

EXECUTIVE DATA ROOM GUIDANCE:

3275 Desoto Blvd N, Naples, FL 34120 - 7.49 Acres

TO: Prospective Institutional Developers & Underwriting Committees

FROM: Ownership Group | Dean Estates

SUBJECT: Technical Vetting & Asset Moat Summary

The North Naples Institutional Assemblage is supported by a comprehensive Executive Data Room containing the engineering, legal, and entitlement frameworks necessary for an expedited 'Speed-to-Market' delivery. Access to these materials is available upon request to facilitate institutional underwriting for the 2026-2027 development cycle.

I. THE INFRASTRUCTURE MOAT

The primary value-driver of this asset is its Vested Drainage Equity. The existing 3± AC Engineered Lake (Permit #59.687) provides a Regulatory Bypass under Florida CS/SB 7040.

- **Benefit:** By utilizing this stabilized system, the buyer achieves a Regulatory Bypass of the \$250,000+ cost of new excavation and the 12–18 month delays associated with 2026 water management surcharges and monitoring.
 - **Geotechnical Status:** Subsurface stability is verified via Permit #1999031302. Boring logs confirm a "No-Muck" structural baseline, removing the primary discovery risk for vertical construction.
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II. ENTITLEMENT ROADMAP

The site is strategically positioned within the 2026 Rural Golden Gate Estates Restudy.

- **Current Standing (Regulatory Baseline):** Ownership has secured a definitive Zoning Verification Letter (ZLTR-PL20260005097) from Collier County, which formalizes the regulatory framework for the 7.49-acre site. The County has confirmed that the property is positioned for institutional development, including **Assisted Living, Group Care, and Community Service Facilities**, subject to the established Conditional Use (CU) process and the fulfillment of necessary locational criteria.

- **The Development Path:** The property offers a strategic opportunity for an investor to leverage the ongoing 2026 Rural Golden Gate Estates Restudy. The County has identified that expansion of the development scope, including specialized medical facilities, may be pursued through a Growth Management Plan Amendment (GMPA). This legislative pathway provides the mechanism to align the site's land use designation with the submarket's projected residential growth. All development remains subject to discretionary County approval, concurrency requirements, and environmental impact assessments.
 - **Alignment:** The asset explicitly aligns with Restudy Goals 3 & 6 to support the 9,300-unit residential pipeline (SkySail, Rivergrass, Longwater).
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III. TRANSACTIONAL PROTOCOL

To ensure a streamlined acquisition process, Ownership adheres to the following protocols:

1. **Transparency:** All historical permits and boring logs are provided in their original, unredacted form for immediate verification.
2. **Engagement:** Execution of a formal Letter of Intent.

Disclaimer: All entitlements, including GMPA and Conditional Use approvals, are subject to discretionary review by Collier County and are not guaranteed. Prospective investors should conduct their own independent due diligence regarding zoning, concurrency, and land use regulations.