

## **April 17th Update:**

On March 27th, the Board of County Commissioners instead of voting up or down on the agenda item to build 288 units on the Mizner Trail Golf Course, began a chaotic floor negotiation during deliberations that resulted in the developer agreeing to reduce the number of units by thirty and the BCC punted the issue back to the community and the BDMIA to meet and sort out (compromise?).

That meeting took place yesterday, with attendees from the P.B. Zoning Staff, Zoning Directors, the County attorney, the developer, their land planner and attorney, members of the BDMIA board, their attorney Peter Sachs & Andre Parks, and members of Patios Del Mar II who hired attorney Ralph Brookes to represent them at the March 27th hearing. (about 20 people).

The developer presented its revised site plan proposal to build 259 units. Units were reduced by some communities, but not completely eliminated. A site plan will be on-line we imagine shortly.

To the disappointment of the Zoning Directors, the BDMIA stuck to its position that no development adjacent to any home owner is acceptable, and objected to the revised plan as it impacted home owners in a negative manner. That position was not well received.

As zoning staffers and their bosses, the developer, land planners and attorneys who do not live in this community, fiddled with puzzle pieces to force development where it was never intended, the BDMIA board who actually live in the community were not willing to throw any home owner under the bus, to save others; based on the promise of the 1971 master plan. The same master plan which had also been defended by the Zoning Staff for nine years until the last hearings.

As attorney Peter Sachs stated during the March 27th hearing, the revised plan should have been sent back to DRO for review but wasn't; now it is. The BCC hearing date remains the same June 26th. We trust their will be an agenda item with the Zoning Staff's recommendation for approval of the building of 259 units on the Mizner Trail Golf Course. A revised site plan we will be on the zoning website shortly, and new notifications advertised we were told.

December 6, 2013 P.B County Zoning Staff report page 94: *"The golf course / recreation open space is an integral part of the residential development. The importance of a master planned community is the security of the homeowners that the original vision will be sustained over time."*

What happened? Why did staff reverse itself?

We'll see you on June 26th.

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