

We know you are getting a lot of emails and updates now, but its crunch time and you have multiple ways to be heard.

Next Step: MIZNER CERTIFIED ZONING LETTERS ARRIVING NOW

Owners within 300 ft. of the proposed development are receiving a certified letter regarding Mizner Trail. This is a County Zoning Department requirement, and in that letter is the Zoning Staff's important questionnaire that they want you to complete to provide them with another opportunity to give your opinion on this development.

MAIL BACK THE ZONING QUESTIONNAIRE - The More Ways They Hear From You The Better

The community coalition against development and for a non-development use of the land, (which there are, they are just not as lucrative for the owner) has provided this community with several opportunities to make sure the peoples voices are heard including; an on-line petition, email addresses to your elected commissioners, email address to the Zoning Commissioners, **and now this is another important opportunity.**

If you did not receive the certified letter notice, or did not get to the post office to retrieve it, we have **attached the questionnaire form onto this email** so that you can print it, complete it by checking OPPOSE and provide a brief summary as to why if you like and mail it back to the address on the form.

HERE IS HOW YOU CAN REALLY MAKE A DIFFERENCE (Start a Letter Campaign Drive in Your Community)

Print the form out, make copies, knock on your neighbors door to make sure they have received it, if not complete it with them and mail it back. Stand on the corner, collect the questioners and send them in to zoning. Let's overwhelm them with letters.

THE CURRENT STATE OF THE GOLF COURSE – Let's set The Record Straight

The golf course looks the way it does because the owners (Mizner Trail Ltd) who are also the developers have made a conscience decision to make it look that way. Neglect is no accident.

The owners/developer are bullying this community by purposefully allowing their property to become an eye soar and a nuisance as a strategy to wear us down and make our community collectively pay for having the audacity to oppose them.

The Boca Del Mar Improvement Association has on your behalf;

Filed dozens of Zoning Maintenance Violations with the County, and met with the Director and Commissioner Abrams.

Petitioned the County to make the zoning regulations more stringent for closed golf courses within existing communities. County changed the regulation in part requiring only 25 ft. adjacent to an existing property owner be trimmed to 7" (that's why you see that 25 ft. is cut shorter by your property).

Resubmitted their request letting the County know the new regulation is not sufficient, that the entire golf course should be trimmed to 7" (the County has refused stating they are concerned about the financial burden that will place on the owner – let's all shed some tears).

Volunteered to cut a portion of the fairways that affects home owners the most, but Mizner Trail Ltd has told them if their employees step foot on their property they will have them arrested for trespassing. They are not even allowed to pick up the litter on the fairways.

Requested the Palm Beach County Sheriffs to make nightly visits to the empty clubhouse to make sure the area is safe, which they are.

The Community Coalition and the BDMIA have met with and negotiated with the developer separately over the past several years, and the developer has failed to agree to a reasonable compromise. Both the BDMIA and the U.B.D.M. the Community Coalition are committed to a non-development solution that protects ALL owners, and continues to work towards that goal.

MISINFORMATION CAMPAIGN: Please report any misinformation or scare tactics being communicated so that they can be reported the appropriate authorities, and so they can be added to our website to warn other owners. The County does NOT take them lightly, and either should you. In fact Commissioner McCarty was cited in Court document testimony that the Mizner Trail application should be denied because *"Mizner was misinforming the public."*

United Boca Del Mar, Inc.

www.unitedbocadelmar.org

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