

The Pineapple Press

Serving the residents of Historic El Cid

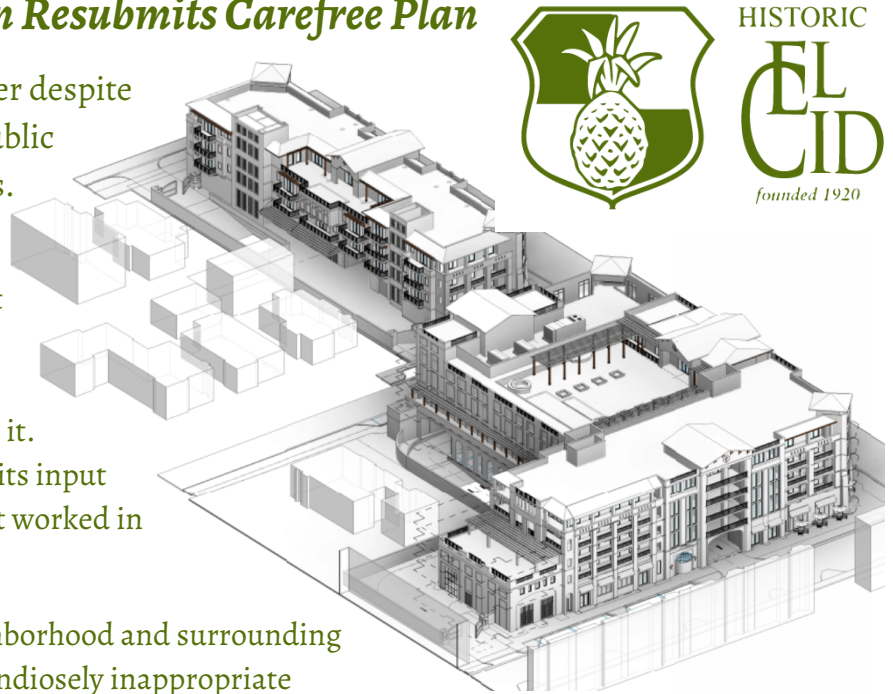
Summer 2023

A note from our presidents: Cohen Resubmits Carefree Plan

We hope everyone is having a good summer despite the persistent rain. Hard to believe that public schools start again in just over three weeks.

El Cid Historic Neighborhood Board Association leadership has been informed that the Cohen real estate group has resubmitted a plan for the development of the Carefree site. We have not yet had the opportunity to review it. As usual, the neighborhood was not asked for its input in advance of the submittal. This tactic has not worked in their favor in the past and will not do so now.

We appreciate the strong opposition the neighborhood and surrounding communities have expressed towards this grandiosely inappropriate development so close to a neighborhood of historically significant single family homes. We look forward to harnessing that support once again and will keep you informed as soon as we have evaluated the latest plans.



HISTORIC
**EL
CID**
founded 1920



Below is a sample letter to the Mayor and Commissioners. To help you construct your own personal letter, we also have provided a list of concerns that our neighbors have raised about the project. If you agree with any of these notations, or have other concerns not listed, please include them into your letter. Your participation in this effort is greatly appreciated. Once completed, please scan or take a picture of both the custom letter and petition and send them to the email address that was set up for this cause: stopthecarefree@gmail.com

-Karen Steele + Jon Low

PROTECT OUR NEIGHBORHOODS
STOP THE CAREFREE

I, the undersigned, strongly oppose the proposed Carefree 6 Project, which as presented currently includes the construction of a five-story complex located at 2000 to 2100 S. Dixie Highway in West Palm Beach.

The current plan contains auditoriums, parking, rental units, and restaurant and retail space that is too big and does not fit with the surrounding neighborhood. It will change the charm of our community.

The project will create too much traffic and noise pollution from this development, significantly impact the quality of life for residents in the area, create potential safety issues, and sets a bad precedent for large-scale development that does not fit with neighborhoods in our city.

I urge the Mayor and all our City Commissioners to stand with our local residents and oppose the proposal for the Carefree 6 Project.

