

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

June 2022 issue of The Alliance Connection

Next Meeting June 3, 2022 Annual Breakfast Meeting By Invitation

All Presidents, Delegates, & Alternates
Received Invitations.

Contact President Lori Vinikoor if you did not receive your
invitation

561-715-1530 (call or message) or e mail:

Allianceofdelray@bellsouth.net

July & August ZOOM Meetings

Upcoming issues of the Alliance Connection will be reporting on the following:

- Lowering Insurance Rates Through Our Legislative Delegation
- Volunteer Opportunities with PBSO
- Senior Guide to Community Services
- PBC Financing and Local Economy Report
- PBC Update on Distributions to Taxing Authorities
- Agricultural Reserve Commerce and Increased Density Amendments Update
- Culture & Arts in south Palm Beach County
- Historical Sites to visit in Palm Beach County

OFFICERS AND DIRECTORS OF THE ALLIANCE:

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*

Directors: Rob Cuskaden Paul Finkelstein York Freund Judy Goldberg Evelyn Spielholz Susan Zuckerman

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

Bob Schulbaum, *Chairman of the Board*

Legal Counsel: Joshua Gerstin



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Maggie Gill, Chief Executive Officer
Palm Beach Health Network & Delray Medical Center

-Alliance Delivers

Alliance Supports the Brain Bowl

The Brain Bowl is a non-profit organization dedicated to raise awareness and money for other community non-profits, which help families and individuals impacted with Alzheimer's, Parkinson's and Dementia.

The 2022 Brain Bowl was held in-person this year at the Boca West Country Club on April 1, 2022. Nearly 800 people participated in the event. Dr. David Watson, founder of the Alzheimer's Research and Treatment Center, located in Wellington, provided a presentation on updates in treatment for this debilitating disease. Fundraising for Brain Bowl events is via ticket sales,

sponsorships, and other event activities. Photo from the 2022 Brain Bowl: Palm Beach County Mayor Bob Weinroth flanked by Alliance President Lori Vinikoor (left) and Alliance Graphic Artist Donna Lerner.



Boca Delray • Delray Country Club • Florida Lakes • Grande Orchid Estates • High Point of Delray West • Hunters Run • Huntington Pointe Condominium • International Club at Villages of Borealis • Las Verdes • Pelican Harbour • Pines of Delray West • Pine Ridge at Delray Beach • Tropic Bay Condominium • Viccain Lakes • Whisper Walk

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Preserve the Reserve

The Alliance is extremely concerned with the County Initiated Amendment which would revise the Future Land Use Element and establish a third “Light industrial” future land use Commerce (CMR) designation.

The Alliance understands the intent of the proposed change in policy to limit industrial future land use. However, the location criteria in the proposed amendment is too extensive by including the entire State Road 7 corridor. State Road 7 between Atlantic Avenue and Clint Moore Road is 99% residential (see map). Only a small corner of Atlantic Avenue and State Road 7 is designated industrial. Light industrial/CMR uses are not compatible with the surrounding residential neighborhood.

There are three areas available for potential development (eight acres, six acres and 15 acres), all of which have been up for sale for years.

The six-acre site (currently zoned AGR) was sold in March 2022. The owner is proposing a logistics center which would share the entrance to Tierra Del Rey and contain several hundred thousand square feet of office, refrigerated storage, and truck parking. The 15-acre site just south of the six-acre site is also zoned AGR and contains an equestrian facility. These sites located in the center of residential development and sharing entrances and roadways with a residential neighborhood do not warrant a change of land use to CMR which would allow for industrial uses that are not compatible with the residential community.

The Alliance opposed the CMR land use designation south of Atlantic Avenue and urges the BCC to consider other more transitional and compatible uses such as residential, professional office and limited/general day care centers.



At the May 4, 2022 BCC Planning Commission Meeting, the BCC voted to transmit the Commercial/light industrial CMR designation for the Agricultural Reserve. Staff and the BCC will be communicating with the public and stakeholders of the Agricultural Reserve on this issue prior to the August meeting for approval of the text amendment.

Too Much of a Good Thing

The Alliance of Delray Residential Associations supports the BCC and Staff in their efforts to address housing needs of the workforce and lower income households by creating a County Initiated Amendment which would create the Future Land Use Element Essential Housing future land use designation in the Agricultural Reserve.

Phase II Master Plan Graphic Status Quo Potential Build-out							
	Total	1	2	3	4	5	6
		No. of BB	South of BB	Central	Atlantic	Far So. AA	Clint Moore
Single Family	7,280	1,680	1,840	-	1,040	2,080	640
Townhouse	4,200	1,440	720	-	1,680	360	-
Apartments	2,520	600	600	-	1,320	-	-
Units	14,000	3,720	3,160	-	4,040	2,440	640
Retail	502,440	125,000	125,000	-	250,000	2,440	-
Offices over shops	375,030	93,758	93,758	-	187,515	-	-
Office Park	244,970	122,485	122,485	-	-	-	-
Commercial	1,122,440	341,243	341,243	-	437,515	2,440	-
Industrial Park	330,000	-	165,000	-	165,000	-	-
Total Non-Res	1,452,440	341,243	506,243	-	602,515	2,440	-

