

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

May 2025 issue of The Alliance Connection

Next Meeting

Wednesday May 7, 2025

Preparing for Hurricane Season

Speakers

Mary Blakeney, Director

**Palm Beach County Division of Emergency Management/Public Safety Department
Palm Beach County Emergency Operations Center Overview**

Tommy Strowd, Executive Director

Lake Worth Drainage District

Flood Prevention During Hurricane Season

plus

Updates from PBSO, PBCFR, & Government Officials

Doors Open 9 AM Meeting Begins 9:30 AM

Meetings take Place at the South County Civic Center

16700 Jog Road Delray Beach

Bagels & Coffee/Tea Served The Public is Welcome

Dates to Remember:

Alliance Annual Breakfast Friday June 6, 2025

All Presidents/Delegates/Alternates from

Communities with Current Dues Payments Will Receive Invitations

Additional July Meeting to Celebrate Independence Day with Special Speaker

GET TO KNOW PALM BEACH COUNTY EXPO

January 7, 2026

The Alliance will be bringing many departments of the County to the South County Civic Center so the public can speak one-on-one with County Staff and elected officials and their aides.

OFFICERS AND DIRECTORS OF THE ALLIANCE:

Lori Vinikoor, President

Arnold Katz, Executive Vice President Norma Arnold, Vice President John Gentithes, Vice President & Treasurer

Susan Zuckerman, Vice President Carol Klausner, Secretary

Directors: Sylvia Borelli, Rob Cuskaden York Freund Judy Goldberg

Assistants to the President: Rose DeSanto Joel Vinikoor

Bob Schulbaum, Chairman of the Board

Legal Counsel: Joshua Gerstin

Hear Ye Hear Ye

The Palm Beach County Tax Collector has purchased a parcel of land on Lyons Road, located between Mizner Country Club and St. Mary's Church, intending to build a new office facility and test drivers course. This purchase was made without public hearings, and the proposed facility does not comply with the zoning requirements for developments in the Agricultural Reserve. The development is seen as inappropriate use of land in the Ag Reserve Tier and is expected to significantly increase traffic on the already congested Lyons Road.

Initially scheduled to present her proposal to the Palm Beach County Zoning Commission on April 3, 2025, the Tax Collector postponed presenting until May 1, 2025, due to overwhelming community outrage. The proposal seeks to rezone the property from AGR (Agricultural Reserve Residential) to PO (Public Ownership).

In response, the Alliance of Delray is leading seven residential communities (The Oaks, Boca Bridges, Lotus, Boca Bridges, Seven Bridges, Stone Creek, and Mizner Country Club), consisting of over 5,000 residents to oppose the development. The committee has secured funding from these communities to hire a land use attorney and a planner and conduct a traffic study. They have already collected nearly 3,000 signatures on a petition and have launched a letter-writing campaign to inform the Board of County Commissioners about their strong objections. Although several more appropriate sites have been identified, the Tax Collector's office has determined these alternative locations do not meet their needs.

The expert witnesses and a significant turnout of residents are expected to voice their concerns at the May 1, 2025, Zoning Commission meeting. If the Zoning Commission votes to recommend approval of the Tax Collector's application, the zoning will be changed to PO, and the facility built as proposed without further hearings.

If the Zoning Commission recommends denial, the Tax Collector can:

- Still present the application to the Board of County Commissioners for approval.
- Change the facility design to meet the stricter requirements of the Government Offices zoning. If this is done, then the Tax Collector may proceed with the development without further review and will not address the traffic congestion issue.
- Relocate the facility to another location outside of the Agricultural Reserve Where it would be compliant with existing zoning (e.g., the five acres of County owned land behind the library on SR7 and Yamato Road). This is the preferred alternative for the seven communities.
- Withdraw the proposal in favor of a new proposal that would require public hearings. This is viewed as unlikely.

We invite all Alliance members to join us at the upcoming May 1, 2025 meeting in Vista Center located at 2300 Jog Road in West Palm Beach beginning at 9 a.m. Come earlier if you would like to speak.

-York Freund, Alliance Director and Ad-Hoc Chair

See below. Photos taken April 16, 2025. Left photo: Loaded nursery tractor and trailer heading east and turning south at the intersection of Atlantic Avenue and Lyons road. Right photo: Nursery tractor and trailer heading south on Lyons Road.

