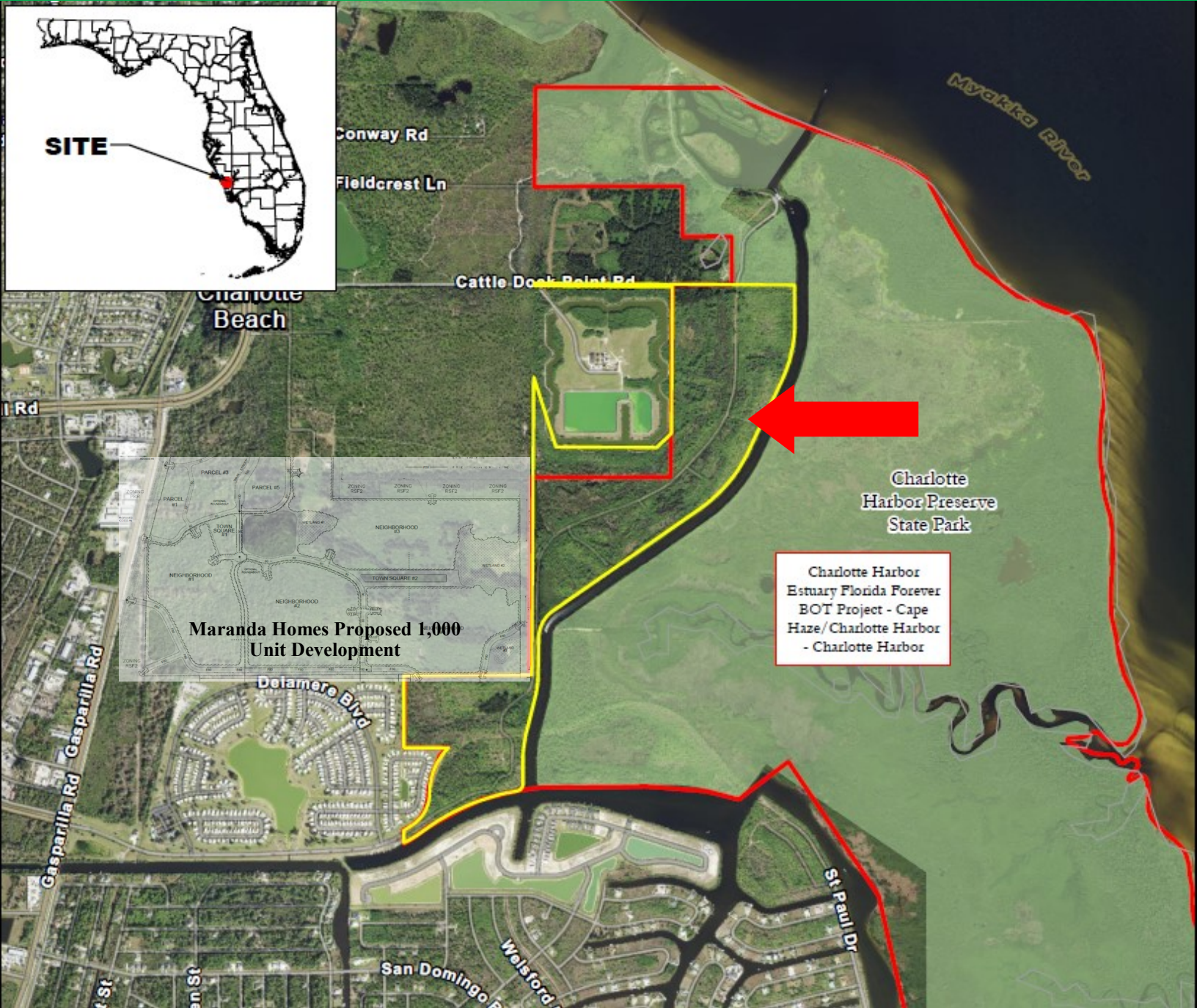


FOR SALE - Offering Memorandum

West County Town Center Development Tract

SUNMARK REALTY, INC.
PO Box 420
Pineland, FL 33945
www.sunmarkrealty.net
sunmarkrealty@gmail.com



HIGHLIGHTS:

246+ ACRE DEVELOPMENT TRACT WITH 10,000+/- FT. OF DEEP WATER FRONTAGE.

