

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

June 2021 issue of The Alliance Connection

ZOOMCAST Meeting

Wednesday June 2, 2021 10 AM

County Plans for COVID Stimulus Money

Verdenia Baker, PBC Administrator

Plus Updates from PBSO, PBCFR, and our Elected Officials

HERE IS THE LINK:

<https://us02web.zoom.us/j/89758798370>

also

Go to www.allianceofdelray.com for link to meeting

& phone-in directions



Keep the Spotlight on the Agricultural Reserve

This Editorial Appeared in the Palm Beach Post 5/12/21

At the May 5, 2021 meeting of the Palm Beach County Board of County Commissioners, the Alliance of Delray Residential Associations suggested a holistic approach to future development in the Agricultural Reserve. The Commissioners listened and will be holding a workshop soon. The density of residential housing and intensity and location of commercial and industrial land uses within the Tier should be the items addressed.

There were three privately proposed amendments to be considered for initiation at the meeting. Of those, one application that did not propose any preserve requirement was withdrawn. Another which proposed higher density and an increase in the commercial cap with reduced preserve area was denied.

The one application that was approved for initiation was the Reserve at Atlantic which proposes a smaller planned development size and the use of a workforce housing requirement to increase density up to eight units per acre. A 60% preserve area was provided in the plan. This industry-driven application might be the template used for a study of changes to be considered for the Atlantic Avenue corridor. This application has only been initiated; it would still need to be addressed at a transmittal hearing, and if it is approved for transmittal to the State, it will return for a final adoption hearing. Therefore, there will be at least four more public hearings and at the same time County Staff will be examining the Tier. Workshops will be held for the Commissioners to provide direction and to hear from the public.

The Alliance supports the County's programs for attainable housing, however is most concerned for maintaining the integrity of the Agricultural Reserve. Photo: Board of County Commissioners

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ALLIANCE OF DELRAY 1 JUNE 2021



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Grand Opening of the Delray Beach Market April 24, 2021



ALLIANCE OF DELRAY 2 JUNE 2021

Grand Opening Delray Beach Market April 24, 2021

The Delray Beach Market held a grand opening ceremony on April 24, 2021. The Market is located at 33 SE 3rd Avenue in Delray Beach. Governor DeSantis was present. Local dignitaries were present as well, including Florida Senator Lori Berman and Palm Beach County Vice Mayor Bob Weinroth. Photo: Sen. Berman center with Alliance Exec. V.P. Lori Vinikoor and PBC Vice Mayor Bob Weinroth. The developer, Menin, with headquarters in Delray Beach, presented a unique and playful day for the grand opening with Atlantic High School's band adding to the festivities as well as costumed stilt walkers. This created the atmosphere for the energy and vibrance that this destination is marketing to the public.

Interactive art is one of the interesting features of this food hall which offers a unique lifestyle experience. Couples can be seen dining in a mini car and photos can be taken next to a huge Chinese takeout container. There are large open patios where pets are welcome. Entertainment includes a ping pong table on "The Mezz" which is a hub located atop the escalators with indoor/outdoor seating and show kitchen for demonstrations and cooking classes.

Vendors include craft beer and cocktail bars, ice cream, pastry and gourmet licorice kiosks, and a delicatessen. These vendors are food and beverage professionals in collaboration with the boutique hospitality and marketing company called Clique Hospitality.

The latest beach lifestyle trends can be experienced at the Nomad Surf Club, a shop located near the entrance of the Market which displays surfboards and paddle boards. The 52 year old business specializes in building custom surfboards.

For information on hours of operation, parking, and events, go to www.delraybeachmarket.com.

State Attorney's Advisory Board Update



At the May 12, 2021 Zoom meeting of his Advisory Board, State Attorney Dave Aronberg provided office updates to the local leadership. The Grand Jury has reconvened. During the COVID-19 pandemic, the staff schedule was staggered and precautions were taken but the office never shut down. Therefore by July, the County may be back to 100% trials with a comparatively light back load of cases compared to other counties. A newly formed Conviction Review Unit (CRU) to review cases of innocence.

