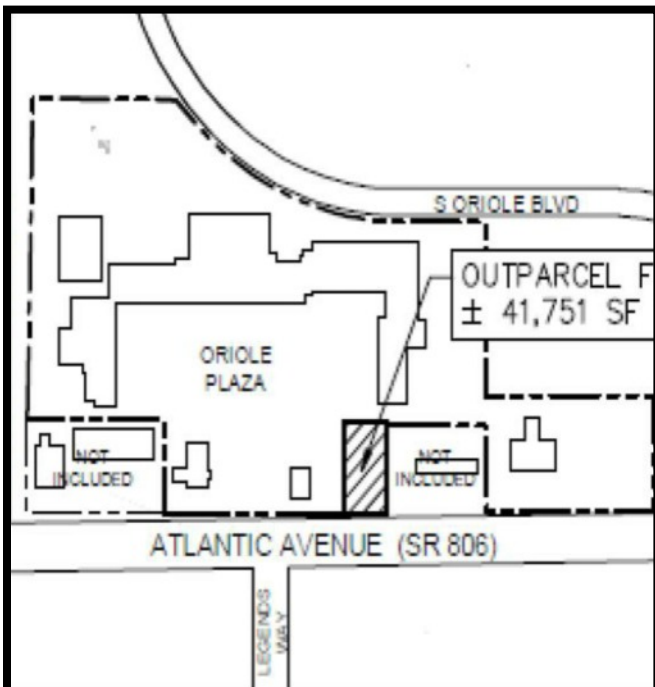
## **McDonald's Not a Good Fit for West Delray Community**

The McDonald's franchise did not do its homework in researching the impact of the proposed project on the fabric of the Delray Beach community. McDonald's did not communicate with the adjacent and soon to be impacted area residents nor did the Corporation contact the Alliance of Delray which represents the interests of the local communities.

Atlantic Avenue is bursting at the seams with construction and traffic at this time. McDonald's is proposing a 4,455 sq.ft. restaurant with two drive-through lanes which will be using the existing inadequate entrance and exit lanes on Legends Way. Interior traffic within Oriole Plaza during the business of the day is already treacherous. The backup at the Legends Way light extends into the parking area and residents often cannot safely pull out of parking spaces. With an extra thousand trips a day, our senior citizens will be locked in parking.

This residential neighborhood currently allows a 6 AM to 11 PM operation for this non-residential use. The attraction of a 24 hour operational facility would be incongruous with the nature of the existing retail development and neighboring senior communities.

