

Alliance of Delray Residential Associations, Inc.

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

Applying Resilience Thinking to Our Natural Resources

Visit Our Website at: www.allianceofdelray.com

March 2021 issue of The Alliance Connection

ZOOMCAST Meeting

Wednesday March 3, 2021 10 AM

Mayor Dave Kerner

State of the County

Where we have Been & Looking to the Future

Plus Updates from PBSO, PBCFR, and our Elected Officials

HERE IS THE LINK:

<https://us02web.zoom.us/j/81982482342>

also

***Go to www.allianceofdelray.com for link to meeting
& phone-in directions***



Mayor Dave Kerner is an attorney and a former police officer. A native of Florida, he received his B.A. from the University of Florida and his Doctor of Jurisprudence from the University of Florida Levin College of Law. Mayor Kerner was admitted to the Florida Bar in 2010. Upon becoming a member of the Florida Bar, he was selected to serve as a Special Prosecutor for the Palm Beach County State's Attorney. He is a civil trial attorney. He served as a police officer for the City of Alachua, where he earned "Police Officer of the Year" in 2006. We all know Dave Kerner as our Representative in the Florida House from 2012 to 2016 where he emerged as a leader in combating human trafficking and has filed and passed several related bills which have become law. We look forward to his report on "The State of the County."

Legislative Update 2021: Vacation Rentals HB 219 and SB 522: The Alliance has been following this closely. The following wording appears to protect our associations regarding short term rentals: "The application of this act does not supersede any current or future declaration or declaration of condominium adopted pursuant to chapter 718, Florida Statutes, cooperative document adopted pursuant to chapter 719, Florida Statutes, or declaration or declaration of covenants adopted pursuant to chapter 720, Florida Statutes". The Alliance will continue to keep you informed throughout the 2021 Legislative Session.

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

Directors: Rob Cuskaden Paul Finkelstein Carol Klausner Phyllis Levine Susan Zuckerman

Assistants to the President: Rose DeSanto John Gentithes Rhoda Greifer Joel Vinikoor

Legal Counsel: Joshua Gerstin



Alliance: Protectors of the Agricultural Reserve

The Alliance understands that one of the original goals of the Master Plan for the Agricultural Reserve was to slow down growth, not completely stop it. For 25 years the Alliance has worked toward protecting the sensitive lands in the Tier and smart development that would benefit the residents of the west Delray area. Sometimes there are projects proposed that, even after improvements in design by the developer during the application process, are not acceptable by the Alliance and its member communities. The opposite page summarizes two projects currently in the application process that are unacceptable with minimal or no benefit to the residents of the Agricultural Reserve and west Delray.

Do you have comments?
Please send your thoughts to allianceofdelray@bellsouth.net with the subject line reading "Attention Bob Schulbaum."

THANK YOU for your community leadership!

-Bob Schulbaum, President



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The Alliance Has Eyes in the
Agricultural Reserve

Preserving Farmland, Open Space,
and

Applying Resilience Thinking to Our
Natural Resources



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the Association!**



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Alliance CAS understands the impact COVID-19 has taken on our Associations' ability to maintain their financial stability; and the hardship it has put on the homeowners. Contact us today to learn how we are helping associations and homeowners!

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www.myassociationrecovery.com

Development Update
Two Applications of Great Concern
Send your Comments to:

