

# Community Progress Report

Published for Homesite and Property Owners of GAC Properties Inc/  
GAC Properties Inc of Arizona

Customer Service toll-free numbers: In Florida, call 1-800-432-0235; elsewhere in continental U.S., call 800-327-9524.

February, 1973

## Poinciana Golf & Racquet Club Nearing Completion

The Poinciana Golf and Racquet Club is in the final stages of construction and April 1 has been targeted as completion date for this attractive \$1.1 million sports complex building. Also expected to be completed at this time is the 18-hole championship golf course.

The golf and racquet club is located adjacent to the golf course and fronts on Cypress Parkway, main east-west thoroughfare in Poinciana.

The complex includes a clubhouse, Olympic size swimming pool, recreation room, a dining room seating 116, cocktail lounge and bar, kitchen, pro shop, administrative offices and a golf cart storage. Adjacent to the clubhouse are two tennis courts. A swim club for men and women is also planned.

The recreation complex was designed by Skidmore, Owings & Merrill of Chicago, the same firm that designed Poinciana's community development center. Noted golf architects Bob Von Hagge and Bruce Devlin designed the Poinciana course.



Looking southeast across Cypress Parkway, Poinciana's 18-hole championship golf course, the Golf and Racquet Club and first construction of homes in Cypress Point reflect the tempo of construction in the 48,000-acre new town.



In the final stages of construction is the \$1.1 million Poinciana Golf and Racquet Club. Tennis court site is the rectangular clearing in the upper left of picture.

## Year End Report Confirms Progress At GAC Communities

Progress is the keyword in the community development business and it is this very progress measured on an annual basis that reveals the status of both planned and developing communities. An inventory at the close of 1972 shows plainly that GAC Properties through its various commitments has produced many fine, noteworthy accomplishments at its various projects.

### CAPE CORAL

Cape Coral, GAC's southwest Florida community is now 15 years old, and has a resident population of over 19,000 people. Located in Lee County, the city is being developed as a planned community consisting primarily of homesites with certain areas zoned for residential, multiple family, commercial, industrial and civic use.

In the city of Cape Coral 828 miles of roadway have been completed with 236 more miles under construction. Two hundred twenty-five miles of canals are completed with another 27 miles under construction. Forty-one bridges are complete and five are under construction.

Currently in the final stages is a model home village which will feature four new model homes and a sales administration building.

Also during this past year, a new line of multiple dwelling units for Cape Coral was introduced by GAC's housing division.

Construction on two new office-campus style industrial parks is scheduled to begin this year. Three of the 28 buildings in the original Cape Coral

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## Year End Report...

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industrial park were constructed in the past year.

Incorporated in 1970, Cape Coral's 61,314 acres along the Caloosahatchee River near Fort Myers are Florida's second largest city area-wise.

### GOLDEN GATE\*

Another GAC community also situated in southwest Florida is Golden Gate. Located near Naples in Collier County, and started in 1961, Golden Gate is a development complex of 122,500 acres sub-divided into Golden Gate Estates, Golden Gate Acres and the communities of Golden Gate and North Golden Gate.

To date the city of Golden Gate has 52 miles of completed roads and 18 miles under construction. Eleven miles of canals are also completed. In Golden Gate Estates there are 713 miles of roadway completed with 84 more under construction. One hundred thirty-six miles of canals are completed and five more are under construction, as well as 23 completed bridges and five under construction.

As in Cape Coral, a new model home village with a sales administration building is nearing completion. The same line of new multiple dwelling units is also available for Golden Gate.

At the close of 1972, 633 single family dwelling units were completed as were 34 duplexes and 17 multi-family dwelling units.

### RIVER RANCH SHORES

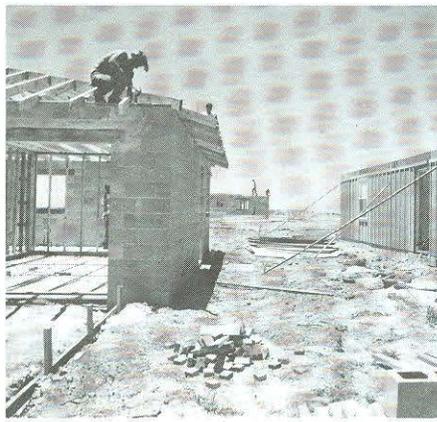
River Ranch Shores, located in Polk County, Florida on the banks of the Kissimmee River, is being developed as a community project with some areas zoned for residential, multiple-family and commercial use. Development construction was begun in November 1970 and completed in September 1971.

