

On Thursday, July 2, 2015 11:15 AM, Rebecca Caldwell <rcaldwel@pbcgov.org> wrote:

Good Morning Mr. Lewis,

Thank you for your recent letter (attached) putting forth the perspectives and concerns of the many residents under your impressive organization. Since receiving your letter, I have sent Code Enforcement Officers to assess the condition of the property, and subsequently the property owners were contacted and informed of the need for maintenance relative to overgrowth and fallen vegetative debris. In addition, I personally spoke with one of the owners regarding the condition of the clubhouse and advised that it must be secured, and that the graffiti must also be painted over. All of these required actions are in accordance with Palm Beach County's Property Maintenance Code. We will confirm that maintenance was performed to achieve compliance next week, or take further steps to ensure the property meets those standards. Please know that we make regular visits, on an approximate bi-weekly basis to observe the condition of the site. Of course, with summer storms blowing through, the site may be clear the day we visit, and have considerable fallen foliage the next. We will continue to respond to your notifications of these scenarios when they occur.

There were many other issues cited in your letter. One was the intent of the owner to sell the property, and I was able to confirm where a notice has been posted on the website, inviting bids on the property. As you state, this appears to indicate that the commencement of development will not be immediate. Irrespective of who might purchase the property, the development approval and associated conditions will travel with it. However, there has been no submittal of a final site plan to the Development Review Officer (DRO), a necessary process to finalize the development order and allow commencement of development.

As such, the Conditions of Approval ordered by the Board of County Commissioners (BCC), being related to the property development, are not yet in force. The Planning, Zoning, and Building Department staff would never perform their duties in conflict with the orders of the BCC, and so the timing of the enforcement authority becoming effective was confirmed through the County Attorney's Office. Also confirmed was that until that time, the Property Maintenance Code is the standards that we are able to enforce. After becoming the Executive Director of this Department and aware of the situation in your community, I made the strictest possible interpretation of this code, which reduced by 10" the allowable grass height in the areas requiring maintenance, so as to better protect your residents. We continue to do everything possible under the authority of the Department, in that light.

You have expressed concerns regarding the permanent installation plan for the vegetation in the open areas. During the DRO and building permitting process, comprehensive landscape plans must be submitted in compliance with the requirements of the Unified Land Development Code (ULDC). That code dictates many characteristics of the planting material, irrigation system, and continued vibrancy of the landscaping. We have previously committed to ensuring that the residents of Boca Del Mar will be informed when the application for site plan and related landscaping plans are received. At that time, we

will be happy to outline the schedule and types of meetings that occur. DRO Meetings are open to the public, so anyone is welcome to attend. However, they are not public hearings, they are administrative processes to enforce the ULDC, so public comment is not a part of those proceedings. It may be helpful to mention that we also post a tremendous amount of information on our website, including "Applications in Process" where you can look to find out if a DRO application has been made to us. That webpage can be found through this link: <http://www.pbcgov.com/pzb/Zoning/index.htm>

I am sorry that I am unable to respond in all the ways that you have requested. Hopefully, the actions taken in response to your communication, and additional information provided will be helpful to you, as you continue to monitor development of the former golf course.

Sincerely,  
Rebecca Caldwell

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