

# *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)

May 2023 issue of The Alliance Connection

## **Next Meeting**

# **Wednesday, May 3, 2023**

## **Building Department Overview**

issues pertaining to Condos and HOAs including permitting for individual property owners.

## **Contractors Certification**

Protections the Department provides for the consumer including how you can check on a contractor's license and report complaints Plus updates from PBSO, PBCFR, and government officials.

### **Doors open 9 AM Meeting Starts 9:30 AM**

**at the South County Civic Center**

**16700 Jog Road Delray Beach**

Bagels/Coffee/Tea Served

The Public is Welcome

## **Mature Drivers Course**

### ***Alliance of Delray's Mature Drivers Course for Insurance Discount***

It has been a successful year bringing the Mature Drivers Course for Insurance Discount to member communities. The courses will resume in the fall.

If you would like the Alliance to bring this course to your community call or message President Lori Vinikoor at (561)715-1530 or

[vinikoor@bellsouth.net](mailto:vinikoor@bellsouth.net)

**WE LOVE OUR COMMUNITIES!**

#### *OFFICERS AND DIRECTORS OF THE ALLIANCE:*

*Lori Vinikoor, President*

*Arnold Katz, Executive Vice President Norma Arnold, Vice President John Gentithes, Vice President Allen Hamlin, Vice President  
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*Assistants to the President: Rose DeSanto Rhoda Greifer Joel Vinikoor*

*Bob Schulbaum, Chairman of the Board*

*Legal Counsel: Joshua Gerstin*

## City Proposed for the Agricultural Reserve?

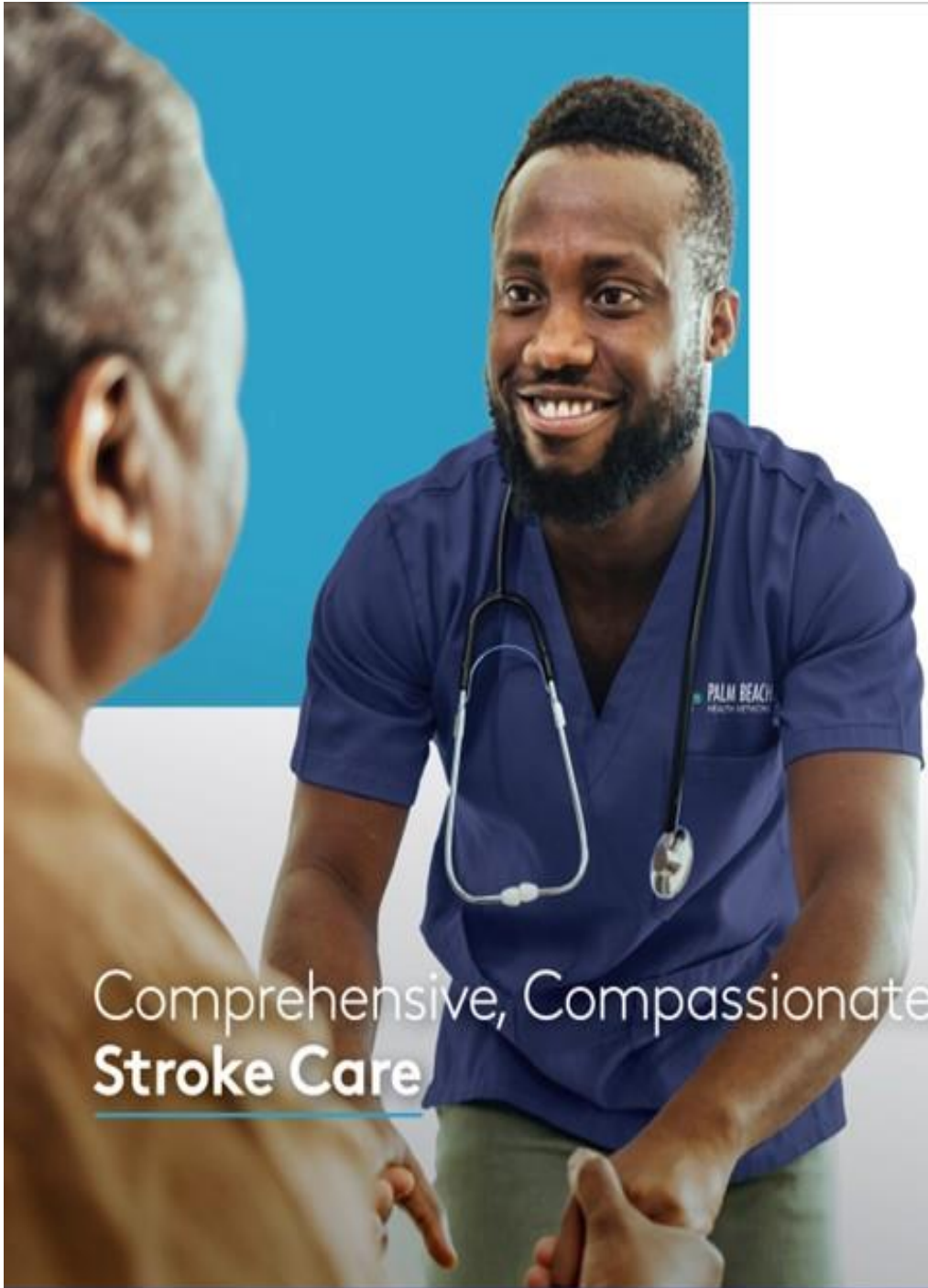
Take about one square mile and build a residential development of high-end homes, clubhouse and restaurant, a multi-family workforce housing project, a school, a place of worship, senior housing project, special needs housing project, governmental offices, and a park. It sounds like a city is being proposed next to the most environmentally sensitive lands in Palm Beach County west of 441 between Atlantic Avenue and Clint Moore Road. The application from GL Homes would vastly change Agricultural Reserve Tier land use and development policies. Proposed is an amendment to change the future land use designation on certain lands and “exchange” preserve lands from north county with preserve in the Agricultural Reserve. The 681 acre project would “horseshoe around” a 168 acre equestrian village currently in agricultural preservation creating a compelling argument to follow with a similar request on the 168 acres.