allianceofdelray@bellsouth.net attention: Bob Schulbaum, President

LEGENT DELRAY BEACH MUPD

Zoning App. # PDD/CA-2020-0283

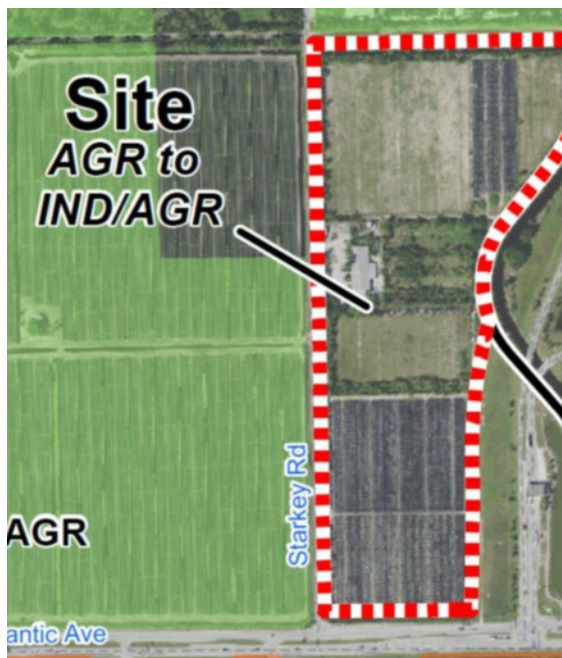
Location: Northeast corner of Smith Sundry Road and Atlantic Avenue

Application Request: To rezone from the General Commercial (CG) and Agricultural Reserve (AGR) Zoning District to the Multiple Use Planned Development (MUPD) District to allow a Hospital.

Details: "Micro Hospital & Medical Office" 120,000 sf; 23 patient rooms; operating rooms, emergency department. Up to 3 stories.

Alliance: "There is no need for another hospital in the Agricultural Reserve. We have Bethesda Hospital West and Delray Medical Center, a Level 1 Trauma Center minutes away which is well equipped with 24 hour emergency room and, among other specialties, advanced orthopedic care. The needs of the residents of the Agricultural Reserve are already met. This project is UNACCEPTABLE.





STAR KEY INDUSTRIAL

Land Use Amendment App: LGA 2021-015

Location: Northwest corner of Fl. Tpk & Atlantic Avenue
Details: Current zoning is AGR. Requested change is for Light Industrial for up to 999,506 sq ft of light industrial space for a proposed distribution center.

Alliance: The magnitude of this regional distribution center indicates that the services proposed are not primarily for those residents of the Agricultural Reserve. The Master Plan of the Agricultural Reserve clearly states "Staff recommended that, consistent with the recommendations of the Commercial Needs Assessment for the Sector Plan area, nonresidential, nonagricultural uses in the Ag Reserve should be limited to serving only the demand of residents of the Ag Reserve at the neighborhood and community level; all other demands of residents of the Ag Reserve should be met in the Urban/Suburban Tier and not in the Ag Reserve." Further taking into account traffic safety and the timeline for Atlantic Avenue widening in this area which calls for construction beginning toward the end of the decade, this project is UNACCEPATABLE.

LESS GAS TAXES COLLECTED DELAYS EXPANSION OF ATLANTIC AVENUE

The Alliance has been told by the TPA that, the widening projects are primarily funded with gas taxes and a lot less in gas taxes were collected this past year because people were driving a lot less.

SR 806/West Atlantic Ave Reconstruction from SR 7/US 441 to Lyons Rd

- Widening from 2 – 4 lanes including buffered bike lane and 6 ft. Sidewalk
- Construction has been delayed from FY 2023 to FY 2024

SR-806/Atlantic Avenue from West of Lyons Road to Jog Road and Turnpike to Jog Road

- Widening from 4 - 6 lanes including buffered bike lane and 6 ft. Sidewalk
- Although \$5M was added for right-of-way purchase for the segment from Lyons to Jog (\$28M funded so far), there is still \$12M of Right-of-Way funding needed before construction funding (\$25M) can be added to the 5- year program.

- No construction date has been set but construction is expected to begin in FY 2027 or later.



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LETTER FROM THE ALLIANCE TO THE TRANSPORTATION PLANNING AGENCY

February 15, 2021

Palm Beach Transportation Planning Agency

Att: Nick Uhren, Executive Director

301 Datura Street

West Palm Beach, Florida 33401

Re: Atlantic Avenue Delray Beach Expansion Projects

4405751 & 2296584

Dear Mr. Uhren:

Back in November 2017, the Alliance of Delray respectfully requested that the Palm Beach Transportation Planning Agency adjust the timeline to expedite the Atlantic Avenue expansion project.

