

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

May 2021 issue of The Alliance Connection

ZOOMCAST Meeting

Wednesday May 5, 2021 10 AM

Hurricane Season Extended?

Jake Leech, Ph.D., PBC Office of Resilience

Mary Blakeney, Director Div. of Emergency Management

Plus Updates from PBSO, PBCFR, and our Elected Officials

HERE IS THE LINK:

<https://us02web.zoom.us/j/89112009901>

Also

Go to www.allianceofdelray.com for link to meeting

& phone-in directions



Alliance of Delray Working Hard for the Membership

The Alliance of Delray's Executive Vice President Lori Vinikoor spoke at the April Palm Beach County Zoning Commission. She expressed concern for one Applicant's request to begin Phase 2 of a congregate living facility (CLF) when code violations for its Phase 1 CLF are still outstanding stating "In my 18 years with the Alliance of Delray, never have I seen a community treated this way by a developer." One of the most important outstanding code violations is the lack of buffering between the community (Aspen Ridge) and the CLF (Tuscan Gardens).

The application was postponed to the May Zoning Commission meeting

and the expectation is that the violations will be cured, the buffer be completed, and other remedies are applied so that the residential community can obtain relief. Photo: Exec. V.P. Lori Vinikoor at the lectern in Vista Center speaking to the postponement requested by the applicant.

The Tuscan Gardens Phase 2 application is for a parcel of land located on Sims Road in the Urban/Suburban Tier. Currently there are ten Planning and/or Zoning applications in the Agricultural Reserve Tier which are being addressed during public hearings and the Alliance is working on them all in order to protect and support existing residential developments. These applications propose increases in housing density and commercial intensity considerably greater than what is currently allowed in the County's Comprehensive Plan and Development Code. The existing infrastructure cannot support these projects. The expansion of Atlantic Avenue between Lyons Road and State Road 7/441 is being delayed due to the lack of gas taxes (which fund road projects) collected during the past COVID-19-ravaged year. Further, the widening of Atlantic Avenue from Lyons Road to Jog Road is not expected to begin before the end of the decade so smarter development needs to occur.

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Eight Planning and/or Zoning Applications in the Agricultural Reserve



Eight Planning and/or Zoning Applications in the Agricultural Reserve

The Alliance understands that one of the original goals of the Master Plan for the Agricultural Reserve was to limit the pace of growth, not completely stop it. For 25 years the Alliance has worked toward protecting the sensitive lands in the Tier with smart development that would benefit the residents of the west Delray area. Keeping in mind that the Agricultural Reserve Master Plan was never adopted by the Board of County Commissioners as part of the County's Comprehensive Plan; rather, certain provisions of the Master Plan were incorporated into the Comprehensive Plan and Land Development Code, this has led to revisions to both over the years. The Alliance participated in the analysis of the needs of the farmers and residents during the Agricultural Reserve Roundtable discussions and supported the County's resulting amendments from that process. In the years since the Roundtable discussions, other amendments have been proposed and some have been approved. Some of the following current projects are not acceptable to the Alliance and its member communities, others have enough benefit to the residents of the Agricultural Reserve and west Delray to recommend to the Commissioners that they be favorably considered for the changes and amendments requested.

1. STAR KEY INDUSTRIAL – Location: Northwest corner of Fl. Tpk & Atlantic Avenue

Alliance: The magnitude of this regional distribution center indicates that the services proposed are not primarily for the 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 **UNACCEPTABLE**.

2. ALL SEASONS DELRAY – Location: Northeast corner of Lyons Road & Linton Boulevard

Alliance: The Palm Beach County Agricultural Reserve Master Plan Phase II Final Report dated November 1999 states that adult congregate care facilities should not be prohibited in the Agricultural Reserve. More than two years have passed since the original Poet's Walk application was submitted which proposed to limit the location to within 1 mile of the intersections of Lyons Road and Boynton Beach Boulevard and Lyons Road and Atlantic Avenue. The Alliance continues to support that [circumference] limitation. Through the Alliance's suggestions, several improvements have been made to the site design of the project with offsite preserve area being added and a desperately needed fire station proposed to be included on the subject parcel. Alliance communities need this fire station to improve fire rescue response time. Being centrally located in the Tier, our Boynton Beach neighbors to the north would also benefit from this project. This project provides enough benefit to the residents of the Agricultural Reserve and west Delray to recommend to the Commissioners that this application be **FAVORABLY** [with conditions] considered for the changes requested.

