

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 2023 issue of The Alliance Connection

Next Meeting

Friday June 2, 2023

Annual Complimentary Breakfast By Invitation

Delegates and Presidents have received invitations. Please RSVP to President Lori Vinikoor. Message or call: (561)715-1530 or e mail vinikoor@bellsouth.net.

Breakfast Sponsor:



DELRAY
MEDICAL CENTER

PALM BEACH HEALTH NETWORK

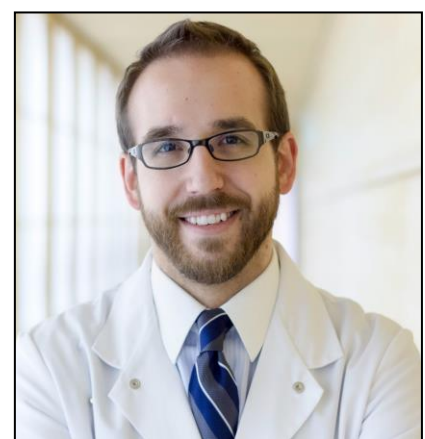
Breakfast Speakers:



Mahdi Taha, DO, Medical Oncology
Med. Dir. of Medical Oncology



Daniel Listi, CEO
Delray Medical Center



JW Snider, MD, Radiation Oncology
South Florida Proton Therapy Institute

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*
Carol Klausner, *Secretary* Deborah Borenstein, *Treasurer*

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

Assistants to the President: Rose DeSanto Rhoda Greifer Joel Vinikoor

Bob Schulbaum, *Chairman of the Board*

Legal Counsel: Joshua Gerstin

Agricultural Reserve Update “Reserve Not Preserved”

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. To protect and preserve agricultural and environmentally sensitive lands, development within the Tier is limited and requires preservation of the area for most development options. Taxpayers voted for a \$150 million bond issue. Approximately \$100 million of the money was to be used to purchase and preserve 22,000 acres of land that contained special soil and weather conditions. This property was designated as the Agricultural Reserve (“Ag Reserve”) and was given special zoning and usage restrictions.

Last year a developer submitted a plan to build 1,277 homes (1000 high end houses and 277 workforce housing units) in a key portion of the Reserve just north of Clint Moore Road on the west side of State Road 7/441. The critical factor in this was to be a “swap” of valuable Reserve farmland for (a greater acreage but less valuable) developer owned property located northeast of the Reserve. Planning staff recommended that the Board of County Commissioners (BCC) reject the proposal since it would reduce, rather than foster, Florida farming interests. Most of the existing communities surrounding the Reserve, as did all the conservation and civilian development associations (including the Alliance of Delray) asked that the proposal not be approved.

On May 3, 2023, the BCC met to vote on the developer’s proposal. Arguments in favor of the proposal included:

- The County tax base would be increased.
- The builder would build a reservoir that would address water quality issues outside the reserve.
- The development plan would include 277 workforce houses.

The most significant problem is that allowing non-preserved property for more valuable Reserve property will set a precedent that could be used by others, thereby destroying what remains of the Ag Reserve.

Arguments against the proposal included:

- Losing this farmland would impact the sustainability of farming in Palm beach County.
- The microclimate of the Agricultural Reserve allows for the cultivation of special crops which cannot be grown in northern Palm Beach County.
- The 1,277 new homes would overwhelm the traffic, schools and other critical infrastructure elements and there were no funds available to provide them in a timely manner.
- Proximity to the Loxahatchee National Wildlife Preserve could cause significant ecological problems.

On May 3, 2023, the BCC approved the developer’s proposal by a vote of 5 to 2. The next step is for the BCC to transmit the text approval document to State officials, who will approve the document and make any necessary amendments. The final step will be to return the State-approved document to the BCC for final approval. In parallel the developer will begin detailed planning that will be included in the State Package.

