“Coffee with COBWRA”
Updates

March 2022
Mission Statement

For over 40 years, COBWRA has remained steadfast in its mission:

• Protect, preserve, and enhance quality of life and property values in the COBWRA area
• Provide leadership and advocacy toward positive and responsible development
• Deliver information to area residents
• Interface with elected officials on behalf of constituents
• Secure our fair share of County tax dollars and revenue for infrastructure including roadways, libraries, schools, parks and community centers
OFFICERS - 2021-2022*

President
Beth Rappaport
Colony Preserve

First VP
Steve Wallace
GreyStone

Second VP
Barbara Roth
Bellagio

Secretary
Cheryl Dodes
Valencia Isles

Treasurer
Neil Ambrosio
Canyon Lakes

*As determined by the COBWRA nominating committee and announced at the March meeting. The Immediate Past President is a Director and the there are 6 Directors appointed by the President and announced at the April Installation. This year's installation will be April 27, 2022. It will be announced prior to the meeting whether it will be in person or zoom.

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STRENGTH IN NUMBERS

140,000
Member Residents in 54.5 sq mi

114
Member Associations

$100-$250
Annual Dues

40
Years in Existence

20+
Committees and Areas of Service

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COBWRA’s Committees

COBWRA has over 20 purpose driven committees, many who meet regularly and contribute to the organization’s discussions about quality of life and sensibly managed growth including:

- Ag Reserve
- Education
- Government Affairs
- Growth Management
- Health and Wellness
- Parks and Recreation
- Transportation
- Safety and Security
- Water and Wetlands
- West Boynton Area Community Plan

COBWRA Education Committee at a Buddy Bench Celebration, early 2020
COBWRA’s Geography

54.5 square miles
• COBWRA ends where the City of Boynton begins, and goes West to the Wildlife Refuge, North to Lantana Rd, and the L-30 canal just south of Flavor Pict Rd.

If COBWRA were a municipality it would be the largest in Palm Beach County by parcel count!

COBWRA’s area is residential and agricultural and is inclusive of adjacent to sensitive lands
• Purple and yellow parcels are HOA’s and condos
• Green/white are non-members/non-residential parcels
• The western border is the Arthur R. Marshall Loxahatchee National Wildlife Refuge, a 145,188-acre wildlife sanctuary that includes the most northern portion of the Everglades wetland ecosystem.

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22,000-acres designated over 20 years ago to preserve farmland and wetlands to enhance ag activity, environmental and water resources, and open space.

- Preserved parcels include those owned by the US Gov’t, South Florida Water Management District, and lands owned by PBC purchased through a bond approved by voters.
- Uses limited to: Agriculture, Conservation, Low density residential development, Non-residential uses that serve the needs of farmers and area residents
- The largest portion of unbuilt Ag Reserve lands are in COBWRA area
- The Ag Reserve makes up about 40% of COBWRA’s area
- The 9 COBWRA Ag Reserve communities in the oval = 5,000 rooftops, evenly divided between 55+ and all-age

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IMPACT OF THE PANDEMIC

✔️ **Hard Pivot from Face to Face (f2f) to Teleconferences and Streamed Meetings** → less than a week’s notice

Core group of volunteers worked miracles to reinvent the meetings in a matter of days
Inclusivity is a priority, no member left behind or excluded due to technical limitations
Developed library of topic specific e-mailable presentations relevant to COBWRA communities
Key learning: Value of flexible offerings on meeting attendance & materials; will continue to offer tele- and web-based options

✔️ **Volunteer Base Decreased**

COVID created untenable situations for many volunteers as caretaking for themselves and loved ones became challenging
Members moved away to be closer to family when travel became difficult, others advanced lifecycle timetables and plans
Key learning: Importance of stepping up marketing and volunteer recruitment efforts to expand volunteer base

✔️ **Demands on the Organization Increased**

It was initially hoped development would be slowed but the opposite occurred, along with unintended consequences (warehouses)
Every member community was impacted in some way – need for vaccines/vaccine advocacy, educational challenges, traffic issues
Key learning: Need to issue more frequent policy and position statements on key issues

✔️ **Communication Became More Difficult**

Community newsletters and magazines were no longer printed and distributed
HOA and Condos slowed distributing COBWRA’s information when other issues took priority
Key learning: Increase the newsletter subscriber base to individuals in the member communities; outreach to associations

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BUSINESS AS USUAL - GENERAL

Stayed Successful with Planning, Zoning & Building Issues
Excavation adjacent to Valencia Reserve
Numerous industrial and high-density proposals defeated or withdrawn
Middle School, Park and Library Construction: Addition of separate dog park
Advocacy for retailer with ability to fill unmet need of specialty product offerings at Cobblestone Commons
Increased collaboration with West Boca Community Council and Alliance of Delray

Continued to Host Events and Committee Meetings
THREE Expanded Meet the Candidate events including videos, written Q&A, and remotely held live forums
Water & Wetlands Symposium, Education Committee Interactive Event with School District
Monthly Committee Meetings – Safety & Security, Government Affairs, Water & Wetlands, Growth Management

