

# *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](http://www.allianceofdelray.com)**

January 2022 issue of The Alliance Connection

**IN PERSON MEETING at the South County Civic Center**

**Wednesday January 5, 2022**

**Joshua Gerstin, Esq.**

**Leading Your Association After COVID  
& Legislative Updates**

**Also, Updates from PBSO, PBCFR, and  
Government & Elected Officials**

**Doors Open 9 AM Meeting Begins 9:30 AM**

**Bagels and Coffee/Tea Served**

**Come and Enjoy!**

**The Public is Welcome**

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**Alliance & Gerstin & Associates**

**December 2, 2021 (ZOOM) class**

**HOA/COA Board Certification Course**

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**We certified more than 40 Board members**

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**If there are enough associations that would like another Board  
Certification Course, we will schedule it.**

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*Lori Vinikoor, President*

*Arnold Katz, Executive Vice President*

*Norma Arnold, Vice President   Allen Hamlin, Vice President   Ken Markowitz, Vice President*

*Carol Klausner, Secretary   Deborah Borenstein, Treasurer*

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

*Bob Schulbaum, Chairman of the Board*

*ALLIANCE OF DELRAY 1 JANUARY 2022*

## Alliance of Delray's

### Great Concern Over the Use of Agricultural Lands in the Agricultural Reserve

The Board of County Commissioners addressed a proposal on December 15, 2021 to relocate residential development potential from an approved development site, Indian Trails Grove (ITG) from northwestern Palm Beach County to the Agricultural Reserve. No vote of the BCC was taken at the December 15, 2021 meeting.

Specifically, 1600 acres would be conveyed to the County from the ITG site to provide preservation lands for a new planned unit development (PUD). The proposed new site for the PUD is west of State Road 7/441 between Atlantic Avenue and Clint Moore Road. The new development would be comprised of 250 Workforce Housing Units and 1000 market rate units. A 100 acre passive park and a 30 acre public civic site would be included.

The Alliance of Delray has voiced several concerns since the request would require text and future land use amendments to the Comprehensive Plan and a series of zoning applications. Further, the density of new homes and the civic site which would probably be used for County offices, would generate an enormous traffic load within the Agricultural Reserve which was not planned for. Of most concern in this multi-faceted proposal is the fact that agricultural/preserve lands in the Agricultural Reserve would be "swopped" for land in northwestern Palm Beach County and the agricultural lands are not congruent.

Here is the letter the Alliance Board sent to the County Commissioners, Administration, & Staff

*Dear Commissioners:*

*In a letter dated September 13, 2021 the Alliance of Delray clearly stated its support for examining changes to the Comprehensive Plan of the Agricultural Reserve. Suggestions included the possibility of smaller Planned Unit Developments and an increased density if a workforce housing component was included. These suggestions were intended to be exercised east of State Road 7/441 and would provide some relief to farmers who considered themselves disenfranchised.*

*The Indian Trails Grove (ITG)/Agricultural Reserve (AGR) proposal was not considered in these comments and suggestions since there was no application submitted at the time the Agricultural Reserve Workshop was held. Therefore, the Alliance is now providing its concerns regarding the ITG/AGR proposal.*

- 1. Using the Agricultural Reserve as a solution for County water management issues: this is not a good argument. Some monies from the original bond issue were used for water projects in northern Palm Beach County but the precious lands of the Agricultural Reserve should not be traded for projects in northern Palm Beach County since the microclimate and soils are not congruent.*
- 2. Public Civic Sites: there are two alternative viable and better sites for any County office. The West Boca Branch Library is located on a 20.63 acre parcel about a mile south of the subject site. Any necessary County office could be located there. Further, an 8.37 acre site at the northeast corner of Atlantic Avenue and the Florida Turnpike is also available for County offices. The proposed civic site is unnecessary.*
- 3. 100 acre passive park proposal: the Alliance has been working closely with Parks and Recreation on procuring a longer-term lease on the West Delray Regional Park and improving the infrastructure within the park. Although it would be fine for yet another park in the west Delray area, there is a need to concentrate on what already exists, which is the 313 acres of recreational land located about a mile north of the subject property.*
- 4. 250 Workforce Housing Units: with the current transmitted application (Reserve at Atlantic), evaluation, investigation, and analysis by Staff, the Agricultural Reserve should attain its sufficient share of Workforce Housing Units along the main corridors and east of State Road 7/441 so that the parcels west of 441, so close to environmentally sensitive lands, should not be violated.*
- 5. Market Rate Project: with the many moving parts over the years (re-distribution of preserve parcels), at one point, there will surely be some market rate units that can be developed in this area. The Alliance suggests that no changes in the 80/20 PUD (which is currently allowed west of State Road 7/441) be enacted at this time.*

