

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.

FLORIDA HOMEBUILDERS: NO CHANGE. Continue to purchase lots and recently closed on seven foreclosures for remodeling and resale. Was granted an extension to close on the surplus land by no later than March 25th.

ROBAX: No update or communication; status unclear.

PERUVIAN GROUP: NO CHANGE. Continue to purchase property for single family homes. Working with the County to rezone some property on Rt. 98/Floral area

MHM DEVELOPMENT: NO CHANGE. Family Dollar contract was purchased back by the plaza owner. They are pursuing other property on Rt. 98 according to my contact at the company, Bryan Sechrist.

BALKI DEVELOPMENT: NO CHANGE. No movement on any of their plans; will be removed from this update unless something positive happens within the month.

ECO LIVING APARTMENTS: Purchased a home in Spring Lake for their General Contractor and his family. SFWMD is working with them on 13 items, all minor. Gene has had input. Will not prevent undue delays.

ZEPHYR HOMES: NO CHANGE. Four new homes on Duane Palmer, near Lakeview, another four are scattered in several villages. Materials are arriving at each site to complete the homes.

UNIQUE SELF STORAGE: NO CHANGE. Construction progressing, securing materials an issue. Will be connected to both water and sewer.

VILLAGE 10: Meeting scheduled with County regarding the DOT requirement to have a turn lane from west to east. East to west is no issue.

ECO VILLAGE:

NO CHANGE. 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 a number of lots east of Duane Palmer in Dells Court area, bringing the number of projected new properties to 36.

SAM DRUIN, P2 BUILDERS: NO CHANGE. Currently working with Chip Boring to purchase

land to the east of the independent living campus and/or the corner of Floral and Rt. 98 for a plaza. He is a developer from Kissimmee, and his group met with me in the office on December 21st. A recent conversation with Chip stated they are still looking.

MADRID AREA LOTS:

NO CHANGE: 34 lots are under contract and due diligence extended until April. One of the buyers recently completed a house at the end of Madrid that has an RV garage as well as living space. The plan is to build more of them on these lots. Have had discussion about utility connections and will be meeting with our staff. There may be an issue with roadway construction costs, they are meeting with the County. Lee Arnold and Brian Ledoux are the developers

MONTE REAL:

SOLD sign is on the west side, not sure who the buyer is yet. Realtor Chip Boring is keeping me in the loop and will let me know when the buyers give the ok to announce plans.

CABIN PROJECT:

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 for Fall rentals.

BLUE HERON:

A builder from Polk County has purchased 23 lots and starting construction of 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.