

SAVE BOCA RATON GREEN SPACE

Join our efforts to protect the quality of life currently enjoyed by residents in Boca Raton. The “city in the park” slogan was adopted in order to illustrate the importance that the city and its residents place on the green space available within the city. Quality of life in an urban area is determined, in part, by the amount of green space in the city.

The goals and objectives of this organization are to help the residential community secure the green space within the community and to make sure that the importance of retaining and expanding green space is fully understood by Boca Raton’s elected officials, as well as, city staff in the Planning and Zoning process. The equal protection of residential rights is paramount in this organization

Green initiatives by local and state governmental authorities are growing in popularity as a result of the positive impact these proposals have on environmental issues, as well as, quality of life interests of their constituents. Our organization will be an advocate for responsible planning within the Boca Raton community in order to assure the high standards that have made Boca Raton a desirable location for residential communities. We invite you to join our organization in order to help promote the principles of our green initiatives and protect the quality of life in Boca Raton.

Membership Application:

I wish to support the goals of protecting our quality of life in Boca Raton and the beautification provided by the Green Space within the city. Please accept this membership application and the enclosed check payable to: Save Boca Raton Green Space, LLC.

Name _____

Address: _____

City/Zip: _____

Telephone # _____

Email: _____

Membership Levels;

Patron (\$1000 and above)
Founding (\$500 - \$999)
Supporting (\$250 - \$499)
Keep It Green (\$100 - \$249)
Concerned Neighbor (\$10-\$99)

Mail your application and check payable to Save Boca Raton Green Space to:

Save Boca Raton Green Space, LLC
5351 NW 3rd Terrace
Boca Raton, Florida 33487

It is through the volunteer efforts of our members that we will be able to keep our expenses minimized and able to work toward our objectives in a concerted effort to save our community’s quality of life. The primary form of communication with members will be via email and a new web site. Please keep our records updated with your current email address.

As a member of this organization, I would like to help with the following areas:

- _____ Traffic
- _____ Membership & Marketing
- _____ Technology/Web site
- _____ Communications
- _____ City Records Search
- _____ Media

Inform City Leaders of Your Opinion

Help protect your community by calling city council members—**393-7706** in order to voice your opposition to this development proposal. JUST SAY NO to more traffic and NO to this development in Boca Teeca. STOP the increase in traffic by sending an email opposing this development to **Mayor Abrams: sabrams@ci.boca-raton.fl.us**

Additional information, please see the web site:

**www.savebocaratongreenspace.org
or email our organization at:
info@savebocaratongreenspace.org**

Boca Teeca Golf Course Development Proposal

This organization actively opposes the rezoning of recreational land in order to build townhouses on a portion of the Boca Teeca golf course.

Traffic – This proposal would result in an additional 1,868 vehicle trips/day on our already congested roadways. The developer has agreed to pay \$6 million to widen NW 2nd Ave. to a 4-lane divided highway, but if the cost is higher, will all taxpayers in the city pay the additional cost? The removal of the wide grassy buffers and mature trees between the sidewalk and the roadway along this residential road is not consistent with the residential quality of life desired by our citizens.

Public Schools – The Calusa elementary school serving this area is already overcapacity and there are no provisions for this developer to pay for the space needed to accommodate the additional students. Are all Boca Raton taxpayers expected to pay for this impact from the development?

Financial Bailout for a Developer?

Is this development proposal a financial bail-out of a developer by the City of Boca Raton? Consider the following: As a result of claims by the developer that they cannot sustain the golf course without this construction of townhomes, they have requested the city to approve

the development on almost 30 acres of golf course property. This development will not guarantee the financial success of the golf course, as admitted by the developer's representatives at the Planning & Zoning hearing. This developer purchased the property and immediately proposed to build townhomes. Did they have any intention of operating the 27 championship holes when they purchased the property for \$7.2 million with an immediate mortgage of close to 100% of the purchase price? The developer is based in Chicago and their primary business in SE Florida is the development of condo conversion units in Broward & Dade counties. Draw your own conclusions. If approved by city council, this would set a bad precedent for Boca Raton.

Feasibility/Real Estate Market

The extremely weak residential real estate market that our community is experiencing is not compatible with more development. Foreclosures are on the rise in our community so this development only adds to the supply of homes in an already saturated market. Basic economics inform us that when supply exceeds demand, prices fall, which is not in the best interest of the entire Boca Raton community. The redevelopment of the Levitz plaza property on North Federal Hwy. was granted an 18 month extension as the current real estate market cannot support development. If these

approvals are obtained from the city, will the developer flip the property and leave with their profits? Where is their long-term commitment to ensuring the beauty and residential character of our City?

Incompatibility with Adjacent Homes

This development proposal will be adjacent to 1-story single family homes and should not be allowed to tower-over an established community with 2 & 3 story townhouses up to 35' high. All homes in the immediate area would be negatively impacted by this proposal. If approved, some homes will have a 2 or 3 story building within 50 feet of their property.

Environmental Issues – Water Supply

Considering the water shortage in our community, how can the city justify such a development? How can the city impose water restrictions on current residents while approving this development?

Deed Restriction Amendment

The amendment of the deed restriction "consent" forms were obtained without identification or notarization required. Impacted residents were not given the opportunity to verify the accuracy of these consent forms, even though they were repeatedly promised this access during the consent solicitation process. Why should the city trust the developer on this issue?

This is a BAD deal for all Boca Raton residents!