Please print:

Name: _____

Community/Neighborhood: _____

Address: _____

City, State and Zip: _____

Phone: _____

Email: _____

SIGNATURE [required] _____

Statement of opposition (optional): _____

Custom Sample Letter + Concerns

Dear Mayor James and West Palm Beach City Commissioners,

I am writing to express my strong opposition to the proposed Carefree 6 Project, which as presented currently includes the construction of a five-story complex at 2000 to 2100 S. Dixie Highway, in West Palm Beach. The current plan contains theatres with seating for 600 customers, 58 rental units, multiple restaurants and retail spaces, and a two-store underground parking garage. This project is too big for this location and does not fit with the charm of our community. The proposed development would result in a significant increase in traffic and noise pollution, causing safety concerns and significantly impacting the quality of life for residents in the area. Further, the design and scale of this project doesn't fit into the historic character of our neighborhood. I strongly urge you to oppose the proposed Carefree 6 Project and consider alternative development options that would be more appropriate for the area and better serve the needs of the community. Thank you for your attention to this matter.

It is recommended that our neighborhood residents personalize their letters. Here are some concerns with the Carefree 6 Project that you may wish to note:

1. Zoning violations: citizens may have concerns that the proposed Carefree 6 Project violates the zoning requirements for height and scale, which may cause problems for the surrounding neighborhood.
2. Compatibility: citizens may worry that the building's design and its lack of compatibility with the character of the surrounding neighborhood.
3. Inadequate parking: citizens may be concerned that the proposed complex does not have adequate parking, which could lead to an increase in traffic and congestion in the surrounding area.
4. Rental units: citizens may be concerned about the addition of rental units to the area, which may attract a transient population and negatively affect the community's stability.
5. Restaurant and retail space: citizens may be concerned that the proposed restaurant and retail space is too big and does not fit with the character of the surrounding neighborhood.
6. Traffic: citizens may be concerned about the increased traffic that the development will create, which may cause problems for commuters and residents alike.
7. Noise pollution: citizens may be concerned about the increased noise levels that the development will generate, which may negatively impact the quality of life of residents in the area. Neighbors may also be concerned about the noise from the 24-hour pumping that will be needed to remove the water intrusion from the aquifer over which it is sited.
8. Air pollution: citizens may be concerned about the increased air pollution that the development will generate, which could have negative effects on public health and the environment.
9. Safety issues: citizens may be concerned about the safety issues that the development will create, including the increased traffic, noise, and air pollution.
10. Large-scale development: citizens may be concerned that the proposed development will set a bad precedent for large-scale development in the surrounding single-family home neighborhoods, which could negatively impact the community's character and stability.
11. Structural issues: citizens may be concerned about potential damage that could be caused to historic homes during the excavation of the property to build the two-story underground garage.
12. Water pollution: citizens may be concerned about the potential for water pollution of the underlying aquifer during the construction of the underground garage.

Hurricane Readiness Guide

The Atlantic hurricane season runs from June 1 through November 30. Follow these links to learn how to keep yourself and your loved ones safe.

- Know Your Risk: Find out how rain, wind, water could impact where you live.
- Yard debris: you should keep your trees and shrubs in good trim now, since no green waste piles can be left out when a storm approaches. Keeping the streets clean of debris during the rainy season but especially during a storm is very important as the debris flows into the drains and causes Flagler to flood. Please remind your gardeners to remove the clippings and yard waste, even on Monday night, before the City picks up on Tuesday.
- Know your Evacuation Zone
- Gather Supplies: Have enough food, water, and other supplies for every member of your family to last at least 72 hours.
- Make an Emergency Plan: Make sure everyone in your household understands your hurricane plan.
- Stay Informed: Know where to go for trusted sources of information during a hurricane event.
- Special Needs Shelters: You must register with PBC in advance. Please call (561) 712-6400.

Tax Season is Approaching!

Homestead Tax Exemption Alert: be sure to read your estimated tax bill this August!