Expenditures at River Ranch Shores have been: roads, drainage and grading—\$167,000; water mains and distribution—\$31,000; sewer collection system—\$91,000; water plant additions—\$52,000, and sewer plant renovation and additions—\$230,000.

In addition to development construction, GAC spent in excess of \$500,000 for 24 model homes. Nineteen of these homes have been contracted for sale.

Architectural drawings and specifications have been completed for a

\*Only homesites at Cape Coral, River Ranch Shores and Poinciana, Florida, and Rio Rico, Arizona, are offered for sale to the public in the State of New York.



Construction of single-family homes continues on the upswing in GAC's Florida and Arizona communities.

country store, gas station and laundromat to be located in the commercial center.

### POINCIANA

Since Poinciana is GAC's newest project, the company's most notable development activity can be witnessed at this 48,143-acre community in central Florida.

Completed this past year was the community development center building, an 1800-foot ecology boardwalk overlooking Reedy Creek, a water and sewer plant built to service the office and industrial area, a model home village and sales office building, Poinciana Boulevard (10½ miles), a section of Cypress Parkway (2½ miles), an industrial warehouse and horseback riding corral.

Nearing completion or under construction is development of Poinciana's core area, a sports complex, an 18-hole championship golf course, a 100-room motel, water treatment and sewer plants to serve the entire core area, and 45 homes in the core area.

To support all the items that have either been completed or are under construction in Poinciana, GAC has constructed several miles of roads and streets complete with curb and gutters as well as installed a water and sewer system in this area. All of the electrical feeder system is underground.

To date approximately \$15 million has been invested in the development of Poinciana, with about another \$500,000 in contracts awarded.

### RIO RICO

Moving west, there is GAC's Arizona community of Rio Rico, located between Nogales and Tucson, Arizona.

The development of the Rio Rico subdivision includes an urban area, with a central business district zoned for commercial and recreational uses, a shopping center and multiple dwell-

ings. The suburban areas are known as Rio Rico Estates and Rio Rico Villas, while the rural area is called Rio Rico Ranchettes.

With a population of 430 people, Rio Rico has 248 single and multi-family dwellings constructed. Eight miles of paved roadway have been completed thus far.

The first nine holes of the new 18-hole championship golf course are completed as is 90% of the clubhouse. Sixty per cent of the paddocks are also completed in the stables area.

The new Rio Rico shopping center is under construction with Food Giant supermarket slated as the first store to be open for business. The Mountain States Telephone and Telegraph Company has purchased land in the urban seven subdivision with plans to build an electronic central office. Two other buildings are being started in the center at the present time. The 243-acre Rio Rico industrial park has seven tenants currently.

GAC communities in Florida and Arizona have made great strides as evidenced in their past progress. More of this same progress is GAC's commitment to the future.

## Movie Crew Looks At Rio Rico Site

Movie crews may again be setting up cameras to film another western movie in Santa Cruz County, Arizona, home of GAC's Rio Rico Inn.

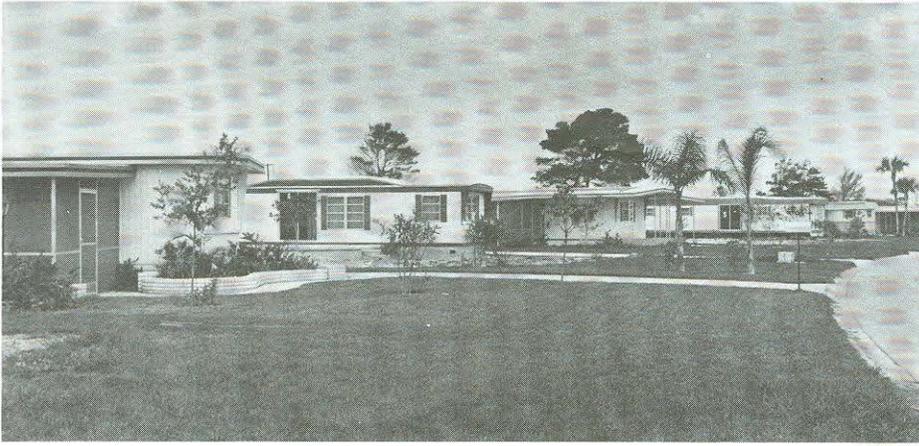
An MGM movie team took a two-hour inspection tour around the Rio Rico property considering it as a possible site for a new western movie entitled "The Man Who Loved Cat Dancing." Hollywood star Burt Reynolds was among the inspection team.

Ken Bennett, manager of the Rio Rico Inn, said the Rio Rico property has been the scene of three movies already and, "this is just part of our concentrated campaign to attract movie-makers here."

