

# *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)

April 2024 issue of The Alliance Connection

Next Meeting

**Wednesday April 3, 2024**

**Doors Open 9 AM Meeting Begins 9:30 AM**

**Mayor Maria Sachs**

***with a Palm Beach County Update***

**Plus**

**Megan Houston, Director**

**Palm Beach County Office of Resilience**

***Topic: Climate Resilience in Palm Beach County***

**Plus**

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

**The meeting will take place at the South County Civic Center**

**16700 Jog Road Delray Beach**

**The Public is Welcome**

**Bagels and Coffee/Tea Served**

We are still in the dues collection time of year.

Check to see if your community has paid.

June 21, 2024 Breakfast will be held at a Local Country Club. All Presidents, Delegates, and Alternates from Alliance Member Communities are invited.

There WILL BE a July 3, 2024 Alliance Membership Meeting topic: Elections. "Order in the Court" Where you will meet the candidates for State Attorney, Public Defender, and County Court Judge Group 2.

#### OFFICERS AND DIRECTORS OF THE ALLIANCE:

Lori Vinikoor, *President*

Arnold Katz, *Executive Vice President* Norma Arnold, *Vice President* John Gentithes, *Vice President* Susan Zuckerman, *Vice President*

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

*Directors:* Rob Cuskaden Kay Drews York Freund Judy Goldberg

*Assistants to the President:* Rose DeSanto Joel Vinikoor

Bob Schulbaum, *Chairman of the Board*

*Legal Counsel:* Joshua Gerstin

## Agricultural Reserve Development

Land use text amendments are being sought for the easternmost area of the Agricultural Reserve. There is a 50.99 acre parcel at the north west corner of the Florida Turnpike and Atlantic Avenue seeking a multiple land use development including a 150 key hotel/640 apartments/80 townhomes/commercial and a 10.2 acre site at the south west corner of the Florida Turnpike and Atlantic Avenue seeking a private garage condominium land use...NOT business and NOT office/warehouse.

A "right in right out" entrance is proposed on Atlantic Avenue. Starkey Road and Persimmon Ave. would be aligned and there would be a traffic light at the corner of Starkey/Persimmon/Atlantic. A Plum Market or Trader Joe's is expected at the corner.

Walking trails, a main street, and public space for a farmers market is proposed. Some of the site is expected to have first floor retail and second and third floors for office. Other aspects of the development would provide outdoor and indoor recreational space which would include pickle ball, rock climbing wall, squash court, and other activities.



### Lyons Road Widening on track for July 2024 completion.

- 2/6/24 to 2/13/24 : Concrete subcontractor placed sidewalk from St Mary's church to Joseph's Market on the east side of Lyons
- 2/8/24 to 2/12/24: Sod installed in the median adjacent to the L38 bridge
- 2/16/24 to 2/22/24 Signal subcontractor began demolishing removed mast arm foundation
- 2/20/24 Signal subcontractor removed the existing mast arm foundation on the northwest and southeast quadrants of Lyons and Atlantic and filled the hole
- 2/21/24 The contractor began mobilizing equipment and materials to the job site to begin drainage installations
- 2/21/24 The contractor pressure tested water main at entrance to Josephs Market
- 2/22/24 The contractor began removal of existing guardrail on southwest quadrant of Lyons and Atlantic. Getting deliveries of barrier wall and installs
- 2/23/24 Signal subcontractor continued demolishing removed mast arm foundations
- 2/23/24 to 2/27/24 The contractor underground crew proceeded with installation of drainage on SW quadrant
- 2/26/24 Delivery of new mast arms for Atlantic Ave and Lyons Rd
- 2/27/24 PBC, the contractor, and asphalt subcontractor perform straight edge ride testing on previously placed asphalt from Linton to the southern limits of the project
- 3/1/24 Surveyors set grades for drainage structure tops, and the contractor installs tops.
- 3/4/24 The contractor's underground crew proceeds with installation of drainage on SE quadrant of Atlantic Ave and Lyons Rd
- 3/5/24 The contractor began setting drainage structure tops to grade and beginning base rock placement on SW quadrant of Atlantic Ave and Lyons Rd
- 3/6/24 Barrels have been removed from the median near Mizner Country Club and near the new L-38 Canal bridge

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## Fire Station 49 Groundbreaking



The most recent groundbreaking for fire stations in Palm Beach County, and the first fire station in the Agricultural Reserve, occurred on February 28, 2024. The Alliance was there (see photo). The 2+ acre development parcel address is 12555 Lyons Road and is located at the corner of Flavor Pict Road. The new 16,000 square foot station is expected to be completed in about 18 months. It will have four bays and provide EMS/Rescue/Fire service to an 18 square mile area from Boynton Beach Boulevard south to Atlantic Avenue in the Agricultural Reserve. “Excellence Today Improving Tomorrow” is the mantra for Palm Beach County Fire Rescue. Every call in the area is expected to be decreased by 4 minutes.