COMPREHENSIVE APPROVAL FOR COMPACT GROWTH MIXED-USE COMMUNITY WITH UP TO 615 UNITS.

ONE OF THE LAST LARGE WATERFRONT DEVELOPMENT TRACT LEFT IN SW FLORIDA



SAGE N. ADDRESS, ALC, CCIM
Tampa Director
PH: 813-416-4254
sage_address@hotmail.com

NOEL ADDRESS, CCIM
Owner / Managing Director
PH: 239-283-1717
naddress@comcast.net



TABLE OF CONTENTS:

1. List of Information contained in Offering Memorandum
2. Property Overview
3. Property Aerial
4. Development Property Breakdown
5. Comp Plan Information
7. Utility Map - Cattle Dock Rd & Marathon Blvd
8. National Wetlands Inventory Wetlands Map
9. Historical Aerial from 1979
10. Soils Map
11. Coastal High Hazard Area
13. South Gulf Cove Parallel Lock Project
14. Conceptual Site Plan



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SITE OPPORTUNITY: 246+/- acre waterfront residential site located just north of South Gulf Cove in the Cape Haze area of Charlotte County, Florida. Property fronts on the deep-water Butterford Waterway with direct sailboat access to the Myakka River and the Gulf of Mexico. Unlimited potential for an upscale waterfront development or retirement community. Preliminary plan approval allows a broad range of development densities. Once in a life-time development opportunity.

ZONING: Comprehensive plan governs all uses for the property. A total of 615 development units can be constructed on the property. **The property will come with 567 units via TDU units.** Additional TDU's (transfer development units) can be purchased to expand development potential up to 615 units.

SERVICE AREA: Part of the Urban Service Area for Port Charlotte.

FUTURE LAND USE: Compact Growth Mixed Use (CGMU). Allows a broad range of residential uses and densities.

ACCESS: Access from Cattle Dock Point Road off of Hwy 776 (McCall Road). Boating access from the Butterford Waterway (160+/- ft. wide). Future site connectivity through Maronda Homes development. Potential access off of Marathon Blvd (this would have to be explored further with Charlotte County).

UTILITIES: Property has county water & sewer provided by Charlotte County Utilities running along Marathon Blvd. and servicing the Village of Holiday Lakes. Central water also running along Cattle Dock Point Road. Main west county utility station located adjacent to property.

PARCEL ID'S:

SHORT LEGAL	ZZZ 014121 P1-1
SHORT LEGAL	ZZZ 034121 P1
SHORT LEGAL	ZZZ 094121 P2
SHORT LEGAL	ZZZ034121 P1-2-1

TECHNICAL: The property's located in the (8AE) flood zone w/ a base flood elevation of 8ft. PDF survey available upon request. The entire site is located in the Coastal High Hazard Area (CHHA). The site had substantial earth moving activity including dredge material from the canal and infill activity in the early 1980's. A full wetland delineation study would need to be performed as the National Wetlands Database maps would be altered by the activity on the site from the early 1980's.

FEATURES: The property has 10,000+/- continuous feet of water frontage on the Butterford Waterway. North end of the property is close to lock to access the Myakka River and Gulf of Mexico.

DEVELOPMENT: Site requires a Planned Development to conform to the approved comprehensive plan.

OWNER: Charlotte Sarasota Holdings LLP

PRICE: \$24,000,000

MAIN SPREADER CANAL



SOUTH GULF COVE BOAT LOCK



HEADING OUT TO CHARLOTTE HARBOR



PROPERTY AERIAL



MAIN ROAD ON PROPERTY



COMPACT GROWTH MIXED USE (CGMU) PER THE CHARLOTTE COUNTY COMPREHENSIVE PLAN

This land use designation is established to advocate compact, transit-oriented, walkable and bicycle-friendly, mixed-use development within the Urban Service Area. This type of development shall only be located within Revitalizing and Emerging Neighborhoods.

General Range of Uses

Single-family attached and detached residential dwelling units, multi-family residential dwelling units, commercial uses including professional office and institutional uses, industrial uses and public services and facilities.