The Atlantic Avenue corridor is already constrained and it will be years until expansion is complete creating a safer path to the Florida Turnpike entrance. Mass transit is lacking in this area of the County as well. This proposal will result in extreme negative impact to the safety of the public and the environment.

### *Further Justification for Opposing the “Swap”*





The proposed Indian Trails Grove (ITG) Agricultural Reserve (AGR) Exchange (SWAP) will disrupt the Agricultural Reserve and equity among the residents in Palm Beach County in several ways:

- **A nearly 1000 acre block of contiguous conservation parcels in active farm production adjacent to sensitive water conservation lands (see Exhibit A) will be eviscerated by nearly half. The Alliance is concerned that the result of the “swap” would be an island of contiguous preserve parcels comprised of approximately 168.27 acres sandwiched between the proposed development and South Florida Water Management District (SFWMD) lands.**
- Eight Planned Unit Developments (PUD) and the residents in those PUDs in the AGR will be disrupted by the loss of nearly 600 acres of preserve. Simply because the preserve elements may not be completely contiguous to the PUDs, the preserves still *impact* the residents’ quality of life by keeping density down which translates to less traffic and less density and intensity of development. The preserves included are for the Bridges, Seven Bridges, Valencia Reserve, Valencia Grande, Canyon Lakes, Canyon Isles, Canyon Springs and Whitworth, all preserve parcels of which should *remain* in the AGR.
- **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 have a local, *not* regional, benefit for others and this is clearly a non-equitable arrangement.**
- The 1600 acres proposed to be deeded to the County were for a *regional* public benefit. Mr. Linton, Water Resources Manager, clearly states that the benefits from the proposed water project will be *more localized than regional* without further integration/investment. Of the 1600 acres that were originally proposed, only a portion of that acreage can be used at this time with 725 of those acres to remain in agricultural production.
- Aware of the existence of this application, County Staff recommended and the BCC agreed that Essential/Workforce Housing should be allowed along the Atlantic Avenue and Boynton Beach Boulevard corridors *not* along or west of the 441 corridor.
- This proposal decreases the proportional requirement of preservation/development from 80/20 to 60/40 west of State Road 7/441. This further emphasizes the Applicant’s digression from the intent and understanding of the specialists who designed the Master Plan. The plan was designed to have the least amount of impact on water resources, considering that the Everglades and South Florida Water Management District lands are steps away from the proposed severely increased density of development.