The location criteria appear appropriate since the Atlantic Avenue and Boynton Beach Boulevard corridors continue from the Urban/Suburban tier into the Agricultural Reserve. The Comprehensive Plan reflects the efforts to keep density low in the Agricultural Reserve, especially west of State Road 7/441. This policy supports transitioning development from higher to lower density as new construction nears the sensitive preserve lands in the most western areas. Alliance review of BCC Staff recommendations does not show a “cap” for the increase in density. To avoid unintended consequences of the change in policy, it may be appropriate to establish a limit on the number of multifamily units. There was originally an expected number of 14,000 units with total buildout of the Tier (see chart) and infrastructure within the Agricultural Reserve planned for that number. It would be prudent to consider a cap on the number of multifamily units so buildout would occur commensurate with infrastructure improvements.

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At the May 4, 2022 BCC Planning Commission meeting the BCC voted to transmit the increased density for the Agricultural Reserve. Staff and the BCC will be communicating with the public and stakeholders of the Agricultural Reserve on this issue prior to the August meeting for approval of the text amendment.

Community Update

Coastal High Hazard Area (CHHA) Update

On May 4, 2022, the Board of County Commissioners approved the transmittal of an amendment which would revise the Coastal Management Element and Map Series High Hazard Area Map of the Comprehensive Plan. It updates the
(Continued on page 6)

(Continued from page 5)

depiction and references to the CHHA to reflect the most recent maps provided by the Florida Division of Emergency Management. This is statutory requirement for coastal local governments in order to protect human life, coastal resources, public infrastructure, and evacuation times. Subsequently, local governments then enact policies prohibiting density increases in the CHHA's. Many of the CHHA's in Palm Beach County are in municipalities. These towns and cities are required to make the appropriate changes as well.

Most updates to the CHHA's include areas near Indiantown Road, Donald Ross Road, and Federal Highway in Delray Beach. The CHHA itself is established by using a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

The Alliance supports High point West Section 2

The Big Apple developer has filed to be a Multiple Use Planned Development (MUPD). The Alliance supports the resubmission as it provides more control over future development of the property.

Photo: Alliance attending High Point West Section 2 meeting. Standing is Scott Bachman, Esq. attorney for the developer of the Big Apple Bazaar site.



Delray Beach Green Market

The market was in full swing this year with 69 vendors offering fresh produce and delicacies for humans and pets. From pickles to cheese and special sauces to nuts and sweets the Green Market has it all along with an international flavor. Patrons can sit down and enjoy European, Mediterranean, African, and Mexican gourmet dishes.



The Delray Beach Green Market took place over the weekend of April 8th, 9th, and 10th. 2022 marks the 60th year of what is called the "greatest show under the Delray sun."

Booths lined the streets of Delray from the Tennis Center down to Federal Highway and up and down several side streets. Artwork, crafts, clothes, jewelry, and specialty items were offered for sale. Delray Medical Center provided important information on services provided and lots of useful items as "take-aways."

Photos: Left: Saturday Green Market. Right: Delray Medical Center's Booth at the Delray Affair.

May 5, 2022, Alliance Meeting Summary

Administrative items

- The Alliance will be working to control property casualty insurance rates during the next legislative session.
- Annual breakfast will be held on June 3, 2022. All member delegates, Presidents and Alternatives have received invitations.
- Zoom meetings will be held during the summer hiatus in July and August.
- Fire Rescue Chief Pete Hund introduced the new PBC Fire Rescue Chief Patrick Kennedy who addressed the group.
- U.S. Representative Lois Frankel spoke on her fall prevention initiative and sponsored bill.

Monthly Program

- PBSO Sheriff's Office Major Christopher Keane and Chief Rob Sandt paid homage and thanks to the men and women who help the community.
- PBSO Sergeant Scott Yoder provided a video presentation of the dangers of speeding. The goal for giving out tickets is public education. Often that means posting warnings regarding speeding on the roadways. Warnings and Citations are written for the speeders. Sgt. Yoder advised that drivers move their vehicles away from aggressive drivers, and, of course, wear seat belts.
- Captain Levy of the Volunteers Against Scam Team (VAST) warned against many different types of scams. He advised that everyone should educate themselves against scams. Before doing anything 'Think first - React last'.
- Chairman Joel Harris of the Shield Group made a presentation about association security. A video will be mailed regarding this innovative technology. The attendees were also able to view the Vehicle Homicide Unit, part of the motorcycle fleet, and S.W.A.T. vehicle outside of the Civic Center following the meeting. The Alliance thanks PBSO and especially Major Keane, Captain Sandt and the special teams that provided input for this informative meeting.



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The meeting was adjourned at 10:45 AM.

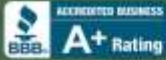
Respectfully submitted by Carol Klausner, Secretary.

PBSO Presentation May 4, 2022



What a Meeting!

Photo above:
Captain Rob Sandt,
PBSO District 4



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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 Announcement

**June 3, 2022
Annual Breakfast Meeting
By Invitation**

**All Presidents, Delegates, & Alternates
Received Invitations.**

**THIS EDITION OF THE ALLIANCE CONNECTION CONTAINS EXTRA
INFORMATION ON LOCAL DEVELOPMENT.**