

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

November 2021 issue of The Alliance Connection

IN PERSON MEETING at the South County Civic Center

Wednesday November 3, 2021

Doors Open 9 AM Meeting Begins 9:30 AM

Palm Beach County Fire Rescue

presents

**An Overview of the Newest Procedures & Equipment
To Keep You and Your Community Safe**

plus

Meet PBSO's New Therapy Dogs

Get Up Close to these Wonderful Animals

plus

Updates from our Government & Elected Officials

Also

***You can pick up your Wellness Safety Kit at this meeting
compliments of the Alliance. We love our members!***



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 NOVEMBER 2021

Development Update

Atlantic Avenue is again facing development changes. Dunkin' Donuts, located at the corner of Atlantic Avenue and Legends Way within the Villages of Oriole Plaza, is proposing a complete remodeling. The developer is proposing to raze the entire restaurant, build a bit smaller establishment, and create a drive-through. See photo below.



Public Storage is again looking to build a storage facility along the corridor. Storage facilities are low traffic generators. This project appears to be less obtrusive and disturbing to neighboring communities than what has been proposed for the site over the last 20 years. The Alliance successfully discouraged fueling stations and fast food restaurants from being built on the site. The developer will be requesting a variance for maximum amount of square footage required. The proposed lot coverage is 29%. Code is 25% allowable. Public Storage has been meeting with the Alliance of Delray and the leadership of Waterways to make this project acceptable to the most impacted community. Concessions have been made in design (moving all vehicular traffic and parking to the front and not in the rear which is where the community clubhouse exists) and color pallet (much less of the signature “orange”) and increased landscape buffers (including vegetation that softens the look of the building).

A preliminary report has come in of another proposed storage facility, fueling station, and car wash on the currently struggling Big Apple Flea Market located between Sims Road and Military Trail on Atlantic Avenue.

The Alliance succeeded in discouraging the development of a nearly million square foot regional distribution center in the Agricultural Reserve. On September 20, 2021, Star Key Industrial withdrew the application for the facility that was proposed for the northwest corner of Florida’s Turnpike and Atlantic Avenue.

EXPANDED VISITOR ACCESS



**IN AN
EMERGENCY,
TAKE ME TO**



DELRAY
MEDICAL CENTER

PALM BEACH HEALTH NETWORK
5352 LINTON BLVD., DELRAY BEACH



- ◉ Level I Trauma Center
- ◉ Comprehensive Stroke Center
- ◉ Joint Commission – Certified Thrombectomy Capable Stroke Center
- ◉ Board-certified emergency medicine physicians
- ◉ Dedicated nurses certified in Advanced Cardiac Life Support and Pediatric Advanced Life Support
- ◉ South Florida's only TCAR Center of Excellence
- ◉ Pulmonary Embolism Response Team (PERT)

EXPANDED VISITOR ACCESS

We recognize the importance of having a loved one close by in times of uncertainty and are now allowing one visitor for patients in our ER, inpatient hospitalizations (restrictions may continue for intensive care and COVID units), surgical/medical procedures, and outpatient therapy. Our patients and their speedy recovery are our top priority. To learn more about how we are keeping you safe, visit delraymedicalctr.com.

For non-life threatening emergencies, you can

► **CHECK-IN ONLINE**

at delraymedicalctr.com and wait in the comfort of your home until your appointment time.

State Attorney Dave Aronberg's Opioid Think Tank Event

State Attorney Dave Aronberg (see photo right) held an Opioid Think Tank meeting on October 14, 2021. Leaders of the addiction recovery Industry attended. The program was hosted by FHE Health, a facility licensed by both the Department of Children and families and the Agency for Healthcare Administration.

The meeting began with Palm Beach County Mayor Dave Kerner providing an inspirational message on "making a difference with the opioid crisis" by bringing the State, Region, and Community together for this event. Mayor Kerner indicated the COVID 19 impact on opioid addiction with the financial and emotional stress on people. He stressed the need to hold manufacturers and distribution points accountable for the distribution line which has infiltrated into so many Communities.

State Attorney Aronberg continued with the effects COVID 19 had on addiction recovery. During the pandemic, the increased social isolation, fewer counseling sessions, fewer face-to-face meetings, and the increase in



Fentanyl which follows the oxycodone and Oxycontin epidemics all impacted the opioid crisis. Preventing the influx from China and southern borders and increasing the use of Narcan are two important issues that need to be addressed.

The Alliance of Delray was represented by Dr. Lori Vinikoor. There were two sessions for the day. The first, moderated by the State Attorney himself, focused on how we can work together as a region addressing the opioid crisis. The second session, moderated by Micah Robins from the Palm Beach County Behavioral Health Coalition and Chief Assistant State Attorney Alan Johnson (see photo left), focused on the lack of resources and how it affects local communities and law enforcement.