*Thank you all for your continued commitment to serving the residents of Palm Beach County.*

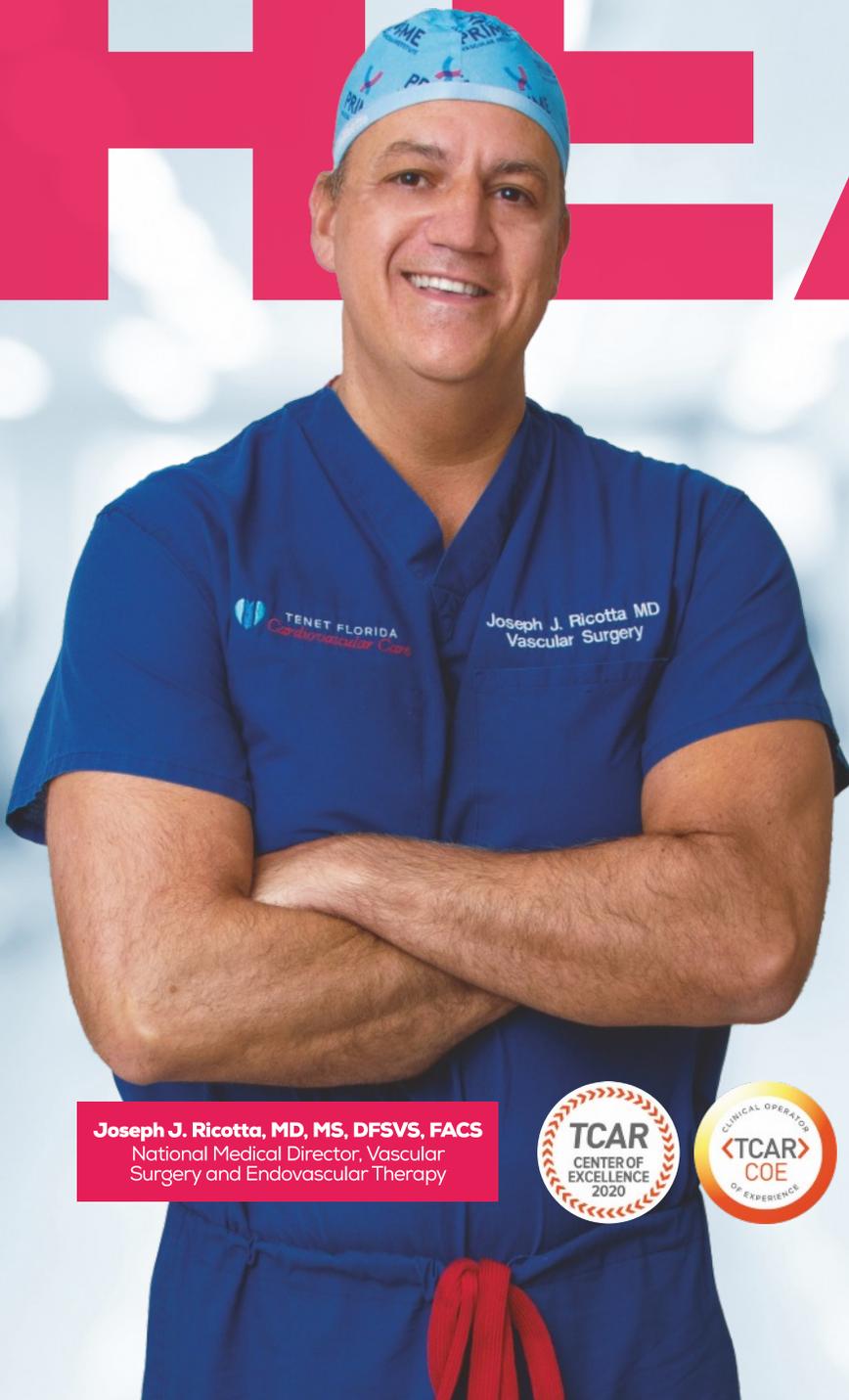
*Sincerely,*

*Lori Vinikoor*

*Dr. Lori Vinikoor, President*

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## ALLIANCE MEETING SUMMARY December 1, 2021

Lori Vinikoor, President, opened the meeting at 9:30 am in the South County Civic Center. She announced that a course for members or hopefuls for the Boards of Condo and Homeowner Associations will be held on December 2, 2021 via Zoom. Additionally, she informed the group that individual community information forms are in need of updating. They were mailed out to all member associations this week. Also, an in-person Mature Driver Safety Course for insurance credit is offered by the Alliance to member communities. The class would be held in the association clubhouse. The contact e-mail to schedule a date for the course is [allianceofdelray@bellsouth.net](mailto:allianceofdelray@bellsouth.net).