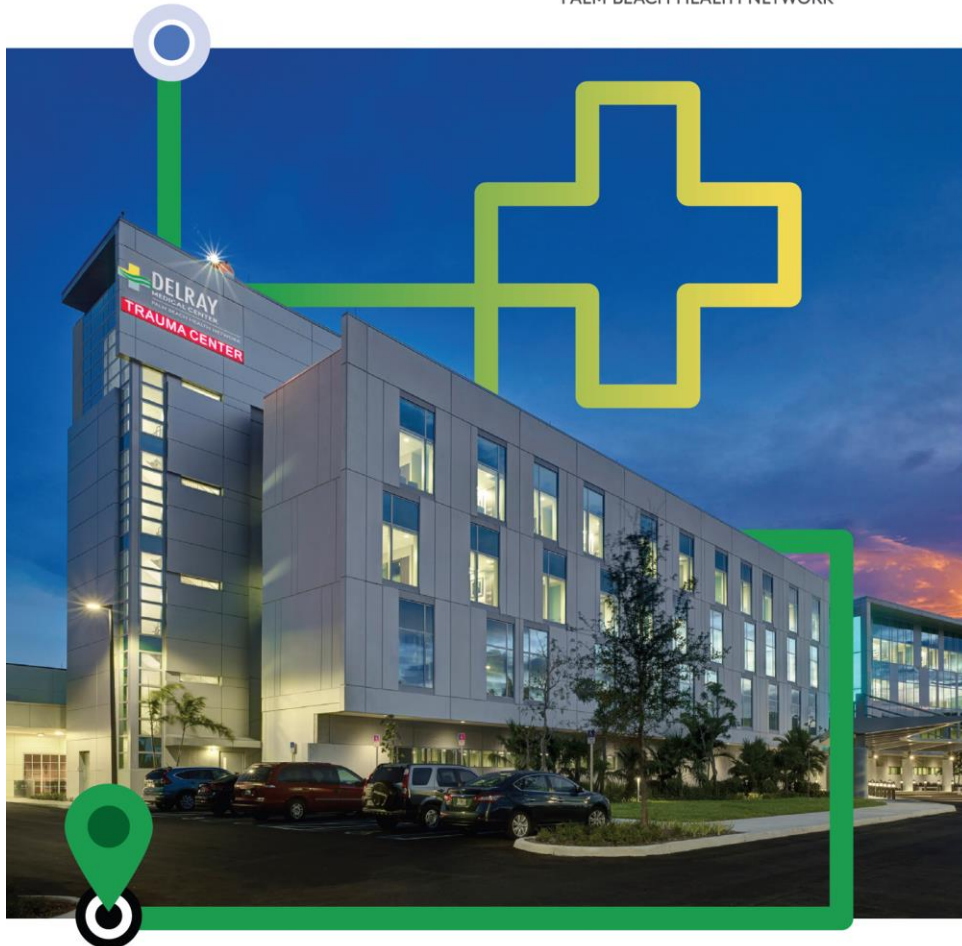
**Special Event
Traffic Issues & Concerns
in District 5
presented by
Vice Mayor Maria Sachs
Date: June 21, 2023
Time: 1PM
Place: South County
Civic Center
Agenda Will Follow via e mail**

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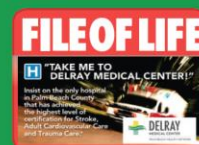
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Alliance Successes in Assisting the Membership

Bus Shelter Becomes a Reality

The Alliance of Delray has been working with member community Shadywoods to bring a much-needed bus shelter to Linton Boulevard where residents from the development can conveniently access the bus stop and be protected from the elements while waiting. The road to obtaining the bus shelter was a bit bumpy. Over the past few years, the Alliance has coordinated communication between the County and the City and brought the government officials together through the permitting and building process.



The shelter required a permit from the County and the District 5 County Commissioner back in 2021 assisted with that. Mayor Shelly Petrolia and Public Works Director Missie Barletto were instrumental in bringing this project to completion. Another success for the Alliance community!

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Delray Beach Golf Course Improvement Deferred in Order to Seek Public Input

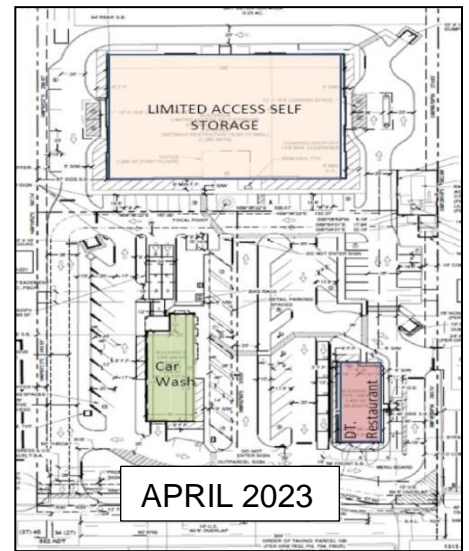
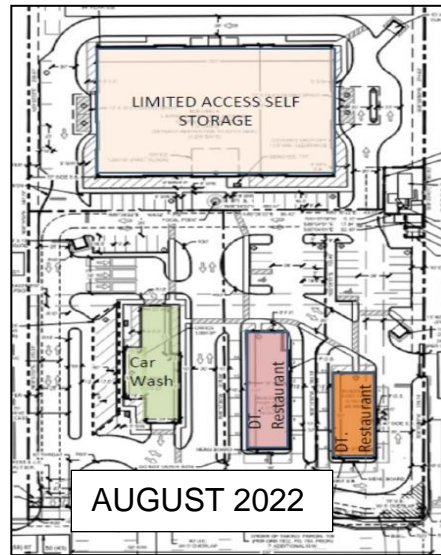


