

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

August 2022 issue of The Alliance Connection



Next Meeting
Wednesday August 3, 2022
10:00 AM

Zoom link:

<https://us02web.zoom.us/j/86385327757>

Traffic!

Valerie Neilson, A.I.C.P. Interim Executive Director
Palm Beach Transportation Planning Agency

&

Motasem Al-Turk, Ph.D., P.E. Director
Palm Beach County Engineering & Public Works Traffic Division

Presentation includes Roadway Expansions, Traffic Light Timing
plus

Updates from PBSO, PBCFR, and Government & Elected Officials

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

- Density for Aricultural Reserve
- Completion of Lyons Road construction
- Traffic light timing
- Commercial node of the Terra Nova Development
- Coastal High Hazard Area Map Amendments
- Proposed storage/car wash/restaurant on Big Apple Bazaar site

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

Valencia Sound (Monticello PUD)

In 2021 the LWDD filed an appeal to a Planning Director determination that LWDD canals do not qualify to be considered preservation area of a PUD within the Ag Reserve Tier. That appeal was successfully challenged by the LWDD and the BCC agreed that those canals adjacent to preserve areas do in fact qualify as preservation area.

Through the Alliance's work, the BCC, in turn, adopted an amendment to the Comprehensive Plan Future Land Use Element to stipulate that LWDD agreed to **limit the use of the canals** as preservation to **ONLY** those submitted as part of PDD/DOA 2021-0122. The Comp Plan provision stipulated that the maximum number of units that could transfer from the LWDD canals was capped at 276 acres. This proposal will be discussed at the August 4, 2022, Zoning Commission meeting and at the BCC on August 25, 2022.



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Reserve at Atlantic

The developer has modified the design of the project located at Atlantic Avenue and Half Mile Road based on suggestions made by the Alliance over the past two years. The plan includes 59.45 acres. The project includes 476 units in four story buildings, 119 of which would be allocated to affordable housing (\$48,000 to \$96,000 income).

The buildings would be four stories high with elevators. Building height will be no higher than the theater at the Delray Market (northeast of this property) and design will be compatible with nearby Joseph's. There will be a passive park on the south portion of the parcel. The entrance to the development would be located on Half Mile Road and protected by an automated security station.

The Applicant is proposing 476 units to be built on 19.57 acres which represents 24+ units per acre. This is a vast diversion from the current Comprehensive Plan and accompanying Unified Land Development Code.

The Alliance has sent a letter to the BCC expressing its support for Reserve at Atlantic with the recommendation that the BCC review the impact of this proposal on density in the Ag Reserve since the approval of an increased density element will have an impact on the composition of the proposed Essential Housing Element and on any future requests for increased density along the Atlantic Avenue Corridor.

Residential on State Road 7/441

The County Initiated Amendment being considered would revise the Future Land Use Element and establish a third industrial future land use Commerce (CMR) designation. The Alliance indicated to the Board of County Commissioners (BCC) that the recent Planning Commission unanimous vote to allow the Thomas Produce packing plant site land use to be changed to residential. This is clearly a residential corridor and CMR/ Industrial/Logistics commercial usage is inconsistent with the surrounding area.

The Alliance asks the BCC to consider more transitional and compatible uses such as professional office and limited/general day care centers OR even an increased residential density, (e.g., one unit per one half acre) for the few remaining parcels bordering State Road 7/441 and adjacent to existing residential communities.



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July 6, 2022, Alliance Meeting Summary

The July 6, 2022 meeting of the Alliance of Delray Residential Associations membership was called to order at 10 AM on Zoom. President Lori Vinikoor began by encouraging everyone to read the current edition of the Alliance Connection newsletter for development updates and information on many issues including the insurance crisis which is the topic of the meeting.

