

April 16, 2013

To: Residents of Boca Del Mar Planned Unit Development

Re: Proposed Modification to the Mizner Trail Golf Club Property

This letter is provided to you as a resident of the Boca Del Mar PUD to notify you of a proposed modification request to the property formerly operated as the Mizner Trail Golf Club (operations ceased in late 2005). The Mizner Trail properties consist of approximately 130-acres and are located south of Camino Real, east of Powerline Road, west of Military Trail and north of SW 18th Street.

About the application and proposed plan:

- **Application Request** – Development Order Amendment to modify the Boca Del Mar Planned Unit Development, re-designating the subject property to residential use and adding 288 residential units. This is NOT an application for “re-zoning”.
- **Zoning and Future Land Use** – The subject property lies within a Residential Planned Unit Development (PUD) Zoning District and has a Future Land Use (FLU) designation of High Residential 8 (HR-8). The HR-8 FLU designation allows (subject to approval) for development at a maximum density of 8 units per acre.
- **Residential Units** – 288 residential units comprised of zero lot line patio homes and fee simple townhomes.
- **Density** – The overall density of the proposed plan is 2.2 units per acre. The average density of the existing contiguous communities is in excess of 10 units per acre.
- **Open Space** – The open spaces will be maintained by the new homeowners association at no cost to the neighboring residents. These areas will be cut and maintained at 7” height. The new association will also maintain the lakes.
- **Clubhouse Renovation** – The existing 15,000 square foot building will be renovated or replaced and will include a fitness center, outdoor pool, and lounging areas.

During the next few months, the land planners and/or the applicant will be meeting with the various homeowner associations which represent the residents living adjacent to the affected parcels and the Master Association, Boca Del Mar Improvement Association. The applicant anticipates submitting the zoning application to Palm Beach County in April. The application to amend the master plan of the Boca Del Mar PUD will be required to go through a Public Hearing process which includes presentation to the Palm Beach County Board of County Commissioners. The Public Hearing dates are not certain at this time. The earliest month for the hearings should be August or September 2013, more detailed information should be available online at www.pbcbgov.org. Prior to the first hearing, property owners within 500 feet will be notified via a letter from Palm Beach County, the site will be posted with notification signs and notice of the hearings will be published in the Palm Beach Post.

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