It has been a great hardship on the residents of western Delray Beach waiting for the widening of Atlantic Avenue from 441 to east of Lyons Road and east of Lyons road to Jog Road. This major artery of the region is already constricted and crippling traffic flow.

Several new projects which were not planned for along the corridor have now been developed and will have overwhelming traffic impact on the area. Examples include two golf courses with multifamily, townhome, and zero lot line units which will add more trips than anticipated. Commercial projects totaling 200,000 square feet east of the Fl. Turnpike will add to the already constrained roadway. Further, text amendments arising out of the Agricultural Reserve Roundtable discussions have resulted in another 200,000 square feet of approved commercial space west of the Fl. Turnpike and Industrial Lands are being developed which will also add to the traffic.

Please respond and indicate how we can work together with the TPA and other Stakeholders so the residents can obtain relief by this project being designated for construction sooner than the projected 2024+ date.

Thank you.

President Bob Schulbaum



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Alliance of Delray Residential Associations, Inc.
GENERAL MEETING MINUTES OF FEBRUARY 3, 2021

The meeting was called to order on ZOOM at 10 AM by Executive Vice President Dr. Lori Vinikoor. Our guest speaker today will be Palm Beach County Clerk of Circuit Court and Comptroller Joseph Abruzzo.

EXECUTIVE VICE PRESIDENT'S MESSAGE: Lori brought us up to date on work being done between Lyons Road and Route 441. Less gas taxes have been collected this past year. Gas taxes fund roadway projects so this project is being postponed until Fiscal Year 2024.

SHERIFF'S OFFICE: Report from District 4 – Lt. Michael Morales– told us about the killing of two Law Enforcement men yesterday. He advised everyone should leave home 15 minutes earlier when traveling for safety sake. We should all slow down and not get distracted when driving. Ten to fifteen Deputies have been assigned to oversee the virus injections.

FIRE RESCUE: Chief Tony Tozzi said they have been working at the South County Civic Center on Jog Road giving vaccine injections. There have been many calls to the Fire Rescue Stations. 476 calls to Station 42 on Hagen Ranch Road and 588 calls to Station 45 on Jog Road.

VICE MAYOR: Bob Weinroth informed us yesterday was Ground Hog Day. Unfortunately the Ground Hog saw his shadow and we should have 6 more weeks of winter weather. He had a meeting with officials regarding the vaccine. The real issue is supply. The Division of Emergency Services said Publix is their primary concern. There were 41,000 applications at 67 Publix locations. Go to the website publix.com/covid-vaccine/florida . Over 200,000 e-mails were received with 163,000 still on the list. At the Civic Center you must have an appointment to receive the vaccine. Teachers and those over 65 years old are eligible. Go to the website myvaccine.fl.gov for statewide signup.

EMILY SLOSBERG UPDATE: She is trying to organize programs in our 55 and over communities. There is a new bill on the pandemic to comply with Florida Legislature regarding selling vaccine.

COMMISSIONER MARIA SACHS: Aide Vivian Leiva attended this meeting to inform us that Comm. Sachs is in the Belle Glade area today with Gov. DeSantis working on obtaining vaccine.

KAREN BRILL: The School Board is working to administer vaccine to those who work with our children.

Palm Beach County Clerk Joe Abruzzo thanked Lori for the opportunity to speak to our Alliance Communities today. He mentioned that he saw 2 cars with the yellow dot sticker in their rear windows indicating they are telling First Responders that they have their medical information in their car glove compartment in case of an accident. This is the Yellow Dot Project the Alliance brought to the Public recently.

Mr. Abruzzo is Clerk of Circuit Court and Comptroller and they perform over 1000 duties setting a new course for the office. Their accomplishments in their first 30 days included raising the minimum wage to \$15.00 an hour, creating an office for the first employee ombudsman position who will investigate citizens' complaints, and finalizing a brand new website with a service finder to get you what you need without visiting the office.

