

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

February 2022 issue of The Alliance Connection

IN PERSON MEETING at the South County Civic Center
Wednesday February 2, 2022
Dorothy Jacks, Property Appraiser
How Market Increases Have Impacted Property Values
Plus Senior Renewal Process & Other Exemptions

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

Doors Open 9 AM Meeting Begins 9:30 AM

Bagels and Coffee/Tea Served

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

Bob Schulbaum, Chairman of the Board

Legal Counsel: Joshua Gerstin

The Planning Commission Listened to the Alliance of Delray and Recommended DENIAL at Its January 14, 2022 Meeting

Alliance of Delray's Follow-up Letter to December 15 th Meeting of County Commissioners:

December 30, 2021

Dear Commissioners:

This correspondence is written pursuant to the December 15, 2021 Board of County Commissioners (BCC) agenda item related to the Indian Trails Grove (ITG) and the Agricultural Reserve (AGR).

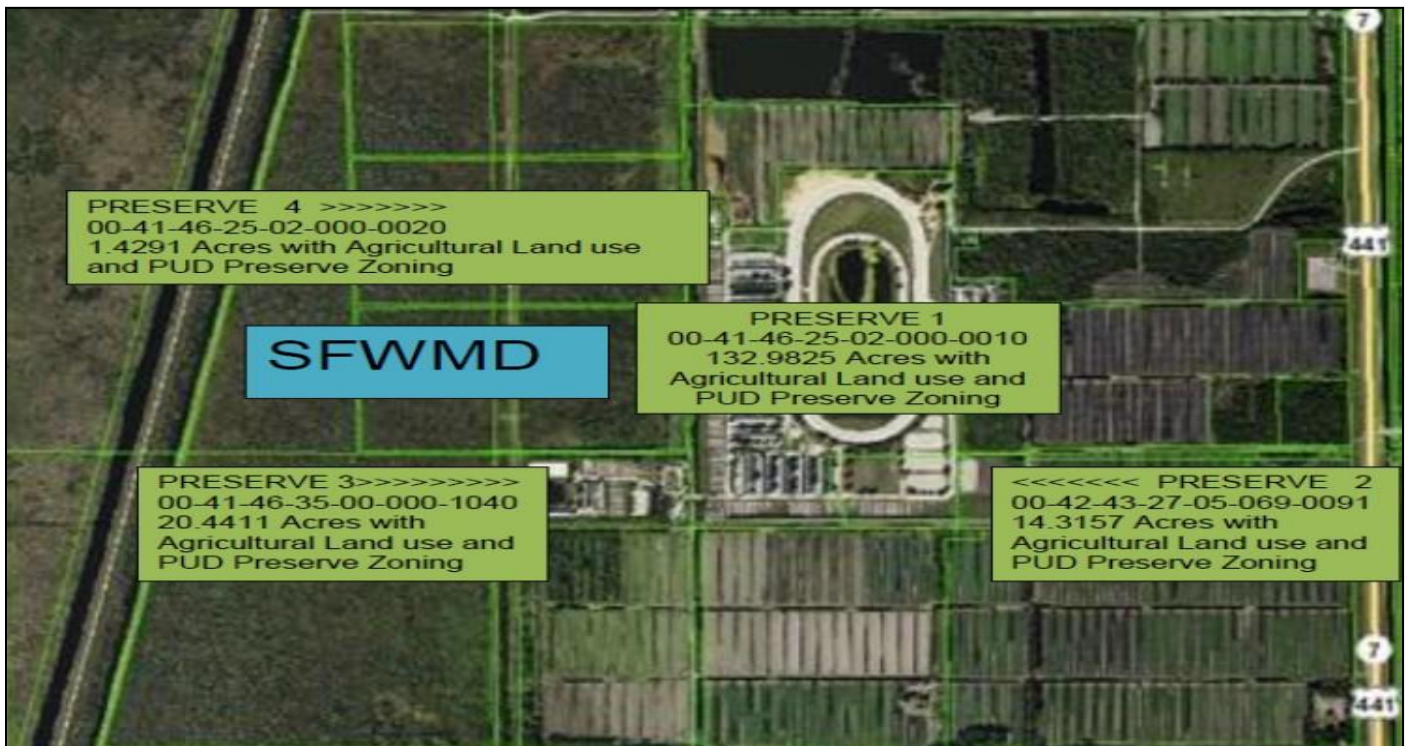
It is of utmost importance that you are aware that the proposed land to be "swapped" is located immediately adjacent to preserve land and that did not appear to be related to the public or to the Commissioners during the discussion. The Alliance is concerned that the result of the "swap" would be an island of four contiguous preserve parcels to wit PCN 00-41-46-25-02-000-0010, PCN 00-42-43-27-05-069-0091, PCN 00-41-46-35-00-000-1040, & PCN 00-41-46-25-02-000-0020, totaling 169.1684 acres sandwiched between the proposed development and South Florida Water Management District lands.

