

September 2, 2014 - Town Hall Meeting Notes

Mr. Tony Burdett stated this was a public forum for informational purposes and to answer questions about the planned zoning changes in Heritage Harbour, particularly in the Marina area. The plan was to re-zone this area from commercial to residential and to build more single family homes. He stated it is not an official meeting.

He also mentioned:

- That at least two more satellite pools and a second amenity center located in The Sanctuary will be added to the community within the next year. The new amenity center will have a multipurpose room, kitchenette, larger fitness center and pool comparable to the main clubhouse pool.
- Golf memberships will stay at the original planned number of 1300 +/- and that the re-zoning will not affect it.
- A separate homeowners association will be set up for the proposed new area to support the common elements to be included.
- There is a planned re-zoning meeting with the Board of County Commissioners this coming Thursday.
- The re-zoning will not cause negative financial impact on the community.

The following questions and answers are noted:

Q. What does Lennar have in mind for the development for the property, how many homes will there be in the new area?

A. Upscale single family homes, some with docks, they will be larger homes with boating access. There is a maximum number of homes set at 96, however Lennar doesn't intend on building all 96 home sites .

Q. Will the new area have its own gate? Will it include golf as well?

A. Yes the new area will have its own gate access and that gate will be supported and maintained by the new sub-association. Yes the new homes planned will include golf memberships. The objective is to reorganize the plans for some multi-family units and move those golf memberships over to the new area so we keep the golf membership limits intact.

Q. Will the size of the preserve change?

A. No, Lennar can't change that. The new construction will not impact the preserve area.

****Q.** Why can't we build one entrance gate to the whole area instead of adding another gate to the new section, bringing the number of gates to 4 that will need to be maintained?

A. Grand Estuary Trail is a public road, so we are not allowed to put a gate up. The roads weren't built with CDD funds. Modification of those roads aren't set up for gates. The new area will have its own association to maintain its own gate.

Q. How big will the homes in the new section be?

A. It is not determined yet how big the homes will be, but they will be larger homes.

Q. When will the new homes be available for purchase?

A. Approximately 18 months

Q. Will any docks be built for public use?

A. No, there will be no public access to this area and the docks will be private limited common element with exclusive rights to each property. The boat launch will also be a private launch for residents in the new area only.

Q. Why can't single family homes have their own Association?

A. The single family homes do not have any common elements or assets to manage so therefore there is no sub-association HOA for single family homes. This is good because it keeps your fees down.

Q. Will there be more golf courses built?

A. No. Heritage Harbour is zoned for 45 holes and we have 45 holes of golf currently built. 27 holes at River Strand and 18 holes at Stoneybrook.

**Please see the e-blast sent from River Strand as a correction to the statement of road ownership and gate access on Grand Estuary Trail.