Lieutenant John Wink from District 4 Palm Beach County Sheriff's Office (PBSO) indicated that a PBSO Summer initiative has reduced vehicle crashes, increased patrols in shopping plazas and residential areas as well as reduced theft. He indicated that Scams have become a bigger problem, including phone calls and/or e-mails indicating overdue payments or locked accounts. People are being asked to download a "Team Viewer" app on their smart phones which gives the perpetrator control of the phone and a person's financial accounts. There is also a Bitcoin/ATM scam where victims are asked to withdraw funds from a bank account and place them into Bitcoins. A check cloning scam is also being perpetrated; the criminal steals checks from the mail and copies the account number and prints it on new checks. The Lieutenant offered the services of V.A.S.T. (Volunteers Against Scam Team) to visit communities to provide more information on avoiding scams. The PBSO, in a community outreach project, provided shoes to migrant workers at Peanuts Country Store/Gas Station.

Chief William Standsbury from Battalion 4 of Palm Beach County Fire Rescue (PBCFR), which currently consists of eight stations, will increase by two stations soon. Station 49 will be built on Lyons Road north of Atlantic Avenue in the Agricultural Reserve. Station 40 will be built on Military Trail in the LeChalet area. Battalion 4 answers about 1000 more calls than any other battalion. During the month of June, Station 42 (Hagen Ranch Road) answered 424 calls, Station 45 (Jog Road north of Linton) 590 calls, and Station 52 (Military Trail) about 130 calls. These are some of the most active stations in the area.

Karen Brill, Vice Chair of the Palm Beach County School Board, thanked all of the school volunteers from the Alliance membership. She announced that School will be back in session for the students on August 10th. The teachers will be returning on August 4th to the classrooms. The schools are still offering food services for children during the summer programs.

Senator Lori Berman and Representative Kelly Skidmore presented information on the property insurance bill that was passed during the special legislative session. It was indicated that climate change, fraudulent claims and excessive litigation have increased premiums while insurance and reinsurance companies are suffering extraordinary financial losses. The Surfside condominium collapse was the impetus to create new legislation for condominiums 3 floors and up near the coast. For structures 30 years and older, there is a structural engineering inspection required. If there are repairs that need to be made, reserves must be established, and the buildings must be inspected every ten years thereafter. Links to the complete bill and analysis will be distributed on the Alliance e-mail list.

The YouTube link for this meeting will be distributed via e-mail. The next meeting of the Alliance of Delray will be held on August 3, 2022, at 10 AM. It will occur via Zoom. The topic is Traffic! Presenters will include the Interim Executive Director of the Palm Beach Transportation Planning Agency Valerie Neilson, A.I.C.P. and PBC Engineering & public Works Department's Traffic Division Director Motasem Al-Turk, Ph.D., P.E. Roadway expansion and traffic signal timing will be addressed.

The Palm Beach Transportation Planning Agency (TPA)

The TPA is an independent government agency that provides long-range and short-term transportation planning and State and Federal funding allocations for projects of all transportation modes in Palm Beach County, Florida. The TPA serves as the federally designated Metropolitan Planning Organization (MPO). MPOs are federally mandated for urbanized areas, and mostly federally funded. Florida Statutes also address MPOs in the state.

The Palm Beach TPA is led by a Governing Board of Directors comprised of elected officials appointed by the agencies they represent including the Palm Beach County Board of County Commissioners, the county's larger municipalities, and the Port of Palm Beach. TPA must annually adopt a list of transportation system priority projects and transmit the list to FDOT for use in developing the next draft Five-Year Work Program and Transportation Improvement Program (TIP).

Priority Projects are divided into three programs:

- State Road Modifications,
- Local Initiatives, and
- Transportation Alternatives.

These programs are consistent with the TPA's adopted Long Range Transportation Plan (LRTP) and the funding sources assumed in the financial plan of the LRTP.

Pictured below Valerie Neilson, AICP, Interim Executive Director.



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Upcoming Alliance Meeting Dates: Doors open 9 AM
September: Wednesday September 7, 2022 South County Civic Center
October: Thursday October 6, 2022 South County Civic Center
November: Thursday November 10, 2022 South County Civic Center
December: Wednesday December 7, 2022 South County Civic Center



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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.

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