Housing for recovery is an essential part of combatting the opioid crisis. The State Attorney's Sober Home Task Force, now referred to as the State Attorney Addiction Recovery Task Force has created legislation over the past few years to protect recovery residence occupants.

If You are thinking about running for your Board of Directors or would like a refresher on the newest laws and rules for Condominium and Homeowner Associations, make your reservation now for this FREE course.

Alliance & Gerstin & Associates
Present this VIRTUAL (ZOOM)
HOA/COA Board Certification Course

Instructor: Joshua Gerstin, Esq.

Thursday December 2, 2021 6 PM

For a reservation and ZOOM

Contact Lori Vinikoor

allianceofdelray@bellsouth.net

or call or text her at 561-715-1530

Separate the myths from the facts.

**Farmers care.
About the land.
About the water.
About feeding you.**



Come see for yourself.
Take a free tour by emailing:
league@sugarcaneleague.org

Palm Beach County Solid Waste Authority Proposes New Ways to Generate Income

Palm Beach County's Solid Waste Authority (SWA) is proposing two new ways to generate income and increase the percentage of recycling.

What happens to garbage and recyclables after they leave a residence? They go to an award winning facility on the SWA's West Palm Beach campus located on Beeline Highway. Currently 74% of all waste brought to the SWA is recycled. Certain items still go into the landfill which are those man made mountains, called ziggurats, that can be seen off to the side of the Florida Turnpike. There are also two Renewable Energy Facilities (REF), referred to as REF 1 and REF 2, which waste industry officials from around the world visit in order to learn the most advanced treatments for disposal. REF 2 is a L.E.E.D. (Leadership in Energy and Environmental Design) building. A L.E.E.D. Building conserves energy and must meet specifications in order to be awarded the designation. In REF 1 and REF 2 high heat and steam are used to recycle waste. Recycling lengthens the life of landfills because waste is processed into ash and metals.

There are two new programs that will generate millions of dollars. One program is to further separate the metals from the ash and sell the metals which would generate around a million dollars per year. The ash could also be sold. The second program is to sell Renewable Energy Credits or "REC's." A REC is an accounting method for the environmental attributes of renewable energy. The SWA's REFs produce power from combusting solid waste. The SWA plans to register its RECs with certain companies that market them. RECs have a value that can be monetized. This can generate tens to hundreds of thousands of dollars in additional revenue and keep costs down for the public.

#####

County to Consider Amendments to Coastal Maps

Palm Beach County will be considering amendments to the Comprehensive Plan which would update the depiction and references to the Coastal High Hazard Areas. The Florida Division of Emergency Management (FDEM) has provided updated maps which will be used to update the Coastal Management Element and Map Series Coastal High Hazard Area Map.

Each local government is required by Florida Statute s.163.3177(6)(g), to include a Coastal Management Element in its Comprehensive Plan, which must include designation of the Coastal High Hazard Areas (CHHA). The CHHA are areas that lie below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The CHHA, as incorporated in the Palm Beach County Comprehensive Plan, specifically references the 2009 SLOSH model. This modeling effort has been updated, and a revised map has been provided by the FDEM for all local governments affected by the CHHA.

Local governments are required to address protection of human life, coastal resources, and public expenditures in the Coastal Management Element in the CHHA. The Palm Beach County Comprehensive Plan also includes policies prohibiting density increases in the CHHA, allowing only for development pursuant to the adopted future land use designation, with no opportunity to increase density through a future land use atlas amendment, or Transfer of Development Rights or Workforce Housing density bonuses.

Staff will review and analyze proposed amendments and any changes would be voted on by the Board of County Commissioners.

Currently there are three major unincorporated areas that have CHHA designated within them. One is north, adjacent to Martin County. The Jupiter area also contains these as well as portions of Delray Beach. Municipalities create their own maps so those CHHA are not depicted on Unincorporated Palm Beach County Maps.



How can we help?
Let's build a plan that works for you.



Increased Property Value
Your community's landscape drives the value of your homes and the reputation of your community. Partnering with the team that has the experience, expertise and resources to deliver to your expectations is key.

Local Presence
King's Point • Lexington Club
Azura HOA • Grande Orchid Estates

Michael Lashbrook

954 908 0645 • Michael.Lashbrook@brightview.com

www.brightview.com



Community
Association
Program

The 1st Choice in Security for Community Associations *Specializing in Bulk Agreements*

**24/7 Monitoring & Service with
Over 146 Years of Experience in Security**

**World Class, Concierge-style Customer Care
from our Dedicated Team**

954-290-7576 • 800-878-7806

www.adt.com/community-associations



State License EF 0001121



ASSOCIATION BANKING

Association Loans:*

- No Personal Guarantees
- No Liens Placed on Units
- Low Closing Costs
- Competitive Rates
- Lines of Credit to Fund
Wind Storm Deductibles
- Loans for Repairs and Improvements
- Insurance Premium Financing

Lockbox Services:

- Automatic Exception Processing
- Interest on Association NOW and
Money Market Accounts
- Complete Online Interface
- Online Payments Accepted

FIVE STAR BAUER RATING®

* All loans are subject to credit approval and property
eligibility restrictions.

