

Alliance of Delray Residential Associations, Inc.

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

Applying Resilience Thinking to Our Natural Resources

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September 2021 issue of The Alliance Connection

ZOOM MEETING

to Protect Our Membership

Due to COVID Uptick with Delta Variant We Cannot Meet in Person

HERE IS THE LINK TO

Wednesday September 1, 2021 10 AM

Link: <https://us02web.zoom.us/j/84413479104>

Topic

Looking Forward to the 2022 Legislative Session

Panelists include Sen. Lori Berman, Rep. Kelly Skidmore,

Rep. Emily Slosberg,

Victoria Nowlan, Exec. Dir. PBC Legislative Delegation &

Ed Chase, PBC Director of Intergovernmental Affairs

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

Go to www.allianceofdelray.com for phone-in instructions

Submit your questions for the panelists at the

September meeting to

allianceofdelray@bellsouth.net

Or

Do you think “There Ought to be a Law?”

E mail your thoughts to

allianceofdelray@bellsouth.net

and our elected officials will hear your voice.



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ALLIANCE OF DELRAY 1 SEPTEMBER 2021

Agricultural Reserve Update

Big Win for Alliance Communities at the BCC 7/28/21



Sunflower Nursery: County Commissioners voted YES to allow landscaping services to continue on the parcel so *this parcel will continue in agriculture*. Location: near the southwest corner of Atlantic Avenue and State Road 7/441. Conditions include development of the site under the industrial future land use designation excluding heavy industrial uses and commercial uses limited to landscape service, self-service storage, and accessory uses.



All Seasons CLF: County Commissioners voted YES to transmit the amendment to allow for a proposed congregate living facility *that will require preserve area acreage*. Location: northeast corner of Linton Boulevard and Lyons Road. Conditions of approval include requiring preserve area acreages. Staff also recommended limitations for location of the institutional/congregate living facility land use to the Lyons Road corridor.



Lake Worth Drainage District (LWDD) Agricultural Reserve Preserve Areas: County Commissioners agreed with Staff's language which closes the "legal loophole" in the comprehensive plan and "locks the door" on the additional units in the Ag Reserve from the sale of LWDD canal rights of way. This was the result of the Alliance, at the May 5, 2021 BCC meeting, asking the question "what is the finite number of units that could be added if more LWDD land were to be sold, i.e. where is the end?" *This is the end and the Alliance assisted with this.*

#####



Alliance Continues Philanthropic Initiatives Throughout the Pandemic

The Alliance of Delray met with the new principal of Orchard View elementary School Danielle Garcia to provide supplies to carry the students and staff through this pandemic.

Pictured are vice presidents of the Alliance Norma Arnold (left of the cart) and Arnie Katz (right of the cart) and principal Garcia to the right of VP Katz.

Advanced Heart Care Takes the Delray Medical Center Team

HEART



Jean-Pierre Awaida, MD
Medical Director of the
Cardiac Cath Lab

Jeffrey Newman, MD
Medical Director of
Cardiothoracic Surgery

Brijeshwar Maini, MD, FACC
National and Florida Medical Director
of Cardiology Tenet Healthcare

Eric H. Lieberman, MD, FACC
National and Regional Medical Director
of Cardiology Tenet Healthcare

**Jonathan J. Vafai, MD,
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House Bill 59 Brings Property Rights Element to County Comprehensive Plan

The purpose of the Property Rights Element is to implement requirements of House Bill 59, signed by the Governor on June 28, 2021. The bill modified Chapter 163.3177, Florida Statutes (F.S.), to require local government comprehensive plans to contain a Property Rights Element. The purpose of the Element, per Chapter 163.3177(i), is to identify property rights that shall be considered in local decision-making.

It is the goal of Palm Beach County to respect judicially acknowledged and constitutionally protected private property rights. These are the amendments to the comprehensive plan that will be voted on by the County Commissioners:

- **Property Rights:** the County shall consider property rights during local decision-making processes.
- **Policy 1.1-a:** The right of a property owner to physically possess and control his or her interest in the property, including easements, leases, or mineral rights.
- **Policy 1.1-b:** The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- **Policy 1.1-c:** The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- **Policy 1.1-d:** The right of a property owner to dispose of his or her property through sale or gift.

