

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

July 2021 issue of The Alliance Connection

ZOOMCAST Meeting

Wednesday July 7, 2021 10 AM

Overview of the South Florida Proton Therapy Institute

Tim R. Williams, M.D. Medical Director

Plus Updates from PBSO, PBCFR, and our Elected Officials

HERE IS THE LINK:

<https://us02web.zoom.us/j/89943963371>

also

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

July Meeting for Your Health: A Revolutionary Therapy



Under the leadership of Dr. Tim Williams (photo) the South Florida Proton Therapy Institute (SFPTI) is Palm Beach County's tremendous new resource in the fight against cancer. Proton therapy has a greater ability to deliver safe, organ-sparing, high-dose radiation than does traditional X-ray radiation treatment. SFPTI is bringing that level of care to South Florida.

Protons deliver, on average, less than half the radiation dose to healthy tissue than traditional X-ray radiation therapy. This dramatic reduction in dosage and volume of healthy tissue exposure reduces the risk and severity of side effects. Excess radiation exposure is also associated with an increased risk of developing secondary cancers.

Dr. Williams will be explaining the uses of this revolutionary proton therapy to treat a variety of cancers at the Alliance's July 7, 2021 ZOOMCAST meeting.

Wednesday September 1, 2021 Meeting

Back to the Civic Center

Meetings will begin at 9:30 AM Doors open at 9 AM

Bagels & Coffee/Tea

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 OF DELRAY 1 JULY 2021

Alliance of Delray Always Assisting the Membership

With new developments, many times signaling must be adjusted. At State Road 7/441 and Atlantic Avenue, some of our Agricultural Reserve communities are experiencing traffic backups, speeding, and long wait times at the intersection for left and U-turns. The Alliance contacted the Florida Department of Transportation (DOT), Palm Beach County Traffic Engineering, and our District 4 Sheriff's office.



Captain Sandt responded immediately and thanks to coordination with PBSO Road Patrol and Motor Unit, there has been an increased law enforcement presence in the area and speed trailers collecting data and alerting motorists of the speed limit. County engineering lengthened the timing of the north bound left turn signal during off-peak and peak hours. Further, the Florida DOT is evaluating the need for more signage to allow for better access and safer movement along the corridor for Dakota residents.

Tuscan Gardens Update:

The Alliance continues to attend County Zoning meetings to support member community Aspen Ridge. The hearing for the application for Phase 2 of Tuscan Gardens, a congregate living facility located on Sims Road, has been postponed twice so that the developer could meet the obligations set forth in the conditions for Phase 1. Talks are ongoing between the community and the developer. At the June 3, 2021 meeting, the Zoning Commission approved the Phase 2 application. The Alliance will be attending the June 24, 2021 Board of County Commissioners Zoning meeting to continue supporting Aspen Ridge, a beautiful community of single family homes in the heart of Delray Beach.

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How the County is Using Covid Stimulus Money

The C.A.R.E.S. (Coronavirus Aid, Relief, & Economic Security) Act provided 262 million dollars to Palm Beach County and it has already earned 1.8 million dollars in interest. The money has been used to support many initiatives. 78.4 million dollars were distributed to more than five thousand businesses as a "Restart Business Grant" to fund leases, mortgages, payments, inventory, salaries and personal protection equipment (PPE). 25 million dollars were spent for housing rental and utility assistance. There were 2200 applications received and eligible homeowners received up to six months mortgage payments (not to exceed Ten thousand dollars). Emergency food distribution included 100-150 thousand pounds per week of food delivery to the Food Bank. There was direct assistance to Boca Helping Hands and 2.3 million dollars supported drive-through feeding sites as well as 5.6 million dollars allotted to support "grab & go" home delivered meals for seniors. 14 million dollars were used to assist families and individuals with a "pre-paid card." Thirteen thousand cards were issued. 15 million dollars were spent to expand WiFi to all seventeen County libraries and extend it to 98 schools. Over 400 miles of additional fiber and 2000 telephone poles were installed (1000 donated by Florida Power & Light). One million masks were purchased for first responders and PPE's for the Supervisor of Elections. General Government expenses were also included.

Now, with the America Rescue Plan Act, Palm Beach County is estimated to receive 290.7 million dollars that must be spent by December 31, 2024. Eligible uses include COVID response or negative economic impact, response to workers performing essential work, and investments in water, sewer, or broadband. Potential uses of this money also include housing, behavioral health, homelessness, food, septic & sewer, storm water, not for profits, business grants, and PPE's.