You can pay traffic tickets or other services and see how your money is spent. Once you register you will receive e-mails or phone alerts if anything is filed in your name with this office. You can signup at www.mypalmbeachclerk.com/selfservice. You can learn more by going to this website. They have passport service by appointment only. It will protect you from abuse, guardianship and fraud. They are considering using TicToc. Mr. Abruzzo then answered questions. He said to contact his office if there were any more questions.

Representative Kelly Skidmore spoke and said there were a lot of health care issues, she gave us a legislative update before the meeting closed.

Lori thanked Board Member Paul Finkelstein for his help with setting up this meeting. The meeting was adjourned at 10:48 AM.

Respectfully submitted,
Evelyn Spielholz, Secretary

Sunflower Light Industrial: Future Land Use Amendment LGA 2021-016



Sunflower Light Industrial is a 8.19 acre site. Currently it is used as nursery. It's location: West side of State Road 7, approx. 0.27 miles south of Atlantic Avenue
The current use on the subject site is Wholesale Nursery & Landscape Services. The built features existing on the subject site include a 1-story office building built in 1976 and a 1-story maintenance building built in 2000 per the Palm Beach County Property Appraiser records. Additionally, there is an office trailer located in the rear of the existing building. The adjacent property immediately west of the subject site is under the same ownership. This site is a preserve parcel of an AGR-PUD project and is intended to be used for collocated wholesale nursery and landscape service business.

Current Potential Agricultural uses, up to 53,513 SF (0.15 FAR)

Proposed Potential Industrial uses, up to 160,540 sf (.45 FAR)

Tuscan Gardens of Delray Beach Phase 2 Zoning App. #: PDD/DOA-2020-00268



APPLICATION SUMMARY: The eastern 7.40-acre portion of the overall 12.78-acre subject site was first approved by the Board of County Commissioners (BCC) on September 24, 2015 for a rezoning from Agricultural Residential (AR) to the Planned Unit Development (PUD) Zoning District, with a Requested Use to allow a Type 3 Congregate Living Facility (CLF). The eastern portion of the site was last approved by the BCC on April 26, 2018 for a DOA to amend the Master Plan and reconfigure the Site Plan; add residents/beds; modify Conditions of Approval; and, to restart the commencement clock. The western 5.38-acre portion of the site has no prior Zoning Approvals.

The Applicant is proposing to rezone the contiguous 5.38-acre parcel, located on the western boundary of the subject site, from AR to PUD. The Applicant is also proposing a DOA to the previously approved PDD and Requested Use to reconfigure the Master and Site Plans to add the 5.38 acres to the overall site; increase beds from 217 to 313 (+96 beds); and, modify Conditions of Approval.

The Preliminary Site Plan indicates an overall total of 313 residents/beds across 11 buildings, 1.05 acres of on-site recreation with 3,366 square foot (sq. ft.) clubhouse, and 227 parking spaces (inclusive of 2 parking garages). Access to the site remains unchanged with access from Frost Lane (1) and Sims Road (1).

Help is available for Holocaust Survivors.

Supplemental services and care are available to meet the increasing needs of elderly Holocaust Survivors and their caregiving families living in Palm Beach County, even if services also are provided by another agency, or the Claims Conference. These expanded services are provided at no cost, based on an individual assessment.

MorseLife Health System has been a lifeline for older adults in our community for 36 years.

Call NOW for help!

Rabbi Erica Rosenkranz | 561.903.4575
NowForHolocaustSurvivors.org



NOW for Holocaust Survivors

Center for Advancing
Holocaust Survivor Care



NEXT GENERATIONS NEVER FORGET

Digital programs, outreach efforts, and workshops, in collaboration with the MorseLife Health System, through a partnership with NEXT GENERATIONS, is made possible by federal funds from a grant through The JFNA Center for Advancing Holocaust Survivor Care. Approximately 61% of the project, or \$112,240, comes from federal sources. Approximately 39% or \$71,760 comes from non-federal sources.