As part of the campaign GAC has mailed brochures to 800 movie companies, extolling the merits of the area.

"Ulzana's Raid," starring Burt Lancaster, was the most recent motion picture filmed on Rio Rico property.

# Barefoot Bay Celebrates Its Second Anniversary



A variety of mobile homes grace the beautifully landscaped lots at Barefoot Bay\*, the two-year-old mobile home community of Florida's east coast.

Barefoot Bay\* is celebrating an anniversary this month—its second. For now, GAC's country club community for mobile home living is two years old. And in those two short years Barefoot's population has grown to 400 residents. To date two hundred seventy-six mobile homes have been built, 256 of which have been sold. The remaining 20 are models.

With cold, wintery weather in the North, Barefoot's seasonal residents are also down to enjoy swimming, fishing, boating, bicycling, golfing, tennis and shuffleboard. The fairways of Barefoot's nine-hole executive golf course are particularly busy this season.

Residents can now put to use the six new boats on the clubhouse lake or perhaps enjoy the facilities of the newly opened clubhouse lounge.

Other new additions at Barefoot include a completed rain shelter and parking area at Barefoot's 200 foot strip of ocean beach.

Three miles south of the Barefoot Bay entrance, construction has begun on the Sebastian River Medical Center. The medical center will include a 100-bed hospital as well as out-patient clinics, laboratories and doctors' offices.

## Golden Gate's First Novel Authored By Local Resident

Besides offering its residents warm sunshine, gentle breezes and good Florida living, the community of Golden Gate\* provides a place for those people living in retirement to pursue their interests and hobbies.

That has been the case for Lou E. Capek. For it is Lou Capek who is responsible for conceiving and writing the first novel to originate from Golden Gate.

That was not only a first for Golden Gate, but also a first for Capek, the author of *West Winds*, published in July 1972. Lou Capek's writing career has continued with his second novel, *West Winds II*, currently at the publishers.

Lou and his wife Bess became permanent Golden Gate residents in November 1969 after leaving their home in Michigan. Before his retirement, Capek's life work was in industry. Lou has also written many technical articles.

The inspiration for *West Winds* came from Lou spending a year on his brother's ranch during the depression. The opportunity to author *West Winds* is a result of his retiring to Golden Gate. The novel is the story of a young cowboy hero during the last decades of the 19th century.

The Capek home has been the only house on the Golden Gate golf course for the past three years. Now, however, they do have neighbors. In his garden right off the sixth fairway the setting is very tranquil and peaceful, Capek said, "A perfect place to write."

Writing, enjoying his spacious 3000 sq. foot home and pool, Lou also finds time to be active in Golden Gate affairs. He is special projects chairman for the Golden Gate Gardeners Club, a member of the Collier County Historical Society and a past president of the Golden Gate civic association. Recently Lou was appointed to serve on the Collier County Library Advisory Board.

While still in Michigan, Lou was quite active in historical affairs and spent much time engaged in historical research. While writing *West Winds*, one of his main objectives was to strive for historical accuracy.

Lou Capek's novels are just one example of the many things people living in retirement can do.

## Model Home Village Attracts Many Visitors

Poinciana's Model Home Village, nestled comfortably in an oak hammock, is attracting many visitors since its opening in late October 1972. Approximately 250 to 300 people view the five model homes each week, with Saturday and Sunday being the busiest days for the model village.

By mid-January, 132 contracts to purchase Poinciana homes had been signed. The two most popular homes are model A (2 bedroom) and model B (3 bedroom).

The winter hours at the model home village are: Monday thru Saturday 9 a.m.-5:30 p.m. and Sunday 9 a.m.-7 p.m. There are presently five sales consultants to help interested visitors.

## Rio Rico Golf Course To Open Front Nine Holes

The front nine holes of the new 18-hole championship golf course at Rio Rico are complete with fairways, greens and tees and will be open for the public to play by mid-February. Landscaping on the Robert Trent Jones designed course includes 700 Allepo pine trees, 170 flowering plum and crab apple trees and various shrubs.

The new Rio Rico golf pro is George Schafer, former pro at Oro Valley Country Club in Tucson, Arizona. Thirty golf carts have been ordered to accommodate golfers on the Rio Rico course. The golf course clubhouse, an interim facility, is nearing completion.

The name most often suggested for the new golf course is Calabasas Country Club, for the course is taking shape on what once was the site of the old town of Calabasas. A town which struggled and died in an era more than one hundred years ago. Today, the road that once led to Calabasas is Rio Rico Drive.