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South County Mental Health Center Purchases Belle Glade Campus



The South County Mental Health Center (SCMHC) Delray campus is located on Military Trail just south of Linton Boulevard. The SCMHC delivers high quality behavioral health and substance abuse care to people of all ages and incomes in Palm Beach County.

The SCMHC is a state-chartered, nonprofit health care organization in operation in Florida since 1974. As such, its depends on local support to continue to make a difference in the lives of adults, children, and families in our communities.

Since the closing of the Jerome Golden Center for Behavioral Health, the SCMHC has been servicing the Belle Glade area with Crisis Stabilization and Mobile Response for mental health/behavioral emergencies. The purchase of the campus was completed in early August. The 1.4 acre site located at 808 NW Avenue D in Belle Glade includes two buildings with a total of 13,376 square feet.

The SCMHC employs more than 300 in a wide range of health care roles. These include psychiatrists, psychologists, social workers, nurses, mental health counselors, marriage and family therapists, activities therapists, mental health technicians, and administrative support professionals.

The SCMHC staff provides behavioral health care for more than 5,000 clients each year and receives 400 requests for emergency and nonemergency services each month.

Phone Number for SCMHC: 561-495-0522 Website: <https://www.scmhcinc.org>

Applications of Interest in the Agricultural Reserve

Las Farms Landscape FLUA Amendment (LGA 2022-001). The site is located on the west side of State Road 7, approx. ½ mile north of Boynton Beach Boulevard.

This private future land use amendment was submitted in May 2021.

- This is a privately proposed future land use change for 6.95 acres of land to change from the Agricultural Reserve (AGR) future land use designation to Industrial with an underlying AGR (IND/AGR) in order to develop Industrial uses, maximum potential up to .45 floor area ratio (136,234 square feet).
- This amendment does not require a text amendment to the Comprehensive Plan in order to be processed. Industrial future land use is allowed within the Ag Reserve Tier; however, there is no policy language directing this designation as the final Master Plan did not envision additional Industrial land use in the Tier.

Lake Worth Drainage District (LWDD) AGR-PUD Preserve Areas. This County initiated text amendment to the Comprehensive Plan was initiated by the BCC on May 5, 2021.

- This amendment will clarify language related to LWDD owned lands utilized as canals as Agricultural Reserve Planned Development Preserve Areas.
- The BCC approved the item for transmittal at the BCC Hearing July 28th. At this time the adoption hearing is not scheduled. The amendment may come back for adoption on November 3rd or at another date with the associated ULDC language.

All Seasons FLUA & Text Amendment (LGA 2021-009). This is a privately proposed Comprehensive Plan text and future land use amendment. This request has been presented previously to the BCC (known as Poet's Walk), and the BCC has already initiated the text amendment. Consequently, the FLUA application has been accepted and public hearings will proceed with both requests together.

- The future land use amendment is a request to change 9.73 acres of land from the Agricultural Reserve (AGR) future land use designation to Institutional & Public Facilities with an underlying Congregate Living Residential (INST/CLR), with an offsite preserve area of 5 acres that will retain AGR future land use. The amendment proposes to incorporate a small preserve on the main parcel as well. The site is located on the east side of Lyons, north of Linton Blvd.
- The text amendment is requesting to allow the Congregate Living Residential (CLR) future land use designation in the Agricultural Reserve Tier with a density of 8 units per acre for congregate living facilities, limited to Lyons Road between Atlantic Avenue and Linton Boulevard, and subject to a preserve area requirement.

Reserve at Atlantic. This private text and FLUA amendment was initiated by the BCC on May 5th, and will not proceed to hearings until after the BCC Ag Reserve Workshop.

- The future land use amendment proposes to align Half Mile Road with Smith Sundry Road, with 5 acres of Industrial future land use west of the intersection, and the remaining 35 acres with AGR future land use subject to conditions of approval related to the proposed text amendment. The request proposes up to 85,000 square feet of self-storage on the Industrial portion and up to 520 residential units and day care on the residential portion with an offsite 60% preserve area. The 39.77 acre subject site is located on the south side of Atlantic Avenue, east of Half Mile Road.
- The text amendment is requesting a new policy for a new Planned Development option that would allow residential density up to 8 units per acre gross, clustered onto a 40% development area for a net density of approximately 14 units per acre, subject to the current 60/40 preserve area requirements, but with a reduced project area, and subject to a minimum percentage of **workforce housing to be built onsite**.

