

**FOR SALE - Placida Estate Home Sites**

**PLACIDA, FLORIDA**

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*Up to 13+ Acres*

*Estate Homesites*

*Utilities Available at Site*

*Unparalleled Sunset &  
Lake Views*



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## PROPERTY FEATURES:

**SITE OPPORTUNITY:** 13+ acre lakefront development site situated in the Rotonda Villas in Placida, Florida. The site has over 1,300+/- feet of lakefront on a large, pristine lake full of fish and wildlife. The property faces west giving home sites an amazing sunset view over the lake and surrounding area. The property can be developed for single family or multi family development.

**LOCATION:** Located in Placida, Florida within ten minutes from area beaches and upscale areas such as Boca Grande, Gasparilla Island, Manasota Beach and Don Pedro Island. The area has over 6+ golf courses and great access to fishing, shopping and leisure activities.

**ZONING:** Site allows for single family estate type development. Please see attached map showing current density configuration. Up to 30 units.

**ACCESS:** The property has paved, public access off of Rotonda Trace and Haring Way. The subdivision has a MSBU in place to repave all roads within the subdivision in the next 3+/- years.

**UTILITIES:** The property has central water and sewer available provided by Charlotte County Utilities. Power runs along Rotonda Trace provided by FPL. Fire hydrants are on each end of Haring Way.

**ENVIRONMENTAL:** Property has a conservation easement running along the lake highlighted in the yellow area on the map (Formerly Lots 14 through 20 of Block 17. Easement CSZ CSZ-16-05-01). The environmental map is also attached showing wetland areas mainly within the conservation area. Areas shown in red are wetlands and not included in the overall property acreage or density. These areas can be used for open space for the overall development.

**HOA NEW CONSTRUCTION:** Guidelines for new construction are as follows: Single family homes must be 1,400 living area with a two car garage with a maximum height of 32 ft. Multi family dwellings must be 1,100 living area with a 200 sf garage with a maximum height of 40 ft.

Boat docks and landing platforms are allowed with HOA approval.

**PRICE:** \$1,150,000



Aerial of the development site.