The Alliance of Delray, in support of its member communities attended the Delray Beach City Commission meeting on May 2, 2023. The Commission (see photo) unanimously voted against any further movement of the four applications for creating a Public Private Partnership (P3) to redevelop the Delray Beach Municipal Golf Course. About a hundred members of the public were present at the meeting and many voiced opposition to the P3 plan.

The City has several options for funding the refurbishing of the golf course and clubhouse/Community Event Center. There are existing City revenues that could be used. The new developments of Sundry Village at Atlantic and Swinton, Aura at Atlantic and Congress, and Atlantic Crossing east on Atlantic near the intracoastal will be bringing a large tax base to support some of the upgrades that are needed which include bridges, raw water main and wells.

The Commissioners agreed to engage the public in plans for the redevelopment. It is expected that there will be more public input, possibly in the form of a charrette, in the coming months. One of the goals of the refurbishment project is to create a Championship Golf Course. This will make Delray Beach the ultimate destination to work and play in Palm Beach County with its phenomenal Tennis Center, Public Golf Course, and pristine mile of public beach.

This Is How to Do It: Making Projects Better for the Community



Big Apple Bazaar Redevelopment on Atlantic Avenue: The Alliance assisted in creating a better project for member community High Point of Delray West Section 2. December 2021: proposed self storage/car wash/gas station & gas sales. With objections from the Alliance and the community, a redesign in August 2022 proposed a self storage, car wash, and 2 drive through restaurants. Final proposal generally accepted by the public was in April 2023 and includes self storage (63 ft. ht. max), car wash and one 3400 sq. ft drive through restaurant with 60 seats.

Alliance Assisted Waterways with a Better Public Storage Product

- Removed 85% of the orange Public Storage corporate color (see photos below)
- Flipped the site plan from facing south to facing north
- Increased landscape buffer on the south property line
- Both sides of 8' vinyl chain link fence will be landscaped
- Maintain access from Tranquility Drive
- Ensure proposed monument sign does not interfere with HOA signage
- Large tree on the east side of property to be maintained



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ALLIANCE MEETING SUMMARY May 3, 2023

Arnold Katz, Executive Vice President of the Alliance, called the meeting to order at 9:35 am. He recognized the guests present and called upon Lt. Wink of the Palm Beach County Sheriff's Department, who shared with the group the persistent problems at Atlantic Avenue and Jog Road. Additional information will be forthcoming. Fire Rescue Chief Standsbury announced that new stations closer to the Delray Beach area are anticipated. That will ease the pressure on existing stations.

Representatives from the PBC Planning, Building and Zoning Department described the logistics of construction, both new and repairs, and how they can be implemented. All work must be in compliance with the most recent codes. Most importantly, the contractor must have certification to attest to his/her competency, be able to work with officials, and have passed trade and legal exams. Additionally, contractors must have license numbers and carry insurance. This department of PBC makes over 17,000 inspections per month. Both HOAs and COAs must comply with their respective documents and the Florida building codes. Permits are required. However, the laws are evolving. The building code will be revised in 2024. The consumer must be aware: Scams abound!

The next meeting of the Alliance of Delray will be held during the first week of June at a local country club. All Presidents, Delegates, and Alternates will receive invitations. The keynote speakers will be Daniel Listi, CEO of the Delray Medical Center (DMC) and two other prominent physicians from DMC's Department of Medical Oncology and Radiation Oncology from the South Florida Proton Therapy Institute. The meeting ended at 10:30.

Respectfully submitted, Carol Klausner, Secretary



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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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By Invitation

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or e mail vinikoor@bellsouth.net.***

Breakfast Presentation:
**Cutting Edge Cancer Care in our
Community:**
Personalized Oncology and Protons
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