

Sept. 26th, 2016

To All Shareholders:

In an effort to keep all the shareholders at Palm Worth informed and current on the status of the originally proposed fencing along our south property line which would block our entrances to the park, I am attaching the correspondence that I and the Board have been a party to in the past weeks and months.

First, I am assured that the proposed fencing along our property line is no longer any part of the County's proposal. Last week a Notice of a Zoning Hearing scheduled for Oct. 13th was sent out stating there was a Modification to the Original Proposal scheduled at a Zoning Hearing in June. However, though Page 7, No. 2, of this Notice specifically stated the sidewalk would stay the same with no fencing, the earlier pages did describe what was the Proposed Chain Link Fence, etc. After many phone calls and emails to the County as well as to the Town Zoning Office, this is being corrected and all of you should be receiving the Modified and Revised Notice of the Zoning Hearing going before the Town Council on Oct. 13th. See the attached email from Mr. Hamilton. A hindrance to me has been that I am not receiving any of these notices. Not sure where they are going!

Second, LaPalma has been extremely difficult. As you can see by the letter from their Attorney they continue to claim exclusive easement rights and will,

however, consider the other options for a price of \$150,000 to be paid by the County and will attempt to make arrangements that will allow us to cross their supposed exclusive easement. Attached is the email containing this correspondence along with the County Attorney's response.

It has been necessary for the Board to seek legal advice, support, and interpretation of the many legal documents involved in the land easements, etc. Our Attorney has been extremely thorough and has provided the expert assistance necessary. See the attached email I received from our attorney outlining the specifics of the easement that is involved with Parcels 1 and 2.

I would like the shareholders to understand that it is important that if you are available, your presence at the Oct. 13th Town Council Meeting (where the County is presenting their plans for final approval) is important. I am flying down Oct. 11th to be at the Meeting and I will have with me all the letters from the shareholders that were very important in getting this proposal to the point where the sidewalk will remain as is and the County will provide the maintenance and security necessary at Access 12. If you would like to again write to the Mayor and Town Council, please do so. Any legal action that LaPalma may take will be against the County and take years in litigation.

In closing, this has not been the quiet summer I envisioned after the past 3 years of restoration that has been accomplished at Palm Worth. However, the Board has unanimously agreed that we are faced with a situation that

requires expert advice in dealing with Florida Real Estate Easements and Regulations.

Thanks,

Juanita Leary
President, Palm Worth Board of Directors

From: Bob Hamilton A. <RHamilton@pbcgov.org>
Date: September 23, 2016 at 9:38:10 AM EDT
To: juanita leary <juanitaleary@msn.com>, Lisa Reves <lreves@r-mlaw.com>
Subject: Corrected Notice

Juanita/Lisa,

It appears our consultant made a mistake when submitting the application packet to the Town (hence the reason for the confusion on the latest public notice). County staff has worked directly with the Town over the past few days and will be sending out a revised notice (attached) and documentation.

Thanks for letting me know of the discrepancy, it will be corrected.

Regards,
Bob

CORRECTED NOTICE

Modified Application Special Exception #13-2016 with Site Plan Review *(Zoning Case Number)*

Note:

The property notice sent to you last week for the above referenced Special Exception with Site Plan Review included an outdated application. Please disregard this prior notice. The modified application is included in this package.

We sincerely apologize for any inconvenience this has caused.

Please note the Town Council meeting date, for which this application will be heard, is October 13, 2016.

If you have any questions please contact Paul Castro, Zoning Administrator for the Town of Palm Beach, at (561) 227-6406.