

## Why doesn't "NO" Mean "NO"?

The yellow public notices have been posted in our neighborhood for the third time in nine years as the hijacking of our community by outside land speculators continues. The recovery of our community is being held hostage by a group of wealthy businessmen who bought the operating Mizner Trail Golf Course in 1999, immediately in 2000 went to the County to discuss development, voluntarily closed it, purposely let it go fallow, and in spite of the County denying their two previous attempts to change the master plan, they are coming back again with even a bigger plan to build 288 units.

In 2008 the Circuit Court ruled upholding the County's denial when Judge Gerber confirmed; *"the 1971 master plan provided the course would be used for **"NO"** other purpose than a golf course."*

What part of **"NO"** don't they understand?

- 2005 Zoning Staff (**NO**)
- 2005 Zoning Commissioners (**NO**)
- 2005 County Commissioners (**NO**)
- 2008 Circuit County Court (**NO**)
- 2010 Zoning Staff (**NO**)
- 2010 Zoning Commissioners (**NO**)
- 2010 County Commissioners (**NO**)

### **"S.C.A.M.D." has reorganized under the new name "United Boca Del Mar"**

The coalition is expanding because hundreds of new units anywhere in Boca Del Mar affects everyone in Boca Del Mar, and now there are other developers lining up to add to the urbanization of our community which are compounding the problem.

- Proposed Development of 288 additional units on the Mizner Trail Golf Course
- Proposed Development of 150 apartments in the Winn Dixie Shopping Center
- Proposed Development of 100 additional townhouses in Boca Pointe
- If Mizner Trail is developed will the North Course be next?
- With all this additional traffic, will the County be forced to revisit widening Palmetto Park Road?
- With all the additional owners, will the State reconsider an exit off of the Florida Turnpike?
- With our schools unable to stay below 100% capacity, will hundreds of additional students force students to other schools?

### **The Greater Boca Del Mar Community Is Uniting**

The Boca Del Mar Community is a Planned Unit Development with 89 independent Associations, nearly 10,000 units, 25,000 residents, and **16,237 registered voters**. From the Florida Turnpike to Military Trail, from the Broward County border in the South and the City of Boca Raton line in the North. Boca Del Mar was the first Planned Unit Development in Florida and is the largest P.U.D. East of the Mississippi.

### **Over Crowded Schools - Over Crowded Neighborhoods - Over Crowded Roads**

These developments will negatively affect our entire community, not just those that live directly on the portion of the golf course to be developed, or those who are directly adjacent to the proposed four story apartments proposed at the Winn Dixie Shopping Center, or those who will see an increase in road congestion at the North entrance of Boca Pointe as vehicles must drive through Canary Palm Drive an interior road within Boca Del Mar to access Boca Pointe.

Those that are concerned about the overcrowding of schools, congestion, more traffic, more new units to compete with existing resale's and the existing foreclosures, should be concerned with all these development proposals, as each of them and collectively jeopardize our quality of life.

*"The whole is greater than the sum of our parts" Aristotle*

stopmiznertraildevelopment@hotmail.com is now [unitedbocadelmar@hotmail](mailto:unitedbocadelmar@hotmail.com)

Coming Soon: [www.unitedbocadelmar.org](http://www.unitedbocadelmar.org)

**STOP:** If you would like to be removed from this email contact list, please reply.

**GROW:** Forward this email to your friends and neighbors anywhere in Boca Del Mar so they can be added to our contact list. We send only Blind CC's and never share our list, and will delete any email who requests it at any time.