

THE PRINCESS ANNE LANDING DEAL

Twelve problems, on one sheet, before the August 11 vote. Version 1.0.

THE SHORT VERSION

1. The City gets zero dollars from this sale. The whole \$17.94 million goes back into the buyer's golf course.
2. The State holds a recorded lien on two parcels: up to \$3,920,120 due on sale. Council was told \$178,000.
3. The Navy holds a recorded, permanent easement on the same two parcels: no homes, and no stormwater ponds without the Navy's written approval. Never disclosed.
4. A recorded 40-year lease on the course runs to 2037. The packet names it but never says how long it runs.
5. Built in private for 18 months under a secrecy deal, signed without a Council vote, that shut out the City's own oversight bodies.
6. The new homeowners' property taxes repay the developer's overruns before the general fund sees a dime.
7. The "affordable" homes fail the City's own affordability test, written into City Code in 2007. Ten of eleven Council members already sponsored a fix.
8. Nothing stops the buyer from flipping the whole deal once the land is rezoned, before a single home is built.
9. Council votes before a federal judge rules on the pending motion to freeze the transfer. Waiting costs nothing.
10. Council never reviewed all nine proposals; the City Attorney said so in public.
11. The 2027 rezoning is pre-decided by contract: deadlines are set for the City "to GRANT all permits, approvals, and other authorizations."
12. Council was told exclusivity was refused and anyone could get the same information. The signed paper says otherwise, both times.

TWELVE PROBLEMS THAT CANNOT BE EXPLAINED AWAY

1. The City nets zero dollars from the sale.

Where to look: Term Sheet 3(a), 5(b)

2. Council was told \$178,000. The recorded State lien allows up to \$3,920,120.

Where to look: Recorded Memorandum of Lien, Jan. 18, 2012; Agenda Item, July 7, 2026

3. A recorded, permanent Navy easement bans homes on two parcels and requires Navy approval for stormwater ponds. Never disclosed.

Where to look: Grant of Easement EI-11534, recorded Sept. 21, 2012

4. A recorded 40-year lease runs to Oct. 7, 2037. The packet names the lease but hides the length.

Where to look: Memo of Ground Lease, DB 3799 p. 626; Term Sheet 8(f)(ii), 11(e)(iii)

5. Built in private for 18 months under a secrecy deal, signed without a Council vote, that shut out the City's own oversight bodies.

Where to look: Executed NDA, Aug. 7, 2024, Sec. 2(c); City FOIA records

6. The new homeowners' property taxes repay the developer's overruns before reaching the general fund.

Where to look: Term Sheet 10(a)

7. The "affordable" price fails the City's own 2007 affordability test across nearly the entire income range the deal targets, clearing it only in a two-point sliver at the very top edge.

Where to look: CZO Art. 21 Sec. 2102(a); FY2026 HUD chart; City fiscal model

8. Nothing stops a flip of the whole deal the moment rezoning passes, before a single home is built.

Where to look: Term Sheet 3(b), 3(c), 9; density 18/acre at 2(d)

9. Council votes before a federal judge rules on the pending motion to freeze the transfer. Waiting costs nothing.

Where to look: Motion for Preliminary Injunction, ECF No. 19, Aug. 7, 2026

10. Council never reviewed all nine proposals; the City Attorney said so in public.

Where to look: Witnessed exchange, District 2 town hall, July 2026

11. The 2027 rezoning is pre-decided by contract: deadlines are set for the City "to GRANT all permits, approvals, and other authorizations."

Where to look: Term Sheet 3(c), 8(d), 8(e)

12. Council was told exclusivity was refused and anyone could get the same information. The signed paper says otherwise, both times.

Where to look: Executed NDA (signature clause, filename, Secs. 2(a)-(b)); July 14 transcript

If you speak on August 11: pick ONE problem. Say the numbers slowly. Ask for the answer on the record. Three minutes is enough for one problem done well. The full 24-page Citizen's Guide has every source.

Prepared by a lifelong Virginia Beach resident, business owner, and taxpayer. Every claim is checkable against the cited original. Court documents: SFF Conservation Initiative, Inc. v. City of Virginia Beach, No. 2:26-cv-00738 (E.D. Va.). Recorded instruments: Clerk of the Circuit Court of Virginia Beach.