3. RESERVE AT ATLANTIC– Location: SE corner of Atlantic Avenue and Half Mile Road

Alliance: The Alliance has been working with the applicant since the original text amendment which was presented last summer. The number of proposed units at that time was 480. The Alliance suggested a decrease in density on the 39.77 acre site and a preserve component. With this FLU Atlas Amendment, the applicant increased the density by proposing 548 units on the 39.77 acre site. The Alliance is in full support of the County's Workforce Housing Program, however, the proposed change is far in excess of any acceptable density permitted within the AGR Tier and is therefore **UNACCEPTABLE**.

4. WEST ATLANTIC MEDICAL– Location: N. side of Atlantic Ave., 1,500 feet W of Lyons Road

Alliance: The commercial cap of square footage in the Tier would not be raised with approval of this

application since 28,000 square feet of commercial space became available on July 30, 2020 through a separate approved application within the Tier. The preserve area will be replaced with a parcel west of State Road 7/441. The project provides enough benefit to the residents of the Agricultural Reserve and west Delray to recommend to the Commissioners that this application be **FAVORABLY** [with conditions] considered for the changes and amendments requested.

5. LEGENT DELRAY BEACH – Location: NE corner W. Atlantic Ave. and Smith Sundry Road, Acres: 11.25 acres

Alliance: The Agricultural Reserve Master Plan, and subsequently adopted policies in the Plan, specifically limit commercial development to” uses which serve the needs of the farm worker community, existing and future residents in order to discourage commercial in the Tier from exceeding local demand, thereby drawing customers from outside the Tier”.

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**.

6. WEST ATLANTIC BUSINESS PLAZA – Location: S. side of Atlantic Ave., E of State Road 7

Alliance: The changes appear to be an improvement. The project provides enough benefit to the residents of the Agricultural Reserve and west Delray to recommend to the Commissioners that this application be **FAVORABLY** considered for the changes requested.

7. SUNFLOWER LIGHT INDUSTRIAL– Location: W of State Road 7, 0.27 miles S of Atlantic

Alliance: This farmer-owned nursery has been in existence for thirty years. During the Agricultural Reserve Roundtable discussions that began circa 2014, the consensus was to “help the farmer.” As a result one particular application, Homrich Nursery (LGA 2016-019), with an existing Future Land Use of Agricultural Reserve and located adjacent to industrial uses, was granted a Future Land Use Atlas Amendment with limitations on Light Industrial. The Sunflower Application presents a similar situation being located near industrial uses and the intersection of Atlantic Avenue and State Road 7/441. The processing of this application should be in the spirit of the intent of the consensus of the Agricultural Reserve Roundtable. The Alliance has been working with the Applicant on the following

conditions of approval:

The following uses of the site are prohibited:

Contractor Storage Yard; Distribution Facility; Equestrian Waste Management Facility; Recycling Center; Recycling Plant; Towing Service and Storage; Truck Stop; Adult Entertainment; Marina; Potting Soil Manufacturing; Crematory; Funeral Home; Homeless Resource Center; Chipping and Mulching; Composting Facility; Solid Waste Transfer Station; Water or Wastewater Treatment Plant; Communication/Cell Tower.

Maximum FAR: Decreased from .45 FAR to .35 FAR

Maximum Height: 1 Story

If the above conditions are included in the approval of the application, the Alliance would request of the Commissioners that this application be **FAVORABLY** [with conditions] considered for the changes requested.

8. JERICHO– Location: W of 441, 1/2 mile S of Atlantic

Staff statement: “The Agricultural Reserve is the only Tier or other geography in the County where there is a finite cap placed on the amount of development. The cap was identified as a necessity as part of the development of the Agricultural Reserve Master Plan in order to establish that the amount of commercial in the Tier would not exceed the demand projected for the population stemming from the 1 unit per acre residential development potential of the Tier. The Master Plan, and subsequently adopted policies in the Plan, specifically limit commercial development to uses which serve the needs of the farm worker community, existing and future residents, in order to discourage commercial in the Tier from exceeding local demand, thereby drawing customers from outside the Tier.”

Alliance: The Alliance of Delray does not support any increase in the Commercial Cap in the Agricultural Reserve at this time. Further, it does not support the concept of dental and medical offices being exempted from the commercial cap nor does it support smaller parcels less than four acres being exempted from the commercial cap. This project is **UNACCEPTABLE**.