Arnie Katz, Executive Vice President, introduced distinguished guests.

Lt. Morales of the PBC Sheriff's Office provided a report. He disclosed that the office is receiving many calls, especially about automobile theft. He urged caution on the roads as well as always locking your car and removing anything valuable from it. There is a trailer parked in the Delray Marketplace looking for anything and anyone suspicious. He urged contributions to the Toys for Tots Drive.

Chief Pete Hund of PBC Fire Rescue, Battalion 4 cited statistics that showed that calls are up in the stations that are represented in the Alliance. Because of data situations, the calls in the county involving Covid19 are up and down. But the largest increase in calls involve automobile accidents. He urged caution when driving. Chief Hund also encouraged donations to Toys for Tots.

Newly elected PBC Mayor Bob Weinroth underscored the need for caution, especially at this time of year when scam calls abound. He also mentioned the 211 help line for non-medical situations. In addition, all telephone calls in the County will soon require a ten-digit number entered on your phone(s).

Lori then introduced Mr. Ramsay Bulkeley, Esq., Director of Planning, Zoning, and Building (PZ&B) for the County. He described each of those areas and introduced Whitney Carroll, Executive Director of PZB&B. She explained the importance of getting a licensed contractor for additions, remodeling, and repairs and the importance of getting a permit for any of those changes. Do not trust a contractor who says that you don't need a permit. Lisa Amara, the new Zoning Director then provided information about zoning situations. In providing workforce housing it was important for people to understand that this is intended for working people who cannot afford the luxury homes that are going up in our area. The buyers and renters of these homes generally must earn between \$80,000 to \$112,000. They are teachers, civil servants, plumbers, electricians, etc. These homes are needed because the median price of homes in PBC is \$418,000---well above what the above mentioned can afford. Many of the units allocated to workforce housing are rentals. The Alliance audience was then offered an opportunity to ask questions.

The next meeting of the Alliance of Delray will be held on January 5, 2022 at the South County Civic Center. Guest speaker will be Joshua Gerstin, Esq. Mr Gerstin will speak about "Leading Your Association in a Post COVID World".

After wishing everyone holiday greetings Lori adjourned the meeting at 10:40 am.  
Respectfully submitted,  
Carol Klausner, Secretary

\*\*\*\*\*

**Phone Squad Members Needed!**  
**Please contact Norma Arnold**  
**To become a member of the Alliance's Elite Phone Squad!**  
**(561)496-3226 or**  
**[Nohanash21@gmail.com](mailto:Nohanash21@gmail.com)**

## **Alliance's Mature Driver Course for Insurance Credit Can be Brought to Your Community**

The Alliance's state approved in-person mature driver safety course for insurance discount is again being brought inside Member communities. The morning course provides driver tips and valuable updated information to assist seniors in driving more efficiently and safely. A video tailored for Palm Beach County drivers is included in the course and provides real footage of traffic situations from A1A to State Road 7/441.

At the completion of the course, the Alliance issues a certificate that the insured may use to qualify for the insurance premium discount required by Fl. St. 627.

The Alliance of Delray works constantly on traffic issues in the community and to make roadways safer with exhaustive efforts such as addressing residential and commercial development density to impacting roadway design and expediting traffic signal installation.

For more information on this course, call, text, or e mail President Vinikoor at (561)715-1530 or [allianceofdelray@bellsouth.net](mailto:allianceofdelray@bellsouth.net).

### **The Goodyear Blimp: A Great Staycation**

The Goodyear Blimp can be seen traveling the sky over Palm Beach County coastal areas. What a site! See photo.

During the 1920's these Blimps dotted the sky's and brought the corporation's name to locations across the country. Further, some became defense vehicles for the military. In the 1960's and 1970's, the Blimps became a common sight at sporting events, on television, and in the movies.

Airship bases include Wingfoot Lake, Ohio, Carson, California, and Pompano Beach, Florida. Since 1979, the Pompano Beach Blimp base has operated. The phone number for the Pompano location is 954-946-8300. The contact e mail is [oriana\\_garcia@goodyear.com](mailto:oriana_garcia@goodyear.com) to request a visit. Nonprofit charitable organizations are considered for a Blimp Ride Certificate. Currently, with the COVID Pandemic, the ships are not open to the public but as soon as the emergency is lifted, they will resume Operations.

The Goodyear Blimps are still an impressive sight to see from our coastal areas.



