

Dec 2nd UPDATE: Zoning Staff Out - Report Recommends For DENIAL of the Application to Build 288 units on Mizner Trail (Strike One)

For the third time in eight years, the P.B. Zoning Staff has recommended for denial of the application to build on the Mizner Trail Golf Course citing the application is non-compliant in four standards. The matter now heads to the Zoning Commission for a hearing this Friday December 6th at 9 AM.

Urgent: PRINT - COMPLETE & MAIL the attached PDF questionnaire and mail it back to ZONING today.

The zoning questionnaire is a critical measure of support for, or opposition to development. Please print out copies, and ask your neighbors to complete and mail them as well. We need many many more questionnaires completed.

Attend The Zoning Commission Hearing December 6, 2013 - this Friday at 9 AM

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

If you go, you do NOT have to speak, but you MUST complete a white comment card. On the card there is a box to check indicating if you would like to speak or if you would just like your opposition to be entered into the record. The board counts the cards and the numbers are important.

If you speak, let them know you oppose;

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 GREEN 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 intersection.

URBAN SPRAWL: The filling in of the narrow open space fairways between communities will create an urban setting that was not intended.

ADDITIONAL BURDEN ON SCHOOLS: Our schools are crowded at current population levels.

To eliminate a key open space feature that comprises such a large percentage of the community will forever reduce the quality of life and change the entire nature of the community.

Based on the fact the land was restricted as recreation in the 1971 master plan, you had more than a reasonable expectation that the land would always remain open space.

Until this matter is resolved, the owner should act responsibility and maintain their property in a reasonable manner, as they would expect their next door neighbor to maintain their property. If they can afford attorneys, land use planners, marketing companies, public relation firms, and billboards, they can afford a lawnmower, they should cut the grass on the entire golf course, and cleanup the liter and debris that lines our sidewalks.

The County has denied development twice - When does NO mean NO?

The County should develop a process by which PUD can be Closed as the BDMIA has requested so these development applications can stop once and for all.

Finally, please support the efforts of the BDMIA to create "The Mizner Trails Conservation Park".

We need parks - not parking lots

United Boca Del Mar, Inc

www.unitedbocadelmar.org

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