A New Way To Treat Carotid Artery Disease

TransCarotid Artery Revascularization (TCAR)

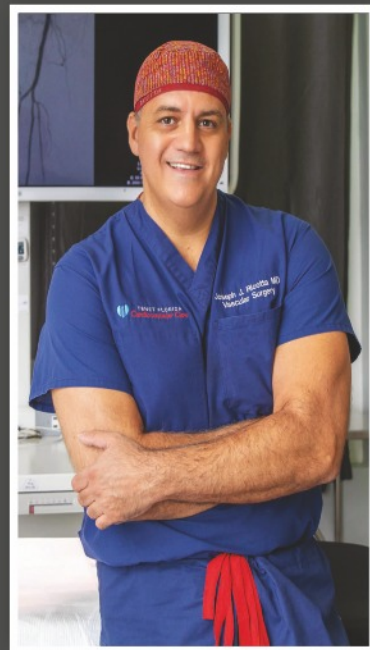
Carotid artery disease is a form of atherosclerosis, or a buildup of plaque, in the two main arteries in the neck that supply oxygen-rich blood to the brain. If left untreated, carotid artery disease can often lead to stroke.

Working on the forefront of technology and advancement within the medical industry, **Delray Medical Center is the first hospital in South Florida to treat carotid artery disease through the use of TransCarotid Artery Revascularization (TCAR)** and has been recognized by SilkRoad Medical as

South Florida's only TCAR Center of Excellence every year since 2018.

In addition, Dr. Joseph Ricotta was named **2020 TCAR Clinical Operator of Experience**. This honor, awarded by SilkRoad Medical, is given to select physicians throughout the country who have demonstrated clinical excellence and superior quality outcomes using TCAR and adds to the stellar reputation that Delray Medical Center already possesses for treating patients with carotid disease and stroke.

TCAR is a new, less-invasive treatment option used to repair clogged carotid arteries, reducing the risk of stroke. Well-suited for those patients at higher risk of complications from carotid surgery due to age, anatomy, or other medical conditions, it holds low stroke risk and faster patient recovery.



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



DELRAY
MEDICAL CENTER

PALM BEACH HEALTH NETWORK

5352 Linton Blvd., Delray Beach

ALLIANCE MEETING SUMMARY April 7, 2021

The meeting was opened by Executive Vice President Lori Vinikoor. She proceeded to welcome new member communities Dakota and Eagle Point.

Captain Rob Sandt of the PBC Sheriff's Office again cited a current scam. He warned everyone not to purchase prepaid debit or gift cards from instructions from anyone on the telephone. It is a scam. Another cause for alarm is the increase in aggressive driving, mainly speeding and road rage. He cautioned against speeding, especially since there are devices in place to monitor speeding vehicles.

PBC Fire Rescue Chief Tony Tozzi announced that he will be leaving the Delray Beach area in order to be closer to his home. He introduced the incoming Fire Rescue Chief Robert Grimes who will be assuming his position. Although approximately 7500 calls are made to Fire Rescue each year, he was pleased to announce that there were fewer calls about carbon dioxide since efforts were made to reduce them.

State Representative Emily Slosberg was pleased to announce that 'Gail's Law', which she sponsored, was about to be approved. This law calls for the prompt tracking of rape and sexual assault kits in Florida. Another bill pending is the installation of cameras on the long arms of lights near schools which would serve to protect school buses from aggressive automobile drivers.

PBC Vice Mayor Robert Weinroth reported that the Covid19 vaccine is available to all adults 18 years old and above. Businesses are slowly resuming.

County Commissioner Maria Sachs announced that 68% of all seniors in PBC have been vaccinated. There have been a rash of car burglaries, and enhanced penalties have been proposed. Karen Brill of the PBC Board of Education reported that all school employees over the age of 40 were offered the vaccine. School will end in June and begin again in August. Most youngsters are returning in person and the hope is that all children will be back in classrooms in August. Abby Ross, aide to State Senator Lori Berman, told Alliance members about four proposals in the Senate: 1. Water Safety – Encourage enrollment in water safety/swim classes for all school children 2. Establish 'Purple Alert' – That is, a missing persons alert for disabled adults (under 60) who are unable to communicate a dangerous or threatening situation 3. A sales tax exemption for medical and/or disability equipment 4. Lactation spaces in courthouses. Guest speaker State Attorney Dave Aronberg discussed scams that are perpetrated on seniors. Many seniors have received telephone calls from so-called 'relatives' indicating arrest or other problems that can be solved by sending money immediately. This should be reported to law enforcement immediately. (Even Mr. Aronberg's mother received such a call!) However, there are obstacles to prosecution in such crimes. There are statutes of limitations on these crimes. The mental capacity of the victim is taken into consideration. Many seniors are embarrassed that they were duped, and will not cooperate in the investigation. Older people are also subject to a variety of other scams, such as contractor scams, investment fraud and the ubiquitous telemarketing scams. Hang up on those! Mr. Aronberg urged that personal information, such as credit card numbers, bank account numbers, and/or social security numbers not be shared on the phone, on the internet, or in person with anyone other than immediate family. The next meeting of the Alliance of Delray will be on May 5, 2021. The topic of the day will be hurricane preparedness.

