

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

December 2023 issue of The Alliance Connection

Next Meeting

Wednesday December 6, 2023

Doors Open 9 AM Meeting Begins 9:30 AM

Palm Beach County Fire Rescue

Newer Strategies for Saving Lives with

Battle Tested Protocol & Use of the LUCAS Device

Plus

Reports from PBSO, PBCFR, and Local Elected and Government Officials

Meetings take place at the South County Civic Center

16700 Jog Road Delray Beach

The Public is Welcome

Bagels and Coffee/Tea Served

**The Alliance of Delray Congratulates
Our Neighborhood Hospital Delray Medical Center
for All of these Healthgrades 5 Star Awards This Year!**

TREATMENT OF HEART ATTACK FIVE-STAR RECIPIENT 2024	DEFIBRILLATOR PROCEDURES FIVE-STAR RECIPIENT 2024	TREATMENT OF STROKE FIVE-STAR RECIPIENT 2024	CRANIAL NEUROSURGERY FIVE-STAR RECIPIENT 2024	TREATMENT OF SEPSIS FIVE-STAR RECIPIENT 2024
VALVE SURGERY FIVE-STAR RECIPIENT 2024	TREATMENT OF HEART FAILURE FIVE-STAR RECIPIENT 2024	SMALL INTESTINE SURGERIES FIVE-STAR RECIPIENT 2024	TREATMENT OF PNEUMONIA FIVE-STAR RECIPIENT 2024	UPPER GASTROINTESTINAL SURGERY FIVE-STAR RECIPIENT 2024
CORONARY INTERVENTIONAL PROCEDURES FIVE-STAR RECIPIENT 2024				TREATMENT OF RESPIRATORY FAILURE FIVE-STAR RECIPIENT 2024

OFFICERS AND DIRECTORS OF THE ALLIANCE:

Lori Vinikoor, *President*

Arnold Katz, *Executive Vice President* Norma Arnold, *Vice President* John Gentiithes, *Vice President* Allen Hamlin, *Vice President*

Carol Klausner, *Secretary* Sylvia Borrellie, *Recording Secretary* Deborah Borenstein, *Treasurer*

Directors: Rob Cuskaden York Freund Judy Goldberg Susan Zuckerman

Assistants to the President: Rose DeSanto Joel Vinikoor

Bob Schulbaum, *Chairman of the Board*

Legal Counsel: Joshua Gerstin

Development Update

The SWAP

Recently, GL Homes proposed building 1,277 homes on preserve acreage in the Agricultural Reserve. In exchange for allowing removing several of these restrictions, GL Homes offered to build a multi-million-dollar water-resource project in the northwest part of the county along with a 250-acre ATV park, reduce its Indian Trails Grove development from 3,897 units to 2,612 units (a reduction of 1,285 units) and build 1,277 units on the preserved parcels west of Boca Raton. Also planned was a donation of land for a synagogue and a special-needs facility for seniors and developmentally disabled people.

The Swap is dead (at least for now), much to the relief of the many residents who were concerned that passage would be the beginning of the end for the County's Agricultural Reserve (Ag Reserve). The Ag Reserve covers 22,150 acres west of Florida's Turnpike, east of the Arthur R. Marshall National Wildlife Refuge, north of Clint Moore Road and generally south of the Village of Wellington and Heritage Farms. Its creation was made possible by funds raised through a \$100 million bond issue in 1999. Special rules were enacted when the Reserve was built to limit development and preserve agriculture there.

Critics of the swap argued that approval would have changed long-standing policy of requiring land swaps only within the Reserve and prohibiting development to occur west of State Road 7. They also argued that there were too many "loose ends" attached to parts of GL Homes' proposal, and challenged whether a private for-profit, rather than a government entity should manage the reservoir that was part of the proposal package.

The County Commissioners had many questions for the developer and raised many concerns. In a letter to the BCC, the Alliance pointed out many "red flag" issues and followed up with President Lori Vinikoor's testifying at the October 24, 2023, public meeting. The proposed project would have brought increased density and intensity to an area of the Agricultural Reserve with roadways that are already failing with excessive traffic flow.

The BCC voted 4 to 3 to deny the application. Mayor Gregg Weiss, Vice Mayor Maria Sachs, Commissioners Mack Bernard and Marci Woodward all voted to deny the request. Commissioners Michael Barnett, Sara Baxter, and Maria Marino were in favor of the application. In cases of denial, the applicant usually cannot bring up the same application again for a period of two years unless the proposed development is considerably changed.

The Alliance Spoke and the City Commission Listened! 4594 133 rd Road South

133 rd Road south is located off of Barwick Road between Atlantic Avenue and Lake Ida Road. Currently, the 5.08 acre parcel which is the subject of the application for a 16 single family development is located in Unincorporated Palm Beach County (PBC), however, it is surrounded on all four sides by Delray Beach city land. The developer was requesting to be annexed into the city.