In a legislative roundup, Alan Johnson, Deputy Chief State Attorney, reported that for four out of five years there has been successful legislation related to recovery residences. This session, Senate Bill 804 successfully passed and is waiting to be signed by the Governor. This bill would improve the addictive substance treatment industry. Previously, there was no penalty for lying on an application to the Department of Children and Families (DCF). With this new legislation, willfully and knowingly lying to The DCF is a third degree felony offense. The Americans with Disabilities Act and the Fair Housing Act prevents discrimination of people with disabilities and drug addiction is considered a disability. The recovery residences are considered a family unit. Because there was no uniform application of the fire and building codes, municipalities were being sued if the fire Marshall would change what is considered a residence by the ADA to a boarding house designation which would require a sprinkler system. With this new legislation which took three years to pass, the Fire Marshall Association agrees that FARR certified recovery residences and Chartered Oxford House residences would not fall under the definition of boarding house, thus preventing "flop houses."

Congratulations to State Attorney Aronberg for winning the Ruth Bader Ginsberg award for "Most Diverse Office." Also, for the 117th and 118th arrests for patient brokering.

May 4, 2021 Alliance Letter to the Board of County Commissioners:

Dear Commissioners:

There are an extraordinary number of industry-driven applications being presented through the planning and/or zoning process which are requesting changes in the Agricultural Reserve Tier. The proposed changes are of great concern to the Alliance of Delray's membership. It may be appropriate at this pivotal time to utilize the knowledge and experience of County Staff to approach this challenge holistically.

In a letter dated March 30, 2021 the Alliance commented on ten applications currently submitted, many of which the Alliance considered "unacceptable" siting that the proposed projects provide little or no benefit to the farm workers, residents, and future residents of the Tier. Two projects were considered favorable due to either perceived precedent or civic needs.

The Alliance proposes a pause for reevaluating the possibility of changes to the industrial, commercial, and residential uses and locations of those uses within the Agricultural Reserve.

Specific to the Lake Worth Drainage District's (LWDD) request, the Alliance suggests that this too be paused for further evaluation. This could serve to avoid possible protracted litigation which would be of no benefit to the County or LWDD.

Concerns which the Alliance would like included in a review regarding the LWDD issue include:

1. Possible precedent-setting prior approvals as delineated in the letter dated February 2, 2016 from LWDD's attorney to the County's Planning Director and past approvals by the County for eligibility to sell development rights for use in a 60/40 AGR-PUD provided to farmers who were deeded land by LWDD per Chancery Case 407.
2. An accounting of the acreage owned by the LWDD that could potentially be utilized for such a request, particularly indicating the finite parameters of the LWDD, i.e. Southern Boulevard to the Broward line including some portions of Boca Raton.
3. A determination of the impact on density from this request and any possible future requests would be appropriate so that the public can be made aware of the maximum number of units that could be attained by using the parameters of location and access and other property development regulations of the Unified Land Development Code among them being Art. 3 Chap. E Sec 2.f.3.a. and Table 3.D.1.A.

With full confidence in our County Commissioners and Planning and Zoning Staff, the Alliance is looking to the future where the unintended consequences will be diminished and the residents of Palm Beach County can feel secure in the future development of the Agricultural Reserve.

What Happened at the BCC Meeting on May 5, 2021?
Please refer to the May edition of the Alliance Connection or
www.allianceofdelray.com for Summaries of these applications

Note: The BCC agreed with the Alliance's suggestion to consider a holistic approach at this time. A Workshop is expected to be held in the next few months.

JERICHO MEDICAL OFFICE– Location: W of 441, 1/2 mile S of Atlantic

This application was postponed prior to the BCC meeting.

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

The BCC voted to postpone this application

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

The BCC voted to approve this application for transmittal

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

The BCC voted to approve the initiation of the proposed amendment

BOYNTON PARC PLAZA – Location: Near the Fl. Turnpike and Boynton Beach Boulevard

This application was withdrawn prior to the BCC meeting.