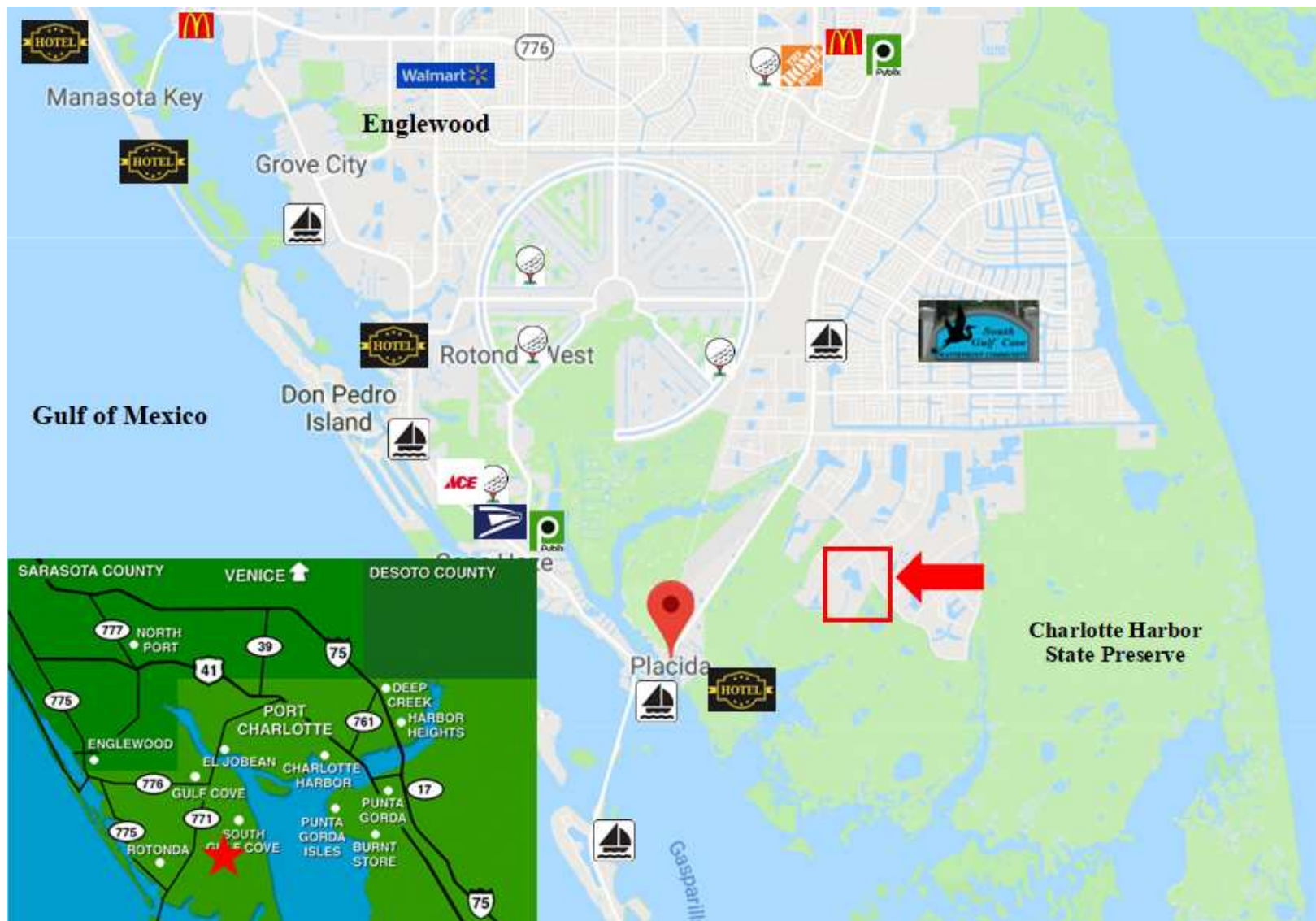
Property facing north from Haring Way.