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unique. We work diligently to
meet their needs and
support their dignity.

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ALL SEASONS DELRAY
Future Land Use Application # SCA
2021-009 Zoning Application #
SV/PDD/CA-2019-715

Location: Northeast corner of Lyons Road and Linton Boulevard, 0.76 mile south of Atlantic Avenue

9.73 acres (Parent Site) with 5.09 acres (off-site preserve).

Proposed use: 186 bed Type 3 Congregate Living Facility & Fire Station

Proposed FLU: Congregate Living Residential with an underlying Agricultural Reserve (CLR/AGR)

Proposed Zoning: Agricultural Reserve (AGR)

Multiple Use Planned Development (MUPD)




McDonald's Update (Oriole Plaza):

They should be able to obtain all permits and approvals by the third quarter of this year and then it will take approximately six months for construction.

Terra Nova Update:

Land has been cleared and permits for residential buildings have been obtained. No permitting on file for commercial pod yet.



ELECTION FOCUS

ELECTION DAY MARCH 9, 2021

A MESSAGE FROM THE PALM BEACH COUNTY SUPERVISOR OF ELECTIONS


- ▶ Voters living within the participating municipalities' precincts are eligible to vote in this election. The polls are open on Election Day from 7:00 a.m. until 7:00 p.m.
- ▶ Voters who are already registered are encouraged to verify and, if needed, update their voter registration:
 - Online at RegisterToVoteFlorida.gov. Have your FL Driver License or ID handy!
 - In person at any of our four offices, Monday through Friday from 8:30 a.m. until 5:00 p.m.
 - After hours by using the 24/7 drop box located outside each office. Completed forms received through the drop box by 11:59 p.m. February 8, 2021, will be accepted.
 - By mail. Forms are available in person at any of our offices or online at www.pbcelections.org. Mailed forms must be completed and postmarked by February 8, 2021.
- ▶ **Logic and Accuracy Test** for the March 9, 2021, Uniform Municipal Elections is on March 1, 2021, at 10:00 a.m.
- ▶ The Palm Beach County Supervisor of Elections, at the direction of each Municipality's Canvassing Board, will open, duplicate, and tabulate ballots for the March 9, 2021, Uniform Municipal Elections on the following dates and times:
 - Monday, March 1, 2021, 1:00 p.m., until completion
 - Monday, March 8, 2021, 10:00 a.m., until completion
 - Tuesday, March 9, 2021, 4:00 p.m., until completion

ALL ACTIVITIES ARE OPEN TO THE PUBLIC AND WILL OCCUR AT THE SUPERVISOR OF ELECTIONS VOTING EQUIPMENT CENTER

SUPERVISOR OF ELECTIONS VOTING EQUIPMENT CENTER
7835 CENTRAL INDUSTRIAL DRIVE
RIVIERA BEACH, FL 33404


If necessary, the Municipal Canvassing Board members will meet to canvass vote-by-mail and provisional ballots on Thursday, March 11, 2021, beginning at 9:00 a.m.

A post-election audit will be held on Thursday, March 18, 2021, at 10:00 a.m., unless a manual recount has been ordered.



Wendy Sartory Link
Palm Beach County Supervisor of Elections
www.pbcelections.org

Main Office: 240 South Military Trail, WPB, 33415
P: (561) 656-6200 | F: (561) 656-6287
Hours for All Offices: M-F 8:30 AM - 5:00 PM



REQUEST A SUPERVISOR OF ELECTIONS REPRESENTATIVE TO SPEAK AT YOUR VIRTUAL EVENT!

Reserve at Atlantic:

This project's application contained a privately initiated text amendment which was previously presented last summer at a public hearing of the Planning Commission which recommended denial. The application was withdrawn prior to the Board of County Commissioners Meeting. The newly submitted application should be presented at a public hearing in the next few months. Location: Southeast corner of Atlantic Avenue and Half Mile road/Smith Sundry Road. Half Mile and Smith Sundry Roads are expected to be lined up with the Atlantic Avenue widening project.

