

Town Hall Meeting May 23, 2017

Hombre Golf Course: 120 Coyote Pass, Panama City Beach, FL 32407

6:37 Mr. George Roberts (**GR**) opened the meeting.

- GR introduced his wife Stephanie and welcomed the Glades residents
- GR informed the residents that the clubhouse was open for breakfast and lunch and that Glades residents would receive a 10% discount
- GR recapped on the purchase of the property. He had met with St Joe as they had requested his guidance with Edgewater and Hole 1 and 2. St Joe ended up purchasing the property from Edgewater in July 2016. He stated he is in the road business but work has worked with Jerry Pate who has designed 47 golf courses and designed 2 new holes.
- GR stated that Hombre does not have enough play to sustain business for 27 holes so his intention from the beginning was to have an 18 hole golf course and 9 would go away.
- GR stated the property in question was zoned residential but was rezoned to recreational in 2002 after the Golf Course purchased it.
- GR presented a rendering of the proposed 56 seventy five foot lots to be rezoned R1
- GR stated his intention is not to build 350 homes as stated in a city staff report
- GR stated the current Terre Verde lots are fifty feet with zero setback
- GR stated there are 82 acres total. He has requested a permit to build on 39 and for the rest to remain green or conservation as it already is
- GR stated he was the Chairman of the NW Florida Mitigation Council
- Jay Sourbeer, President of the Glades HOA, Thanked Mr. Roberts for this meeting and asked him to speak to 4 issues: Diminished home values, Road Access, Drainage, Environmental impact
- GR re Home Values: His wife will be selling the lots from the clubhouse. Builders will be limited to the purchase of 3 lots maximum. He expects custom homes to be built in the \$300 - \$600,000 price range. GR is working with the Tierra Verde Association to bring the 56 homes into their association which will increase the size of their association and his expectations of them for architectural control. The entrance gate to Tierra Verde will be moved closer to Glades Trail and two new roads will be built in Tierra Verde for the new homes. A new lift station will be built for the new homes as well.
- GR stated the Road Access will not be changed and the new homes will utilize the current three entrances. GR stated there is no other access this community could use due to the conservation areas. GR plans to utilize dirt on site to alleviate trucks of dirt coming down the main thoroughfare. GR stated that he has been given permission to use the power line area for construction vehicles as well. An application would have to be made with the Army Corps of Engineers to place a road on either the conservation area or power line area which would be cost prohibitive.
- GR stated he has already made the ponds deeper and bigger and laid 3,000 feet of pipe to alleviate the drainage issues. This created an Early Release to fill the lakes which have been drained down already. Hole #12 is not yet sodded and has clogged up with debris upon heavy rainfall. His staff has been instructed to clear drains after heavy rains. Once the grass has been installed it will assist with drains filling with sand. GR stated that Panama City is redoing a ditch

that pull water south and DOT plans to install 2 new culverts which will also assist with drainage. "Unless there is a Hurricane and all of Panama City Beach is flooded you're not going to have a drainage problem."

- GR stated that "The Good" doesn't support 27 holes even if this doesn't pass. He would then have "The Bad and The Ugly" which is zoned commercial to build on. GR stated his intent is not to go away and to be part of The Glades Community.
- Commissioner John Reichard stated that the Panama City Beach 5 year plan does not include a stop light off Glades trail onto Hwy 98 or the building of sidewalks in The Glades. He stated that The Glades are welcome to come to the City with a proposal. He stated the roads are going to need paving in the next five years.
- Jay Sourbeer requested GR seek mitigation strategies that would increase the ability to navigate Glades Trail which in turn would increase the value of the homes.
- Rolfe Hunt, Vice President of The Glades Association stated the while there are other communities with only one form of ingress/egress these issues can be overcome and request GR speak with Engineer Robert Carroll to look into it. Rolfe stated leaving the ponds should be storm water retention and therefore not hold water on a continual basis. A full retention pond is a no retention pond. GR responded with the fact that he has lowered the lake twenty inches and tied all the ponds together for that purpose.
- Rob Rush asked if a form of Government would have the ability to permit another point of access. GR responded it was up to the Corps of Engineers. Mr. Rush asked if intend to maintain the current 18 holes and if the zoning variance is permitted what's next. GR responded by stating he was in the development business and while it is not his intent he does have an investment and doesn't plan on losing money. GR stated he wouldn't have sunk \$496,000 in the last four months into the drainage and appearance of the golf course if he thought it would fail.

Meeting adjourned at 7:40

Respectfully submitted,

Dina Brown, LCAM, CMCA