- What would be the dispensation for these preserve parcels (which are a component of the Oaks PUD)? It would appear that the BCC should decide the future for this 169.1684 island of land now. If these swaths of land come back to the BCC following the initial "swap" proposal with a request for "swapping" preserve within the AGR (which under current Code would be allowed) and adding to any approved PUD from the ITG/AGR decision, the area will be looking at an undetermined amount of density increase above the 1250 units proposed depending on how many Workforce Housing Units and Market rate units would be approved. This appears to be another potential burden on the environmentally sensitive lands and water control structures in south Palm Beach County. The public should be apprised of the unintended consequences that the ITG/AGR proposal would bring.
- Further, the Alliance's testimony and evidence provided at the BCC's Zoning meeting clearly demonstrate that the residents of the AGR and south Palm Beach County already pay taxes for flood protection and water supply. By relinquishing preserve lands within the AGR, the south County taxpayers would essentially be paying the bill for services that benefit others and this is clearly a non-equitable arrangement.

Please see attached with the delineation of the preserve that exists adjacent to the proposed development. Also attached is the Alliance's December 12, 2021 letter raising concerns for the ITG/AGR proposal. Thank you for your attention to this most serious matter.

Sincerely,

Dr. Lori Vinikoor, President



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Jeffrey Newman, MD
Medical Director of
Cardiothoracic Surgery

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National and Florida Medical Director
of Cardiology Tenet Healthcare

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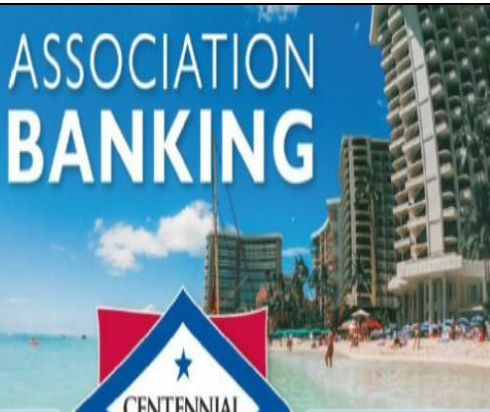
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ALLIANCE MEETING SUMMARY January 5, 2022

President Lori Vinikoor opened the Zoom meeting at 10 AM, wishing all attendees a happy New Year and providing development updates which included: ♦the application for Delray Self Storage/Fueling/Carwash at the site of the Big Apple Bazaar has been postponed ♦there will be more Agricultural Reserve public meetings discussing possible changes to the Master Plan which the Alliance is following, informing the Membership, and requesting input from the communities so read the newsletters and e mails for information ♦the Alliance is working with Florida Department of Transportation to correct the current illegal traffic turning issues at the new development located at Atlantic Avenue and Hagen Ranch Road ♦The FL.Tpk is causing issues for adjacent communities and the Alliance is working to mitigate those as well. She then introduced Lt. Morales of the PBC Sheriff's Office. He informed the group that the lobby of the Civic Center was temporarily closed. There are extremely long lines waiting to receive a test for Covid at the Center. Area-wide, there has been an increase in auto robbery. He reminded everyone to lock their car doors. The Toys for Tots drive has been successful.

Tony Keeler of the PBC Fire Rescue Squad reported that there has been an uptick in house fires caused by defective golf cart chargers. The unit is planning on increasing the number of fire stations.

State Senator Lori Berman stated that there is a rise in the number of break-through Covid cases in our area and beyond. Also, when the new legislative session resumes shortly, redistricting will begin. The Senate will form a legislative response to the tragedy at Surfside.

Representative Kelly Skidmore will spend several months in Tallahassee during the redistricting process. She will work to help achieve fair representation.

PBC Mayor Bob Weinroth is trying to obtain additional testing facilities. Some people are waiting many hours waiting to be tested for COVID. The Omicron variant, although producing mild symptoms, is rampant. PBC has spent about \$1/2 million for purchase and distribution of home testing kits.

Commissioner Maria Sachs was appointed to the Transportation Committee to discuss the traffic in our area. She will also meet with the Department of Transportation representing veterans. A meeting is also scheduled for her to address the problem of human trafficking.

Karen Brill, PBC School Board Vice Chairman, reported a high degree of absenteeism in the schools, both with staff and students. Masks are being required. There is a shortage of bus drivers.

