

The Third Application in Eight Years to Build Hundreds of Townhouses on the Mizner Trail Golf Course will go to the Zoning Commission Next Friday December 6, 2013. If you have not already, please print, complete (indicate you **OPPOSE) and mail the attached questionnaire back to Zoning now, so that your opposition will be counted.**

(Start a Letter Drive in Your Community)

Print the form out, make copies, knock on your neighbors' door, have them complete it and volunteer to mail it for them back to zoning. It must get mailed this weekend.

These Are The "IMPROVEMENTS" They Want You To Support

CONGESTION: 288 new units which will each generate 7.6 car trips a day which is 2,188 more car trips on our roads daily, 798,650 a year.

LOSS OF OPEN SPACE: The proposal indicates building on 122 of the current 149 acres (82% of the allocated open space)

MORE ROADS: Seven (7) new roads and Seven (7) new intersections

*This isn't Planned Development; this is development run-a-muck, the urbanization of Palm Beach County by land speculators who will profit at an entire communities expense. Tell our elected politicians to protect the public's interest and not the financial interests of few wealthy politically connected developers who refuse to take NO for an answer. These developers believe they are not bound by previous Zoning Staff, Zoning Commission, and Board of County Commission denials to change our master plan, or even by the 15th Circuit Court who upheld those denials. Apparently, they believe no one has the authority in Palm Beach County to developers NO - **When does NO mean NO?***

"Earth provides enough to satisfy every man's needs, but not every man's greed." - Mahatma Gandhi

After Eight Years Why Is This Still Important To Oppose?

Boca Del Mar is a Planned Unit Development (P.U.D.) designed, created, and approved by the 1971 Zoning Commission and P.B. Board of County Commissioners which allocated specific areas including the Mizner Trail Golf Course as open space, in the original developer's effort to attract home buyers by advertising a high quality of life in a community with planned open space.

If the County were now, forty-two years later appease the financial ambitions of these land speculators and developers who now own the golf course by changing the master plan to permit development, it will be a violation of the public trust by providing them development rights that do NOT exist at the detriment of owners who paid premiums to live adjacent to and within a golf course community.

Here is What You Can Do:

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, but you **MUST** fill out a card stating you oppose the application. You may write a brief message for the chair 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. No matter how they vote, the matter is then sent to the Board of County Commissioners who will have the final say (AGAIN)

If You Have Not Already, Send an Email:

Please copy the following commissioners emails and send at once; sabrams@pbcgov.org; HValeche@pbcgov.org; pburdick@pbcgov.org; svana@pbcgov.org; MBerger@pbcgov.org; jsantama@pbcgov.org; ptaylor@pbcgov.org; MDavis@pbcgov.org

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

Dear Commissioner;

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 solution 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.

Please include your:

Name:

Community:

Address:

of Years in Boca Del Mar:

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

IF YOU HAVE NOT ALREADY: SIGN THE ON-LINE PETITION

To sign the on-line petition please go to our website www.unitedbocadelmar.org

A BETTER PLAN EXISTS - BUT THIS MUST AGAIN BE DEFEATED 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.

MISINFORMATION CAMPAIGN: Please report any misinformation or scare tactics being communicated so that they can be documented and reported to 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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by FOLLOWING @savemiznertrail

Go to: <https://twitter.com/SaveMiznerTrail>