Maximum Density/Intensity

The property has a deed restriction via the SWFWMD and DEP for 615 residential units.

Requirements of the Plan Amendment

1. Size of Development. This type of development shall contain a minimum of two acres.
2. Master Development Plan. The County shall require plan amendments to CGMU to contain a Master Development Plan approved by the Board of County Commissioners and adopted in FLU Appendix VII: Compact Growth Mixed Use, that includes the following:
 - a. Land uses, densities and intensities, and base density.
 - b. Location of access points; circulation, including internal circulation, street design, and pedestrian and bicycle access; storm-water features; recreational and open space; residential, commercial or industrial uses.
 - c. A pattern book, including sketches and photos that depicts all major elements of the development, such as: site access and circulation, landscaping and buffering, public gathering space, recreational sites, lighting, signage, stormwater and development pod site design, and form and character of the residential, commercial and industrial structures.
 3. Transfer Density Units. If residential development is proposed, the applicant must supply information that establishes a base density for the project site. Development of residential above the base density shall require a transfer of density unless development is occurring as devised within a Revitalization Plan.

Special Provisions

1. Location and Site Layout.
 - a. The project must be sensitive to surrounding developments with regard to density, intensity, height, scale and character. The site layout and building design shall mitigate traffic, parking, noise and compatibility issues wherever possible.
 - b. The site layout shall create clusters of buildings to promote a variety of transportation options, such as pedestrian, bike, automobile, mass transit, etc.
 - c. All portions of the development shall be accessible by a direct, convenient, attractive, safe and comfortable system of pedestrian facilities, and the development shall provide appropriate pedestrian amenities.
 - d. The intent of this land use category is to create a compact development pattern, therefore, long, shallow tracts or deep, narrow tracts are generally not appropriate for this type of development.
2. Mix of land uses.
 - a. The combining of land uses must promote easy access among services, stores and other amenities, especially by pedestrians.
 - b. To best achieve a mix of land uses, the project shall be developed such that for every one dwelling unit there are between 50-400 square feet of non-residential building space; however, this range may be increase for special projects.
 - c. The project attribute shall include multiple buildings, more than one land use within the project, and a comprehensive development plan. Buildings may also accommodate one or more uses.
 - d. Buildings on the site shall be connected by internal streets and drives, and pedestrian connections and pathways.
 - e. Buildings and individual project components may use common features and support services such as parking, servicing, loading, and utility areas.
3. Connectivity. A street system shall provide linkages to local shopping, services, housing, and amenities, as well as linkage between adjacent developments.
4. Phasing Development. If the development is phased, the first phase shall be sufficient to stand on its own as a mixed-use development. At a minimum, non-residential development shall be in the ratio of 50 square feet per each dwelling unit.
5. Flexible Parking. Parking requirements are not necessarily the sum of requirements for each individual use. Parking requirements will be established on a project-by-project basis with an emphasis on shared parking.
6. Watershed Protection. Low Impact Design techniques shall be required to supplement and enhance traditional storm-water retention/detention development.

7. Compatibility: Residential, commercial or industrial development shall be built to be compatible visually with the surrounding uses.
8. Shelter Requirement: Where the project is located within the Coastal High Hazard Area or Category II Storm Surge Zone, all residents shall be required to evacuate and the developer is required to provide monetary contributions to the County's shelter system. If outside these areas, sufficient shelter shall be created in each development to support the residential population of the development in the event of a natural disaster.
9. Implementing Zoning. The implementing zoning district under CGMU shall be a Planned Development district or a Compact Mixed Use district, as may be developed and adopted into the Land Development Regulations.
10. DRI threshold. If a project developing under the CGMU FLUM designation meets the threshold of a Development of Regional Impact (DRI), a plan amendment to Mixed Use DRI is not required.

ADDITIONAL COMP PLAN REQUIREMENTS TO NOTE:

The subject property is located in the Urban Service Area. The entire site is part of the Emerging Neighborhood as shown on the 2050 Framework Map. According to the County’s Comprehensive Plan, “Emerging” Neighborhoods include large areas of undeveloped lots or other undeveloped lands in locations that are appropriate for residential and mixed use development. Emerging Neighborhoods are generally near regional transportation corridors, typically have central water and sewer infrastructure, and are in the path of future urban development. These neighborhoods have the opportunity to create a sense of identity for the community and to introduce planning principles supporting more sustainable neighborhoods prior to further development.