For property owners who take a homestead exemption — and thus declare their homes to be their primary residences — annual tax increases are generally capped at 3% under Florida law. The so-called “value cap” is limited to a 10% increase for non-homesteaded properties.

If you have two structures on your property and have a Homestead Tax Exemption, make sure the 3% annual tax increase applies.

If you have multiple structures and do not rent any structure, you are entitled to have the Homestead Tax Exemption apply to the entire property, both structures and land. If you rent a structure, you get exemption only on one structure and part of the land.

Countywide, the process — which includes estimated tax bills mailed to taxpayers by Aug. 18 — is typically finished by the end of September. That’s because final tax bills must be mailed to property owners by Nov. 1, according to state law. Please contact Dorothy Jacks’s office for specific questions.



WEST PALM BEACH

West Palm Beach GreenMarket Voted “Best Farmers Market” in the Country for a Third Year

USA TODAY 10Best voters have named the West Palm Beach Green Market the “Best Farmers Market” in the country for a third consecutive year! In celebration of the nomination, the City announced three pop-up mini-Markets, aptly nicknamed “The Mini.” More than 40 new and returning vendors popped up weekly on the Great Lawn during the out-of-season affair to give a sneak peek into what to expect for the upcoming season. Due to popular demand, the evening summer markets have been extended through August 31, 2023. The Mini runs during Clematis by Night from 6 – 9 p.m. on Thursdays.



Tarpon Cove Updates:

With the help of many volunteers, Tarpon Cove and Monceaux Park got a little greener this past Spring. Palm Beach County hosted eight separate events at Tarpon Cove welcoming over 230 volunteers who helped plant the two northern islands with over 2,300 red mangroves, donated by MANG, and 8,000 saltmarsh cordgrass, purchased by ERM. Many of the volunteers came from the El Cid Community and partner organizations instrumental to the creation of Tarpon Cove, including the Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, Florida League of Cities, Inc., and the City of West Palm Beach.



For the fifth year a pair of America Oystercatchers successfully nested, raised, and fledged a chick at Tarpon Cove, in June Florida Fish and Wildlife (FWC) staff banding the chick U23. In May of this year, biologists from the Florida Department of Environmental Protection, Indian River Lagoon Aquatic Preserve documented a bird fledged from Tarpon Cove in 2020 (W24) that was spotted over 83 miles to the north in Saint Sebastian River. While Least Terns and Black Skimmer have been occasionally spotted foraging around Tarpon Cove this summer, unfortunately, they did not nest on the islands this year.

