

DEVELOPER UPDATE

Joe DeCerbo

July 7, 2021

SIGNATURE: A meeting was held with Highlands County Planning Department to review the site plan for the first 100 apartments (two buildings of 50 units), on the site of the old driving range. While they would like to break ground by September 1, I do not think everything will be approved until October. They may start to clear the land and get organized before then. Gene and I met with them to look at the site plan and the drawings for the units. I met the people who are providing the SIPanels for construction, and they are working with Star Farms to use one of their warehouses to store their materials. Once the buildings get started it is anticipated that construction time is short because of the panels being used. The group is one of the bidders for the surplus land, as they want to get started on the small home village.

ZEPHYR HOMES: Frank Mooney continues to buy lots throughout the district for his duplexes and single-family homes.

GREEN ENTERPRISES: They have expanded their original duplex project and are starting to purchase lots in the district for single family homes. Several of their team met with me last week to discuss the possibility of building on the district land to the east of our office. I encouraged them to determine what they wanted to do, and I would bring it to the board for possible listing as surplus land. I met with Gene Schriener to discuss, and he had no issues.

VILLAGE 10: Received this e-mail from Carl Salafrio. *"I think we are about complete with the water management district permit. There were some very minor clarifications that arose last week. Also, we just completed our traffic study and I submitted that to FDOT a few minutes ago. Looks like we will need a turn lane to accommodate the traffic going in and out of the park. Other than those two items, we should be good to go."* We are awaiting one more invoice for the water line cost and then we will send an invoice.

ECO VILLAGE: They recently met with the County to present their preliminary site plan for both their new cabins and a planned residence on parts of the land they recently purchased from the district thru the surplus land's sale. They still plan on installing our water and sewer.

PERUVIANS: You may have noticed several lots have been cleared on the east side of Duane Palmer, and several pads have been developed close to Blue Heron and farther west. There are a group of investors and a builder from Peru building these 8 properties. They are also negotiating for property on Rt. 98, between Floral and Monte Real, as well as purchasing other lots throughout the district. When they found out water was going to be available in Pinedale Estates, they decided to look for lots there as well.