Designation of Property Density



## AREA MAP



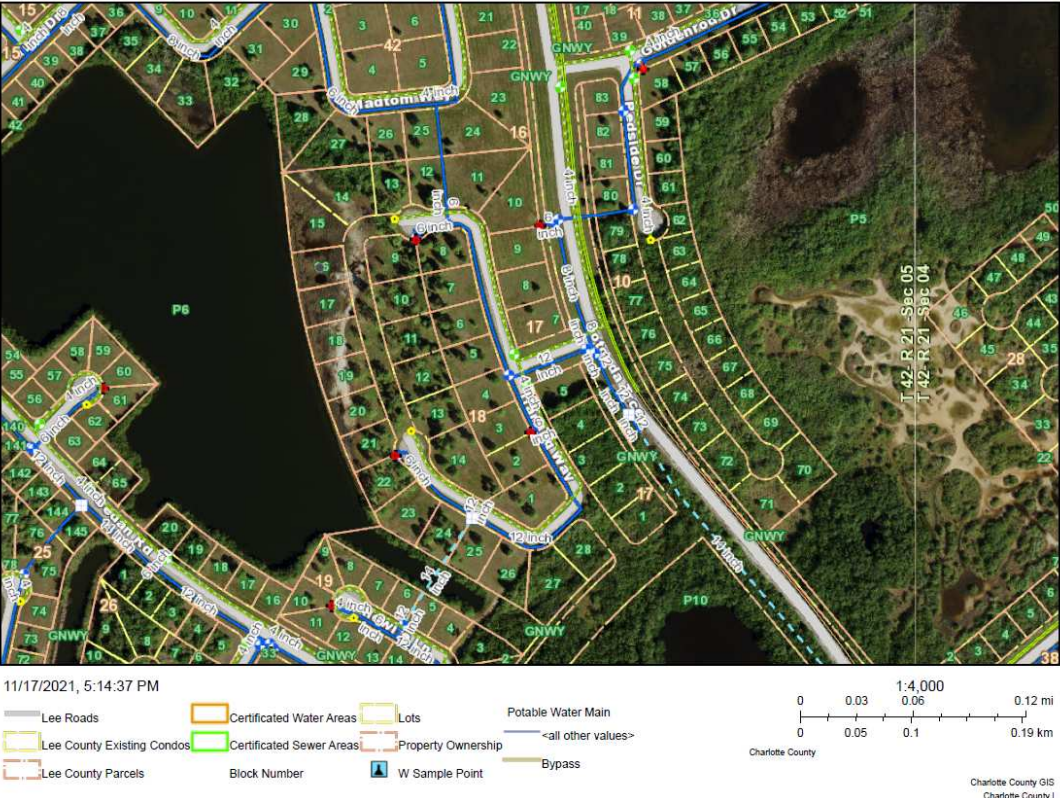
## PROPERTY LEGAL DESCRIPTIONS

SHORT LEGAL	SIZE	ADDRESS	OWNERSHIP
RVL 000 0016 0024	24,979	13504 MADTOM WAY	AFFLP
RVL 000 0016 0027	64033	13540 MADTOM WAY	AFFLP
RVL 000 0016 0028		13552 MADTOM WAY	AFFLP
RVL 000 0016 0029		13564 MADTOM WAY	AFFLP
ROTONDA VILLAS BLK17 LTS 1 & 2 & 3 & 4	60,251	NON BUILDABLE LOTS	AFFLP
RVL 000 0017 0005	14,810	12594 HARRING WAY	AFFLP
RVL 000 0017 0007	15,097	12640 HARRING WAY	AFFLP
RVL 000 0017 0008	15,166	12630 HARRING WAY	AFFLP
RVL 000 0017 0011	27,007	12594 HARRING WAY	AFFLP
RVL 000 0017 0026	18,196	12432 HARRING WAY	AFFLP
RVL 000 0017 0027 & 28	39,630	12408 HARRING WAY	AFFLP
RVL 000 0018 0002 & 3	30,180	12661 HARRING WAY	AFFLP
RVL 000 0018 0014	25,836	12463 HARRING WAY	AFFLP
ZZZ 054221 P7	49,222	12472 HARRING WAY	AFFLP
ZZZ 054221 P5	219,106	12492 HARRING WAY	ANDRESS HOLDINGS LLC
ZZZ 054221 P6	81,892	12544 HARRING WAY	AFFLP
	685,405		
	15.11 ACRES		





Charlotte County Utilities Map Book





## **ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION**

### **DESIGN AND USE GUIDELINES FOR COMMERCIAL LOTS**

Rotonda Meadows/Villas is a deed-restricted community. The restrictions are set forth in the in the Amended and Restated Declaration of Restrictions for Rotonda Meadows/Villas Subdivision, as recorded in Official Records Book 3947, Page 478, of the Public Records of Charlotte County, Florida, and as amended from time to time (the "Declaration"). The Association maintains a copy of the Declaration on its website at [rotondameadowsvillas.com](http://rotondameadowsvillas.com) and a copy may be requested by calling Grande Property Services at (941) 697-9722.

Capitalized terms not otherwise defined in these Design Review and Use Guidelines for Commercial Lots (the "Guidelines") shall have the meanings established under the Declaration.

These Guidelines are applicable to all commercially zoned real property within the Subdivision ("Commercial Lots"). These Guidelines are intended as a general guide for Owners considering development of Commercial Lots and shall in no case vary or limit the terms or conditions of the Declaration or the authority and discretion of the Association, whether under the Declaration or otherwise. These Guidelines are subject to amendment or modification at any time.