Certain transaction fees, limitations and requirements
may apply. Refer to product terms and conditions or see
Bank for details.



Jennifer Olson, LCAM
VP ASSOCIATION SERVICES RELATIONSHIP MANAGER
561-209-7166 | jolson@my100bank.com
500 Australian Avenue | West Palm Beach, FL 33401

MY100BANK.COM
A Home BancShares Company



GERSTIN & ASSOCIATES
ATTORNEYS & COUNSELORS AT LAW

**Tired of not being able to get things done?
Does your Board of Directors want to be more effective?**

Contact us today for a free one hour governing document review.

Mention this ad when calling.

Telephone: (561)750-3456

Gerstin & Associates
Full Service Community Association Law Firm

ALLIANCE MEETING SUMMARY Oct. 6, 2021

Lori Vinikoor, Executive Vice President, opened the webinar meeting at 10:00 am. She announced that two storage facilities have been proposed for the Atlantic Avenue Corridor, one at the south east corner of the Florida Turnpike and Atlantic Avenue and the other near Military Trail and Atlantic Avenue. The Alliance will consider their feasibility and the impact they might have on the area.

PBC Sheriff's Office Captain Rob Sandt noted that the crime statistics show that crime was down, although some storage sheds have been broken into. The suspect was caught and charged. The latest scam is from Apple and/or Yahoo; it advises payment to 'Zell'. Don't do it! It is a scam.

Pete Hund, Fire Rescue Chief, said there has been an increase in vehicle accidents in the county. However, there was a noted decrease in accidents in the Kings Point area. Fire Safety Week begins on October 9 th .

State Senator Lori Berman announced that the Covid statistics are better in Palm Beach County than in many other Florida counties. Mandated redistricting is now in progress in Tallahassee. Also, the consideration of legislation to prevent another 'Surfside' tragedy is being studied. A bill effectively banning abortion is looming in the Florida legislature.

Emily Slosberg, State Representative, supported the Emergency First Responder Protection Act. She has sponsored a bill mandating cameras being placed on the long arm of school buses to help protect children from drivers who attempt to pass the buses while stopped.

PBC Commissioner Mack Bernard urged that although the numbers are decreasing it is important to receive your Covid19 shot.

Keynote speaker Michael Burke, the new superintendent of the Palm Beach County School system, addressed the Zoom audience. He discussed and explained the penny tax, which will be used for much-needed expansion, remodeling, construction, and modernization of schools. Although the pandemic has reduced the earnings of the sales tax, it has been recovering. The students can look forward to expedited classroom technology with an interactive flat panel in every classroom. He then took questions from the Zoom audience. (Note: Mr. Burke was confirmed Superintendent at the subsequent meeting of the PBC Board of Education.) The meeting was adjourned at 10:45 am.

The next meeting will be held in person on Wednesday, November 3 , 2021 at the South County Civic Center..

Submitted by Carol Klausner, Director, Alliance of Delray

#####

Alliance letter sent to Palm Beach County Administration regarding federal aid for COVID:

The Alliance has its finger on the pulse of the south County community, information sometimes slips through unnoticed except when the media picks up on it, then community leaders become informed. One epiphany comes from the Palm Beach Post article regarding federal COVID aid for a new golf course in Palm Beach Gardens.

The residents of western Delray Beach are suffering with increased traffic. Atlantic Avenue is still "teeny tiny" at its State Road 7/441 node, there is a CRALLS at the Turnpike, and folks are still waiting for expansion east to Jog Road.

As a result of the COVID pandemic, more part time residents are becoming full time residents and more development is proposed due to more people wanting to relocate to Delray Beach. Further, workforce housing is needed to serve new communities and the residents of those communities.

The Alliance of Delray is again reaching out to our government officials and the Transportation Planning Agency to expedite the expansion of Atlantic Avenue. Seeing a municipality utilizing more than 2 million dollars of federal funding to build a golf course for a few jobs when other County communities are suffering with congested roadways and increasingly dangerous intersections is profoundly unsettling.

The Alliance has faith in County government officials that the federal COVID aid is being channeled to the appropriate necessary areas but the Alliance submits that the expansion of Atlantic Avenue is a crucial piece to bringing normalcy to the residents of Palm Beach County.

ALLIANCE OF DELRAY 7 NOVEMBER 2021

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.

IN PERSON MEETING at the South County Civic Center

Wednesday November 3, 2021

Doors Open 9 AM Meeting Begins 9:30 AM

Palm Beach County Fire Rescue

presents

An Overview of the Newest Procedures & Equipment

To Keep You and Your Community Safe

plus

Meet PBSO's New Therapy Dogs

plus

Updates from our Government & Elected Officials

Also

*You can pick up your Wellness Safety Kit at this meeting
compliments of the Alliance. We love our members!*