

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

August 2021 issue of The Alliance Connection

In-Person Meeting

Wednesday September 1, 2021 9:30 AM

Looking Forward to the 2022 Legislative Session

Panelists include Sen. Berman, Rep. Skidmore, Rep. Slosberg

Plus...Get up Close to a Therapy K9 Dog from PBSO

And, Updates from PBSO, PBCFR, and our Elected Officials

Location: South County Civic Center 16700 Jog Rd, Delray Beach, FL 33446

Doors Open 9 AM Meeting Begins 9:30 AM

Bagels and Coffee/Tea

The Public is Welcome

Alliance phone: 561-495-4694



**Attend the September Meeting
For the Opportunity to Get Up Close to a
Therapy K9**

A therapy K9 is used to give care, compassion and love to someone in distress, typically a victim or a witness who suffered a traumatic experience. The Palm beach County Sheriff's Office (PBSO) Therapy K9s get special training to be compassionate animals and provide support.

On July 14, 2021 three new K9 Therapy teams were sworn in to serve. K9 Daya and her handler Deputy Bill Feaman (pictured) was one of the teams sworn in.

PBSO K9 Therapy teams have received over 400 hours of training at Paws & Strips College in Brevard, Florida.

OFFICERS AND DIRECTORS OF THE ALLIANCE

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

Legal Counsel: Joshua Gerstin

First Workshop Held for Widening of Atlantic Avenue

On Tuesday June 29, 2021 an in-person Alternatives Public Workshop for the widening of Atlantic Avenue from Florida's Turnpike to Jog Road was held at the Hagen Ranch Road Branch Library. This meeting was preceded by an online workshop the evening before.

Many residents from the Alliance Membership attended to learn about the Project Development and Environment (PD&E) Study for this 1.8 mile segment of roadway. A PD&E study is the Florida Department of Transportation's (FDOT) process to evaluate the social, economic, and environmental impacts associated with a planned transportation improvement project. Attendees to the workshop including Commissioner Maria Sachs (see photo) provided input and commented on transportation improvement alternatives the FDOT has developed up to this point in the study.

The open-house format of the workshop provided displays with Design Year 2045 traffic projections and Levels-of-Service measuring vehicle delay and speed reflecting the relative ease of traffic from "free-flow" to "highly congested."

Alternatives for the Atlantic Avenue Mainline include a "best fit" alignment and a "south" alignment for the proposed six lane divided roadway with four foot bicycle lanes and extra-wide sidewalk. The Palm Beach Transportation Planning Agency Master Comprehensive Bicycle Transportation Plan (MCBTP) includes bicycle facilities improvement recommendations throughout Palm Beach County and designates Atlantic Avenue as a "Priority Corridor." Also included in the project will be an evaluation of stormwater management facilities along the corridor.

There is also a third "no build" (no construction) alternative which would include currently planned and programmed improvements and will be compared against the "build" alternatives.

A public hearing will be held with a tentative date of November or December 2021. The PD&E study is expected to be completed in June 2022. More information regarding this project is available on the DOT website at www.fdot.gov/projects/atlanticaavepde



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What is a COPCN?

Florida Statute Ch. 401.25 authorizes Palm Beach County (PBC) to issue Certificates of Public Convenience and Necessity or COPCNs. A COPCN is a certificate deeming it to be in the public convenience and necessity for an Emergency Medical Provider to operate within confines of the County. The PBC Emergency Medical Services (EMS) Ordinance provides standards for issuing COPCNs. The COPCN is issued to a secondary provider for ALS (Advanced Life Support) medical monitoring and BLS (Basic Life Support) medical monitoring. ALS and BLS Transports are not to be confused with Non Emergency Medical Transports (NEMTs). The Emergency Medical Provider would provide secondary ALS transport and ALS/BLS inter-facility transport services.