Pursuant to the Declaration, no construction or development may occur on any Lot in the Subdivision, including any Commercial Lot, without the prior written approval of the Design Review Board. Therefore, any construction activity on a Commercial Lot must be submitted to the Design Review Board for review and approval prior to commencement thereof, regardless of the issuance of building or other permits by Charlotte County or any other agency or jurisdiction.

In the event of a conflict between these Guidelines and the Declaration, the Declaration will control. Consistent therewith, these Guidelines shall apply unless there is a direct conflict with the Declaration, including without limitation where these Guidelines are more specific than the Declaration. Each proposal for construction on or improvement of a Commercial Lot will be reviewed on an individual basis in an effort to accommodate the needs the Commercial Lot Owner while protecting adjacent and nearby residential areas and maintaining character of the Subdivision.

These guidelines cannot, and are not intended to, comprehensively address every situation. Rather, they are a general guide for the most commonly proposed activities on Commercial Lots. Any construction specifications or other areas not covered by these Guidelines will be addressed on a case-by-case basis.

**PURSUANT TO THE DECLARATION, ALL IMPROVEMENTS (AS DEFINED IN THE DECLARATION) TO COMMERCIAL LOTS INCLUDING, WITHOUT LIMITATION, EXTERIOR ELEVATIONS, EXTERIOR BUILDINGS MATERIALS, LIGHTING, SIGNAGE, SCREENING, EXTERIOR COLORS, FENCING AND LANDSCAPING MUST BE APPROVED BY THE DESIGN REVIEW BOARD PRIOR TO CONSTRUCTION OR PERMITTING.**

**THE ISSUANCE OF A BUILDING PERMIT BY CHARLOTTE COUNTY OR ANY OTHER JURISDICTION WILL IN NO WAY RELIEVE THE OWNER OF A COMMERCIAL LOT FROM FULL COMPLIANCE WITH THE ARCHITECTURAL REVIEW PROVISIONS OF THE DECLARATION, INCLUDING APPROVAL OF THE DESIGN REVIEW BOARD.**

To obtain approval of any Improvement to a Commercial Lot, a complete and fully descriptive set of plans and specifications for all intended Improvements must be submitted for review.

In exercising its discretion under the Declaration, the Design Review Board will generally refer to the Commercial Design Standards set forth in the Charlotte County Planning and Development Code (Article XXIV) which can be found at [www.charlottecountyfl.gov](http://www.charlottecountyfl.gov) and <https://library.municode.com/>.

In addition, the following general requirements will typically apply:

1. Landscaping.

- a. Irrigation systems must be underground, automatic and kept in good working condition.
- b. Irrigation wells shall be dug to sufficient depth so that irrigation water does not discolor any wall, signage, or other structure.
- c. Landscaping shall not block or interfere with the roadway line sight.
- d. Pursuant to Florida Statutes Section 720.3075, nothing herein shall prohibit Florida-Friendly landscaping, as defined Florida Statutes 373.185, or create any requirement or limitation in conflict with any provision of Part II of Florida Statutes Chapter 373, a water shortage or similar order of any authority with jurisdiction over a Commercial Lot or the Subdivision, or any similar order, permit, or rule. Consistent therewith, all proposed landscaping on a Commercial Lot must either (i) comply with all requirements of these Guidelines, the Declaration, and the Design Review Board or (ii) demonstrate (A) full compliance with all requirements to obtain Florida-Friendly Landscaping recognition by the Florida Yards & Neighborhoods branch of the Florida-Friendly Landscaping Program of the University of Florida, Institute of Food and Agricultural Sciences, and (B) that compliance with the requirements of the preceding clause (i) will cause such landscaping to no longer qualify for Florida-Friendly recognition.