CST Policy 3.2.4: Applications for Development within the CHHA states that the County shall require development within the CHHA proposing greater than one single dwelling unit to plan for and mitigate the affects and impacts of evacuation issues for the project site. In addition, the development may also be required to comply with the County's current Shelter-in-Place Development Policy. The property owner is required to transfer density for any residential development above base dwelling units from other Coastal High Hazard Areas (CHHAs) located in West County, onto the subject site which must be consistent with the County TDU Ordinance. The proposed development shall not increase the total evacuating residential units in West County. Furthermore, new residential construction will meet strict building standards as set forth in the Florida Building Code.

Implementing Zoning, of Special Provisions under the CGMU FLUM designation states that the implementing zoning district under CGMU shall be a Planned Development district or a Compact Mixed Use district, as may be developed and adopted into the Land Development Regulations. Therefore, the proposed PD rezoning is required by the CGMU FLUM category. The proposed PD conditions are drafted to implement the adopted development guidelines, such as the proposed “Main Street”, a park or square which is required for each neighborhood, two town squares, four residential neighborhoods, sidewalks, and the multi-nodal path system.

CONCURRENCY UTILITY NOTES:

Power Service: Florida Power and Light (FPL) is the provider of electric service to all of Charlotte County.

Potable Water Level of Service:

1. Provider’s Name: Charlotte County Utilities (SPAM Map #83)
2. Analysis: The subject property is located within the Charlotte County Utilities service area. The Charlotte County Utilities contains sufficient capacity to serve the proposed development.

Sanitary Sewage Level of Service:

1. Provider’s Name: Charlotte County Utilities (SPAM Map #84)
2. Analysis: The subject property is located within the Charlotte County Utilities service area. The Charlotte County Utilities contains sufficient capacity to serve the proposed development.

Park and Recreation Level of Service:

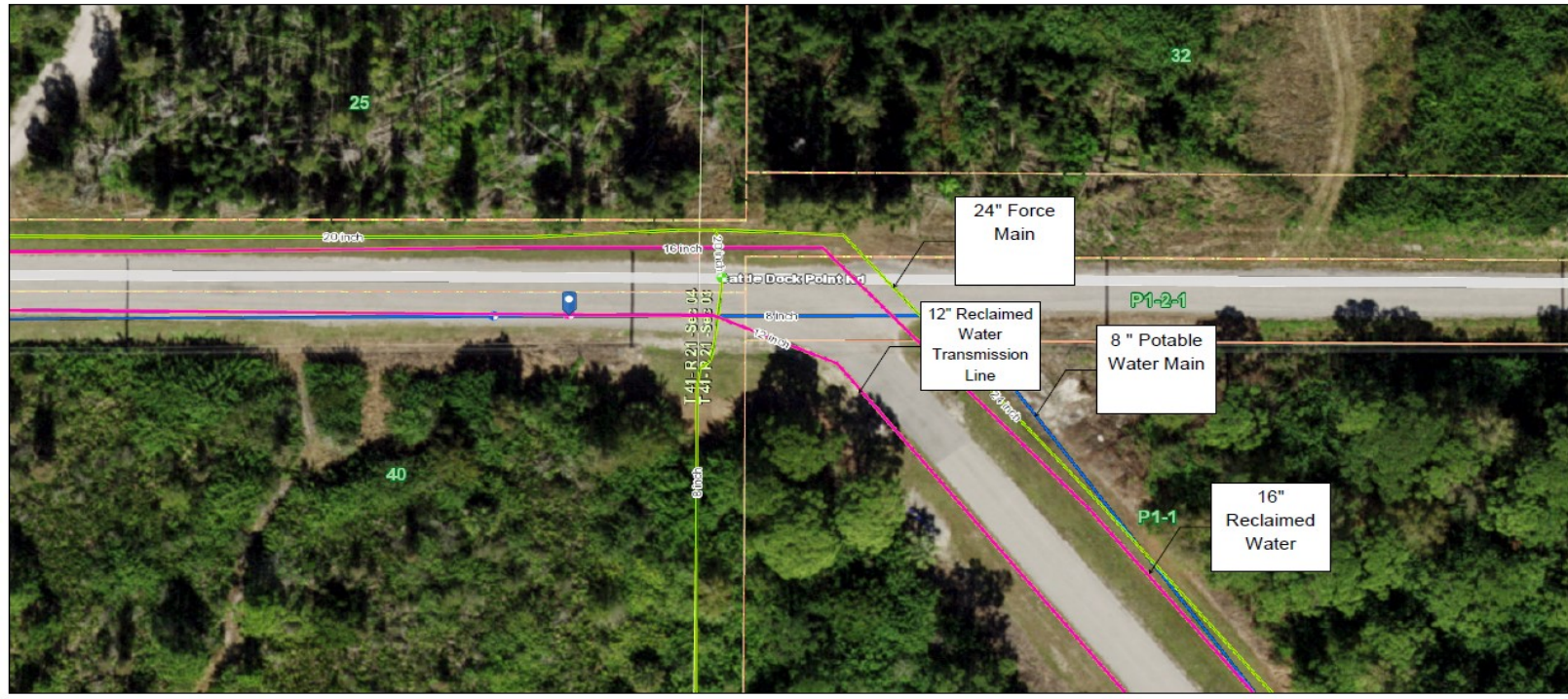
1. Level of Service: Adopted Level of Service is 16 Park, Recreation & Open Space points (16 PROS points) per 1,000 population.
2. Analysis: A 2009 analysis shows that the County currently has 17.2 PROS points per 1,000 population

