

Arrowhead Property Annexation Approved By Winter Park

Winter Park Manifest Wednesday, June 21, 2004

By Stephanie Buss

The Arrowhead Project was approved yesterday by the town of Winter Park, annexing 688 acres into the corporate boundaries of the town.

Applause filled the room after hours of debate between council members and Arrowhead representatives over points in the agreement, which has been six years in the making. Scott Bradley, owner and the broker of Bradley & Associates Real Estate, shook each council member's hand after the agreement was approved.

"This annexation is good for the town and the public," Bradley said after the meeting. "It gives legal access to the forest and establishes a trail system. It's going to establish a bed base and tax base for the town."

The area, located east of the town of Winter Park and known as the Arrowhead at Winter Park, is proposed to have up to 1,867 residential units and 90,000 square feet of commercial space.

It is made up of six separate parcels owned by ownership groups represented by Bradley. The six parcels above the Rendezvous Property and Beavers Resort, and include the Idlewild Ski Area (which has not been utilized in 21 years) and a portion of the old town of Arrow in Winter Park. The intended use for the property is single-family residential, multiple-family residential and commercial. The total number of proposed dwelling units is 1,867 residential units (that number was limited due to water and sewer tap restrictions). The total amount of commercial space would be 90,000 square feet. Arrowhead also plans to include 28 units of affordable housing and pay an employee housing fee of \$2 per square foot.