Timely Speakers at Monthly Delegate Meetings
Recent speakers included: Sophia Eccleston - FPL Improvements; Doug Crane - Canyon Branch Library; Michael J. Burke - School District Updates; Todd Bonlarron – Green Cay Expansion; Dr. Mo Al-Turk – traffic and roadway issues; Mayor Steven Grant – Boynton Beach 100 years in the making; Jackie Fernandez – Human Trafficking in Palm Beach County. Next up: PBCFR on AED’s

Experienced Membership Growth and Increased Focus in Certain Areas
Added several new communities despite putting outreach and on hold with cessation of in person board meetings
Expanded relationship with Palm Beach County School District and involvement with Dr. Fennoy and Michael J. Burke
Involved with Park Vista Principal Selection Committee, working with both PBCSD and PBSO on school drop off/pickup issues
GOVERNMENT AFFAIRS LEGISLATIVE PRIORITIES

✔ Background
COBWRA annually sends representatives to Tallahassee to advocate for Delegate approved Legislative Priorities
This year's trip was January 11-13, 2022, and was a big success

✔ Recommendation to the COBWRA Board
With the input of many COBWRA Committees, the Government Affairs Committee (GAC) recommends the Tallahassee Legislative Priorities to the COBWRA Board.

✔ Board Vote
The COBWRA Board approves the GAC’s recommended Tallahassee Legislative Priorities.

✔ Delegates Vote
The COBWRA Delegates approve the GAC’s recommended Tallahassee Legislative Priorities.
GOVERNMENT AFFAIRS LEGISLATIVE PRIORITIES

✔️ Growth Management
We support legislation that ensures PBC obtains its fair share of state funding for local projects and initiatives considering that Palm Beach County generates substantial revenue for the State. Additionally, support legislation that protects “sensitive lands.”

✔️ Government Affairs
We oppose legislation that allows the State government to usurp “home rule” from county and municipal government.

✔️ Traffic Safety
We support HB 127 (Slosberg-King) which expands First Responder Roadway Safety regarding improper use of wireless communication devices while in proximity to First Responders as well as prohibition of wireless communication devices in school and work zones other than when a vehicle is stopped.

✔️ Education
We support legislation that provides sufficient funding for District Owned Public Schools including sufficient funding for school safety measures, mental health services, uniformed officers and expanded services for students with disabilities. Additionally, every school in the School District shall maintain the same standards and services with transparency and accountability.

✔️ Environmental
We support legislation that puts less strain on water use and quality, that protects wetlands and the Everglades from pollution and that develops resilience against climate change impacts such as sea level rise, heat islands, flooding, air, and water pollution.
Community Associations
We support legislation that caps insurance premiums and surcharges, and we advocate for legislation that is good for community associations and against legislation that is bad for community associations.

Authorization
The Board of Directors authorizes the COBWRA Tallahassee Delegation to address issues affecting our member residential associations should such issues be presented prior to the opening of the Session.

Bills of notable concern which we oppose:
SB 1078 (Hutson)/HB 783 (Truenow) which abolishes all soil & water conservation districts in the state

Bills of special interest which we support:
HB 3131 (Slosberg-King) provides an appropriation of $3,000,000 for the PBC Green Cay Phase 2
HB 3321 (Caruso) provides an appropriation of $1,100,000 for the PBC Urban Search and Rescue Equipment
HB 604 (Berman) / SB 393 (Hinson/Eskamani) requires DOH to notify municipality/county if health advisory is issued against swimming (fecal matter)

DID YOU KNOW! Committee Participation
Any COBWRA member is welcome to attend Government Affairs Committee (GAC) meetings, join the GAC mailing list and receive our meeting agendas and minutes. Participation in this committee is beneficial to both COBWRA and its member communities.

DID YOU KNOW! Community Associations Institute
Community Associations Institute (CAI) advocates on behalf of community associations before legislatures, regulatory bodies and the courts. CAI sends a Delegation to Tallahassee each year and employs a lobbyist, Travis Moore, to represent the interests of Florida CAI members and associations. Membership is $250/board up to 15. Local chapter: https://cai-goldcoast.org/
# LOOKING AHEAD – 2022 and Beyond

**Vision for Lyons Road Corridor**
- Increasing road safety
- Proposed PBCFR station on Flavor Pict & Lyons
- Proposed GL community on Whitworth Farms property
- Widening logistics including turn lanes and utility relocations
- Connection of Flavor Pict from Lyons to 441
- Land Swap

**Canyon Town Center Development**
- Park
- Middle School
- Library
- Connector Road
- Multifamily

**Growth Management**
- Industrial
- Institutional
- Residential
- Commercial
- Code Enforcement

**Impact 2020 Census**
- Redistricting
- Funding

**Political – 2022 Elections**

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LOOKING AHEAD – 2022 and Beyond

Park

Playground area:
• Latest commercially available playground equipment
• ADA compliant
• Intergenerational concept that will allow older family members to watch and participate in activities with young family members
• Additional amenities include a restroom and picnic pavilion
• Plan to submit for permitting by the end of February 22

The current master plan for Phase 2 calls for:
• Synthetic turf multipurpose field with a track
• Major league baseball field
• Minor league baseball field
• Restroom/concession building
• Design for the second phase is expected to start shortly

Additional $12 million in funding recently received by the BCC will allow completion of all phases by mid-to-late 2023.
LOOKING AHEAD – 2022 and Beyond

✔ Green Cay Expansion

Green Cay Water Purification Facility:
• First of its kind in the state of Florida
• Iconic, world-class water purification
• Adding a water treatment step that mimics nature’s purification process
• The water from the Water Purification facility will be delivered to Green Cay Park
• Even higher quality water supply
• Purified water will return to the local aquifer that PBCWUD draws on to provide potable water.