Joshua Gerstin, Esq. discussed the leadership of condo and homeowner associations and the pressing issues facing them. Some of those issues include:

1. Aging structures
2. Covid delayed projects
3. Building requirements being updated
4. Video Conferencing with acceptable quorums
5. Sales and leasing restrictions must be in the documents to be enforced.
6. Pet owners must abide by established rules

He spoke of collections, emphasizing that associations that do not follow the law will not be able to recoup attorney fees. Facilities may not establish their own approach to COVID. He recommended that the CDC guidelines be followed. (For condos only): Charging stations may be built to accommodate electric vehicles. (For HOAs only): Leasing and sales restrictions that are not in the Documents are not necessarily enforceable. The ability and instituting of reserves in HOAs MUST be in the Documents. Otherwise they may be called 'surplus' funds.

Mr. Gerstin's presentation is available on YouTube at <https://youtu.be/V3A1HPbh3F4> and the handout for the presentation and additional materials are available on his website www.gerstin.com

The meeting was adjourned at 11:05 am. The next meeting will be held on February 2, 2022 and will feature Property Appraiser Dorothy Jacks discussing land values and available exemptions.

Respectfully submitted,
Carol Klausner, Secretary

**Big Apple Bazaar Development Application Postponed to February
Here is the Alliance's letter to the Zoning Division**

December 31, 2021

Re: Delray Self Storage App. # ZV-2020-02120 January 6, 2022 Zoning Meeting Agenda Item C5

Dear Zoning Director Amara:

This correspondence is written regarding the Delray Self Storage Application # ZV-2020-02120 requesting a Type 2 Variance from minimum property development regulations to reduce the minimum lot size from 5-acres to 4.53-acres for a property within the Multiple Use Planned Development Zoning District.

Adjacent Alliance member communities object to the intensity of the proposed development in this high traffic area of the Atlantic Avenue corridor and the Alliance is echoing those concerns. There are already three car washes located a short distance from the site and many fueling stations. Of most concern for adjacent residents is the five-story proposed self-storage facility and its site plan location.

The Applicant met with the Alliance's Development Team and was informed of the issues with the proposed site plan and encouraged to be a better neighbor by creating a less intense project, softening the buildings with more mature foliage and delaying construction until Atlantic Avenue has been expanded.

The Alliance clearly understands the development rights of the Applicant however, considering that a Type 2 Variance is being requested, some relief for the community should be provided in the form of a less intense project on the smaller sized lot.

Please include a copy of this letter in the documentation for this application.

Thank you.

Sincerely,
Dr. Lori Vinikoor, President

Nominations for the Alliance Board will take place at the February meeting.

- Are you adept at working with Excel, Publisher, PowerPoint, & Word?
- Do you have experience with Wordpress & Website design?
- Would you like to serve?
- We could use you!

Call or e mail President Lori Vinikoor at (561)715-1530 or allianceofdelray@bellsouth.net



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County to Consider Text Amendments to the Comprehensive Plan for the Agricultural Reserve

Industrial Future Land Use in the Agricultural Reserve:

Summary: This County proposed amendment would revise the Future Land Use Element to establish policy language for industrial future land use designations in the Agricultural Reserve Tier, specifically to: • Limit new requests for industrial future land use in the Tier to the new Commerce (CMR) future land use designation; • Establish location, frontage, and access requirements for the CMR future land use designation in the Agricultural Reserve Tier; • Establish preserve area requirements consistent with the Commercial Low future land use designations in the Tier (60% preserve for sites greater than 16 acres); • Establish requirements for concurrent zoning applications for new CMR future land use designations; and • Include draft revisions to the Unified Land Development Code (ULDC) to implement the proposed amendment.

Justification: Currently, there is no policy language guiding new industrial future land use designations in the Agricultural Reserve Tier. Following the workshop with the Board of County Commissioners in the Fall of 2021, this proposed amendment will establish policy direction for new industrial designations in the Tier limited to the new light industrial Commerce (CMR) future land use designation to be created by a tandem text amendment.

Multifamily in the Agricultural Reserve:

Summary: This County proposed amendment will explore options to allow higher density residential development in the Agricultural Reserve, to facilitate the provision of workforce housing.

Justification: At several public hearings in 2021, the Board of County Commissioners discussed the possibility of allowing higher residential densities in select areas of the Agricultural Reserve, in order to introduce workforce housing in the Agricultural Reserve. A limited amount of multi-family is allowed at the commercial marketplaces, but those units are not required to be income-restricted and to date have not been built. The Board directed that staff evaluate the potential for additional higher density development, and propose criteria for the location, amount, density, preserve requirements and percentage of the workforce units to be units to be provided should higher densities be accommodated.

WELCOME HIGHLAND PARK OUR NEWEST ALLIANCE MEMBER COMMUNITY

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.

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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