JADE - Location: Near the Fl. Turnpike and Boynton Beach Boulevard

The BCC voted to deny this application.

LAKE WORTH DRAINAGE DISTRICT APPEAL

The BCC voted to grant the appeal

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ALLIANCE MEETING SUMMARY May 12, 2021

Executive Vice president Lori Vinikoor opened the meeting at 10 am. She proceeded to tell the members about a meeting that took place with the Palm Beach County Commissioners about preserving the Agricultural Reserve. Additional information will be forthcoming.

Lieutenant Jeff Morales of the PBC Sheriff's Office discussed the excessive speeding on both Atlantic Avenue and Jog Road. Within a two week period the deputies stopped 236 vehicles, most of which were ticketed. He also warned against 'distraction burglaries' which are occurring in nearby Boca Raton.

Fire Rescue Chief Tony Tozzi is still with our district. The department is in the process of finding a new chief so that Chief Tozzi can relocate closer to his home.

State Senator Lori Berman announced that \$100 billion has been allocated for the state of Florida by the federal government. Palm Beach County will receive \$5 million, in addition to more funded health care. Among the items that Sen. Berman proposed for passage are a sales tax exemption for medical items such as walkers, wheelchairs, and other necessities. She also proposed that parents of students in grades K through 5 be permitted to request that those youngsters who have not adequately progressed this past school year be retained.

State Representative Emily Slosberg sponsored Gail's Law. This law requires a tracking system of rape kits. It provides accountability. Many kits have not been processed in decades! She is also promoting money for research for genetic diseases. School buses will have cameras mounted to show the license plates of reckless drivers, especially in the school pick-up zones.

Representative Kelly Skidmore announced that over \$1 million is coming to the district to be used for job training and related issues.

Robert Weinroth, PBC Vice Mayor, discussed the progression of the Agricultural Reserve over the past 25 years. He spoke of the need for affordable housing and announced that rental assistance is available for those who need it. The mass vaccination sites will close at the end of May. However, vaccines will be available in stores like Walgreens, Walmart, CVS, and others.

PBC Commissioner Maria Sachs covered many areas in her presentation to the Alliance delegates. She expressed the need for more fire stations for the emergency rescue. She reiterated the need for more traffic enforcement. The stakeholders of the 20,000+ acres of the Agricultural Reserve need to be represented at meetings concerning that area.

Supervisor of Elections Wendy Sartori Link announced that there will be special elections on November 2 and January 11. Voting procedure changes have been signed into law. Voting by mail has been extended, but only for one election cycle. A separate request must be filed for each election after that. Drop boxes will be provided for early voting, but they must be monitored by election staff, not the Palm Beach County Sheriff's Office. Non-familial ballots are limited to only two per submission.

Dr. Jake Leech of the PBC Office of Resilience discussed the increasing number of hurricanes as well as the increasing strength of the hurricanes. Storms emanating in the Atlantic Ocean are called "hurricanes"; storms emanating in the Pacific Ocean are called "typhoons". Our hurricane season will officially begin on June 1st. Updates can be found every six hours at hurricanes.gov.

Director of Emergency Management, Mary Blakene, warned that an above average season is anticipated this year. She urged HOA and COA boards to make plans in advance. Communities should be trimming trees back, pruning the landscapes, cleaning the storm drains, and determining the special needs of residents. Also, they should have a list of emergency service providers and emergency provisions on hand, recognizing a responsibility to their homeowners.

The next meeting of the Alliance of Delray will be held on June 2, 2021 with Verdena Baker, PBC Administrator speaking on County Plans for COVID Stimulus Money. Lori adjourned the meeting at 11:08.

