

ONE MORE EMAIL NEEDED NOW

The revised site plan for 288 units has been certified by the Zoning Staff and is heading to step two; The Zoning Commission Hearing on Dec. 6, 2013. To communicate your opposition to this proposal, email the Zoning Commissioner's staffer who will forward your objection to all the Zoning Commissioners. Previously you emailed the Board of County Commissioners. Email info is provided below the following new points you should consider:

New Site Plan / New Problems

The developer's site plan significantly impacts the entire community and if approved will as stated by the 2010 P.B. County Zoning Staff; "inevitably redefine the character, identity, and image of Boca Del Mar."

Here's How:

SIGNIFICANT INCREASE IN TRAFFIC

According to the P.B. County Zoning Staff each household generates 7.6 car trip per day.
288 New Units would generate 2,188 additional car trips on our roads per DAY
798,620 additional car trips per YEAR

MORE ROADS

The revised site plan calls for SEVEN (7) New Roads
Which require SEVEN (7) New Access Points and Intersections onto the existing roads of;
Canary Palm Drive, Camino Del Mar and Military Trail.

MORE CONGESTION / URBANIZATION

As indicated on the proposed site plan "Site Area Tabular" the Total POD Area for the new 288 units will be 122 acres of the existing 149 acre golf course.

ARE THESE THE "IMPROVEMENTS" THEY WANT YOU TO SUPPORT?

You have emailed the Board of County Commissioners previously, we now need you to send ANOTHER email to MDavis@pbcgov.org who will forward your email to all the Zoning Commissioners.

Send it to: MDavis@pbcgov.org

SUBJECT LINE: **I Oppose Development on the Mizner Trail Golf Course 2013-01057**

Zoning Commissioners;

I oppose development on the Mizner Trail Golf Course: The master plan has identified and restricted that property as open space and when I moved to Boca Del Mar I had a reasonable expectation that the land was to remain undeveloped.

I support the "Closing of the Boca Del Mar P.U.D.": This would stop the attempt to transfer development rights to that property preventing the filing of any future development applications confirming that Boca Del Mar is built out.

I support a non-development solutions including the efforts by the B.D.M.I.A. to create a "Conservation Park": A passive park that would be an asset to the community, raise all property values and is in keeping with the intent of the master plan.

Indicate at minimum your name, community and how long you have lived in Boca Del Mar.

If you add to above text, please be courteous, brief and professional.

ATTEND THE ZONING HEARING ON FRIDAY DEC. 6, 2013

9 A.M. Vista Center Complex 2300 N. Jog Road 1st Floor Extra Large Hearing Room, West Palm Beach, FL 33411

It is critical we fill the room. When you go, you **DO NOT** have to speak, instead you fill out a card stating you oppose the application. You may write a brief message for them to read if you like or just indicate you OPPOSE. THIS IS CRITICAL. They count the cards so if you want to stop development, and you want to be heard, this is how you can participate.

A BETTER PLAN EXIST - BUT WE MUST DEFEAT THIS ONE FIRST

Your B.D.M.I.A. Board has voted to:

1. Oppose this development,
2. Filed an application with the County to "Close The P.U.D." which will work to prevent future attempts to build on Mizner Trail,
3. Consider purchasing the golf course and partner with public entities in an attempt to create a community passive park.

United Boca Del Mar Inc.

www.unitedbocadelmar.org