# Comprehensive, Compassionate Stroke Care

## Know the Signs of Stroke and Act F.A.S.T

-  **F** **Face Drooping**  
Does one side of the face droop, or is it numb? Is the person's smile uneven?
-  **A** **Arm Weakness**  
Is one arm weak or numb? When lifted, does one arm drift downward?
-  **S** **Speech Difficulty**  
Is the person's speech slurred or jumbled? Ask the person to repeat a simple phrase.
-  **T** **Time**  
When these symptoms are present, time is of the essence. Call 911 immediately.

### Know your risk.

Call 888-918-2509 to schedule a **FREE stroke screening**  
**Thursday, May 11**  
**8am - 10am**



### MAY IS NATIONAL STROKE AWARENESS MONTH

You can take comfort in knowing that Palm Beach Health Network's life-saving stroke center at Delray Medical Center is located nearby. A stroke can occur at any time, and at any age. If not treated quickly, it could lead to disability or even death. Our experienced medical teams work around the clock to treat all strokes and stroke-like symptoms quickly, minimizing the potential damage to the brain.



5352 Linton Blvd, Delray Beach  
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# **ALLIANCE MEETING SUMMARY**

## **April 5, 2023**

President Lori Vinikoor announced that 2023/2024 dues collection is going well. All Presidents, Delegates, and Alternates of member organizations that have paid the dues will receive invitations to the Annual Breakfast which will take place at a local country club on Friday June 2, 2023. the featured speaker will be from Delray Medical Center.

### **Development**

Development updates on the Delray Beach Golf Course Redevelopment and the Agricultural Reserve were provided. The Delray Beach City Commission postponed any further discussion to an unspecified future date and the County Commissioners did not vote to lift a conservation easement on the Brookside property in the Agricultural Reserve which is located north of and adjacent to the Delray Marketplace. Therefore, the property will remain zoned for agriculture for now.

### **First Responders**

Lieutenant John Wink from PBSO indicated that the PBSO is continuing to write traffic citations to keep the roads safer. Focus will be along at the Atlantic Avenue intersection with Lyons Road, Jog Road and Military Trail. Chief Bill Stansbury, PBCFR reported 3,500 calls last month for Battalion 4..

### **Featured Program**

The featured program was provided by Isami Ayala-Collazo, Director of Palm Beach County Facilities and Operations. The Department's mission is to operate and maintain County facilities and provide associated services to the County departments, Constitutional Officers, and the public. It serves primarily as a service organization for other PCB departments, including:

- Preventative and corrective maintenance, as well as replacement of equipment and related systems;
- Custodial, building support and landscaping services at designated buildings and sites;
- Facility related emergency response services after hours;
- Facility set up of shelters and the Special Care Unit in case of adverse weather conditions; and
- Manage the County's energy consumption and recycling program.

#### **West /Delray Park Update from Facilities**

- In 2000, the South Florida Water Management District (SFWMD) acquired a 313 acre Siemens/Palm Beach Downs Property as part of an east coast buffer program for water management purposes.
- In 2006, the County entered into a 7 year lease with the SFWMD and extended renewals until 2021
- In 2021 a 10 year lease extension was suggested and now, until 2032 the lease has been extended.

#### **Morikami Park/Ryokan**

- In the 1970's George Morikami donated the right to the Museum and Gardens for public park uses. A Ryokan (Japanese hotel) is being developed on the property. In February 2023, Staff is clearing the path to requesting proposals for the Ryokan.