Elite Orthopaedic Care Takes The Delray Medical



Matthew Hepler, MD

Mirysa Colon-Martinez,

William Toole, MD Grace Yousef,

Rick Demetrius, OTD,

Jamila Thomas, PT,

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ALLIANCE MEETING SUMMARY June 2, 2021

Alliance of Delray Executive Vice President Lori Vinikoor opened the Zoom meeting at 10 AM. She announced that starting in September the meetings will be held in person at the South County Civic Center. Lori was pleased to announce that the Alliance will celebrate its Silver Jubilee (25 years) Anniversary in the coming season. Lori informed the audience that Delray Townhomes has withdrawn its application to increase density. This prevents the Barwick area member homes from being subject to a greater traffic impact. However, the application to build another hospital in the Agricultural Reserve, which the Alliance opposes, is going to the Zoning Commission.

PBC Sheriff's Office Captain Rob Sandt cited the continuing incidents of speeding, aggressive driving, and road rage are increasing. Also, scams, particularly against senior citizens, are on the rise. Monetary losses have totaled about \$650,000. Do not purchase prepaid debit or gift cards.

Fire Rescue Chief Tony Tozzi reported that call numbers are high, especially because of an increase in brush fires. He then introduced his replacement, the new Fire Rescue Chief Pete Hund. Chief Hund is a 22 year veteran of the department.

State Senator Lori Berman stated that there are a number of divisive issues in the State legislature. However, she sponsored the Purple Alert. This alerts the public to be aware of a developmentally disabled adult, aged 20 to 60, who may be in trouble. She reminded the group about the sales tax exemption on school supplies for all. She was pleased to announce that there is a robust state budget in place, and Palm Beach County will get a significant share.

Emily Slosberg, State Representative, reported that disaster preparedness is tax exempt. In light of the disastrous crash in Boca Raton that killed many teenagers she proposed that greater traffic safety education and awareness in schools are needed.

Vice Mayor of PBC Bob Weinroth stated that increased vaccinations are enabling a return to normalcy. Also, funding is allowing for local improvements.

PBC Commissioner Maria Sachs praised County Administrator Verdenia Baker for her handling of the county during the pandemic. She mentioned that Kings Point was selected to be the first mass area vaccination site in Florida. It was available to Kings Point residents as well as the neighboring communities. She supports efforts to preserve the Ag Reserve. Infrastructure must be built before any development begins.

Verdenia Baker provided much information to the audience. Most businesses in the area remained open during the pandemic. Care is still necessary. Both people and businesses are moving to Palm Beach County. The CARES Act Fund provided a substantial amount to Palm Beach County, which led to grants to businesses, food and housing assistance, and help to needy seniors. It also provided funds for extended wi-fi coverage to schools, county libraries, and Boys and Girls Clubs, to name just a few. There are many agencies and non-profit organizations helping children and seniors. The American Rescue Plan Act provided Palm Beach County with over \$290 million for 1. Covid response 2. Essential public employees 3. Lost revenue 4. Investment in water, sewers, and/or broadband services.

The next meeting of the Alliance will be on July 7. Topic: South Florida Proton Therapy Institute. Tim Williams, M.D. will be speaking. Meeting was adjourned at 11:07 AM.

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

Delray Beach Summer Green Market

The Green Market took a break for the Memorial Day weekend then re-opened the following Saturday with the "Summer Green Market" which will run each Saturday from 9 AM to 1 PM through July 31, 2021.

There is a light at the end of this pandemic. Delray Beach is thriving. What will be remembered as marking the beginning of the end of the isolation is the kickoff Jimmy Buffet concert series. Delray Beach was chosen for the Margaritaville atmosphere and the really cool residents. A few hundred audience members purchased tickets for pods that were separated by fencing to provide social distancing.



Delray Beach: The Place Jimmy Buffet Chose

There were many Parrot Heads (Buffet fans) and Parakeets (child Buffet fans) outside of the tall mesh fencing which surrounded the concert. The music could be heard in the nearby alleys and on the Avenue. Outside diners at Cabana El Rey located at Atlantic and NE First Avenue enjoyed the live music. Although there are no other concerts scheduled at this time, there is an ongoing event at the Cornell Art Museum located at 51 N. Swinton Avenue in Old School Square. The "See Art, Be Happy" exhibition features contemporary art and immersive installations. The works can be viewed from 12-5 Thursday through Sunday. For more information, go to <https://oldschoolsquare.org>.

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Here's Another Local Cultural Activity

Looking toward the light at the end of the pandemic, the Arts Warehouse is coming alive again with some social distancing and other precautions. The 15000 square foot rehabilitated warehouse touted as an arts incubator, gallery, and studios, opened in late 2017. It is located on Artist Alley in Pineapple Grove at 313 NE Third Street. There will be a special event "Art Walk" scheduled for July 2, 2021 from 6-9 PM. For more information on hours of operation go to <https://artswarehouse.org>

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Alliance Again Assists a Member Community!

