

DEVELOPER UPDATE

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GENE, CLAY, AND ISRAEL ARE, OR WILL BE, INVOLVED IN WORKING WITH THESE DEVELOPERS ON THEIR SITE PLANS AND UTILITY NEEDS.

The following developers have been omitted from this list until they update me on their project status: ROBAX; MHM; P2 BUILDERS; SAM DRUIN CONSTRUCTION.

FLORIDA HOMEBUILDERS: Plans have yet to be submitted to the County for review

PERUVIAN GROUP: NO CHANGE. Continue to purchase property for single family homes. Working with the County to rezone some property on the east side of Rt. 98/Floral. Homes on Duane Palmer await windows, doors, etc. for completion.

ADV V PERU: The investor and developer team of 7 visited the office to discuss their plans to develop a commercial plaza and residential area on the 21 acres west of Floral and 98, like the concept in Celebration. Feasibility study now in process, Broker Chip Boring working on a contract. A follow up visit to the office on April 27th was positive. They are meeting with a local engineer and architect to develop plans to present to the County. They update me weekly and are upbeat about building in Spring Lake.

BALKI DEVELOPMENT: Have closed on the 20 acres to the west of the Baptist church extending to the canal east of Floral. Specific project pending, no contact with the County yet.

ECO LIVING APARTMENTS: Still working on several items with SFWMD and the completion of a traffic study. The developer is closing on the PACE funding this week (25% of total budget for energy efficiency components). County to review all remaining plans upon payment of permit fees.

ZEPHYR HOMES: Continue to purchase lots for single family homes and duplexes

UNIQUE SELF STORAGE: Construction progressing, securing materials an issue. Will be connected to both water and sewer. Hoping for June opening

VILLAGE 10: County Administrator Randy Vosburg successfully worked with the DOT Secretary, and a westbound turn lane will not be needed. Project can once again move forward.

ECO VILLAGE: Updated plan was approved by County Planning and Zoning Commission, working with district staff on utilities. Will be connecting to both water and sewer. Have also purchased several lots east of Duane Palmer in Dells Court area, bringing the number of projected new properties to 36. Restaurant is open and operational.

MADRID AREA LOTS: 34 lot project moving forward once again. Developer Bruce LeDoux has been working with several builders to design homesites. Road options being discussed with County.

CABIN PROJECT: NO CHANGE. The units to be built on the west side of Clubhouse Lane are being called cabins. They will all be rentals. Corey and Bridgette Donahue exhibited at the Anniversary reception, and they are the owners of the SIP Panels company. They purchased a home in Spring Lake as their local headquarters, but will remain in Englewood, where the company is located. They visited the office last week and hope to start construction in time for Fall rentals.

BLUE HERON: NO CHANGE. A builder from Polk County has purchased 23 lots and started construction on five homes. Utility staff dealing with tap, road boring, and service line issues. Water system components were not originally installed, most likely due to the first developer's bankruptcy.

IGL VENTURES: David and Tanya Coye are developing homesites along the border between the District and the Airport property. Expect to build several dozen homes specifically for people who have an interest in racing and want an on-site home with a garage and workshop for their car(s). No County involvement yet.

BRAD COLEMAN BUILDERS: Purchasing selected lots with waterfront or golf course views to construct high end custom homes. He met with me on March 30th to discuss his plans, which are aggressive. He has been in Sun 'n Lake for several years but does not like some of the things that are happening towards builders. Working with Mr. Ledoux on home designs for the Madrid area lots

AURORA HIDDEN HARBOR: Developer Larry Boyd met with me, Clay, and Israel. He is interested in building 40-45 homes in the \$350K range. He is speaking with people who have enough acreage for his project, i.e., the land in the back of Duane Palmer (Keiber property)