Lori adjourned the meeting at 11:05 am.

Submitted by Carol Klausner, Director, Alliance of Delray Residential Associations

Welcome New Alliance Member Community

Eagle Point

Delray Marketplace Signage Rejected by the Public



Something disturbing has occurred at the Delray Marketplace located at the corner of Atlantic Avenue and Lyons Road. In front of nearly every store a sign has been placed taking up the public's angulated parking spaces. It appears that each store has been designated a parking space and cannot be used by the public while shopping along Main Street and cannot be used even after stores are closed.

This signage is not on the original Marketplace site plan. Actually, the original site plan showed parallel parking spaces. When the Alliance worked with the

Applicant to create more storefront parking, the idea of angulated parking was presented to the Commissioners who concurred that the angulated parking would be a better plan, especially for the elderly population in west Delray. With angulated parking, there would be more parking spaces in front of the stores. Further, parallel parking is more difficult to maneuver as compared to pulling in and out of an angular parking space. Now, the elderly need to park in the back parking lots in order to frequent any of the restaurants. This is not in the spirit of the American "main street."

The Alliance is seeking relief for the residents of its member communities. Currently there is an open/active case with Palm Beach County Code Enforcement. The Zoning Division of Palm Beach County indicated that the reservation of parking areas for the exclusive use of only one business is not in accordance with the code for this development.

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Delray Beach GreenMarket Celebrates 25th Anniversary

The Delray Beach GreenMarket is celebrating its 25th anniversary this year. The open air event is held on the lawn in Old School Square Park on NE Second Avenue but it has moved temporarily a short distance away to the front lawn of the Cornell Museum of Art & American Culture. The lawn is currently undergoing sod replacement. The GreenMarket runs



from 9 AM until 2 PM. Since its creation in 1996 by the Community Redevelopment Agency, the GreenMarket has become a popular destination during the "season" months. Beginning on October 31st of last year, it will run through May 22, 2021. The Downtown Development Authority states that there are more than 65 vendors featuring Palm Beach County farm-to-fork produce. The usual staples including mushrooms, peppers, lettuces, and tomatoes are available for purchase. The GreenMarket is the place to find exotic fruits such as sapote, rambutan, passionfruit, and pitaya.

The GreenMarket is also the place to find beautiful plants such as orchids and delicious prepared foods including empanadas, smoked and barbequed meats, bone broth, crab cakes, and fruit smoothies. There are kiosks dedicated to specialty cheeses, spices, pickles, and salsas. Special gourmet and organic treats for pets are available as well. This is most likely the reason for such a large number of dogs frequenting the open air destination.

Florida's cottage industry is well represented at the market. Vendors offering items such as packaged granola, signature sauces, unique pastries and hand made soaps are present each week.




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Supporting Our City Communities

The Alliance of Delray is opposed to the rezoning of 4652 133rd Rd. South (PCN 12-42-46-12-00-000-3200) from Medium Density Residential (RM) 8 units per acre to Medium Density (MD) 12 units per acre.

The Applicant has not proven that the zoning had previously been changed or was originally established in error or that there has been a change in circumstance which makes the current zoning inappropriate. The Applicant's request is based on the criteria that the requested zoning is of similar intensity as allowed under the Land Use Map and that it is more appropriate for the property based upon circumstances particular to the site and/or neighborhood. This is not supported by the existing residential uses which surround this parcel. With Bexley Park to the north with a low density of 5 units per acre, Country Manors to the south with 6.29 units per acre and east and west bordering properties with existing single family and agricultural uses, the proposed 12 units per acre development is far beyond what is appropriate for the neighborhood.

Keeping in mind that the original intent of the City after purchasing the parcel from Palm Beach County was to create a park for local residents, replacing that plan with a development of maximum density is not what the local community expected. The residents of this portion of Delray Beach deserve better.

This proposed density would not maintain and enhance established characteristics of this city's neighborhood and does not complement the existing development pattern and intensity, therefore, the Alliance of Delray requests that the Planning and Zoning Board recommends a strong denial for this application.





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Important Information Contained in this Newsletter

TO:

Alliance of Delray Residential Associations, Inc

Meeting Reminder

ZOOMCAST Meeting

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Hurricane Season Extended?

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Mary Blakeney, Director Div. of Emergency Management

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