



**CYPRESS CREEK PROPERTY OWNERS' ASSOCIATION, INC.**

c/o Tallfield Property Management  
12765 Forest Hill Boulevard, Suite 1320  
Wellington, FL 33414  
CypressCreekPOA@gmail.com  
561-983-6000

Aaron Hallyburton, President  
Mikel Kline, Secretary  
Brad Anyzeski, Director  
Thomas Gulla, Director

Cameron Hoffman, Vice President  
Donald Neubaum, Treasurer  
Jennifer Epstein, Director

September 12, 2023

Via Email to IHaddad@pbcgov.org, U.S. Mail, and Hand Delivery

Ms. Imene Haddad, Senior Site Planner  
Central Office Vista Center  
2300 N. Jog Road  
West Palm Beach, FL 33411-2741

RE: Cypress Creek Golf Course Proposed Redevelopment

Dear Ms. Haddad,

This letter is from the Board of Directors of the Cypress Creek Property Owners' Association, Inc. ("CCPOA" or "Association").

The Cypress Creek Country Club development was created as a golf course community. The historical records indicate that the neighborhood was created with the original developer's intent and full understanding that the golf course would remain in perpetuity for the benefit of the neighborhood.

The residents of the long-established Cypress Creek neighborhood have been informed that the current owner of the Cypress Creek Golf Course, True Shot, intends to sell the golf course for infill redevelopment of 150 houses by a large development company, Toll Brothers.

The Board of Directors for the CCPOA solicited email comments and suggestions from its 400 member owners. Over 80 residents emailed comments to the Board regarding the proposed development. The Board also conducted a more detailed survey of its 400 member owners based on the comments received in the emails from residents. More than 175 responses to the survey were received. Of the responses received, a small majority were opposed to the redevelopment of the former Cypress Creek Golf Course. However, a strong majority of those respondents expressed a desire for the Association to negotiate certain concessions from the

prospective developer to minimize the numerous negative impacts on the existing Cypress Creek community.

The issues listed below are some of the serious concerns our residents have regarding the proposed redevelopment project as indicated by the survey:

1. **Reduce the density of the proposed development by reducing the total number of houses constructed on the golf course.** The proposed infill redevelopment project seeks to build 150 houses, nearly the same number (160) that was previously denied by both the Zoning Commission and the Palm Beach County Commissioners. That prior project proposal was referred to by a Commissioner as “ten pounds of poop in a two-pound bag” in his denial of the earlier application. County Commissioners also expressed concerns that the density of the project in sections contiguous to Cypress Creek was too high, as golf course lots in Cypress Creek are generally 0.33 to 0.50 acres.
2. **Distribute the houses across a larger portion of the golf course to reduce the apparent density of the proposed project.** Residents believe too many houses are crammed into a small portion of the golf course parcel. Increase the width of the lots on the perimeter of the development and widen the side setbacks to be more compatible with Cypress Creek’s surrounding estate style lots with wide side setbacks that require at least 30 feet between homes.
3. **Limit and Deed-restrict the building height of the new houses around the perimeter of the proposed infill development to single story houses.** The custom-built homes in Cypress Creek were designed to maximize the views of the open green space of the golf course and were not designed to have two story houses behind to them. Most of the existing homes along the golf course in Cypress Creek are one-story and will be dwarfed by any two-story houses constructed behind them. Large two-story houses can diminish the use and enjoyment of the existing homes by blocking light and view, diminish use of pool areas; and create problems for growing grass and landscaping.
4. **Increase the width of the compatibility buffers between the surrounding Cypress Creek homes that directly abut the golf course and the lots of the proposed development.** The previously denied application for infill development of the Cypress Creek Golf Course provided a minimum of 50-foot setbacks behind lots adjacent to Cypress Creek lots. Increasing the rear setbacks of the proposed house lots will also provide greater separation between the developments.
5. **Compatibility buffers and landscape plantings should be developed very early in the initial construction phase and include more mature plants and trees.** This effort is necessary to minimize the dust/debris/noise/sight that will negatively impact the existing homeowners during every phase of infill construction.
6. **Lakes and retention ponds should be more evenly distributed throughout the proposed development to increase the compatibility buffers and distribute retention basins to better accommodate stormwater runoff.** The proposed site plan has lakes

and retention ponds concentrated on the east half of the golf course. The west side of the proposed infill development is largely impermeable surfaces that will no longer absorb surface water and proposes limited ponding to accommodate the substantial runoff that will be generated in this area. This distribution of ponding may also be necessary to accommodate the drainage from the surrounding neighborhood as required by the decades old South Florida Water Management District's single drainage permit. This permit identifies the golf course as the drainage basin for the entire neighborhood of surrounding homes. There is existing drainage from the surrounding neighborhood into lakes that are proposed to be removed.