Wednesday May 3, 2023, meeting will feature a presentation from Palm Beach County Building Department and Contractors Certification along with an overview of issues pertaining to Condos, HOAs and individual property owners.

Respectfully Submitted,  
York Freund, Director



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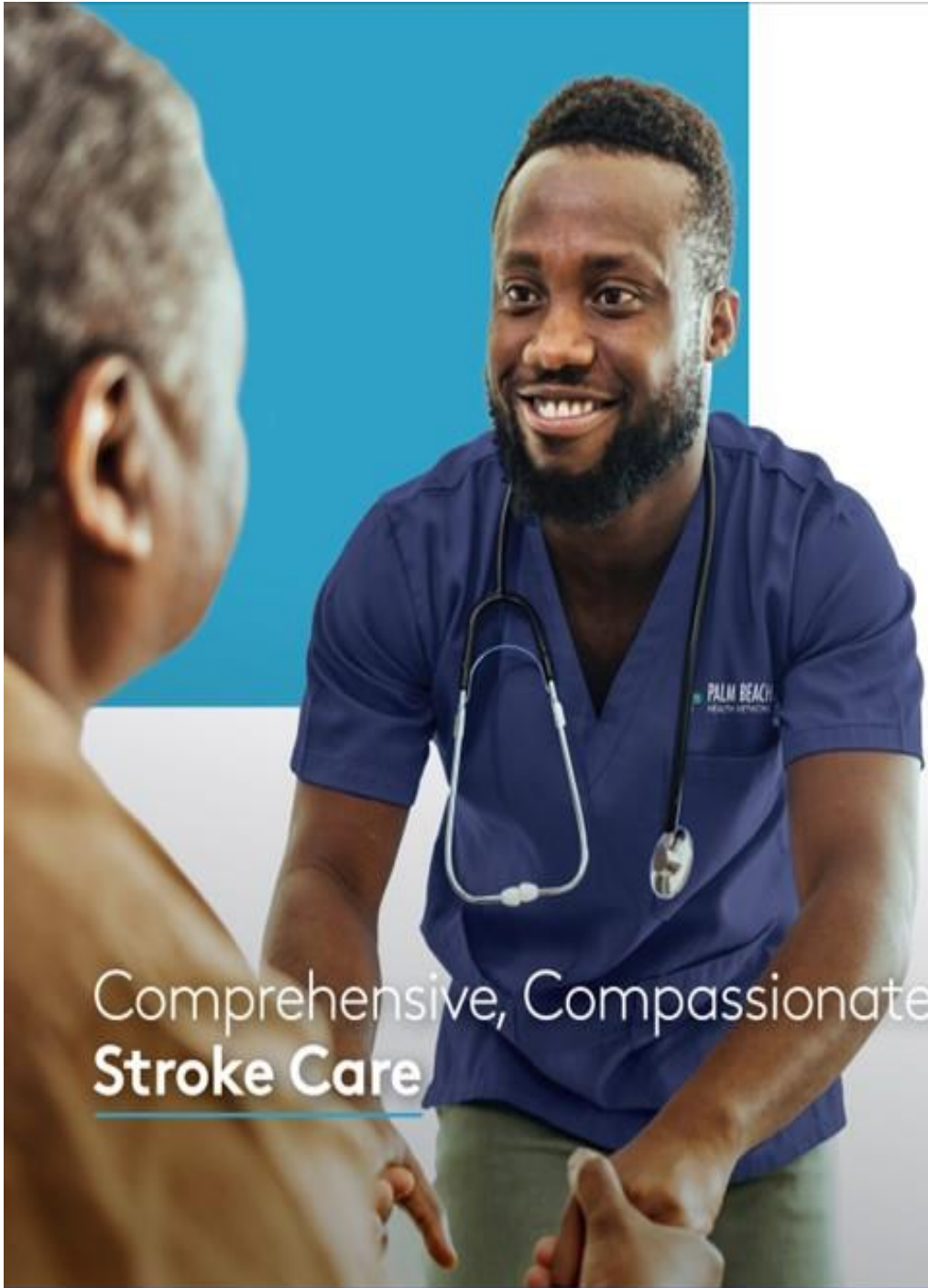
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## Great Weather and Big Success for Delray Affair