### **Terra Nova is now LUMA at Delray**

The Terra Nova development located at the corner of Atlantic Avenue and Hagen Ranch Road has announced the name for the new apartment complex. It is LUMA at Delray. The complex is composed of 212 new apartments and floorplans of 1, 2, and 3 bedrooms ranging from 818 square feet to 1355 square feet, each with either a balcony or patio. It is a pet-friendly community. The Terra Nova project contained a retail commercial component which will be fronted on Atlantic Avenue. Stores and eateries will be included. The Website for LUMA: [lumadelray.com](http://lumadelray.com)

### **Big Apple Shopping Bazaar Redevelopment**

The Big Apple Shopping Bazaar owners have submitted a zoning application with a Preliminary Site Plan (PSP), dated October 12, 2021, which indicates two, one-story buildings and one, five-story building, which includes 140,140 square feet (sq. ft). of Limited Access Self Storage, a 2,000 sq. Ft. Car Wash and a 4,370 sq. ft. Gas Station with Convenience Store with 8 pumps/10 fueling positions. One access point to the site is proposed to West Atlantic Avenue

**(continued on page 7)**



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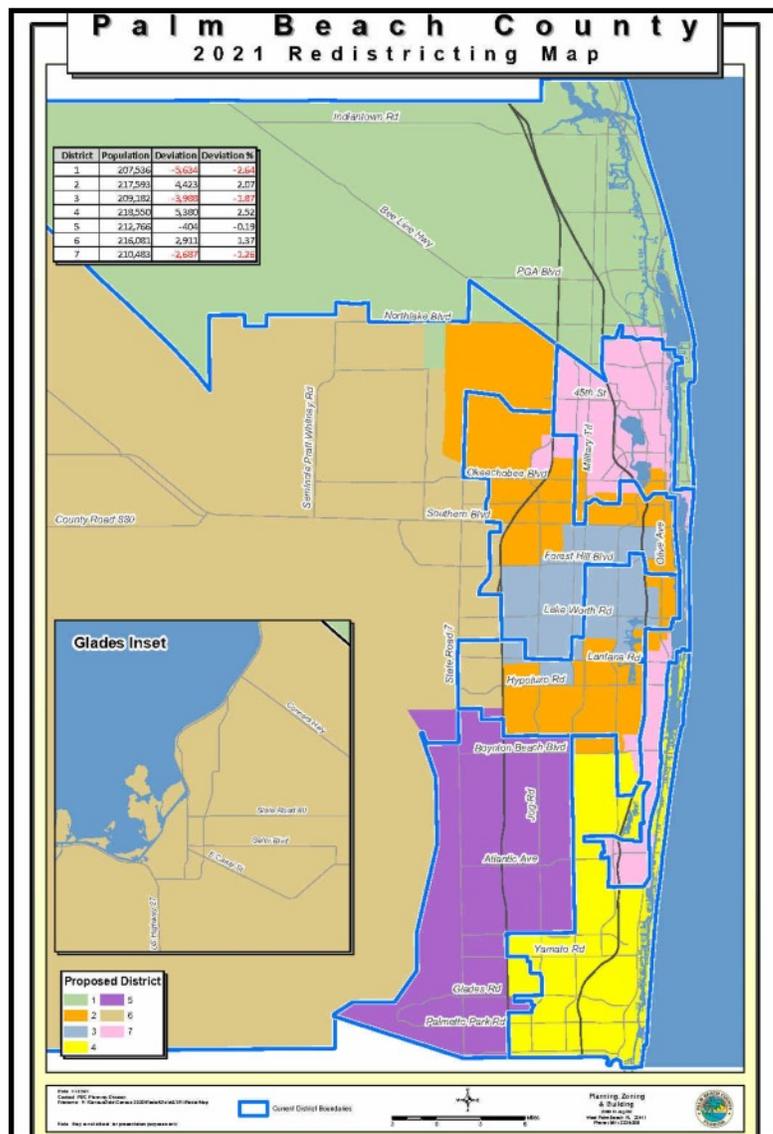


Of concern to the Alliance of Delray is the traffic generated from the fueling station and carwash. Residents have been questioning the need for another carwash since there is one located close by on Military Trail and a newly constructed one on Jog Road in the Home Depot complex.

The height of a five-story building is also an issue especially with

residents in neighboring developments. This application will be addressed by the Zoning Commission in early January. The Alliance is currently working with the developer to address community concerns.

## Redistricting Completed for Board of County Commissioners



Nearly a quarter of the county’s population is Hispanic. The growth in the Hispanic population was strong and the county has chosen to draw a majority Hispanic district (District 3), making it the second minority district, along with the majority African-American (District 7). See new map.

## Toys for Tots

The Alliance spread holiday cheer again this year by partnering with Delray Medical Center in the “Toys for Tots” donation program. Happy holidays to all!



*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.*

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