

DEVELOPER UPDATE

Joe DeCerbo
December 7, 2022

GENE, CLAY, AND ISRAEL ARE, OR WILL BE, INVOLVED IN WORKING WITH THESE DEVELOPERS ON THEIR SITE PLANS AND UTILITY NEEDS. WE HAVE DESIGNED A SPECIAL DEVELOPER INFORMATION GUIDE THAT IS GIVEN TO THEM DURING OUR FIRST MEETING.

BILL KLOHN:

Plans for the 23 acres west of Floral moving forward and signs have been erected on both ends of the property. Utility Capacity Fee has been paid according to Board Resolution. He is currently under contract for the corner of Rt. 98 and Haywood Taylor Blvd.

FLORIDA HOMEBUILDERS: Staff is working with this group and have reviewed their site plan for the Independent Living Complex behind our office. Has been a very slow process. Will need Rt. 98 entrance.

ECO LIVING APARTMENTS: Construction continues with the first 52 units. Utility Capacity Fee has been paid according to Board Resolution.

UNIQUE SELF STORAGE: Soft opening has taken place with County permission, actual Certificate Of Occupancy pending.

ECO VILLAGE:

Working with Gene and District staff on utility infrastructure, and with the county on permitting and roads. Site plans have been completed and sent to SFWMD. Utility Capacity Fee has been paid according to Board Resolution.

MADRID AREA LOTS:

Permitting process has begun with the County and they are working with the District to secure utilities. A site plan was given to us, and a meeting is taking place on December 15th to finalize

BETTR HOMES:

Zoning changes have been approved for what was the old Cougar golf holes south of the Bark Park. County Commission approved the project, working with the District on utilities.

SIGNATURE:

Site plans have been submitted to the County for several projects approved by the Planning and Zoning Commission and were approved by the County.

REALTOR INPUT: Broker Chip Boring informed me there are two people interested in the purchase of the 10 acres on the northeast corner of Rt. 98 and Floral. Potential shopping plaza. Hopes to be under contract soon. Also interest on commercial properties towards the east end of the District, south side of Rt. 98.

BRAULIO GOMEZ: A & B Sunshine group is under contract for the 21 acres east of the Independent Living site, and the 10 acres just west of the Baptist church and east of Floral. No projects have been identified. Staff have met with Mr. Gomez several times to discuss his ideas

OTHER BUILDERS: As you drive around the District there are several dozen homes and duplexes under construction by various builders who have all secured their water meters. Numerous lots have been purchased, and we see continued interest.