

Sabal Point Golf Course - Resident Informational Meeting

Nearly 200 Sabal Point residents attended the community's Golf Course Informational Meeting at 7 PM on September 3rd. Topics covered were:

- **Overview: Golf Course History and Negotiations**
- **Why this Agreement is positive for the Community**
- **Development Project Details**
- **Next Steps and Timing**
- **Resident Questions & Answers**

Presenters included:

Wayne J. Hunicke, President, Sabal Point Community Services Association, Inc.
Hal H. Kantor, Shareholder, Lowndes, Drosdick, Doster, Kantor & Reed, P. A.,
Sabal Point's Land Use Attorney

Kyle Riva, CEO and President, Alexander Investments International, Inc., Golf
Course Developer

Javier E. Omana, Vice President, CPH, Inc., Engineers & Land Planning
Consultants

Gary F. Brock, Principal, Charlan-Brock & Associates, Architects & Planners

Session Highlights

1. History - the Sabal Point Country Club closed in 2004 following 3 hurricanes that damaged much of Central Florida. The Meadowbrook Golf owners later experienced a loan foreclosure, and Bank of America sold the closed golf course to the current owner, Golf Brooke LLC, in 2006. Despite plans to redesign and reopen the golf course, it remained poorly maintained and inactive for over 10 years. The property is currently under contract to be purchased by a Winter Park developer, Alexander Investments International, Inc. once Seminole County approves rezoning for the development project.

2. Development Proposal - the Developer has applied to Seminole County for construction of 286 luxury apartment units on approximately 30 acres of land including the former clubhouse, tennis, pool and parking areas and portions of former golf fairways #10 and #18. Over 60 acres of undeveloped property will be conveyed to the Sabal Point Community. Site layout, design details and building elevations were reviewed with meeting participants. Plans include:

- Mostly 3-story multifamily apartment buildings in upscale designs with elevators;
- A centrally-located clubhouse and recreational complex with pool and amenities;
- A single entry from Sabal Club Way (the former golf course entrance road) with dual access gates to the apartments and resident parking areas;
- Landscaping, lighting and perimeter buffering plans that maximize the site's attractiveness while providing visual screening for adjacent homeowners;
- A self-contained stormwater drainage plan that limits runoff impacts to the rest of the community;

- An approximate floor plan mix of 40+% single bedroom, 47% two bedroom and 11% three bedroom units.

3. Positive Community Impacts - the unused and overgrown golf course has been a nagging community uncertainty since closing. Home buyers and realtors regularly inquire "What's happening with the golf course?" and homeowners on or near the land have worried about weeds, declining trees and pond overgrowth. Several positive aspects of the development project were reviewed:

a) Control - for the first time in years the community has the opportunity to control what happens on most of the golf course property. The land will be mowed and maintained, the ponds are being cleared out and no development will occur on fairways adjacent to existing single family residences. A favorable impact is expected on all Sabal Point property values.

b) Open Space Preservation - in exchange for a limited amount of development, a large part of the undeveloped land will be conveyed to the community for recreational use. The property's ponds and waterways will be maintained to assure proper stormwater drainage, and the local environment will be preserved.

c) Funding for Proper Maintenance - the community will receive funding for maintenance of conveyed lands and waterways. The money will be prepaid by the developer and set aside as homeowner association (HOA) dues upon land transfer, covering over 10 years of maintenance expenses.

d) Predictable Timing - 5 to 6 months will be required for project approval, with a construction start in the first quarter of 2016. In two years the completed development will deliver an upscale complex to the neighborhood, taxes and other revenues for Seminole County services, and a resolution of Sabal Point's "Golf Course Problem", a generational step forward for residents.

4. Reviews and Approvals - the Developer's rezoning application is undergoing Seminole County Development Review and careful assessments by other entities including the St. Johns River Water Management District, Florida Department of Transportation and Seminole County Schools.

Meeting participants asked about the project's impacts on roads/traffic, schools, stormwater drainage, water and other utilities. The developer has submitted projections of these affects, which planning officials will use to require adjustments in project arrangements if needed. It was noted that Wekiva Springs Road traffic is already a problem at several intersections, and Seminole County is aware that meaningful changes are required.

5. Next Steps and Timing - highlights:

- Seminole County is expected to schedule and announce public hearings this fall as part of the Development and Planning & Zoning Reviews. Residents are encouraged to attend and support approval of the project.
- Legal arrangements for land annexation and maintenance funding acceptance are in progress, and the Sabal Point Community Services Association (SPCSA) will hold a special annexation election on October 27th. SPCSA members must approve acceptance of the land and maintenance responsibility in order to lock-in the

development agreement, unit limitations and funding arrangement. (Note: the annexation was approved by a significant majority of residents on 10/27/15)

6. Resident Questions and Responses - other participant questions were posed:

- Traffic concerns include congestion increases at Sabal Point's 3 main entrances and additional backups on Wekiva Springs Road. It was noted that specific discussions have been held with Seminole County engineering staff and elected officials, and the developer is completing a traffic study as part of the review and approval process. Options include additional signalization at the center Sabal entrance, lane reconfigurations or other roadway redesigns to support additional traffic flows.
- Questions were asked about future development on the golf holes adjacent to Village on the Green (VOG). It was explained that VOG acquired the land but there are no current plans for additions and the area will be maintained as a green belt. Mr. Kantor restated the negotiation principle of "no vertical development on fairways adjacent to single family homes". This precludes any development on hole #17 near Sabal Fairway Villas, but the other property could be used for a VOG campus expansion at some point in the future. Any extension would require a rezoning application and Seminole County approval.
- There was unhappiness that current conditions on the golf course land and ponds remain unacceptable. It was explained that Seminole County has accepted responsibility for "functional maintenance" of the stormwater drainage system, and that crews are clearing out major ponds in the community right now. It was also noted that additional communications with the land owner were planned to request further correction of problems with un-mowed areas and overgrowth.
- It was asked whether the golf course annexation would affect homeowner dues in the other two associations representing Sabal Woods, the Whisperwoods and Cypress Landing. The answer was "No" since SPCSA will accept the conveyed property and pay for maintenance. Residents from all Sabal Point villages will be able to enjoy recreational use of the open space.

At the meeting conclusion a number residents expressed appreciation to all who helped negotiate the current golf course agreement, and the Development team was thanked for sharing their goals, plans and details of the project. **Thanks to all Sabal Point residents for keeping in touch and supporting negotiation of this good deal for the Community!**

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