Refuse Collector: Waste Management Inc. of Florida or another provider

Solid Waste Provider: Public Works Dept. - Municipal Solid Waste Management

1. Level of Service: Zemel Road landfill currently has capacity to dispose of 4.6 million cubic yards of waste. The landfill has a projected remaining lifespan to the year 2027. An estimated 170 acres for future disposal cells will provide disposal capacity beyond the year 2050.
 - Solid Waste (Landfill) 5.0 pounds per day per equivalent fulltime resident
 - Solid Waste (Recycle) 2.2 pounds per day per equivalent fulltime resident

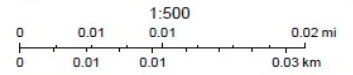
Charlotte County Utilities Map Book



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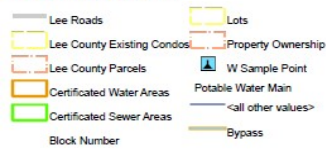
West Port Water Reclamation Facility

- 1.2 million gallons per day capacity activated sludge treatment facility.
- 4.75 million gallons per day Class 1 Deep Water Injection Well.



Charlotte County

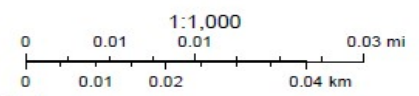
Charlotte County GIS
Charlotte County |



Charlotte County Utilities Map Book

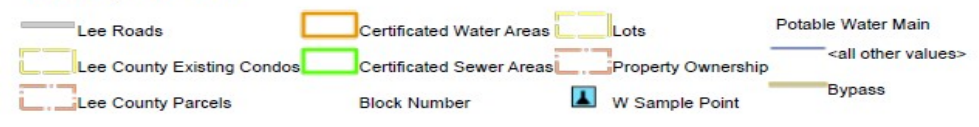


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Charlotte County

Charlotte County GIS
Charlotte County |





October 31, 2017

Wetlands

- | | | | | | |
|--|--------------------------------|--|-----------------------------------|--|-------|
| | Estuarine and Marine Deepwater | | Freshwater Emergent Wetland | | Lake |
| | Estuarine and Marine Wetland | | Freshwater Forested/Shrub Wetland | | Other |
| | Freshwater Pond | | Riverine | | |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