The Future Land Use (FLU) Designation for the property with PBC was MR-5 which allows a density of up to 5 units per acre. For annexation into the City, the developer requested an LD 1-5 FLU which would allow up to 5 units per acre. The Zoning District requested was R-1-A.

With necessary road and other easements, the maximum number of units that could be built with the R-1-A designation is 22. The developer requested the right to build 16 single family homes.

Concerns from local communities included the increase in traffic that would be entering and exiting Barwick Road from 133 rd Road South. Other infrastructure concerns include the need for improved sanitary sewer, expansion of 133 rd Road South, sidewalk installation, and paving.

At the Delray Beach City Commission November 14, 2023 meeting, the Alliance of Delray requested an R-1-AAA Zoning which would limit development to ten units on the property. The City Commission agreed. The Alliance will be closely following the development of the 5.08 parcel and the 3 acre parcel to the west, repeating the concern for keeping density as low as possible.



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Photo Right:
SWA's
Recycling
Facility



Solid Waste Authority

Recently the Alliance Board of Directors toured the Solid Waste Authority (SWA) facilities (See photo left). The SWA mission is to manage the materials discarded by the residents and businesses of Palm Beach County in a manner consistent with its legislative mandate and applicable local, state, and federal ordinances, regulations, and laws. It does this by contracting for and integrating waste removal services provided by vendors. The Programs developed and implemented by the Authority provide for integrating solid waste transportation, processing, recycling, resource recovery, and disposal technologies. The SWA's commitment to recycling began in 1987. For more than 35 years, the SWA has been leading the way in providing convenient and efficient recycling services that preserve our county's natural resources. Palm Beach County's 80% recycling rate in 2022 ranked first among all counties in the state of Florida. SWA estimates that its processing reduces the volume of discarded materials by 95% that otherwise would have had to be put in a landfill or trucked to another location.

Renewable Energy Facility 2 (REF2) is owned by the Solid Waste Authority (SWA) of Palm Beach County and is the first greenfield waste-to-energy (WTE) facility to come online in North America in 20 years. Combining the best of U.S. and European WTE emissions control and metals recovery technologies, REF2 is the cleanest, most efficient plant of its kind in the world today. Advanced technologies provide better than zero water discharge, emissions at or below the best natural gas turbines, better than net-zero greenhouse gas (carbon equivalent) footprint, and a Leadership in Energy and Environmental Design (LEED®) Platinum-level Education Center.

REF2 is at the forefront of renewed interest in WTE plants in North America as reliable, economical generators of renewable energy and material recycling. WTE is a key part of a comprehensive solid waste management strategy to minimize/eliminate landfilling as demonstrated in Europe and is a critical part of integrated greenhouse gas (carbon equivalent) footprint control and minimization.

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The November meeting of the Alliance of Delray was called to order at 9:30 AM by Alliance Vice President John Gentithes. President Lorl Vinikoor was up in West Palm Beach at a Board of County Commissioners meeting related to another issue in the Agricultural Reserve which would have deleteriously impacted communities along State Road 7/441 (the application was withdrawn at that meeting).

Captain Rob Sandt of the Palm Beach County Sheriff's Department reported that there has been a 5% rise in automobile crashes since the previous month. In addition, there has been a rise in the number of auto thefts. He advised the audience to make sure that doors should be locked upon exiting the vehicles, take all valuables with you, and definitely lock up any and all weapons.

The guest speaker, Joseph Abruzzo, PBC Clerk of the Circuit Court & Comptroller, was introduced. Mr Abruzzo spoke of Property Fraud, very big issue in PBC. Criminals prey on seniors, in PBC and Broward. The scammers file fake deeds to make it appear as if they own homes that are not actually theirs. These scammers then trick people into giving them money to rent or buy those homes. For information on the property fraud alert service and for a link to the sign up for the free service, log on to <https://www.mypalmbeachclerk.com/services/property-fraud-alert> . You can choose a name you wish to monitor. When a document is recorded in Palm Beach County matching a name you are monitoring, you will receive an email alert. This is a free service that monitors documents recorded in the Official Records of Palm Beach County.

On October 31, 2023 the County invested 135 million dollars in Israeli bonds which is expected to earn 21 million dollars in interest over the next two to three years. The county has a total investment of over \$200 million in Israeli bonds.

Another important sight is Guardianship Fraud. We must protect our most vulnerable citizens. If you suspect any one of misusing the finances or assets of a person under guardianship, report it! This might be missing money or property, suspicious loans, funds transfer, opened or closed accounts, Significant family discord or isolation of the person under guardianship. Caregivers family member living a lavish lifestyle, beyond their means. Contact, GUARDIANSHIP INTEGRITY ASSURANCE HOTLINE, 561-355-3728 or <https://www.mypalmbeachclerk.com/services/guardianship-integrity-assurance-hotline> .