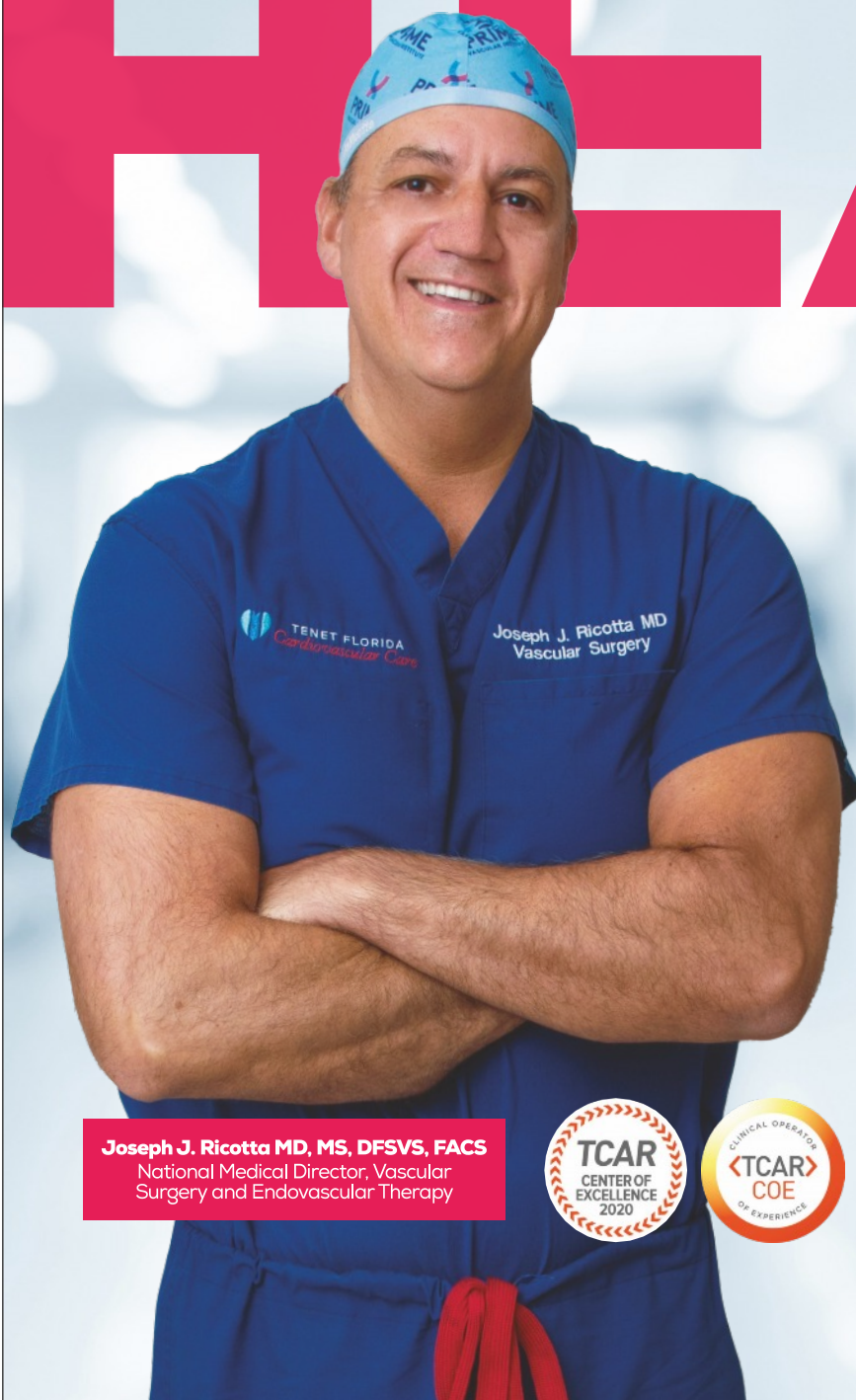
Applications for Secondary Provider COPCN's are issued every six years for a six year term.

(Continued on Page 4)

ALLIANCE OF DELRAY 2 AUGUST 2021

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For the past 20 years, American Medical Response (AMR) and Medics Ambulance Service have been the recipients of the secondary COPCNs in Palm Beach County providing secondary ALS transport and ALS/BLS inter-facility transport services which expired June 30, 2021.

From a survey of 260 assisted living and nursing homes and 15 hospitals that are users of secondary provider services, the majority did not find the need for more private ambulance providers and would not replace their current provider. Further, they find that some needs may not always be met, but still do not want to replace or have more ambulance providers.

The Health Care District has agreed to take on transport in the Belle Glade area which will create more availability of the other service providers. Further, PBC Fire Rescue is working with the current secondary service providers on strategic planning for BLS services.