ENVIRONMENTAL SITE ASSESSMENT DATED 2008 BY BIOLOGICAL RESEARCH ASSOCIATES

However, much to the contrary, the lands located south of Cattle Dock Point Road have been subjected to significant historical alterations, including grading and filling, in which the majority of native habitat was cleared and removed. As a result of the alterations, the area is highly disturbed and overgrown with nuisance and exotic vegetation dominated by Brazilian pepper (*Schinus terebinthifolius*) and Australian pine (*Casuarina equisetifolia*). As such, the lands (southeast of Cattedock Point Road) designated as preservation provide minimal habitat value and are not considered to be environmentally sensitive. However, the lands

Immediately following the dredging activity in the late '70's, earthmoving work was conducted by GDC on the southeastern portion of the property, where they cleared and graded the area for development of a golf course, although it was never completed. The work extended beyond the project limits to the north as evident on the historic aerials. This earthmoving work persisted for a few years based on the historic aerials from 1979 and 1981 and appears to have been

abandoned in the early 80's based on the 1985 aerial. The lasting effects of the clearing, grading, dredging of these areas and lack of land management activities is apparent in the current highly disturbed habitats. The abandoned agricultural

AERIAL DETAILING EXTENSIVE GROUND WORK ON 246+ ACRES



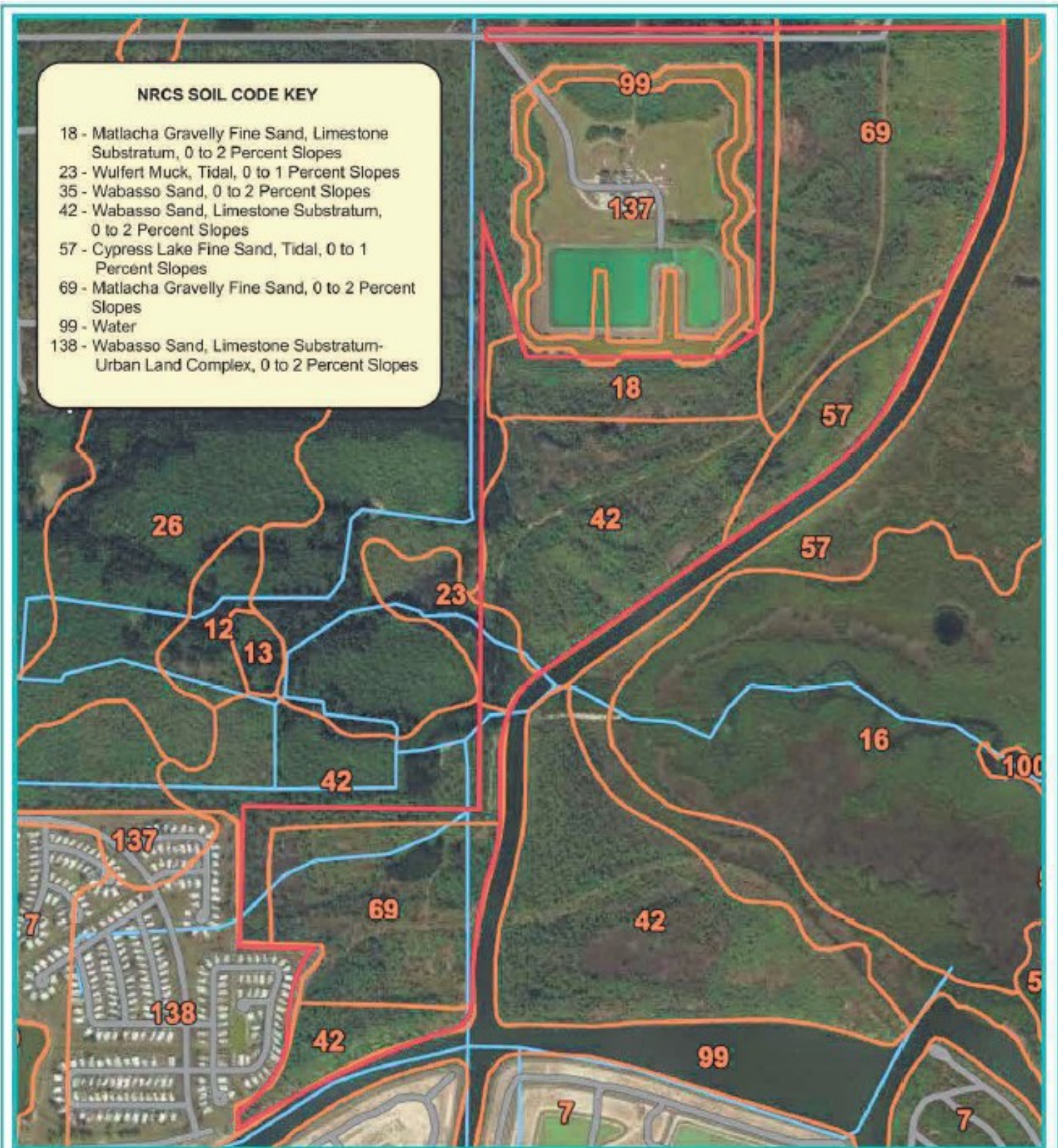


Figure 3 - NRCS Soils Map
ACES File No. 22129 - Charlotte Sarasota Holdings 247 Acres

- Property Boundary
 - NRCS Soil Type Boundaries

PO Box 500407, Malabar, FL 32950 Phone: (321) 848-1143 Email: acesllc7@gmail.com

South Gulf Cove Parallel Locks Project

Project Description

This project consists of the permitting, surveying, engineering, and design of a parallel Lock, at the existing South Gulf Cove Locks location. This project will be funded through the SGC MSBU tax money. The Parallel Locks Project was initiated by request of the SGC MSBU due to the need for additional access in and out of the SGC waterway system. With the population steadily growing in Florida, specifically in this area, there is a growing number of boaters. Resulting in a higher traffic volume level through the existing lock. There have been reoccurring maintenance issues with the existing lock, with periods of downtime. It's because of these issues that this project is being initiated. To provide additional and timelier access and a secondary option of access in and out of the system.



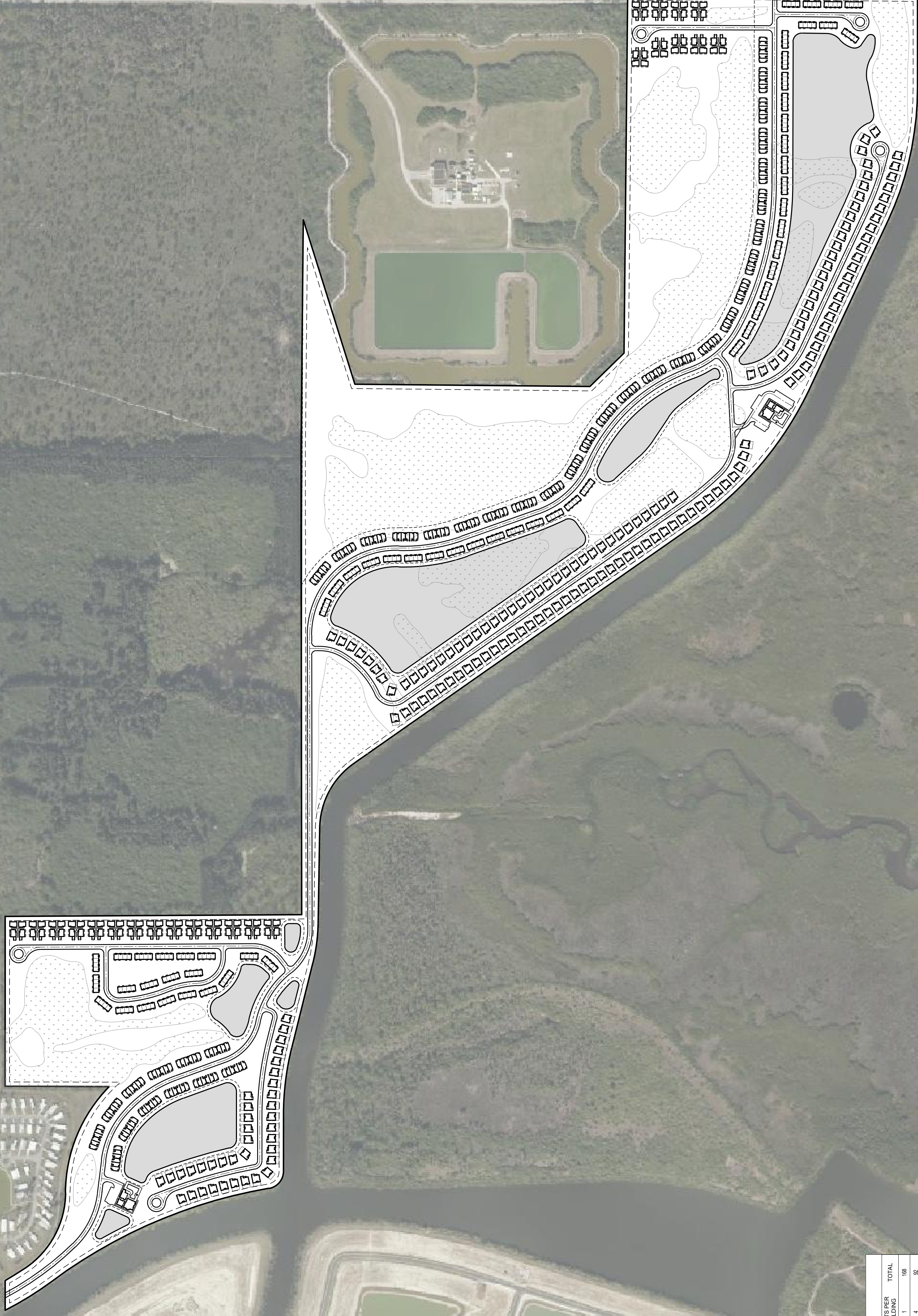
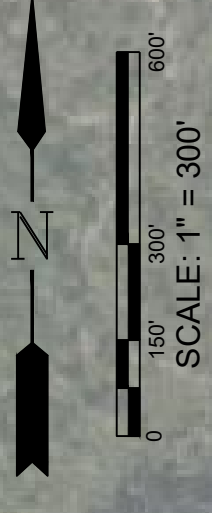
Latest Updates