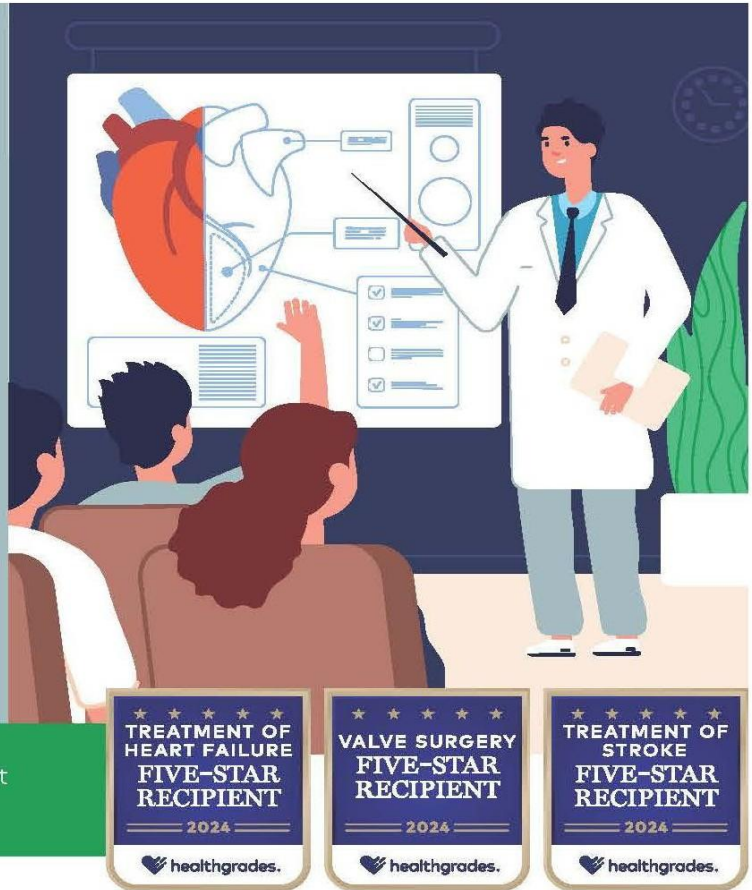


Looking for a speaker for your organization or civic group?

Delray Medical Center's highly experienced physicians and staff are happy to speak to our community on a variety of topics.

Would you like to book a physician for your next community lecture?

To schedule your next lecture, please email us at LisaD.Cook@tenethealth.com



A Sample of Lecture Ideas Include:

- Alzheimer's/ Dementia
- Ankle Pain/ Replacement
- Anti Aging/Nutrition
- Arthritis
- Asthma
- Atrial Fibrillation
- Back Pain
- Breast Health
- Cholesterol
- Chronic Wounds
- Colon Health
- Constipation
- Cruise Medicine
- Dental Care
- Depression
- Diabetes
- Dystonia
- Emergencies from A to Z
- Erectile Dysfunction
- Eye Care
- Fall Prevention
- Foot Care
- GERD
- Heart Failure
- Heart Health
- High Blood Pressure
- Hip Replacement
- Incontinence
- Joint Replacement
- Knee Replacement
- Medication Safety
- Menopause
- Men's Health
- Minimally Invasive Surgery
- Nutrition
- Oncology/Cancer
- Osteoporosis
- Parkinson's Disease
- Plastic Surgery
- Prostate Health
- Skin Care
- Sleep Disorders/ Sleep Apnea
- Stroke
- Trigeminal Neuralgia
- Weight Loss Surgery
- Weight Management
- Women's Health
- Wound Care



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The Way to a Well-Lived Community

Delray Medical Center Celebrates 1000 Bariatric Surgeries

People who are more than 30 percent over their ideal weight often experience serious medical problems, such as heart disease and diabetes, and may be at increased risk for certain cancers.

On April 8, 2025, the Delray Medical Center (DMC) celebrated 1000 surgeries which no have been performed since the weight-loss surgery program began. Attendees provided personal success stories. Included was "Sarge" (see photo) a comedic and inspirational speaker providing his story of "half the man" he "used to be."

Certain criteria including Body Mass Index (BMI). But *Weight loss surgery is recommended for individuals with a body mass index (BMI) equal to or greater than 35, regardless of presence, absence, or severity of co-morbidities.*

Laparoscopic adjustable gastric banding is one of several tools in the toolbox. The Lap Band® is also FDA-approved for weight loss surgery in people with a BMI of 30 to 35 who have at least one obesity-related condition.