The 61 st Annual Delray Affair nicknamed the “Greatest Show Under the Sun” took place on the weekend of April 14, 15, and 16. Ten city blocks were teeming with visitors and many vendors from all over the country. After a week of rain storms and flooding, the weather cooperated for the three day event. Kiosks displaying artwork, crafts, and







specialty jewelry, clothing and other quirky products. Loads of food items were being enjoyed from lemonade and smoothies to corn and BBQ. Delray Medical Center (DMC), was outreaching to the community with information on all of the services that our neighborhood hospital and Trauma Center offers. Photos: Volunteers from DMC including second from left Daniel Listi, CEO of DMC and visitors to the Delray Affair receiving information and “giveaways.”



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## **Delray Beach Golf Course Update**

The Delray Beach City Commission provided three public meetings in March to present four proposals for redevelopment of the golf course located on Atlantic Avenue near Congress Avenue with an entrance off of Homewood Boulevard. The public was informed of the challenges that the aging golf course presents. It is expected to require 15 million dollars in upgrades, repairs, and renovations including but not limited to the golf course, bridges, maintenance facility, raw water main, and wells.

Options include issuing bonds or increasing taxes to fund the repairs, enter into a Public Private Partnership (P3) where private investment funds would pay for the required repairs, or fund what the City can afford through existing revenues.

The Commission ultimately voted to postpone the public hearing with no date-certain. In the meantime, the cost to continue with the CBRE Consulting group is 7K a month. CBRE has been on retainer for 11 months so far (at a cost of \$77,000) so each month that the CBRE group continues on retainer is costing the taxpayers 7K.

Alliance member communities surrounding the public golf course as well as members of the public who use the amenities including the clubhouse facilities are very concerned with traffic since between the Congress Grove Apartments, Cortland Delray Station, and Aura Delray Beach, more than 800 units have been or are being built near the intersection of Atlantic and Congress Avenues which is the site of many accidents.

Surrounding communities and the public largely support the option of using existing City revenues and/or issuing bonds and addressing most pressing repairs first.

## **Results from March 28, 2023 County Ag Reserve Workshop**

Since 1980, Palm Beach County has adopted and implemented Comprehensive Plan policies to promote the preservation of agriculture and environmentally sensitive lands within the 22,000 acre Agricultural Reserve Tier. Current policies reflect the Agricultural Reserve Master Plan completed approximately 20 years ago. In order to protect and preserve agricultural and environmentally sensitive lands, development within the Tier is limited and requires preserve area for most development options.

On March 28, 2023, the Board of County Commissioners (BCC) held a morning workshop on the history and current status of development in the Agricultural Reserve. The Alliance spoke during the public comment portion and indicated to the BCC that the completion of the Atlantic Avenue expansion and other transportation infrastructure must be expedited for the safety of the public. Further, since the new Commerce (CMR) designation was adopted, the intensity of development, i.e. commercial and light industrial land use, must be limited in location to the Atlantic Avenue and Boynton Beach Boulevard corridors and State road 7/441 north of Rio Grande Avenue and square footage floor to area ratio (FAR) limited to .35.

During the afternoon session County Staff reported on the history of the County's acquisition of the Brookside property (north of and adjacent to the Delray Marketplace) and the required actions to proceed with a text amendment to the County's Comprehensive Plan (Comp Plan) to allow for development of the real estate holding, and the potential consequences of same. It was determined that the BCC would need to lift the conservation easement on the property before any development application can be processed. No action was taken by the BCC to remove the easement, therefore no application will be accepted and the property remains in conservation.



*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.*

**Wednesday, May 3, 2023**

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