Green Cay Park:
• New Experiences for Visitors with Ultimate Connection to Nature
• Expansion to the existing offerings at Green Cay and Wakodahatchee Wetlands
• New 63-acre recreational park with picnic areas, pavilions, etc.
Middle School

- “This school will be able to provide cutting-edge technology with a medical program and a technology program and supply the community with an opportunity to have a local middle school” - Dr. Pete Licata, South Regional Superintendent.
- The site for the new three-story middle school is located directly south of the existing Sunset Palms Elementary School off Boynton Beach Boulevard and Acme Dairy Road.
- Temporarily referred to as “Sunset Palms Middle School 17-PP” because of its proximity to Sunset Palms Elementary, the 12-acre, four-building campus is expected to accommodate about 1,400 students.
- With 155,000 square feet of new construction, plans include modernized classrooms, a media center, art and music classrooms, a gymnasium, and a dining area. Construction is expected to start in 2022 with anticipated completion by August 2023.
LOOKING AHEAD – 2022 and Beyond

Library

- The Palm Beach County Library System’s 18th location
- Proximity to the new Canyon District Park
- Estimated 33,000-square-foot facility.
- Flexible floor space
- Automated checkout and return stations
- Digital Media Lab
- Large meeting room space for 300 seats - dividable into two smaller spaces
- Smaller conference and study rooms
- Engaging children’s and teen areas
- Ample parking spaces
- Green plaza space
- Beautiful artwork
- Located next to the Canyon Amphitheatre
- Tentative Timeline - Construction Begins – Spring 2021, Construction Complete – Summer 2022
LOOKING AHEAD – 2022 and Beyond

Palm Beach County Fire Rescue

- Existing Stations:
  - Hypoluxo & Lyons, Boynton Beach Blvd. & FL Turnpike
- Future Stations:
  - Central Station - SW corner of Lyons Road & Flavor Pict – temp station coming late 2022
  - South Station - Near Lyons Road and Linton Blvd
  - North Station - 441 between Hypoluxo & BBB
  - Additional station may be required on the SW end of the Ag Reserve depending upon future development
- Road network is extremely important to Fire Rescue
- COBWRA is advocating for two initiatives impacting community associations:
  - Click2Enter
  - AEDs in Clubhouses
LOOKING AHEAD – 2022 and Beyond

Roadways

561 Plan, State Roads
- 561 Transit Plan
- Tier 1 State Ped/Bike (117 miles)

County Facilities
- County Road widenings
- Traffic signal investments*
- Tier 1 County Ped/Bike (189 miles)

Municipal Facilities & Services
- Tier 1 Muni Ped/Bike (68 miles)
- Traffic signal investments*
- Municipal mobility services*

*not mapped

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LOOKING AHEAD – 2022 and Beyond

Roadways

State Road 7/441
- 4-6 lanes today – Up to 8 lanes

Lyons Road
- 2 lanes today – Up to 6 lanes
- 2023 – 4 lanes Boynton to Flavor Pict
- 2025 – 4 lanes Flavor Pict to Atlantic

Boynton Beach Boulevard
- 4-6 lanes today– Up to 6 lanes

Atlantic Avenue
- 2-4 lanes today– Up to 6 lanes
- 2024 – 4 lanes SR-7 to Lyons
- 2026 – 6 lanes Lyons to Turnpike (and Jog)

Flavor Pict Road
- 0 lanes today– Up to 6 lanes
- 2022 – 2 lanes SR-7 to Lyons
- >2025 – 4 lanes Lyons to Hagen Ranch

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LOOKING AHEAD – 2022 and Beyond

✔ Partnership with Nostalgic America
  • Third Saturday of the month, 7-9 pm
  • Free, outdoor event
  • Picnic blankets and chairs
  • Many great restaurants in the shopping center
  • No concerts in June, July, August

✔ 40th Anniversary Gala (postponed from June 2021)
  • Save the Date! Thursday, June 9, 2022, 11 am – 1:30 pm
  • Benvenuto Restaurant
  • Elected Officials, County Staff, Board Members
  • Sponsorships available
YOU + COBWRA = COLLABORATION

- Identifying Common Ground
- Widening Communications
- Volunteer Contributions (time)
- Leveraging Relationships – Chamber, CAI
- Understanding Timing
- Newsletter Signups
- Calls to Action
THANK YOU!

CONTACT DETAILS:

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