The County Design Consultant DMK completed the 60% construction plans for the Parallel Lock in early 2021. They're working towards 90% plans contingent on the permitting agencies responses and conditions. We received FDEP approval for this project but have been delayed from progressing design by the lack of ACOE permitting. The Army Corps has been in review of this project for some time and is working on environmental and protective species condition with US Fish & Wildlife. In Oct. of 2021 a manatee was killed at the existing Lock, and it's anticipated that Federal permitting could be further delayed until an investigation is concluded. Yet again in April of 2022 another manatee was crushed and killed in the lock gate, agencies have been notified. We currently await USACOE and USFWS to meet to discuss condition surrounding the Parallel Lock and permitting for proposed construction. DMK recently completed 30 percent plans for the Tender House, and they were reviewed by county staff and returned with comments. Tender House plans will now be advanced to 60 percent to then be completed in conjunction with the Lock plans. Recently DMK requested an update from ACOE, and we received a response. Parties are working out a schedule for a meeting to discuss ACOE permitting of the project.

Canal depths range between 8' - 9'

Schedule

PHASE	ESTIMATED START DATE	FORECAST COMPLETION	ACTUAL COMPLETION
Design Development	10/23/2018	11/01/2023	
Construction	11/03/2025		



BUILDINGS	UNITS PER BUILDING	TOTAL
SINGLE-FAMILY HOMES	1	188
SINGLE-FAMILY DETACHED APLEX	4	92
MULTI-FAMILY APLEX	4	232
MULTI-FAMILY 6PLEX	6	228
TOTAL DEVELOPMENT UNITS		740

LEGEND

Revision	Date	Description

DESIGNED BY:	F.J.F.
DRAWN BY:	C.P.N.
APPROVED:	F.J.F.
JOB CODE:	EC0001
SCALE:	1" = 300'

GradyMinor
 Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

0. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134

CHARLOTTE COUNTY 246

CONCEPTUAL SITE LAYOUT

MUNICIPALITY:	CHARLOTTE COUNTY
SEC/TWNSHIP/RNG	
DATE:	MARCH 2022
SUBMITTAL TYPE:	EXHIBIT
SHEET	1 OF 1

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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PH: 813-416-4254

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