

Executive Summary and Background

Background – Sun City Center as a Unique and Ground breaking senior lifestyle community.

Sun City Center is unique as one of the first and most successful **self-contained, master-planned active retirement communities** in the United States. It was groundbreaking because it redefined retirement from a period of "waiting" into a vibrant, active "way-of-life". Pioneered and developed by Del Webb in 1961, it was the first planned community in Florida specifically for active seniors. Before this, retirement often meant moving into isolated homes or staying with family. Webb's vision shifted the focus to a community centered on leisure, outdoor activities, social connection, and health in a completely self-contained and autonomous community with shopping, post office, grocery, bank, healthcare, and everything within the community. Instead of just selling houses, the Del Webb and subsequent developers sold a **community** and active life style with golf and golf courses as centerpieces, a key amenity and a defining aspect of the character of the community and neighborhoods.

- **Self-Contained Design:** It was designed as a "city within a city," featuring its own shopping centers, medical facilities (including a hospital), and recreation hubs. This allowed residents to fulfill all their daily needs without leaving the community.
- **Affordability for the Middle Class:** Webb utilized post-WWII economic shifts—like the G.I. Bill and Social Security—to create a model where middle-class retirees could afford resort-style living.
- **Marketing the Lifestyle:** Instead of just selling houses, the developer sold a **community**. Groundbreaking marketing included using existing residents as a "sales force" to showcase the social benefits of the neighborhood.

During the over sixty-five year build out, some 6,500 homes and 4 golf courses were planned, designed and built as development proceeded with several different firms. A portion of the original Sun City Center Del Webb's 12,000 acre property was separately developed by W-G Development as a separate, gated senior community – Kings Point West. Over the decades, again as the development passed through several different hands, the same hands as Sun City Center, the Kings Point community grew to over 5,000 homes and 3 golf courses. The entire development (including golf courses) is part of a unified plan for Sun City Center and Kings Point and shown as such on the General Site Development Plan.

Chapter 11. During the bankruptcy, WCI closed the **North Course** at SCC in 2009, citing the need to unload unprofitable assets and protect other operations. They sought buyers.

Minto bought the platted and unplatted developable land for \$9.9 million but was not interested in operating the golf courses as the prior developer had.

As a part of the transaction, Minto and WCI executed a Restrictive Covenant stating:

“WCI hereby declares that no development, construction, sale or lease of residential units or lots on the WCI Remaining Properties, or other residential use of the WCI Remaining Properties, shall be permitted without the expressed prior written consent of Minto and its successors and assigns.”

ClubLink, a Canadian golf course owner and operator, made an offer of \$ 8.7 million, well below the asking price of \$13.25 million, which was accepted. ClubLink began its foray into the US market in 2010 buying these 7 golf courses from WCI for \$ 8.7 million, the developer in both SCC and KP communities, as WCI emerged from bankruptcy.

The courses are:

Course Name	Current Zoning / Status	Development Risk Level	Key Assessment Factors
North Lakes Golf Club	RSC-6 (Single-Family)	HIGH	Closed in 2009 by WCI prior to ClubLink purchase. Also targeted in a 2024 Live Local Act Notice of Intent . Currently protected Community Plan, but under active "evaluation" by ClubLink for residential conversion. Surveyor and soil testing is currently occurring and ClubLink’s 2025 Annual reports they are pursuing development options for unutilized land.
Sandpiper Golf Course	PD 73-0186 (Golf/Rec)	MEDIUM-HIGH	Closed in June 2023. ClubLink filed a Notice of Intent under the Live Local Act for this site in 2024. However, the Walden Lake ruling suggests the Live Local Act cannot override the specific recreational mandates of a PUD. We believe this is their most profitable option to leverage Club Renaissance through mandatory membership like the existing 912 properties in Renaissance paying about \$2,800 in mandatory membership fees to have a continuing revenue stream in addition to development profits.
<u>Caloosa Greens</u>	PD 73-0186 (Golf/Rec)	MEDIUM-HIGH	Also targeted in a 2024 Live Local Act Notice of Intent . Currently protected

by the PUD and Community Plan, but again under active "evaluation" by ClubLink for residential conversion.

<u>Club Renaissance</u>	Golf Course/Rec	LOW	An active championship course with significant recent investments (resurfaced greens in 2023). It serves as a "premium" anchor for ClubLink's local operations, making near-term development unlikely.
<u>Scepter Golf Club</u>	Golf Course/Rec	LOW	Similar to Renaissance, this is an active championship course that received capital improvements in 2023. It is currently protected by the <u>Greater Sun City Center Community Plan</u> and PUD status.
Falcon Watch	Golf Course/Rec	LOW	Closed 27-hole course. 18 hole used, 9 holes being used as part of Scepter. While it is part of the overall portfolio, it has not been named in any recent development "Notices of Intent" or closure announcements. Current lease with Associations expires 2027.
<u>Kings Point Golf Club</u>	Golf Course/Rec	LOW	Located within the gated Kings Point community. ClubLink has historically focused development talk on Sun City Center proper, leaving Kings Point largely out of initial residential proposals. Current lease with Associations expires 2027.