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

Dog Friendly Dining May be Coming to Palm Beach County



Lazy Dog Restaurants, known for its dog-friendly policies and dog menu available on restaurant patios, has arrived in Boca Raton. A privately initiated amendment (PIA) to the Unified Land Development Code (ULDC) has been proposed to allow dog friendly dining in restaurants in Palm Beach County. According to F.S. 509.233, dogs are only allowed within designated outdoor dining areas and additional rules and procedures must be adhered to in order to ensure a safe and sanitary dining experience for all. If this proposed ULDC amendment is approved, issuance of a Dog Friendly Dining Permit by Palm Beach County is required, including a permit fee and inspection fee. County Staff has reviewed and evaluated the required standards for this proposed amendment and recommended approval to move on to initiation of this privately initiated amendment. What would be the procedure in restaurants for dog friendly dining? There would be an outside designated

patio area for the dog and human companion. The dog must be accompanied at all times by a human and would not be allowed inside the restaurant. The pet menu would include water, rice and chicken. The server would hand the water/rice/chicken to the human owner and that person would serve the dog. Other counties in Florida already allow for pet friendly dining. The Alliance will follow up with the process of this application in future newsletters.

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Half Penny Tax Update from the April 30, 2021 ISSOC Meeting

Americans with Disabilities Act (ADA) compliance is one of the most important issues that facility renewals is addressing with the half penny sales surtax monies. The other major concern is the HVAC system contained in County schools (see photos).

Current projects include updated classroom lighting. LED upgrades provide for improved learning. Wellington High School has built an ADA Compliant

elevator for the Press Box. There has also been resurfacing and restriping for parking lots and flooring projects in order to replace cracked and broken tiles.

Some major construction projects include furniture which will be brought into Washington Elementary School and Addison Mizner K-8. Plumosa School of the Arts 6-8 expansion includes an increase in performance space with a 2 story classroom and furniture which is expected to arrive in August 2021.

Projects all to appear to be running on schedule. Revenues are also on schedule or beyond what was expected.

It is of utmost importance that the public be made aware of the progress of these projects. The Alliance is committed to providing the most current information on the disbursement of the monies for the district school system infrastructure. Look for updates in Alliance Newsletters.



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Solid Waste Authority Master Plan

The Solid Waste Authority (SWA) of Palm Beach County, having celebrated 45 years, has released a Master Plan for the future. The SWA is planning ahead for future population growth from 1.47 million in 2020 to 1.78 million in 2045. Since solid waste facilities typically take 5-10 years from concept to operation, they are now within the ten year planning horizon. Now is the time for short and long-term needs assessments. There will be a need to upgrade/retrofit, replace existing facilities and aging infrastructure. The SWA is in the process of identifying locations and types of new facilities needed along with attempting to maintain stable rate assessments.

There is a waste hierarchy with the most preferred being source reduction and reuse followed by recycling, energy recovery, and treatment and disposal which is the least preferred.

There are several renewable energy facilities (REF). REF1 was commissioned in 1989 and refurbished in 2009. It is currently operating at capacity and expected to be refurbished or replaced 2029/2034 +/- . REF2 is expected to be refurbished 2035 +/- .

An Advanced Metals Recovery Facility (AMRF) is planned for 2024. Currently, REF's produce 360,000 tons of ash per year. An AMRF can extract remaining metal fractions which would assist in ash reuse and extending the life of the landfill along with being an additional source of revenue.

The SWA has an environmental stewardship and preservation program which includes compliance with all environmental regulations and a commitment to protect valuable resources including water, air, soil, and wildlife.

Climate change and greenhouse gas emissions (GHG) are concerns. The SWA facilities are inland and pose minimal risk to rising sea levels. Future initiatives include solar and wind at closed landfills, and to explore electric vehicles for transport fleet.

Next steps? Maintain stable residential rates, explore options to refurbish REF2 after 2035, and to plan for growth in the western/northwestern areas (explore need for new transfer station in FY 2030). Environmental issues including water usage are of utmost concern as well.



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Important Information Contained in this Newsletter

TO:

Alliance of Delray Residential Associations, Inc

Meeting Reminder

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County Plans for COVID Stimulus Money

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