## Muscle on The Beach Car Show in Delray Beach

Delray Beach was buzzing on Saturday March 2, 2024. Along with the Saturday Greenmarket in Old School Square, The “Muscle on the Beach” Car Show was held which covered the entire lawn in front of the amphitheater and spilling out into Pineapple Grove. A 1955 Thunderbird, Shelby Cobra Mustang which looked like it came out of Steve McQueen’s Bullitt, and other spectacular vintage cars. This show was differed from last year’s car show since they were all “muscle cars.” See photos.



There is something happening every week, particularly on the weekends, in Delray Beach. Go-to websites for weekly events include the City of Delray Beach <https://www.delraybeachfl.gov/> and Community Redevelopment Agency <https://delraycra.org/events/> as well as social media sites such as Facebook, Instagram, and X (formerly known as Twitter).

## County Sunsets Land Development Regulation Advisory Board

The Land Development Regulation Advisory Board (LDRAB) will no longer serve as advisory body to review proposed revisions to the Unified Land Development Code (ULDC)\* for recommendation to the Board of County Commissioners (BCC). The LDRAB also served as the Land Development Regulation Commission (LDRC) pursuant to F.S. § 163.3164(25) and F.S. § 163.3194, and also served as the Airport Zoning Commission pursuant to F.S. § 333.05(2). The Zoning Commission has replaced the LDRAB as the advisory board for proposed revisions to the ULDC.



Alliance President Lori Vinikoor was awarded recognition (see photo) by the Zoning Department for 14 years of service on the LDRAB.

\*The ULDC was adopted to encourage the most appropriate use of land, water, and natural resources; prevent the overcrowding of land and avoid undue concentration of population; facilitate the adequate and efficient provision of transportation, water, sewage, drainage, solid waste, parks, schools, fire, and police facilities; conserve, develop, utilize, and protect natural resources; protect human, environmental, social, and economic resources; and, maintain, through orderly growth and development, the community character and stability of present and future land uses and

development in PBC. From time to time, it is necessary to amend this code.

## Alliance of Delray Meeting Summary March 4, 2024

- The Annual Breakfast will be held on Friday June 21, 2024. Presidents, Delegates, and Alternates will receive invitations.
- There will be a July 3, 2024 in-person meeting this year which will feature a candidates forum with those running for State Attorney, Public Defender, and County Court Judge Group 2.
- There will be a March 23rd annual Easter Egg Hunt at the Delray Marketplace.
- Captain Sandt of District 4 PBSO reported that crime trends are down. PBSO is disincentivizing the groups that have been perpetrating high end auto thefts especially along the Lyons Road corridor; they are now displacing themselves from Delray Beach. Increased traffic on Lyons Road is due to construction. Traffic crashes are down 7 %. Honda products are still a target of thefts and PBSO is recovering the vehicles down in Broward County. Captain Sandt indicated that people should park their cars close to lighting in a parking lot and do not leave valuables in the car.
- Chief Bill Stansbury of Palm Beach County Fire Rescue Battalion 4 reported that more stations are being built. Station 49 on Lyons Road north of Atlantic in the Agricultural Reserve broke ground. The station will increase response time by 4 minutes for the area served. There is also another being constructed at Military Trail & Le Chalet Blvd. Battalion 4 is the busiest in the County. In February there were 3037 calls which represent 1000 more calls than the second busiest fire station in the County located in the West Palm Beach area.
- Jennifer Cirillo, Director of the award-winning Palm Beach Parks and Recreation explained the 8,668 acre park system comprised of 110 parks (11 of these locations are undeveloped future park sites).

Accomplishments of the Department this year include:

- Overall contribution to economic impact through Sports Tourism \$10.2M, along with 14,512 room nights and 17 events. The Aquatics Division successfully taught swim lessons to 979 participants in partnership with the Drowning Prevention Coalition and Red Cross. Additionally, 46 students received their free lifeguard certification through an innovative pilot program funded by the Children Services Council of Palm Beach County.
- Added 38 pickleball courts in the last three years by mostly repurposing older rinks and courts. Harnessed partnerships and secured grants as evidenced by Soccer 5 concession and Orange Bowl field / neighborhood center.

Following a description of challenges and goals for 2024 which include addressing aging infrastructure and strained financial and human resources, Director Cirillo encouraged the audience to view the Parks and Recreation informational video at <https://youtu.be/wiTJHxVKDJU> and to consider volunteering by visiting <https://discover.pbcgov.org/parks/General/Volunteer.aspx>.

The next meeting of the Alliance of Delray will take place on April 3, 2024, at the South County Civic Center and will feature Palm Beach County Mayor Maria Sachs with a Palm Beach County Update and Meagan Houston, Director of the Office of Resilience with a presentation on Climate Resilience in Palm Beach County. Many of the members and audience present enjoyed a complimentary pass and walked through the Morikami Museum and Gardens following the meeting.

The sponsor of the March meeting was Elance' At Boynton Beach for adult luxury living. The Contact is Jillian Castellano. Her contact number is: 561-312-8704. See business card.