At its June 15, 2021 meeting, the Board of County Commissioners agreed with the Alliance's suggestion to issue COPCN's to AMR and Medics and the Health Care District.

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ALLIANCE MEETING SUMMARY July 7, 2021

The Zoom meeting was begun by Executive Vice President Lori Vinikoor at 10 am. She informed the group of a public meeting held by the Department of Transportation she attended regarding the expansion of Atlantic Avenue and pointed out several of our community leaders who attended. Alliance emails will provide more information on future public meeting locations and times regarding the expansion of Atlantic Avenue. Additionally, she announced that this would (hopefully) be the last Zoom meeting; the next meeting, on September 1, is planned to be in person at the South County Civic Center.

Sargeant Bolano of the PB Sheriff's Office, District 4, told the assemblage that the Graffiti Eradication Unit is working to eliminate the unsightly work, and to apprehend the people responsible for it. He also urged the group to accept only telephone calls with Caller Identification Authentication.

Fire Rescue Chief Pete Hund said that June had been a busy month. PBC sent 30 firefighters and rescue personnel to Surfside to help with the search and rescue efforts. Additionally, members were urged to prepare now for possible hurricanes.

Tina Polsky, State Senator, stated that there are several lawsuits pertaining to the Seminole Tribe's betting status. Also, a budget of \$100 million was approved by the state.

State Representative Kelly Skidmore announced that on July 12 a districtwide dialog will be held on Zoom concerning Women's Health issues.

Emily Slosberg, State Representative, reminded the group that as of July 1 state laws again became effective. Discussing the Surfside tragedy, Rep. Slosberg said that condo building inspections need statewide regulations as well as providing assistance to condo boards.

PB County Commission Vice Mayor Bob Weinroth announced that recertification plans are going forward. Additionally, he feels that 40 years is too long a period to wait between inspections for condo buildings.

Dr. Tim Williams of the South Florida Proton Therapy Institute was the next speaker. He explained the strides that cancer therapies have made in the last hundred years or so. Proton therapy is available at the Delray Medical Center. It is able to target many cancers and provide safe, high dose radiation without harming adjacent healthy tissue and no side effects. The delivery of the proton therapy machine, weighing many tons, from Germany to Delray Beach, required special machinery and much advance planning to transport the equipment.

The next meeting of the Alliance will be in person at the South County Civic Center on September 1 at 9:30 am. Doors will open at 9. Meeting was adjourned at 11:05.

Submitted by Carol Klausner, Director
Alliance of Delray Residential Associations

What is ERM Up to in the Agricultural Reserve?

Palm Beach County's Environmental Resources Management (ERM) has projects underway to protect, preserve, and enhance the land and water resources of Palm Beach County. In 1991 and 1999, voters approved a total of \$250 million in bond funds for the purchase of lands for conservation purposes. ERM manages more than 31,000 acres of these conservation lands that are the County's last wild places open sunrise to sunset and are free for all to enjoy passive, nature-based activities such as hiking, bird watching, and environmental education.

There is restoration going on in the Agricultural Reserve. There is a 196-acre mosaic upland and wetland ecosystem which is part of the Agricultural Reserve in Palm Beach County. The Ag Reserve was delineated by Palm Beach County in an effort to preserve unique farmland and wetlands thus enhancing agricultural activity, environmental and water resources, and open space. The area is adjacent to the South Florida Water Management's 3,335-acre Strazzula Wetlands - a key project under the Central Everglades Restoration Project. Features include Cypress domes and a 40-acre freshwater lake. Native South Florida Plants include swamp rosemallow, bandana-of-the-Everglades, bushy bluestem, and skyflower. Native South Florida animals include bald eagle, great horned owl, chuck-will's-widow, eastern wood-pewee, pileated woodpecker, bobcat, and the Florida Sandhill Crane (see photo). At this time, public access is not allowed due to hazards such as deep lakes, unsafe shoulders, and operation of heavy equipment during site restoration activities.



There are other exciting natural areas that can be visited at this time. ERM hosted four sea turtle walks in June authorized by the Florida Fish and Wildlife Conservation Commission. ERM's sea turtle conservation efforts provide the unique opportunity to witness a nesting female loggerhead sea turtle. Go to the ERM website at www.pbcgov.com/erm for more information .