7. **The developer should be required to complete detailed hydrologic analysis prior to any recommendation by the County staff.** The existing drainage system has a successful 60 years of performance history. Please recognize that much of the land area of the new development will no longer absorb water. A detailed hydrologic analysis would provide assurances that the new replacement drainage system will satisfy the dramatically expanded drainage requirements created by the proposed infill project and that it could serve as an adequate replacement for the existing drainage system. Without these assurances, flooding risks are shifted to the surrounding neighborhood.
8. **Move the proposed recreation center away from the existing homes surrounding the proposed development and relocate it to the center of the new development and closer to Military Trail.** The burdens and inconvenience of noise, light, and the activities of the community center of the proposed development should not be placed on Cypress Creek residents. With the relocated recreation center, the future residents of the proposed infill development would have more control over the operation and usage of their facilities. Placing the recreation center adjacent to Cypress Creek disproportionately burdens existing homes with a facility where they have no access or benefit.
9. **Direct the developer to retain at its sole expense an independent environmental assessment company to monitor, direct, and control all remediation efforts on the site.** Because there are 60 years of chemical toxins that have been applied to the golf course, strict mitigation protocols must be established and followed. This would reduce the exposures of all residents in the area (including Cypress Creek and those that may purchase in the proposed infill development) to hazards from known contaminations, as documented to the FDEP by prior chemical analysis and reporting.

The existing Cypress Creek residents also provided suggestions to increase compatibility between the existing neighborhood and proposed infill redevelopment project. Those items included:

1. Walls along Lawrence Road and Military Trail. Landscaping at Existing gatehouses. Improvements to the appearance of the combined neighborhood by constructing and landscaping walls along Lawrence Road and Military Trail that are compatible with the existing perimeter walls along Old Boynton Road, along Military Trail, and along sections of the Association's private road Palo Verde Drive. The developer should also consider improvements to the landscaping at the CCPOA gate houses to reflect the landscaping

proposed for its entry from Military Trail. This would also benefit the public and County by improving the appearance of the Community.

2. **Additional Compatibility Buffer.** Additional compatibility buffer improvements were suggested that include increasing the height of the proposed 4' tall perimeter fencing, more mature initial plantings, and preserving the majority of the existing large, mature trees on the perimeter of the proposed project and to incorporate them into the landscaped buffers.
3. **Access to Lakes, Ponds and Canals.** Many of the neighbors would like continued access to the existing lakes, ponds, and canals distributed throughout the neighborhood. The proposed infill site plan illustrates the creation of a landscape buffer that could make continued bank maintenance of the existing retention ponds that will remain in the neighborhood difficult. Access should be continued and locked into place. The existing maintenance of these bodies of water has been the responsibility of the golf course owner and the Lake Worth Drainage District (LWDD) for 60 years. This maintenance obligation should not be transferred to the CCPOA because of the golf course sale. Likewise, many residents draw irrigation water from these bodies of water and that access and water usage should continue on a grandfathered basis and locked into any potential development approval.
4. **Additional Drainage Facilities.** To further improve drainage within the entire area covered by the existing drainage permit, the developer should create additional out falls from Palo Verde Drive to the C. Stanley Weaver Canal to further reduce drainage demand on the new drainage system within the proposed infill redevelopment project.
5. **Access to Green Space by Existing Cypress Creek Lots.** If the proposed infill development project moves forward, the existing Cypress Creek development will become a nonconforming subdivision within the County codes with no open green space. The golf course provided the only open green space for the existing, surrounding neighborhood. Because the original developer honored the County's early PUD requirements, the golf course encompassed 42% of the overall development, consistent with the County's development requirements. The proposed new infill development should provide access to open green space for the existing surrounding development through the creation and maintenance of walkways and recreational park space in the expanded buffers. This should be locked into place by the development approval and by covenant.
6. **Convey Existing Maintenance Area to CCPOA.** It was also suggested by the survey respondents that because the maintenance area is not contiguous to the golf course, it's separated by the CCPOA's private road, will have difficult access directly to Military Trail, and is specifically excluded from the golf course plat transferring ownership and the special zoning exception for the golf course, that it is not an appropriate recreation area for the proposed development but could be deeded to the CCPOA.


Members of our Association's Board of Directors respectfully request to meet with you to discuss the impacts of this proposed infill redevelopment project and what changes should be

implemented to make this infill redevelopment more compatible with our long-established neighborhood. You can reach our Board President, Aaron Hallyburton, directly via email at heffey01@gmail.com, or our Board Secretary, Mikel Kline, at Secretary@CypressCreekPOA.ORG.

Thank you for your consideration. We look forward to hearing from you and working with you.

Respectfully, the Cypress Creek Board of Directors,

  
Aaron Hallyburton, President

  
Mikel Kline, Secretary

  
Brad Anyzeski, Director

  
Thomas Gulla, Director

  
Cameron Hoffman, Vice President

  
Donald Neubaum, Treasurer

  
Jennifer Epstein, Director

cc: Robert B. Burr, Esq., Attorney for the Association