Soon the office of the County Clerk and Comptroller will be completely online. Users will be able to self-navigate the courts, access the passport office, and reach any of the departments of the County Clerk/Comptroller. However, one can make an appointment to receive services in person. The website for the office is: www.mypalmbeachclerk.com

Questions and answers followed the presentation. The meeting was adjourned at 10 am.

The next meeting of the Alliance of Delray will be held at 9 AM on December 6, 2023 at the South County Civic Center. Palm Beach County Fire Rescue will be presenting a program "Newer Strategies for Saving Lives with Battle Tested Protocol & Use of the LUCAS Device."

Respectively submitted,
Carol Klausner, Secretary
Judy Goldberg, Director

Palm Beach County Works on Housing for All

Palm Beach County (PBC) has an affordable and workforce housing crisis. House prices and rents continue to escalate. PBC has a blueprint for how to achieve a significant increase in housing. Areas of focus for this plan include funding and financing, planning and regulatory reform, neighborhood revitalization and community development, and racial equity.

Much work is being done by the Affordable Housing Collaborative (AHC) of Palm Beach County. The AHC is a group of housing stakeholders that meet on a monthly basis to discuss topics and issues relevant to affordable housing. Members include non-profits, counseling agencies, lenders, real estate professionals, attorneys, municipal staff and many others. There is also a steering committee for the PBC Housing Plan and the Alliance of Delray has representation on that committee.

A \$200 million housing bond was voted on by the public which will fund subordinate low interest loans for construction and rehabilitation of workforce and affordable housing. These loan proceeds can be recycled when repaid upon sale or maturity and leveraged with other sources of public and private financing.

Other incentives for building more workforce housing include rules which have been adopted in PBC's Comprehensive Plan and Unified Land Development Code. These rules include allowing for increased densities in single and multifamily housing developments if a certain percentage of workforce housing units are built.

Consul General of Italy Visits Palm Beach County

In one of Italy's world-wide diplomatic missions, the country chose Florida as one of the states to provide a representative which is called the Consul General of Italy. Michele Misto is the recently appointed Consul General and his offices are in Miami. The Consul General recently visited Palm Beach County and Vice Mayor Sachs welcomed him and presented a proclamation naming October 2023 as Italian American Heritage Month. Photo below center: Consul General of Italy Michele Misto flanked by Palm Beach County (PBC) Vice Mayor Maria Sachs (holding the proclamation) and PBC Commissioner Maria Marino.

During Consul General Misto's time in PBC, he visited Florida Atlantic University which offers a comprehensive program of Italian studies. Students provided insight into The FAU Italian Program is a most unique program offering Minor/Major/Master's graduate and PhD doctoral courses. The program is deeply dedicated to the discipline of Italian American Studies and incorporates a strong creative writing component.



Photo:
Palm Beach County
Commission Chambers
October 3, 2023



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Properly Disposal of Cardboard



Is It Recyclable?

Yes, cardboard is recyclable in our system! All non-cardboard packing materials must be removed. By flattening boxes, more can fit into your yellow bin. Otherwise, neatly nest boxes inside one another. Cardboard placed next to your recycle bin will also be collected.



[LEARN MORE](#)

**Solid Waste Authority Website:
www.swa.org**

In Palm Beach County, cardboard is recyclable. Last fiscal year, the SWA sold more than 92,000 tons of recyclable commodities to mills and factories that use them to make new products. Of that, more than 17,500 tons was cardboard.

In Palm Beach County, cardboard goes into your yellow recycle bin. But the SWA understands that not all cardboard can fit into the 18-gallon yellow recycle bin. In these cases, remove all the foam and plastic packaging, then:

- For residents living in unincorporated Palm Beach County, excess and oversized cardboard can be put beside the yellow recycle bin for recycling. Waste collection workers will pick it up by hand and put it into the correct side of the split body recycle truck.
- For residents living in one of the County's 39 municipalities, contact your municipality directly for their curbside cardboard guidance.
- For anyone who wants to recycle oversized or excess cardboard themselves, they can take it to any of more than 250 yellow community cardboard dumpsters throughout our county. The list of community cardboard locations can be found in the "where to Recycle" tool on the SWA website.



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OLYMPUS fka GoldCoast

This application would have brought more commerce/light industrial uses to a mostly-residential area of the Agricultural Reserve south of Atlantic Avenue on State Road 7/441. The use was found to be incompatible and County Staff recommended DENIAL. The Application was WITHDRAWN. Unless the request is significantly changed, it cannot be brought up again for a year.

*****%***

Boca Raton Achievement Center Delray Beach Facility

An application has been submitted for an institutional use on Lyons Road south of Atlantic Avenue, specifically near the corner of 155 th Street South behind the Coptic Church. The Boca Raton Achievement Center which serves students with special needs has plans for a 32,557 square foot private school comprised of two buildings and covered walkways. The entrance to the school will be located off of 155 th Street south. Traffic is still of concern in the area. See photo below of landscape material being transported and sharing the road with traffic in the Tier.



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:

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