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Dedication of Garden at the Delray Medical Center

Long time Delray Medical Center volunteer Charles Carroll would have turned 108 this year. On June 25, 2021 the ribbon was cut on the Charles Carroll Serenity Garden located near the front entrance of the hospital. Photo: Maggie Gill, CEO of Delray Medical Center cutting the ribbon with Charles Carroll's daughter, Judith Carroll Stern.





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Zoning Commission Vote Impacts the Agricultural Reserve

On Thursday July 22, 2021 the Board of County Commissioners sitting as the Zoning Commission voted to approve an Orthopedic Hospital in the Agricultural Reserve that will act as a regional draw for orthopedic and spinal patients.

The location of the future two-story Orthopedic and Spine Center and medical offices is the northeast corner of Smith Sundry Road and Atlantic Avenue.

This Zoning Commission vote will impact the future build-out of the Agricultural Reserve. The 11.25 acre parcel was the site of a nursery and had a land use change several years ago which allowed 91,100 square feet of commercial space. Since there is already a hospital in the Agricultural Reserve (Bethesda West), it was expected that the space would be used for other neighborhood services for the residents, future residents, and farm workers of the Tier as is dictated by the Master Plan of the Agricultural Reserve. Now, that will not happen on this site. Further, because the project includes a hospital, the Floor-to-Area ratio of this medical campus is allowed to be greater than a commercial retail development and brings the total square footage of development to 120,000 square feet. This creates a greater footprint on the land which was also not anticipated.

Alliance communities will need to be prepared for future development applications to request an increase in the commercial cap in the Agricultural Reserve in order to fill the 91,100 square foot void for commercial low retail and neighborhood uses which was created. Residents have expressed the need for local daycare and private pre-school facilities, dry cleaners, coffee shops, tack stores, deli & sandwich shops, and barber & beauty shops. There are some upscale communities being built in the Agricultural Reserve and rather than washing their cars three times a week using water resources and contaminating ground water with road residue, residents would like to take their cars to a state-of-the-art water-conserving/recycling car wash. A car wash was planned for the WaWa site at 441 & Atlantic, however, after designing the site with some retail and a large drainage area, that was abandoned and now developers are looking at other sites along Atlantic Avenue for this use.

This project opens the door for other boutique hospitals to be built in the Agricultural Reserve. Keeping in mind that hospitals are allowed a larger Floor-to-Area ratio, this can lead to larger footprints of development and less open space and more traffic within the tier.

It is essential that Atlantic Avenue is widened sooner than mid-decade between Lyons Road and State Road 7/441. Further, the section of Atlantic Avenue between Lyons Road and Jog Road must be completed sooner than the end of the decade. The infrastructure needs to catch up to the development. However, Florida Statute's "proportionate share" language prevents our elected officials from creating any moratorium on building or denying a development application if road improvements have not yet been made. Here is Florida Statute 163.3180:

163.3180 Concurrency.—

5. (h)1.(c)

Allow an applicant for a development-of-regional-impact development order, development agreement, rezoning, or other land use development permit to satisfy the transportation concurrency requirements of the local comprehensive plan, the local government's concurrency management system, and s. 380.06, when applicable, if:

(I) The applicant in good faith offers to enter into a binding agreement to pay for or construct its proportionate share of required improvements in a manner consistent with this subsection.

(II) The proportionate-share contribution or construction is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility. A local government may accept contributions from multiple applicants for a planned improvement if it maintains contributions in a separate account designated for that purpose.

5.(i)...Any alternative mobility funding system adopted may not be used to deny, time, or phase an application for site plan approval, plat approval, final subdivision approval, building permits, or the functional equivalent of such approvals provided that the developer agrees to pay for the development's identified transportation impacts via the funding mechanism implemented by the local government...

The Alliance will be facing many challenges in the coming months with the increased number of applications for amendments to the County's Comprehensive Plan and Unified Land Development Code. We will take each issue as brought forth and include our communities, especially those most impacted by these proposed changes, so that their voices will be heard.

All those who receive this newsletter are community leaders. When requested please respond to Alliance surveys or express your opinion. Pro or con, your email will be included in correspondence to our government officials. Email: allianceofdelray@bellsouth.net

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:

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