For more information on Bariatric surgery and to calculate your BMI here is the

link: <https://www.palmbeachhealthnetwork.com/services/general-surgery-care/bariatric-surgery/bmi-calculator>



[Body Mass Index | Tenet Health | BMI Calculator - PBHN Build](#)

Body Mass Index (BMI) may be a helpful indicator for body fat, based on a height/weight ratio. Your doctor may consider BMI as one way to know if you're a candidate for weight loss surgery. www.palmbeachhealthnetwork.com

Alliance of Delray Residential Associations
Meeting Summary April 2, 2025

President Lori Vinikoor called the meeting to order at 9:30 am. and Arnie Katz, vice president introduced the invited guests.

Palm Beach Captain Mike Morales provided an update on traffic and urged all to have patience on the road. Accidents reported year to date included: Atlantic & Jog, 29; Atlantic & Lyons, 13; Atlantic & Hagen Ranch, 12.

Mike O'Brien, First Legislative Vice President of the Professional Firefighters of Palm Beach County representing over 2400 local firefighters provided a Battalion 4 Report for Chief Bill Stansbury. Battalion 4 is the busiest battalion in Palm Beach County and answered more than 3500 calls last month. Station 45 services close to 700 calls last month. Hurricane season is close and we should all gather the necessary supplies.

Karen Brill, Palm Beach County School Board Chair explained that there was an insurance issue for employee health care. It will be resolved shortly. She honored our longtime Captain Ric Bradshaw as a graduate of the Palm Beach County School System. Although an early start time for high school students was proposed, 75% of students and their parents opposed this and it was not instituted. Ms. Brill also reported that there is no book ban in Palm Beach County.

The meeting concerned the roles of the Planning, Zoning, and Building Departments. The first speaker was Jeremy Dennis from Contractor Regulations who spoke about contractor regulations. He emphasized the importance of hiring not a handyman, but a licensed contractor. It is important that a background check be done before any work is commenced. He/she must be covered by their insurance company and experience should be taken into account. There are definite potential risks if he/she is not certified. Michelle Malkin-Daniels, from Code Compliance, described some code issues: 1. Unlawful land use 2. Fire prevention 3. Unpermitted renovations 4. Exterior disrepair. She presented the goal as compliance. The third speaker was Michael Gauger, Deputy Director of the Building Division for unincorporated Delray Beach. He emphasized that one should ask before doing anything, "Are permits required?" For those who live in condominiums, remember that risks affect not only you, but your neighbors.

Commissioner Maria Sachs provided a District 5 update. The meeting can be viewed on YouTube at https://youtu.be/aX_gnq6Ef_g
The meeting was ended at 10:40 am.

Respectfully submitted,
Carol Klausner, Recording Secretary

Important Contact Information for Planning, Zoning, & Building:

Common Code Violations:

<https://discover.pbcgov.org/pzb/CodeCompliance/Pages/default.aspx>

Report a Code Violation:

<https://survey.pbcgov.com/s3/PZB-Report-a-Code-Violation>

License Contractor Search:

https://www.pbcgov.org/ePZB.Admin.WebSPA/#!/Container/Information_Status

Update on Flood Zones & Find Your Flood Zone:

<https://discover.pbcgov.org/pzb/Pages/Update-on-Flood-Zones.aspx>

Permit Application Types:

https://discover.pbcgov.org/pzb/building/PDF/permit_types.pdf

Items NOT Requiring a Permit:

