

Deeb Companies Announces October 23 Grand Opening of The Villas at Seven Hills, Highlighting Patented Package Portal Technology

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LAND O LAKES, FL - October 19, 2026 -
The 76-villa Florida community plans to incorporate an innovative residential delivery system invented by TradeUp Marketing co-owner Regan Weiss.

Deeb Companies will celebrate the grand opening of The Villas at Seven Hills, a 76-villa residential rental community for adults ages 55 and older, on Friday, October 23, 2026, in Spring Hill, Florida. The development also includes plans to incorporate the Package Portal, a patented residential delivery system invented by Florida entrepreneur and TradeUp Marketing co-owner Regan Weiss.

Protected under U.S. Patent No. 11,450,163, the Package Portal is designed to address challenges associated with the growing demand for online shopping, grocery delivery and other residential delivery services.

As e-commerce continues to expand, more consumers rely on doorstep deliveries from online retailers, restaurants and grocery services. However, packages frequently arrive when residents are away, leaving valuable items vulnerable to theft, severe weather and damage. Food and grocery deliveries can present additional challenges when perishable items are left unattended.

The Package Portal was developed to address these concerns by providing a dedicated delivery compartment incorporated directly into a home's architectural design.

Deeb Companies, led by Alex Deeb, Rick Deeb and Tom Deeb, selected the Package Portal concept as part of its vision for residential living at The Villas at Seven Hills.

"Our job is to create a community that's prepared for the future, and as e-commerce rises, the Package Portal filled that void," said Alex Deeb of Deeb Companies.

The technology is designed to allow delivery personnel to place packages into a compartment through an exterior access point, with a separate interior access point for residents. This approach is intended to reduce exposure to package theft and weather while offering residents greater flexibility in receiving deliveries.

The patented design also describes configurations featuring refrigerated storage for perishable deliveries and ultraviolet-light technology for package sanitation. These additional capabilities are part of the patented invention and have not been confirmed as operational features at The Villas at Seven Hills.

An invention inspired by the future of home delivery, The Package Portal originated when Weiss was hired as a consultant to help design a proposed residential development of the future in Florida.

While exploring how consumers would live in the decades ahead, Weiss identified a growing disconnect between the convenience of home delivery and the limitations of traditional residential architecture. "When I was consulting on a development of the future, I kept thinking about how people were going to live 10, 20 and 30 years from now," said Weiss. "We knew e-commerce was going to change everything, but homes weren't being designed to accommodate that change. That's where the idea started."

The invention was granted U.S. Patent No. 11,450,163 on September 20, 2022, under the title "System and method for the secure delivery and sanitization of packages."

"The way we shop has changed dramatically," Weiss said. "It's only a matter of time before the way we build our homes changes with it."

The Villas at Seven Hills will host its Grand Open House on Friday, October 23, 2026, from 8 a.m. to 8 p.m.,

offering visitors an opportunity to tour the community and explore its residential offerings. Located at 1303 Vitality Run in Spring Hill, Florida, the 55+ rental community features ground-level villas, private garages and convenient access to the neighboring YMCA.

The community is currently accepting rental applications and scheduling tours. For leasing information, visit villasat7hills.com or call 352-556-2121.

About Regan Weiss

Regan Weiss is a Florida entrepreneur, inventor, author and business consultant. He is the inventor of the patented Package Portal and serves as Co-Owner and Chief Inspiration Officer of TradeUp Marketing. His professional background includes construction, marketing, business development and strategic consulting.

About TradeUp Marketing

TradeUp Marketing is a Florida-based digital marketing and business growth agency co-owned by Regan Weiss, Jordan Lung and Derek Cladek. The company specializes in website development, search engine optimization, digital advertising, video production, branding and business consulting for contractors and home-service businesses nationwide.

About Deeb Companies

Deeb Companies is a Florida-based construction and real estate development business with a history dating to 1932. The family-run company develops residential and commercial properties throughout the Tampa Bay region, including communities designed for adults ages 55 and older.

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TradeUp Marketing

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