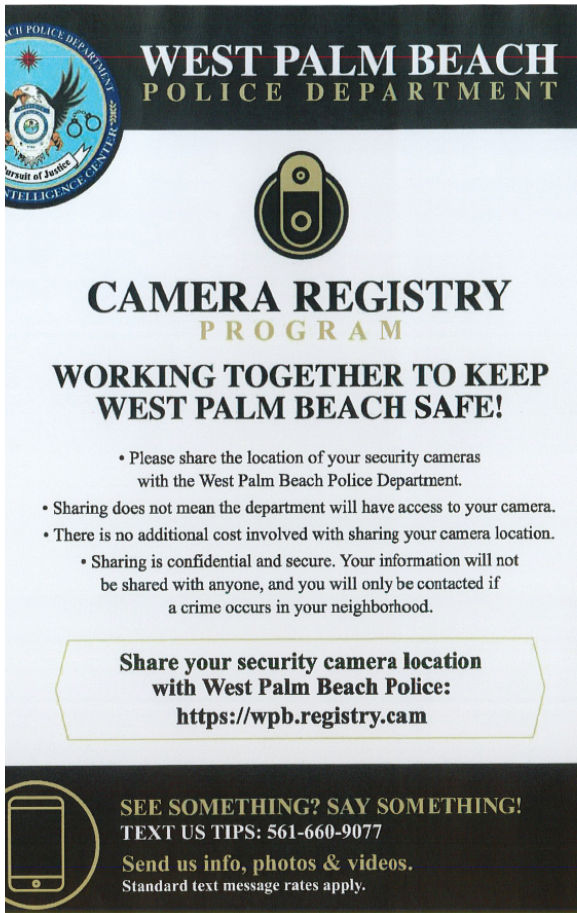


American Oystercatcher nesting at Tarpon Cove

Restoration work at Tarpon Cove continues with the final grading of the 17,500 cubic yards of material acquired from the Sawfish Island project in Jupiter, the placement of this material is estimated to create an additional 14 acres of seagrass habitat surrounding the islands. The placement of 10,000 tons of limestone is ongoing and will create over 1.8 acres of oyster habitat surrounding the islands. The reefs at Dyer Road were just completed on July 13th. Before using the sand to create seagrass habitat the remaining sand will be used as a location to stage the rock to complete the remaining oyster reef components of the project. In addition, six aid-to-navigation signs will be installed, this phase of the project is scheduled to be completed by early Fall.

The County is currently working with FWC to help manage the bird islands at Tarpon Cove and other restoration projects throughout the Lagoon. At this time, County biologists are monitoring the islands and will determine if additional planting events will be needed in the Fall and Spring as the weather cools.





WEST PALM BEACH
POLICE DEPARTMENT

CAMERA REGISTRY
PROGRAM

WORKING TOGETHER TO KEEP
WEST PALM BEACH SAFE!

- Please share the location of your security cameras with the West Palm Beach Police Department.
- Sharing does not mean the department will have access to your camera.
- There is no additional cost involved with sharing your camera location.
 - Sharing is confidential and secure. Your information will not be shared with anyone, and you will only be contacted if a crime occurs in your neighborhood.

Share your security camera location
with West Palm Beach Police:
<https://wpb.registry.cam>

SEE SOMETHING? SAY SOMETHING!
TEXT US TIPS: 561-660-9077
Send us info, photos & videos.
Standard text message rates apply.

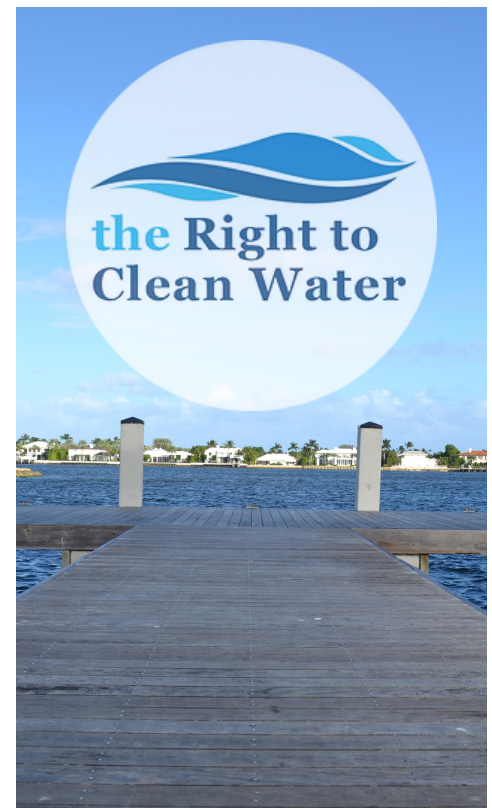
Safety + Security

- Several neighbors have recently reported robbery and other suspicious activity in our neighborhood to the police. Please remember to be alert and when you see something, say something.
- We have also had packages lifted from doorsteps.
- The next South End Police Chiefs Meeting is Wednesday, October 18th at 6:00 p.m. at the Cox Science Center STEM Building - 4800 Dreher Trail North. This is an opportunity for south end residents to meet the Police Chief, Community Officer and Code Enforcement.
- Camera registry program: Share your location with with the WPB Police to keep our neighborhood safe by going to <https://wpb.registry.cam>
- If you observe suspicious activity, such as an unknown person looking into car windows, entering yards, knocking on doors, please call the police immediately.
- If the individual has left the area, please call the WPBPD non-emergency number, 561-822-1900. If you observe a crime in progress, please call 911.
- Stay alert and stay safe this summer!

