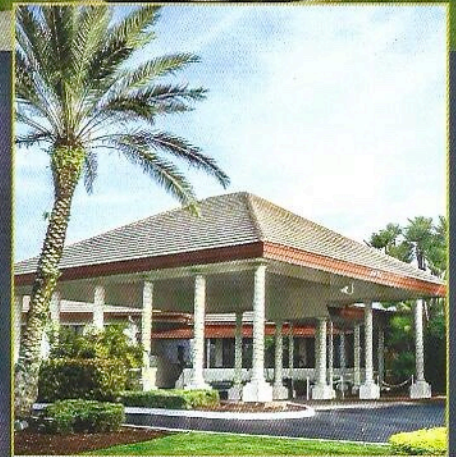




SETTING THE RECORD STRAIGHT

SPECIFICS – NOT SCARE TACTICS

A better plan. Fewer homes. Smaller buildings. More open space.



SETTING THE RECORD STRAIGHT

Over the past several weeks, neighborhood leaders have circulated emails containing claims about Lennar's planned Boca Lago community. Unfortunately, many of those claims are factually inaccurate. Rather than helping you to understand the plan, these communications appear designed, at least in part, to create fear and alarm.

The purpose of this mailing—as well as the previous mailing and those that will follow—is simple: **TO SET THE RECORD STRAIGHT**. It addresses the false claims that have been circulated, point by point, and explains why the statements are inaccurate or misleading.

The objective is to ensure that you have access to complete, accurate, and verifiable information about the plan.

RUMOR:

An increase in traffic will worsen congestion, “potentially delaying emergency services and impacting resident safety.”

THE FACTS:

The closest Fire Rescue station is located right **across Lyons Road** from Boca Lago Boulevard. Before development can move forward, a comprehensive government review, which includes emergency services, is always part of the process.

Palm Beach County will not allow construction to begin until all safety-related requirements are satisfied. This review is not optional; it is a required part of the approval process.

RUMOR:

Green space will be reduced and will “**increase the risk of flooding.**”

THE FACTS:

The opposite is true. Before any plan is approved, Lennar must prove to multiple regulatory agencies that the plan will safely contain and manage stormwater. Under Florida law and local regulations, no development can be move forward until it proves it will not cause stormwater runoff onto neighboring properties.

Every aspect of the stormwater management plan is being reviewed by government flood-control experts. If the plans do not meet required standards, they will not be approved.

In fact, because parts of the community will undergo a comprehensive redesign, the plan provides an opportunity to modernize drainage infrastructure that, in many areas, dates back decades. The area will be evaluated using today's engineering standards and stormwater requirements, with grading, drainage, and water management systems redesigned as necessary to meet current regulations. Rather than increasing the risk of flooding, the process may improve overall drainage.

SETTING THE RECORD STRAIGHT

RUMOR:

There will be no restrictions on the homes, opening the door to **“short-term rentals,”** the possibility that Lennar will run **“multifamily rental housing,”** or **“the entire Lennar project being rentals.”**

THE FACTS:

These false claims are nothing more than scare tactics. Lennar is building these homes to be sold—not so it can operate a rental community and has repeatedly told community leaders it has no intention of owning these homes as rental properties.

Lennar has also consistently told Boca Lago leaders that it supports incorporating deed restrictions that would prohibit Airbnb-style renting. In addition, Lennar has repeatedly requested copies of existing community documents from neighborhood leadership. Leadership has refused to provide the documents.

RUMOR:

Lennar’s previous mailing **“completely omits any mention of the proposed golf course renovation.”**

THE FACTS:

For once, that’s correct—and for a very simple reason. It will be the Club, not Lennar, that redesigns and renovates the golf course.

The proposed plan preserves an 18-hole championship golf course, ensuring that Boca Lago remains a viable, attractive, and active golf community. The design of that course is being handled by the club working directly with its architects and consultants. Those discussions and design meetings are separate from Lennar.

While Lennar focuses on the residential portion of the plan, club ownership has consistently promised that, as part of the overall project, the entire 18-hole golf course will be redesigned and improved.

RUMOR:

The project will overwhelm the roads with traffic.

THE FACTS:

The best way to address this rumor may be to simply repeat what Palm Beach County’s own expert says. Motasem Al-Turk, PhD., P.E., the Traffic Engineering & Public Works recently said during a public meeting:

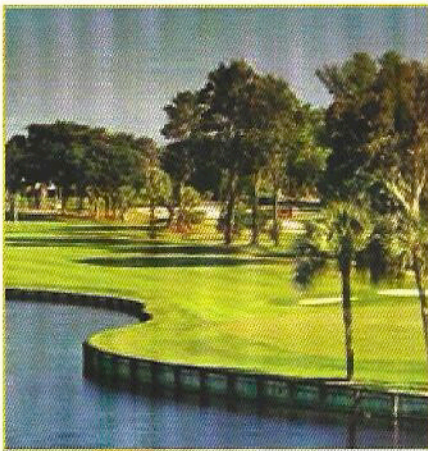
“This development will, of course, generate traffic, but that traffic will be absorbed within the roadway system. The roadway system and intersections will continue to meet the level of service that is adopted by the county....The added traffic from the development is not expected to make the traffic conditions on those roads noticeably worse than they are now.”



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RUMOR:

Lennar is refusing to talk with neighbors about the plan

THE FACTS:

Despite numerous attempts to set up community meetings during which Lennar would answer resident questions and hear concerns, Boca Lago leaders have refused to work with Lennar to hold such meetings.

To make itself available to answer questions, Lennar held weekly office hours in the Clubhouse for over a month in June and July.

Lennar is also currently working with residents to set up neighborhood sessions. If you would like to host a meeting in your neighborhood, please contact Lennar at info@bocalagotogether.com.

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BocalagoTogether.com