

# Technical Due Diligence FAQ Sheet

3275 Desoto Blvd N, Naples, FL 34120

## 1. Entitlements & Permitted Uses

**Q: What is the current underlying zoning, and which specific uses are legally verified for the site?**

**A:** *The property is zoned E - Institutional Node. It is confirmed that the following primary uses are eligible for streamlined delivery via the standard Conditional Use (CU) process: Community Service Facilities, Nursing Homes, Assisted Living Facilities (ALF), Group Care Facilities (Category II), Private Schools, Adult and Child Daycare Centers, Social/Fraternal Organizations, and Places of Worship.*

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## 2. Drainage & Environmental Compliance

**Q: Does the property require independent, on-site stormwater retention excavation during development?**

**A:** *No. The property features a 3+ Acre engineered lake excavated and vested. Designed by Keene Engineering to depths of 10 to 20 feet, this existing infrastructure provides a verified Regulatory Bypass under CS/SB 7040. It serves as a direct pathway for modern stormwater compliance, insulating a buyer from pollutant-removal surcharges and ongoing monitoring mandates while representing an estimated \$250,000± in immediate replacement equity.*

**Q: Has the lake area and total configuration been legally certified?**

**A:** *Yes. The engineered lake limits and drainage parameters are formally certified. Benchmarks and original Vested As-Built Surveys are held inside the Data Room.*

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## 3. Geotechnical & Subsurface Readiness

**Q: What is the subsurface profile, and has the site been historically cleared or engineered?**

**A:** *The property contains an existing, elevated 10,000+ SF building pad. Historical vetting establishes an official geological baseline. The associated geotechnical boring logs confirm a highly stable, "No-Muck" subsurface framework, drastically reducing civil discovery risk and site preparation timelines for heavy institutional infrastructure.*

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## 4. Utilities, Municipal Co-Location & Infrastructure Capacity

**Q: What is the master-planned utility timeline for high-capacity service?**

**A:** *The property is situated inside the prioritized \$438M+ Northeast Regional Utility Program corridor. According to the official Collier County NESAs Master Plan, this public investment brings long-term utility infrastructure to the immediate growth node, backed by 10MGD potable water and 6MGD wastewater treatment capacities. Municipal co-location along this corridor establishes prioritized transmission main access and aligns the site for accelerated utility concurrency.*

**Q: How does the adjacent North Collier Fire & Rescue strategic parcel acquisition impact the property's development profile?**

**A:** *The strategic parcel acquisition by North Collier Fire & Rescue directly adjacent to the site delivers three distinct development advantages:*

- **Immediate Life-Safety Concurrency:** *Guarantees class-leading emergency response metrics critical for institutional underwriting (e.g., senior housing, healthcare, daycare, and private educational campuses).*
- **Prioritized Civil Infrastructure:** *Municipal co-location focuses county utility rollout schedules and roadway improvements directly on this node.*
- **Permanent Scarcity Protection:** *Public acquisition permanently removes large contiguous acreage from competing private supply, cementing this asset as the premier actionable institutional assemblage in the submarket.*

**Q: What transit and logistical connectivity advantages does the land possess?**

**A:** *The asset offers a rare corner orientation providing 1,142'± of total linear frontage: 482 FT along Desoto Blvd N (Primary) and 660 FT along 33rd Ave NE (Secondary). The layout accommodates a conceptual design permitting up to four proposed engineered curb cuts, allowing for the flexible configuration of multiple institutional ingress/egress points while dispersing localized transit burdens. Additionally, close proximity to the Oil Well Road intersection—which has pending municipal signalization—guarantees superior transit access for high-capacity logistics, school buses, or emergency medical vehicles.*

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**5. Advanced Development Economics & Valuation Metrics**

**Q: How does the underlying Estates (E) zoning and its conditional use framework impact the local competitive landscape for a developer?**

**A:** *Collier County strictly limits land-use intensifications to prevent urban sprawl. Because this 7.49-acre continuous assemblage features a legally verified zoning framework eligible for streamlined delivery via the standard Conditional Use (CU) process, a buyer completely bypasses the immense legal expenses, public opposition risks, and multi-year timelines required to secure a standard Comprehensive Plan Amendment. Furthermore, because*

*adjacent properties are municipal/county-owned, expanded site plans benefit from minimal residential NIMBY friction.*

**Q: What specific cost advantages does the property's historical zoning verification provide?**

*A: The completed Zoning Verification process explicitly pre-qualifies the site's primary institutional uses for streamlined delivery. By clearing preliminary zoning ambiguities upfront, a buyer minimizes soft costs, eliminates speculative architectural drafting, and secures an expedited pathway through the standard Conditional Use (CU) review, shaving months off the typical pre-development phase.*

