

Veranda Park developer files another bankruptcy

Rich McKay Sentinel Staff Writer

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ORLANDO - One of the biggest pieces of developer **Kevin Azzouz's** 30-acre **Veranda Park** project is headed to bankruptcy court.

Azzouz and his attorney Norman Hull filed for Chapter 11 bankruptcy protection in the U.S. Bankruptcy Court, Middle District in Orlando, for his company VP Phase III Ltd, which built the Residences of Veranda Park condo at 2121 S. Hiwassee Road.

Court papers say that Azzouz and his company owe **Wachovia** Bank and its successor Wells Fargo Bank more than \$59.6 million in both unpaid construction loans and interest.

He and his company also owe more than \$29 million to construction companies, vendors, attorneys and investors.

The building, which has about 100 residents, was scheduled to be auctioned July 14 , because of the previous foreclosure.

But the bankruptcy filing cancels that and it will now be up to a judge to decide whether if and how the creditors will be paid.

But the filing won't necessarily halt the Orlando Utilities Commission from shutting off the electricity and water as scheduled on July 21.

While the filing will prevent OUC from collecting the current balance owed on that building of about \$141,600, it has been the utility's practice to require that people or businesses with troubled accounts to pay cash upfront before service is provided.

This is the third bankruptcy the developer has filed in recent weeks related to this town-center project.

Since 2003, Azzouz has built five buildings in the lavish, Italian-villa-style town center.

But in recent months the project, planned for several more buildings including a theater and hotel, has stalled

Neither Azzouz nor his attorney returned calls for comment.