



URGENT UPDATE: ClubLink Files Permit for North Lakes Golf Course

Our Community. Our Green Spaces. Our Future.

Neighbors, the threat is no longer theoretical. It is happening right now.

ClubLink, alongside Miami-based developer 13th Floor Homes, has officially filed a petition with the State of Florida – SouthWest Florida Water Management District (SWFWMD, Permit Application Number 941993) for a Formal Determination of the Landward Extent of Wetlands and Other Surface Waters regarding the North Lakes golf course.

This is the official first regulatory step toward altering the natural flood basins that protect many existing homes. The soil testing and surveying we witnessed in March was the precursor to this filing. Because ClubLink is moving ahead, **Save Sun City Center (Save SCC) must immediately shift into a higher gear.**



We cannot fight this alone. To protect our community, every resident must step up.

OUR 4 IMMEDIATE CALLS TO ACTION



SIGN UP FOR SAVE SCC EMAIL BLASTS

As we enter this highly active phase, direct communication is vital.

- Already receiving our emails? You are all set.
- Not seeing them? Check your spam, or re-register directly at savescc.org/114-2/.
- Please help your less tech-savvy neighbors get signed up so no one is left in the dark.



DIG DEEP & DONATE SUBSTANTIALLY

This fight spans complex regulatory, environmental, and legal fronts. We estimate our legal and expert costs will easily exceed \$100,000.

- **Donate Online:** Visit our secure portal at savescc.org.
- **Donate by Mail:** Checks payable to Save SCC can be sent to: PO Box 5410, Sun City Center, FL 33571-5410
- **Donate in Person:** Join us at our upcoming Second Saturday events.
- **Major Gifts & Stock:** For angel benefactors, stock transfers, trust gifts, or retirement distributions, please contact our Treasurer, John J. Newbury, directly at treasurer@savescc.org or 508-272-7130 for tax-efficient transfer guidance and instructions.



BECOME A NEIGHBORHOOD CAPTAIN

To be an official neighborhood group with Hillsborough County Neighborhood Relations, we need authorization from over 50% of residents/households to act and speak on the community's behalf.

- One Captain for every POA, COA, HOA, and unassociated homes within the SCC CA.
- (Note: We plan to coordinate with the Kings Point Master Board to expand our defined geographic area to include Kings Point once initial registration is secured).

We'll provide guidance and tools. You provide the knowledge of the local area and residents.

- To volunteer as a Captain, email: getinvolved@savescc.org



VOLUNTEER YOUR TIME AND PROFESSIONAL SKILLS

We have the strategy, but we desperately need human resources.

- **Professionals:** Land-use attorneys, paralegals, hydroengineers, professional engineers, environmentalists, WordPress developers, and Google Workspace admins.
- **Organizers & Creatives:** Volunteer coordinators, writers, social media managers, and digital curators.
- **General Support:** Standard computer/phone users and hands to perform essential administrative tasks.
- **How to Sign Up:** Email GetInvolved@SaveSCC.org with your name, phone number, address, HOA/POA, and background/skills, or join us in person at a Second Saturday event.



WHY THIS MATTERS: THE ENVIRONMENTAL DANGER

An Environmental Resource Permit (ERP) is the initial regulatory hurdle required before developers can move earth, dredge, or build roads. If ClubLink alters the North Lakes landscape, millions of gallons of stormwater will be displaced. Because many existing homes sit on lower ground than the proposed construction, that water has nowhere to go but into our yards, garages, and living spaces. This development risks turning existing erosion issues into a flooding catastrophe for Cypress Creek, the Little Manatee



Document the Danger: If you observe or experience flooding in your immediate area, take photos and videos and send them to us. Overwhelming evidence is our best weapon with county regulators.



THE CAUTIONARY TALE: TAMARAC, FL



Look at The Woodlands project in Tamarac, FL. ClubLink and 13th Floor Homes teamed up there in 2017. After a grueling seven-year battle, approval was secured and ClubLink successfully sold that golf course for \$14 million in July 2024 to build 335 luxury homes with their partner 13th Floor Homes. They will not stop until they are defeated. If we do not fight back now, Sun City Center is next.



HOW SAVE SCC IS FIGHTING BACK RIGHT NOW

- 1 We are officially on record as parties of interest for application 941993 with SWFWMD.
- 2 We have formally requested a public hearing and full access to all filed documents.
- 3 We are demanding SWFWMD hold ClubLink to the absolute highest burden of proof under Florida law: demonstrating zero adverse offsite impacts.

JOIN US: SAVE SCC SECOND SATURDAY OPEN HOUSES



Come by anytime between 10:00 AM and 12:00 PM to meet leadership, ask questions, or drop off donations. This is a casual, drop-in Q&A session with Ellie and our panel—not a rigid presentation.

Official Save SCC T-shirts, yard signs, and banners will be available for a minimum donation of \$25.00.



Community Hall Address: 1910 S Pebble Beach Blvd, Sun City Center, FL 33573
Armstrong Room Address: 953 North Course Lane, Sun City Center, FL 33573



Please Note: We will be filming and taking photographs at these events for promotional and publicity use. By entering, you consent to your likeness being used by Save SCC without compensation. Notices will also be posted at the entry doors.



2026 SECOND SATURDAY OF THE MONTH EVENT SCHEDULE

DATE	TIME	LOCATION
August 8	10:00 AM – 12:00 PM	Community Hall (South Campus)
September 12	10:00 AM – 12:00 PM	Armstrong & Heritage Rooms
October 10	10:00 AM – 12:00 PM	Armstrong & Heritage Rooms
November 14	10:00 AM – 12:00 PM	Armstrong & Heritage Rooms
December 12	10:00 AM – 12:00 PM	Armstrong Room

WHAT THE FILING LITERALLY MEANS

This petition is not a construction permit or approval to build. Instead, it is a formal request for environmental scientists from the SouthWest Florida property and legally draw the boundary lines between "uplands" (dry buildable land) and "wetlands" or "surface waters" (ponds, lakes, marshy areas, and drainage basins).

The state experts will analyze three main factors to establish these lines:

- **Vegetation:** Checking for plants that only grow in saturated environments.
- **Soil Type:** Looking for hydric (wetland) soils.
- **Hydrology:** Examining historical aerial photos and physical evidence of water levels.

THE SIGNIFICANCE OF THE MOVE

For ClubLink and 13th Floor Homes, this filing represents the official transition from conceptual planning to active execution. The outcome dictates exactly how much money the project is worth and how many homes can physically be built.

- **Defining the "Buildable Footprint":** Golf courses inherently contain vast networks of artificial water hazards, drainage ditches, and low-lying retention areas. The developer cannot know how many single-family homes they can pack onto the North Lakes property until the state officially rules on which areas are legally protected wetlands.
- **Prelude to the Real Permitting Battle:** Once these lines are locked in, the developer's engineers will use the map to apply for an Environmental Resource Permit (ERP). The ERP is the actual permit required to clear land, fill in certain ditches, ~~transform wetlands into~~ construct roads or foundations.

THE RED FLAG FOR NEIGHBORS

Golf course redevelopments in Florida often prompt intense pushback from local homeowners. Surrounding residents usually worry about losing green space, but the primary structural concern is stormwater management. Because old golf courses act as massive community drainage basins during heavy rains and hurricanes, altering the landward extent of these lakes can directly impact neighborhood property into our neighborhoods, increasing flood risks.

This filing essentially signals that the developer is locking down the environmental playing field so they can officially request permission to break ground.



Best regards,
Ellie Anderson
President – Save Sun City Center
312-282-7337 | president@savescc.org

**KEEP US GREEN!
NO REZONING!**