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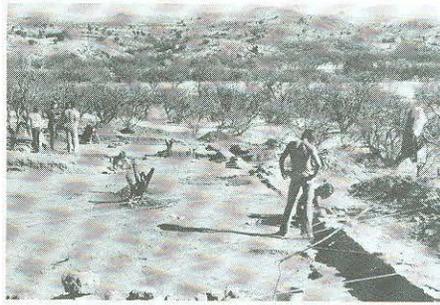
## Archaeology Students Resume Excavation Project on Rio Rico Property

On GAC's Rio Rico property in southern Arizona, not very far from the budding residential area of Rio Rico, archaeology students from Defiance College in Ohio are digging for facts and information on an era one hundred years old.

Under the auspices of the Arizona Historical Society, these students and professors are digging to unearth ruins of Fort Mason, garrisoned as a Civil War army post in 1865 by California volunteers to help the Mexicans drive the French from Mexico.

The initial excavation by Defiance College and the Arizona Historical Society began in January 1972 when GAC Properties granted permission to the college and the historical society to follow through with the project. GAC also made it possible for many of the students to stay at the Rio Rico Inn during the original excavations.

This year the students are re-exposing foundations and building sites discovered last year and are continuing with their efforts to expose the layout



*Defiance College archaeology students diligently at work restoring the ruins of the 100-year-old Fort Mason.*

of the entire fort. The site of the fort will be registered as an historical site. Another historical site on GAC property in Arizona is the famed Gandara Ranch House—shrinking adobe ruins standing in silent tribute to fascinating days of another time.

The excavation of Fort Mason is highly important, as there is no known map of the post or other graphic representation, according to Sidney B. Brinckerhoff, director of the Arizona Historical Society.

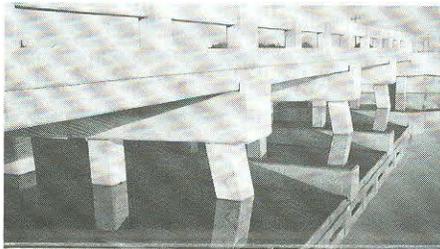
## Five Bridges Built In Cape Coral

Construction of five bridges, at a cost of more than \$1 million, on Burnt Store Road in Cape Coral, Florida has been recently completed and all that is required now is formal acceptance by the State of Florida.

Since the bridges are over canals on State Road 765 (Burnt Store Road) and are on a state highway, acceptance by the state is required.

Construction of the five bridges and weirs was done by the Misener Marine Construction Company of St. Peters-

burg, Florida under contract with GAC Properties.



*One of the five recently completed new bridges in Cape Coral.*

## GAC Presents \$50,000 For Median Maintenance

GAC Properties presented a check for \$50,000 to the city of Cape Coral at a recent meeting of the city council.

Presented by Paul Sanborn, director of community relations, the \$50,000 check represented the fourth payment by GAC towards an agreement made with the city at the time of its incorporation to pay \$100,000 a year for three years toward maintenance of the city's median strips.

Previously GAC had undertaken all of the maintenance prior to city incorporation. Payments have been made at the rate of \$50,000 each six months.

## First Warehouse Completed In Poinciana Industrial Park

The New Year started off well in GAC's "new town" in central Florida, Poinciana, with the recent announcement that the first industrial warehouse in the Poinciana Office/Industrial Park had been completed.

The 70,000 square foot, pre-stressed, tilt slab concrete building is located on the west side of Poinciana Boulevard between U.S. 17-92 and the Seaboard Coastline Railway. A rail spur to the warehouse from the railroad tracks will enable convenient loading and unloading.

The building has a 5,000 square foot air conditioned office space with carpeting and vinyl tile, tinted glass and acoustical tile ceiling. The remaining 65,000 square feet is for warehouse space. The immediate surrounding area provides parking for 82 cars and 20,000 square feet of paving for the trucking area.

A 400,000 gallon elevated water storage tank is being constructed to connect with the park's water system. This is the first of three such tanks to be constructed in the Poinciana Office/Industrial Park.

The office/industrial complex consists of 1,266 acres and the development costs for water, sewer, roads, ground leveling, rail sidings and drainage in the park will amount to around \$5 million.

"This park will eventually be the employment core for the community of Poinciana," David M. Irving, Sr., vice president of GAC Industrial Development Inc, said.



*The completed first industrial warehouse in the Poinciana Office/Industrial Park.*

### Community Progress Report

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A statement and offering statement has been filed with the Department of State of the State of New York. The filing does not constitute approval of the sale or lease or offer of sale or lease by the Department of State or any officer thereof or that the Department of State has in any way passed upon the merits of such offering. A copy of the offering statement is available, upon request, from the subdivider. NYA73-169 GA9161 © GAC, 1973 AD8014(K)