**Q: How does the property's physical elevation and clearing history affect vertical construction budgets?**

*A: Because the primary building pad area has been historically cleared and elevated, the site is structurally insulated from heavy clearing, grubbing, and major topsoil preservation expenses. A buyer inherits an optimized starting baseline for earthwork mobilization, preserving capital that would otherwise be spent on initial site stabilization and raw land clearing.*

**Q: What spatial efficiencies does the 7.49-acre layout offer for structural massing and setbacks?**

*A: The configuration of the parcel allows for highly efficient structural massing. Unlike irregularly shaped acreage that creates dead space, this layout maximizes buildable efficiency, allowing an institutional developer to easily meet or exceed Collier County's perimeter setback and buffer requirements while preserving premium internal acreage for core building footprints, expansive parking layouts, or outdoor campus amenities.*

**Q: How does the property's specific location profile protect a buyer against long-term operational inflation?**

*A: Being situated directly within a major residential density zone (adjacent to SkySail and Rivergrass Village) guarantees a built-in, captive demographic base for institutional, educational, or community services. This proximity eliminates the need for aggressive regional marketing or high tenant-acquisition costs, anchoring the long-term intrinsic value of the real estate to the permanent population growth of the immediate North Naples submarket.*

**Q: Does the property's proximity to the future municipal traffic signal provide an immediate commercial advantage?**

*A: Yes. The pending signalization at the nearby Oil Well Road intersection vastly upgrades the site's long-term logistical profile. It guarantees safe, regulated deceleration and transit patterns for high-capacity vehicles (such as school buses, transport vans, or logistics fleets), satisfying strict institutional risk-management standards while dramatically increasing the property's daily visual profile to passing local traffic.*

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## 6. Surrounding Growth Drivers & Density Triggers

**Q: What active off-site infrastructure and commercial projects are driving immediate regional absorption?**

*A: Regional velocity is driven by three adjacent high-density milestones: (1) Rivergrass Village mobilization and entry infrastructure, (2) SkySail commercial section and apartment construction directly across Oil Well Road, and (3) active traffic rerouting via Esplanade at Rivergrass infrastructure improvements aligned with the Oil Well Road Phase 3 widening and Big Cypress Parkway integration.*

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## 7. Transactional & Due Diligence Protocol

**Q: What is the procedure for reviewing proprietary engineering files and scheduling formal site visits?**

*A: Comprehensive site records, geotechnical logs, and environmental determinations are accessible via the Secure Data Room upon registration. While unrestricted perimeter drive-bys are welcome, formal on-site walk-throughs are coordinated upon receipt of an aligned Letter of Intent (LOI).*

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## 8. Off-Site Regional Growth Triggers

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## **10. Spatial Efficiency & Net Usable Footprint**

**Q: How does the pre-excavated lake impact the net usable buildable area compared to standard raw land parcels?**

***A: On typical raw commercial parcels, 20% to 30% of total acreage must be dedicated to excavating new retention basins. Because the 3± acre engineered lake is fully completed and permitted, 100% of the remaining dry acreage is immediately available for vertical development, parking, and campus circulation without incurring additional earthwork footprint loss.***

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## **11. Historical Civil Infrastructure & Environmental Baseline**

**Q: What is the current regulatory status of the 3± acre lake given its historical completion date?**

***A: The 3± acre engineered lake was excavated and completed under certified Keene Engineering plans to depths of 10–20 feet. While the lake provides established surface water retention capacity and vested site elevation equity, historical engineering logs and lake depth benchmarks are maintained in the Secure Data Room. Prospective buyers should perform standard updated environmental due diligence (e.g., Phase I ESA and environmental reviews) as part of their standard contract review period.***

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## **12. Vertical Height Limits & Dimensional Clearances**

**Q: What are the standard dimensional clearances and vertical building height restrictions for the property?**

***A: The property maintains standard setback buffers and clean dimensional boundaries. Under the Collier County LDC framework for institutional conditional uses, the baseline height envelope supports up to 30 feet (2 stories) for standard structures, with potential height variances available based on specific site plan approvals and institutional density configurations.***

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## **Notice & Due Diligence Disclaimer**

*\*All engineering specifications, lake depth metrics, and zoning determinations referenced herein are derived from historical site records and certified engineering documents maintained in the Secure Data Room. This information is provided for preliminary informational purposes only. Prospective purchasers are advised to conduct independent due diligence, including updated environmental, legal, and civil engineering reviews, during the formal contract inspection period.*