The **Restrictive Covenant was terminated by Minto and ClubLink on June 9, 2017.**

ClubLink Operations and Strategic Moves in Sun City Center

Since taking ownership in 2010, ClubLink has pursued a number of key business actions and initiatives. Later moves have raised serious concerns about the future of the golf courses and the lifestyle the community is so protective of:

- **ClubLink officials met with residents** to discuss operations following the purchase in 2010, although the takeover later led to resident concerns regarding declining course conditions and maintenance over the subsequent years.
- **ClubLink Closes King Point Executive Golf Course (KP)**, 18-hole academy course on **June, 2015**.
- **ClubLink Closes Caloosa Greens (SCC)**, a 18-hole academy course in **2015**.
- **ClubLink Closes Falcon Watch Golf Course (KP)** The closure of this course which was originally 27-holes occurred in phases in **2016**. The Sand nine closed in early June, followed by the Cypress nine in **July, 2016**. Its third nine, the Challenge nine, was merged into the Scepter Golf Course to make that 27-holes.
- **ClubLink and Kings Point Master Association in 2017** sign ten-year lease and maintenance agreement for recreational use of closed courses in KP – Kings Point Executive Course and Falcon Watch(18 of 27 holes) and Falcon Watch Club House by Kings Point residents for recreational use, not golf.
- **ClubLink Announces Sun City Center Development Plans** at March 22, 2022 at SCC Community Hall meeting for Sandpiper, North Lakes Course and Caloosa Greens. There was no mention of the Kings Point leased courses.
- **Sandpiper Golf Club (SCC)** This popular, low cost 27-hole course was closed on **June 1, 2023** along with Bunkers Bar with two-week's notice.
- **ClubLink held Presubmittal Meeting** with Hillsborough County Development Services – December, 2023 Was told by HC representative but have not been able to confirm.
- **ClubLink files “Notice of Intent” Letters on Feb 28, 2024** with Hillsborough County Development Services for Caloosa Greens, Sandpiper and the North Course to potentially file and pursue development under Live Local Act. These filings potentially bypass traditional local zoning and public hearings to develop affordable multifamily housing, provided at least 40% of the units remain affordable for 30 years.
- **ClubLink Annual Report 2024** – states “The Company is considering strategic options for its underutilized land at Sun City which includes development options for unutilized land.
- **ClubLink Annual Report 2025** - states “The Company is considering development options for its underutilized land at Sun City”
- **March, 2026 - Surveying Activities** – being performed on North Course - surveyors with site plan confirming placement of survey rods per the plans.
- **March, 2026 – Toro**, who has leasing arrangement with ClubLink at both Sun City Center course and Palm Aire Country Club in Pompano Beach tells North Course neighbors bordering the that the North Lakes property, that it is being sold to developers and Toro will move their SCC lease mowing and equipment testing operations to Sandpiper in January 2027

GREATER SUN CITY CENTER AREA COMMUNITY PLAN

Scores of Sun City Center citizens contributed hundreds of hours to the creation of the “Greater Sun City Center Area Community Plan.” The plan included a vision statement and a variety of community planning elements including, but not limited to recreation. Within the recreation element, the importance of a golfing lifestyle to the community's identity was recognized by including the following language:

“Recreation Goal 2 – Golf Courses: Maintain and protect existing golf course(s) and insure (sp) that they are dedicated for future recreational use only.”

(Note: One of the more unique aspects of the wording of Recreation Goal 2 is its simplicity, its clarity, and its conciseness. It does not require “interpretation” by the reader.)

Other statements in the “Greater Sun City Center Community Plan reiterate the importance of the golf course component to the community's identity and culture::

“Golf courses continue to be an important means for simultaneously providing green space, a self-supporting recreational opportunity, an attraction which brings new residents from colder climates and enhanced property values.”

“Recreational opportunities...were identified and incorporated into the plan, which is designed to support the active lifestyle we all enjoy.”

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“The planning process provides a footprint to maintain the excellent lifestyle we now enjoy and to enhance those aspects...”

Subsequently, this language was supported by the Board of County Commissioners when it adopted the “Greater Sun City Center Area Community Plan” on November 18, 2010.

In addition, and in support of the citizen-driven planning process, **Policy 18.1** of the Future Land Use Element of the "Comprehensive Plan for Unincorporated Hillsborough County, Florida" states that:

“The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element; these more restrictive community-specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable

Communities Element.”

Based on the above, it is clear that the **citizen-driven community planning process** that was created and adopted by the Board of County Commissioners envisions the continuation of **the golf course component** of the "Greater Sun City Center Area Community Plan," **to remain in place until and if the citizens recommend differently.** Other activities, whether structurally compatible and sensitive to the surrounding area or not, are not embraced by the existing community plan. To ignore these facts and **SUPPORT OR approve the proposed development would be ignoring the entire purpose of the Board-initiated and adopted citizen-driven community planning process.** In addition, the trust the community has in this partnership with the Board would be destroyed - along with the community's identity.