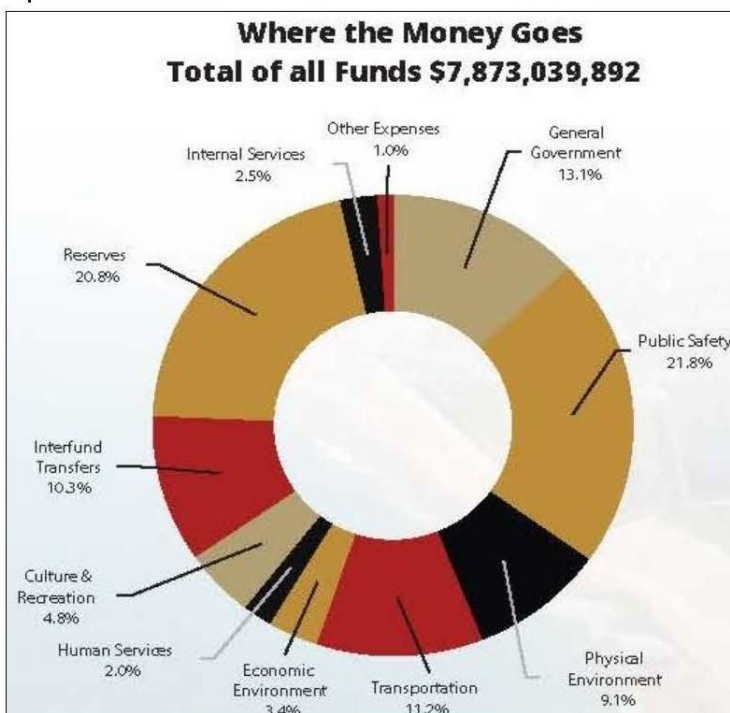
<https://discover.pbcgov.org/pzb/building/pdf/whenisapermitrequired.pdf>

County Administrator Releases Latest Annual Report

The Palm Beach County (PBC) Board of County Commissioners (BCC) states that its mission is “to drive a continuous improvement culture of excellence that achieves a measurably high level of public satisfaction.” At its January 30, 2024 Workshop, the BCC reorganized the 6 strategic priorities for PBC and added a 7th priority known as Unsheltered Residents. The 2023/2024 Annual Report has now been released. *The 7 priorities are:*

1. **Public Safety:** To ensure a safe, secure and peaceful community.
2. **Infrastructure:** Provide and maintain the needed structures, systems and transportation services that establish the foundation required to enhance the quality of life of every resident.
3. **Unsheltered Residents:** Reduce homelessness by providing comprehensive support and resources to unsheltered families and individuals by utilizing evidence-based strategies to connect unsheltered residents with emergency shelter, transitional housing, and permanent housing solutions.
4. **Housing Development:** Ensure access to safe, suitable, and affordable housing for all PBC residents through the development and implementation of targeted programs that address their housing needs.
5. **Environmental Protection:** Promote programs and activities that protect, preserve and enhance natural resources while providing sustainable living and developing a climate of resilience.
6. **Economic Development:** Promote economic revitalization, business development and retention by driving the creation of employment opportunities while reducing disparities and improving the quality of life for everyone.
7. **Substance Use & Behavioral Disorders:** To address the substance misuse crisis and behavioral disorders by providing evidence-based prevention, medication-assisted treatment, and recovery support services for overall positive mental health and well-being.

PBC has nearly an 8 billion dollar budget and encompasses 2385 square miles with 47 miles of coastline and more than 1.5 million residents. The pie chart describes how the monies are spent.



Public Safety and Reserves each account for a fifth of the budget with Government and Transportation following.

The report contains other interesting data:

- Nearly 10 million people visited PBC during fiscal year 2023/2024 with an overall economic impact of 10.5 Billion dollars.
- 63 million gallons of water a day are delivered to 635,000 residents served by the PBC Water Utilities Department.
- PBC Fire Rescue responded to 157,474 calls and served over 976,900 citizens.

For more interesting details contained in this 36 page report, go to:

<https://discover.pbcgov.org/publicaffairs/Pages/Annual-Report.aspx>

Park West Project Plans to Span Atlantic Avenue & Align Starkey & Persimmon

The Park West project consists of two separate applications.

The developer seeks to change the land use on 50.99 acres north of Atlantic Avenue (Park West North) from AGR (Agricultural) to commercial/MUPD (Multi Use Planned Development). This would allow for warehousing, a fitness center, a brewery, and other retail establishments on the site. It would also include 13.76 acres of preserve land. (see photo below left)

The 9.59 acres south of Atlantic Avenue (Park West South) would be allocated for warehousing and office space. A new class of real estate asset is being proposed for the development which consists of luxury private garage condominiums. (see photo below right and car photos)

These most recent applications have brought the traffic impact down considerably from previous proposals. Further, this project would align Starkey Road and Persimmon Avenue creating a safer traffic pattern with a traffic signal.



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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:

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Next Meeting

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Tommy Strowd, Executive Director

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plus**

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