CONTINUED ON PAGE 7



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Star Key Industrial Park FLUA Amendment (LGA 2021-015). This is a privately proposed future land use change for 50.99 acres of land to change from the Agricultural Reserve (AGR) future land use designation to Industrial with an underlying AGR (IND/AGR) in order to develop Industrial uses, maximum potential up to .45 floor area ratio (999,506 square feet). The site is located on the north side of Atlantic Avenue, between Starkey Road and the Turnpike.

- This amendment does not require a text amendment to the Comprehensive Plan in order to be processed. Industrial future land use is allowed within the Ag Reserve Tier; however, there is no policy language directing this designation as the final Master Plan did not envision additional Industrial land use in the Tier.

Atlantic Commercial and Self-Storage FLUA Amendment (LGA 2022-004). This private future land use amendment was submitted in May 2021.

- This is a privately proposed future land use change for 9.89 acres of land to change from the Agricultural Reserve (AGR) future land use designation to Commercial Low with an underlying Industrial (CL/IND) in order to develop up to commercial and industrial uses. The site is located south of Atlantic Avenue and east of Lyons Road
- A text amendment is not needed since the proposal will not exceed the commercial cap. This amendment will modify two prior commercial approvals to transfer the un-utilized commercial square footage to an additional commercial parcel.
- The zoning applications consist of removing the 9.89 acre site as an AGR-PUD/Preserve area from Sussman AGR PUD (DOA/PDD-2021-1373), and establishing a Multiple Use Planned Development by Zoning application (PDD/CA/W-2021-01361). The applications are not yet sufficient but proposes 99,459 square feet of self-storage, 9,100 square feet of commercial retail and a 3,339 square foot car wash.

Atlantic Avenue Medical (LGA 2021-008). The BCC transmitted the request for Commercial Low Office on January 25, 2021. The site is located on the north side of Atlantic Avenue, west of the Delray Marketplace.

- The two zoning applications consist of removal from this land area as a preserve in Delray Marketplace TMD (TDD/DOA-2020-1444) and establishing the commercial office use through Atlantic Avenue Medical (Z/CA-2020-1445).

Sunflower Light Industrial The BCC adopted the FLUA amendment on July 28th for Industrial future land use with conditions limiting the types of uses allowed on the site. The site is located on the west side of State Road 7, approximately 0.27 miles south of Atlantic Avenue.

- The Zoning application (Z-2021-166) is for Light Industrial (IL) zoning.

Whitworth PUD The site is located on Lyons Road, south of Boynton Beach Boulevard.

- The Zoning application (PDD-2021-631) is requesting an AGR-PUD.

Monticello (DOA/PDD-2021-122), Swaney (Z-2021-120), Amestoy (Z-2021-121) The zoning applications proposed to remove land area from the Monticello PUD to rezone from AGR-PUD/Preserve to AGR, and to add LWDD canal right of way as preserve area.

- No FLUA amendment; however, these rezonings are associated with the LWDD text amendment.

Mountain Business Center (Young Property South) (PDD-2021-1322) The zoning application proposes to rezone the site from Light Industrial to Multiple Use Planned Development.

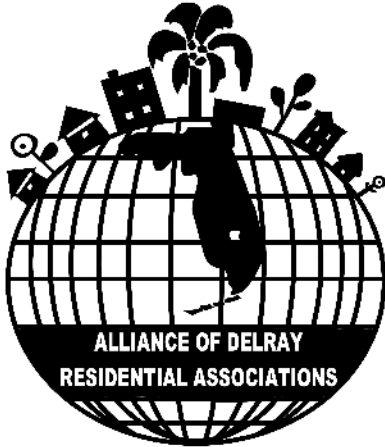
- No FLUA amendment. The site has had Industrial future land use since prior to the 1989 Comprehensive Plan and is located on the southeast corner of Atlantic Avenue and SR7.

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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