Right to Clean Water

Time is running out to save the waters in our state! Some people think we already have a constitutional right that protects us against water pollution. We do not, neither at the federal nor the state level. The Right to Clean Water amendment creates a fundamental right to clean and healthy waters, clarifies prohibited actions and inactions that harm (or threaten to harm) waters, and defines important terms, such as what “clean and healthy waters” and “harm” mean specifically. The proposed amendment includes wetlands, and our fundamental right to clean and healthy wetlands would override the permitted rights of developers to cause them harm. Floridians need to help get this amendment on the ballot where it will pass, because history shows Floridians overwhelmingly support environmental protection initiatives. We need 900,000 signed petitions by Nov. 30. Go to <https://www.floridarighttocleanwater.org/petition> to print and sign the petition – Volunteer through the website to help get this over the finish line. Read entire article here:



<https://www.palmbeachpost.com/story/opinion/columns/2023/06/08/only-constitutional-amendment-will-save-florida-waters/70299076007/>



Reminder: 2023 Association Membership

Your membership and involvement in the El Cid Association is increasingly important as the business, residential, educational, and cultural activities in the South End of West Palm Beach continue to grow at a rapid rate – and clearly have had both a positive and negative impact on our community. Managing that growth is critical and the Association Board works tirelessly to preserve the character of our neighborhood and the security and safety of our families. Please join us in our efforts to protect this beautiful community that we call home.

-The Board of the El Cid Historic Neighborhood Association

<p>HISTORIC</p>   <p>FOUNDED 1920</p>	<p>EL CID NEIGHBORHOOD ASSOCIATION ANNUAL DUES/MEMBERSHIP APPLICATION - 2023 P.O. Box 414, West Palm Beach, FL 33402</p>
<p>NAME: _____</p> <p>ADDRESS: _____</p> <p>_____</p> <p>E-mail: _____</p> <p><input type="checkbox"/> Please check here to include my email in the El Cid Directory</p> <p>TELEPHONE: (____) _____</p> <p><input type="checkbox"/> Please check here to include the above phone # in the El Cid Directory</p>	<p>ANNUAL INVESTMENT LEVELS</p> <p><input type="checkbox"/> \$100 Household Membership</p> <p><input type="checkbox"/> \$100 Business Associate Membership</p> <p><input type="checkbox"/> \$_____ Donation to the Association</p> <hr/> <p>Make check payable to: El Cid Historic Neighborhood Assoc., Inc. Your payment may be tax deductible. Please check IRS guidelines.</p> <hr/> <p>I am interested in volunteering from time to time in the following areas.</p> <p><input type="checkbox"/> Historic Preservation</p> <p><input type="checkbox"/> Special Events</p> <p><input type="checkbox"/> Ordinance & Zoning Issues</p> <p><input type="checkbox"/> Public Relations (El Cid Communications)</p> <p><input type="checkbox"/> Neighborhood Beautification</p> <p><input type="checkbox"/> Block Captain Team</p>

Have a local business?

1. El Cid neighbors are patrons of local businesses.
2. Becoming an El Cid member provides ad space in the El Cid directory, mention on the El Cid website and an opportunity to participate in neighborhood events.
3. El Cid membership connects businesses to the El Cid community and offers marketing opportunities to interested businesses.

How can I pay my dues?

If you prefer to pay by check, you may send it to:
 El Cid Historic Neighborhood Assn.
 PO Box 414
 West Palm Beach, FL 33402

You may also pay using **Venmo: @ElCidHistoric**
 Be sure to include a description of what your payment is for in the payment notes.

Update on Board Nominations:

Our purpose is to sponsor and support activities to educate residents, government officials, and other organizations on public issues related to our community. We welcome anyone who is interested in serving on the Board of Directors and ask that you consider giving your community the benefit of your talents and time. Interested? Please reach out to the El Cid board and visit our website to learn more:

<https://www.elcidhistoric.org/board-nominations/>

Please visit our newly updated website for more information: <https://www.elcidhistoric.org/join/>