### **Proposed Drive-through Restaurant with 24 Hour Operations Draws Strong Opposition from the Alliance Membership**

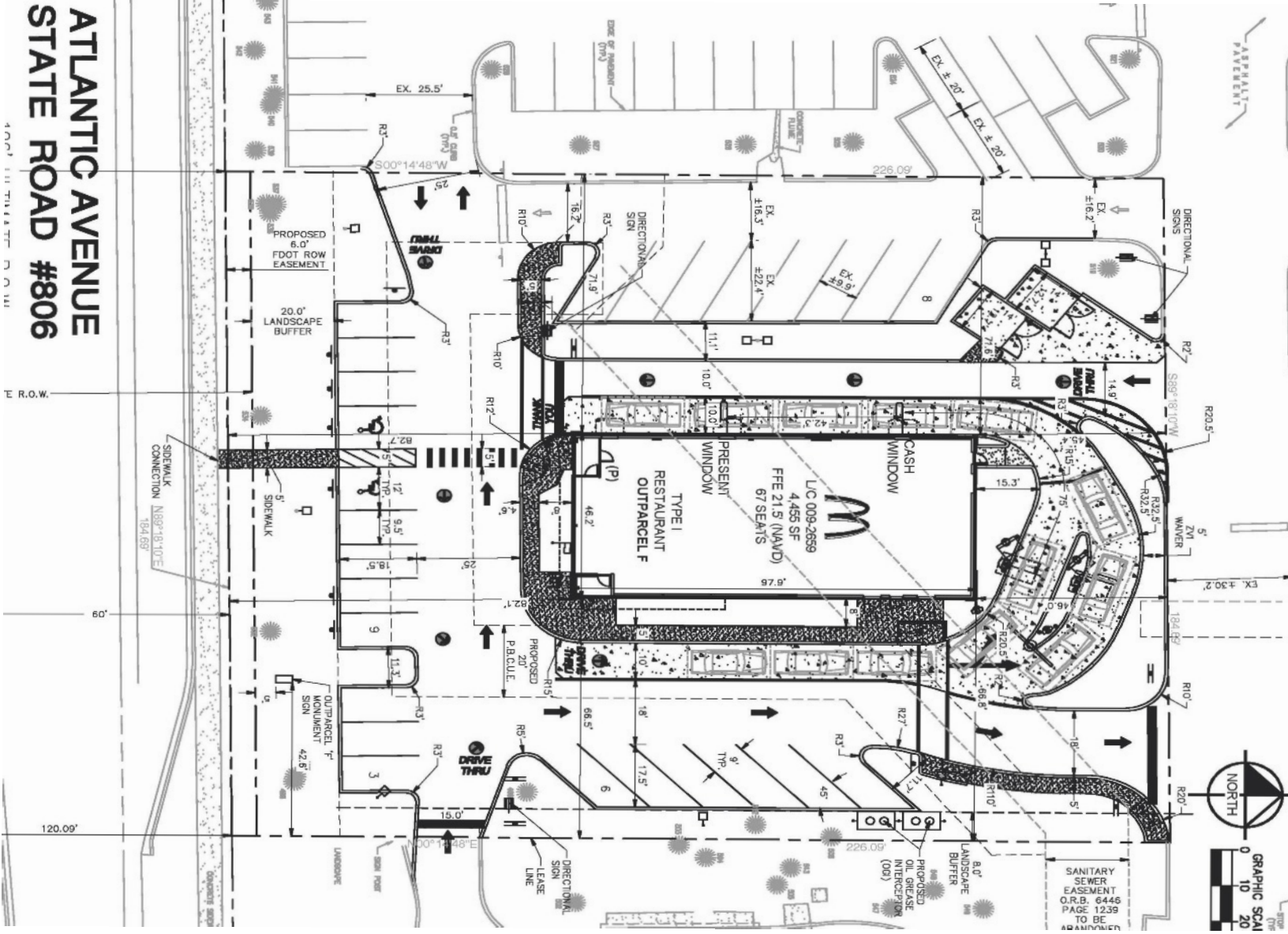


Facts that you should know:

- **Zoning Application # ZV/DOA/CA/W-2019-01438 McDonald's**
- **This application will be heard by the Zoning Commission on June 4, 2020 at 9 AM at the Vista Center Complex**
- **The Zoning meeting will be hosted by Cisco-Webex video conferencing.**
- **The Board of County Commissioners will be meeting on this application on June 25, 2020 at 9:30 AM at the Governmental Center.**
- **Location of project: Atlantic Avenue near the corner of Legends way.**
- **Request: a Type 2 Zoning variance to reduce the width of a landscape divider median on the north side of a proposed drive-through from 10 feet to five feet.**

- **Request: a Development Order Amendment to add a use, a building and square footage in the amount of 4,455 square feet to Oriole plaza on an existing parking lot.**
- **Request: a Class A Conditional Use to allow a type 1 restaurant with drive-through.**
- **Request: a Type 2 Waiver to allow 24 hour operation of the establishment (current allowed operation is 6 AM to 11 PM).**
- **The proposed site plan appears on the facing page.**

**ATLANTIC AVENUE  
STATE ROAD #806**



Let your voice be heard! Please Return this to:  
Alliance of Delray Residential Associations, Inc.  
10290 W Atlantic Ave. #480504  
Delray Beach, Florida 33448  
OR  
Email: [allianceofdelray@bellsouth.net](mailto:allianceofdelray@bellsouth.net)

PLEASE CHECK ONE:

I AM OPPOSED TO THE PROPOSED MCDONALD'S AT THE ATLANTIC AVENUE & LEGENDS WAY LOCATION

I AM IN FAVOR OF THE PROPOSED MCDONALD'S AT THE ATLANTIC AVENUE & LEGENDS WAY LOCATION

NAME: \_\_\_\_\_

COMMUNITY: \_\_\_\_\_





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Send checks to: NOW for Holocaust Survivors

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***Special Information Inside This Newsletter***

***TO:***

*Alliance of Delray Residential Associations, Inc.*

Meeting Reminder

***ZOOM Meeting***

***Wednesday June 3, 2020***

Water Issues and Agricultural Reserve Development

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PLUS other information vital to your community

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or you can “dial in” on any phone. Instructions inside this newsletter.