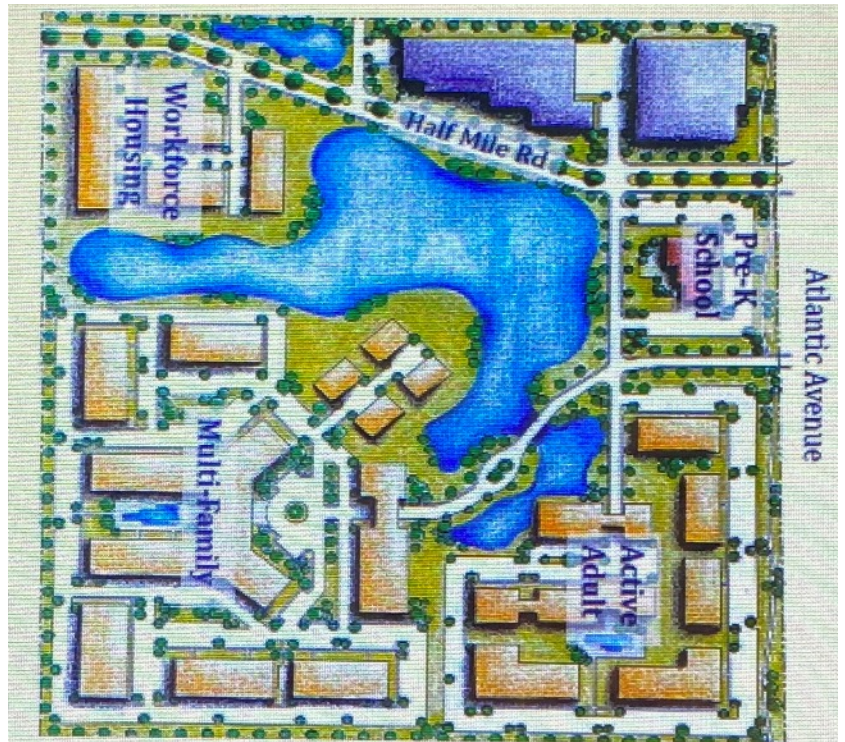
Details:

39.77 acre site

4.5 acres of the 39.77 acres is expected to be located on the west side of Half Mile Road when it is lined up with Smith Sundry Road. This will place the 4.5 acre parcel adjacent to the industrial node.

The developer is proposing: 26 acres of Preserve land off site; Pre-K School on a 2.5 acre civic parcel; Active Adult Community; Self Storage Units; Workforce Housing & Multi Family Rental.

When available, the complete new application will be posted on the Alliance website and the link sent out via the Alliance e-mail network.



Alliance Board Certification Course Huge Success Via ZOOM!

On Thursday January 14, 2021 the Alliance held an interactive virtual ZOOM Board Certification Course for the Alliance Membership and other guests. It was a complete success. We thank Alliance attorney Joshua Gerstin for presenting the course, answering the many questions from the audience and distributing the certificates to those attendees.

Alliance Monthly Meetings are Continuing on ZOOM with an excellent line-up of speakers this Spring.
Click on the ZOOM link and attend at 10 AM on the first Wednesday of the month to see and hear vital information for you and your community.
Go to www.allianceofdelray.com for the ZOOM Link and to view the previous month's video on YouTube.



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Alliance of Delray Residential Associations, Inc

Preserving the Community Lifestyle

10290 W Atlantic Ave. #480504

Delray Beach, Florida 33448



Important Information Contained in this Newsletter
ADDITIONAL DEVELOPMENT EDITION

TO:

Alliance of Delray Residential Associations, Inc

Meeting Reminder

ZOOMCAST Meeting

Wednesday March 3, 2021 10 AM

Mayor Dave Kerner

State of the County

Where we have Been & Looking to the Future

Plus Updates from PBSO, PBCFR, and our Elected Officials

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Also

***Go to www.allianceofdelray.com for line to meeting
& phone-in directions***