2. Sight Screening.

- a. Sight screening must be established on all Commercial Lots. Areas requiring specific attention include, without limitation, refuse areas, loading docks, service areas, storage areas, mechanical equipment servicing the property, miscellaneous equipment, supplies, materials, roof mounted equipment and/or personnel items.
- b. PVC/vinyl fencing, or materials of a similar durability and visible aesthetic as determined by the Design Review Board, are the only allowed fencing material for sight screening. Acceptable color choices are white, beige or tan. Chain link fencing is not permitted.
- c. Perimeter fencing shall be softened by the planting of trees and/or shrubs

3. Use Restrictions and Requirements. In addition to architectural review, Owners of Commercial Lot are advised that, pursuant to Article 9 of the Declaration, no activity which in the sole and absolute discretion of the Association is noxious, destructive, offensive or disturbing to the peaceful and harmonious character of the Subdivision shall be permitted, nor shall anything be done which may be or become an unreasonable annoyance or nuisance to other property owners in the Subdivision. Therefore, the following uses are prohibited on commercial property in the Subdivision:

- a. Noise that extends beyond the Commercial Lot's boundary lines is prohibited between 8:00 pm and 7:00 am Monday through Saturday and for the entire day on Sunday.
- b. Commercial or business activity that is not conducive to the predominatntly residential character of the Subdivision including, without limitation, (i) adult entertainment or sexually-oriented uses, including without limitations adult movie theaters, adult motels, adult bookstores, adult video stores, semi-nude model studios, or other adult retail stores, and (ii) medical or non-medical marijuana or cannabis related uses, including without limitation cannabis dispensaries, marijuana cultivation or production, marijuana or cannabis research or processing, marijuana or cannabis treatment centers and facilities for the prescription, administration or dispensing of marijuana or cannabis.
- c. Manufacture of acetylene gas, fertilizers, explosives, asphalt paving plants, concrete batch or block plants.

- d. Refining or wholesale storage of petroleum products.
- e. Stockyards or abattoirs.
- f. Auto wrecking, salvage yards, used material yards or junkyards.
- g. Contractors yard with outdoor equipment storage.
- h. Any use not expressly permitted within the Neighborhood or Commercial General zoning of Charlotte County.
- i. Any other use that is determined by the Design Review Board to be inconsistent with or not in the best interest of the overall character of the Subdivision.

4. Maintenance and Related Requirements. Further pursuant to Article 9 of the Declaration, the following requirements apply to the ongoing use and maintenance of Commercial Lots in the Subdivision:

- a. All aspects of the exterior of the commercial property, including but not limited to, buildings, lighting, signage, landscaping, fencing, sight screening or miscellaneous equipment, must be continuously maintained to preserve a well-kept appearance.

- b. There shall be no spillover of dust, debris, noise, odors, or light past the boundary lines of a Commercial Lot.

- c. Landscaping shall be maintained in an aesthetically appealing and neat condition, consistent with the following:

- i. Keep trees and shrubs properly pruned and maintained.
  - ii. Remove leaf clutter and dead branches or plants.
  - iii. Dispose of cuttings and debris properly and promptly, according to Association and government restrictions.
  - iv. Maintain the irrigation system.
  - v. Keep gutters clean of debris build-up.

- d. Plantings used for sight screening must be maintained and trimmed to preserve a well-kept appearance and appropriate height.

- e. Disposal or discharge of waste or wastewater not in accordance with normal usage and requirements of applicable law is prohibited.

- f. There generation, treatment, storage or disposal of Hazardous Materials (as defined by federal law or applicable state law) on Commercial Lots within the Subdivision is prohibited, except only to the extent permitted by applicable law and then only in strict compliance therewith.

## PROPERTY DISCLAIMER

•**Licensed Real Estate Brokers** • Information contained herein has been obtained from the owner of the property and from other resources that we deem reliable including County Appraiser's Office and Zoning and Planning Departments. We have no reason to doubt the information's accuracy, but we do not warrant or represent that the information contained in this Brochure is accurate and definitive. **It is your responsibility to independently confirm the property's information accuracy and completeness.** Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the stability of the property for your records and purchase. This offer may be amended or withdrawn at any time without notice. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.

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