Submitted by S. Borrellie, Director

## **Acreage Truckers Parking Change**

An ordinance adopted unanimously by the Board of County Commissioners on February 22, 2024 limits the weight of tractor trailer trucks to 16,000 pounds. County staff said that trucks were never allowed to park their semis in The Acreage but some of the truckers say they have been there for decades. The ordinance was passed because residents complained about the impact of the trucks on their quality of life and larger trucks making it unsafe to use the 436 acres of dirt roads in The Acreage. Paving the roads, estimated to cost between \$1.4 and \$2.4 billion. The new ordinance is effective July 1, 2024, allowing time for the affected parties to file expected litigation.

## **Sales Surtax Update: Your Taxes at Work**

The half penny sales surtax for Palm Beach County School District's infrastructure and development projects receipts through December 2023 were \$1,108,586,054 versus a projection of \$876,198,141. This represents 126.52% of projection for this timeframe. This represents 83% of total projected receipts for the 10-year sales tax in 69% of the time.

The sunset provision states that if collections through September 1, 2025, are \$1.35 Billion or higher (as opposed to the original projection of \$1.345 billion), the sales tax would end one year early, December 31, 2025, rather than 2026. At this time, if revenues are the same as we received over the last year (no growth), there would be sufficient revenue to require the surtax to sunset a year early.

### ***ALLIANCE PB POST Editorial written to PB Post***

#### **EPA Waste-to-Energy Rule Stinks**

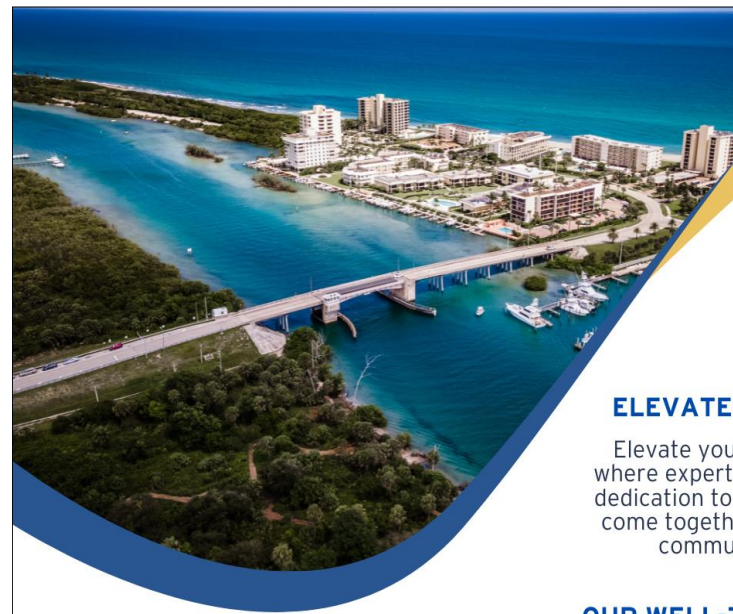
Palm Beach County's waste-to-energy plants are the gold-standard for the world. Proposed new standards by the United States Environmental Protection Agency could cripple the County's efficient waste collection system. The EPA should take the time to study the current emissions of waste-to-energy plants such as Palm Beach County's award-winning Renewable Energy Facility 2. Further, experts in the field including operators and engineers who work in these plants every day should be participating in the studies.

The cost of compliance may be too great and lead to plant closures. This would be a great loss to the public and the ecosystem. The Palm Beach County facilities generate electricity with less environmental impact than other sources of electricity and supply more than 74,000 homes. If the waste is not processed through these facilities, the alternative could be the need for more landfills which would gobble up precious acres of open land.

The Alliance's request to the EPA is to please allow the professionals to operate the waste-to-energy facilities in the already approved manner without creating onerous regulations to cripple the current operating system.

-Dr. Lori Vinikoor, President  
Alliance of Delray Residential Associations  
10290 W Atlantic Avenue #480504  
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**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.

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## **State Attorney Addiction Recovery Task Force Update**

The State Attorney Addiction Recovery Task Force (SAARTF) works each year on legislation.\* HB1065, has passed both the house and senate and will be sent to the governor for his signature.

The SAARTF is a civilian group created by State Attorney Dave Aronberg to discuss both problems and potential solutions in the addiction treatment industry. Its members included local, state and national stakeholders in both government and the private sector, including the Florida Association of Recovery Residences (FARR), the Florida Certification Board (FCB), the Florida Department of Children and Families, The Florida Behavioral Health Association (BHA), representatives of the Florida Attorney General, the National Association of Addiction Treatment Providers (NAATP), local elected officials, medical doctors, drug and alcohol treatment providers, zoning and government attorneys, and local citizen advocacy groups.

\*Since 2016, SAARTF has successfully overseen the passage of significant substance use disorder related legislation in 6 of the past 7 legislative sessions. In part through the work of SAARTF, Palm Beach County has created an Addiction Stabilization Unit (ASU) utilizing a local hospital emergency room as a trauma model to receive opioid overdose emergency transports, partnering with the Palm Beach County Health Care District, to treat SUD patients more efficiently and effectively. The ASU model has been emulated throughout the State of Florida as a best practice in receiving and treating emergency overdose victims. At the same time that opioid overdose deaths have dramatically increased in both Florida and the U.S., Palm Beach County has seen an overall reduction in 2021 (14%) and 2022 (19%).

*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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