Big Win for Alliance Member Barwick Ranch HOA!

Delray Townhomes withdrew their application. It would have tremendously increased the residential development density and traffic east of Military Trail.

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**Phone Squad Members Please Contact Norma Arnold
at 561-496-3226**

ALLIANCE OF DELRAY 5 JULY 2021



How can we help?

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Say “No” to Legent!

The Alliance will be attending the July Zoning Commission meeting where the application for this micro hospital is expected to be heard. The Alliance of Delray strongly opposes the Legent Delray Beach application. The plan represents a significant departure from the current Agricultural Reserve Objective and Policies in the Comprehensive Plan that was reaffirmed by the Board of County Commissioners in 2016. You have the opportunity to make a difference and help cease this project. Let your voice be heard by submitting your comments at the upcoming Palm Beach County Zoning Commission Hearing. Go to www.saynotolegent.com.

Reasons to oppose:

1. This project is not consistent with the Comprehensive Plan.

“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”.

The proposed micro hospital with specialty elective procedures will have a regional draw that far exceeds the local demand of the farm worker community, existing and future residents.

2. This project is in conflict with the purpose and intent of the Code.

“The project must demonstrate that it exceeds minimum requirements in the ULDC and in the event of a conflict between the project’s development standards or design guidelines and the existing ULDC requirements, the more restrictive requirement shall prevail.”

3. The existing commercial site is limited to a .10 FAR. With the zoning change to MUPD, a .20 FAR would be allowed. The applicant is attempting to develop a project containing a .35 FAR thereby exceeding the ULDC guidelines.

The proposed use is not compatible with the uses and character of the Agricultural Reserve Tier.

The relative proximity of the proposed hospital to the Bethesda West Hospital which exists in the same Agricultural Tier will not allow both institutions to co-exist in a stable fashion over time. The proposed hospital project would directly or indirectly negatively impact the existing hospital. Further, the needs of the farm workers and residents and future residents are already met with a saturation of new medical emergency clinics along the Atlantic Avenue and Boynton Beach Boulevard corridors and the Mission Medical Center in Our Lady Queen of Peace and Caridad Center.

4. The proposed change in zoning would not further the Goals, Objectives, and Policies of the Plan.

The application does not present a logical, orderly, or timely development pattern.

The development patterns of the Atlantic Avenue corridor include the Delray Marketplace and a mix of residential, neighborhood commercial including restaurants. The industrial land is beginning to be developed with services that benefit the local residents including repair shops and storage, several gas stations, dental and urgent care centers. There is already a hospital serving the Agricultural Reserve minutes away on Boynton Beach Blvd. and 441. Further, the Delray Medical Center, a Trauma 1 hospital, is also minutes away and is well equipped to address all surgical, especially orthopedic, needs.

The application does not meet the criteria for adequate public facilities.

5. The delay in widening of Atlantic Avenue from Lyons Road to State Road 7/441 is of great concern to the residents of the Agricultural Reserve and further justifies a denial of rezoning for more commercial intensity at this time. Further, the existing CRALLS at the Turnpike and Atlantic Avenue and the delay in widening of the Avenue from east of Lyons to Jog Road until the end of the decade are overwhelming motorists. The rezoning is inappropriate at this time.

6. The proposed rezoning and Class A Conditional Use applications are illogical and not timely; the applicant is too late to propose a hospital in an area already abundantly served by the medical and surgical facilities existing in the Agricultural Reserve and Urban Suburban Tiers.

There are no changed site conditions or circumstances that could justify a zoning change.

“Subsequent to the completion of the Master Plan (dated October 2000), the Tier has largely been developed as anticipated and the home of 25,000 residents. Most recently, the Agricultural Reserve was the subject of a year-long “Roundtable” process directed by the Board of County Commissioners (BCC) to consider changes to policies in the Tier.”

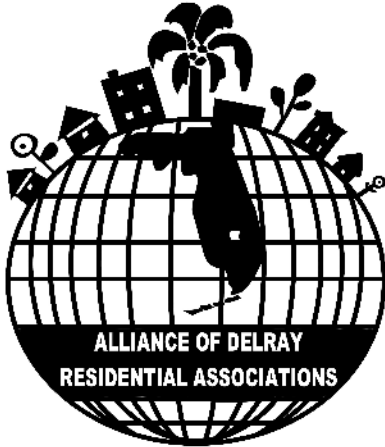
The applicant has not provided an adequate justification for a rezoning to MUPD to allow a hospital with a .35 FAR greater than is allowed in an MUPD in the Agricultural Reserve. Nor has the applicant demonstrated that the current zoning is inappropriate.

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

TO:

Alliance of Delray Residential Associations, Inc

Meeting Reminder

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