

# NEWSLETTER#38

About eight weeks ago when I mailed the last newsletter I was so delighted to be able to tell you that a market was finally here for Port LaBelle lots. Now you are asking about offers from companies that I (and many times the people working at the County Court house) know nothing about or have no record of them. This doesn't mean they aren't good people but just that we haven't heard of them. I'm old fashioned enough to believe in staying with something or someone that I know so I continue to recommend CHL or CFS as both are owned by Chuck Svirk. He can be contacted through Tom Russo at 561-367-9737. I will guarantee that whatever price Tom agrees to you will be paid that amount.

Many of you have heard this before and the same is still true. Linda nor I either one or together have one cent invested in CHL, CFS or Chuck Svirk, I'm sorry to say, so we have absolutely nothing to gain or lose whoever you sell your lot (lots) to. We just know how things have been for the first 28 years until Chuck started buying Port LaBelle lots. At first owners would take anything just to get the lot(s) out of their name on the tax roll and then the next step was for \$200 if their taxes were paid with the closing costs paid by Chuck or one of his companies. Now the demand is so great that a tax certificate sale is held by Barbara Butler, the Hendry County Clerk of Courts, every week. This is possible because the past tax certificates represent a lot on which the taxes aren't paid and therefore can be sold for a profit. How much profit must be negotiated with the buyer.

When a profit is possible people and companies come from everywhere to get in on a good thing so I am asked by lot owners about companies as far away as the west coast and many from the State of Florida. Just a few years ago a local Real Estate office would only list a Port LaBelle lot if the owner paid them \$300 to list their lot and this was with no hope of selling the lot. Now this same company is doing mass mailings offering to buy Port LaBelle lots for cash and some of their flyers say they have a buyer with cash for your lot(s). I still recommend doing business with the companies CHL, CFS and the owner of these companies, Chuck Svirk who made it all possible. Without his investment in lots and his business insight we would still be no place with no hope like we were from the start.

Again let me tell you how this Real Estate boom has happened. It took a man with faith, vision and money to invest along with the willingness to lose if it didn't work. Chuck Svirk is all of the above plus he has always proven himself to be very honest and open about his dealings. The way an employer treats his

employees to me speaks volumes about his character and Chuck is a friend to those people who work with him. His investors must earn money is another reason for his success.

Time goes by and Hendry County still has no impact fee. Several months ago a PhD from the Univ. of Florida was hired by the County Commissioners to do a study to find out if Hendry County needed impact fees. A few months ago when he gave his report on a transportation impact fee not only did he say the county needed a transportation impact fee but needed them now and in the amount of about \$2,600 per house built. This would only be the start of the needed impact fees because almost everything in the county needs to be replaced, rebuilt or built new to take care of the new people and their demands being placed on the county for the services they have become accustomed to.

My feeling is very simple-They knew what was here before buying or contracting for a home so if they want new schools, new roads, new bridges etc. then they should pay to build them and not expect those already here to provide for them. This is the place for impact fees and most developers have told the County officials and the County Commissioners the need for impact fees. They realize that most people who live here are not going to allow our Comprehensive Land Use plan to be changed to benefit a few until we see how the needed roads, bridges and schools are going to be paid for. Of course we have a few that want to sell their land and move so those that stay behind can pay for everything the new people want. Most of us can see that we should have had impact fees for everything now needed years ago.

Lee county to our west goes to the water on the west and Palm Beach county to our east goes to the water on the east so Hendry county is between two large and very wealthy counties that have both experienced very rapid population growth and both failed to get impact fees in place in time and both have urban sprawl because of their lack of planning. I'm hoping our county will not allow the same thing to happen to us even if it takes a building moratorium to give us time to get ready by planning what we want our county to be in 20...50...100 years. This line of thinking made some sense to the County Commissioners at their last meeting because they voted to put everything pertaining to development on hold until further notice.

Progress is steadily being made on the final 7 miles of the four laning of Hwy. 80.

The higher prices of Port LaBelle lots should make it even more to your advantage to donate a lot to Habitat for Humanity of Hendry County. Please don't forget this means a larger tax break for you.

The best to you and yours,      Phone 863-675-0215    E-Mail [impact@strato.net](mailto:impact@strato.net)

*Harold*