

Limited Due-Diligence Report
On
26900 JONES LOOP RD, Punta Gorda, Florida

On February 2, 2023 Southwest Engineering & Design was contracted by Randy Krise to perform a due diligence review for the property of 26900 Jones Loop Rd, Punta Gorda, Florida.

SED compiled the following data for the subject property. The property consists of 3 parcels which are currently vacant. The property size is 10.31 acres per Charlotte County GIS. No survey was available to confirm the acreage. The Parcel ID (PID) numbers are 412322200005, 412322200007, 412322200008 and this location is in the jurisdiction of Charlotte County. This site is zoned ECAP and the Future Land Use Map (FLUM) designation is Enterprise Charlotte Airport Park. Charlotte County will require the development projects to be reviewed through the “Site Plan Review” process prior to the submittal of any building permit applications.

Refer to the attached Charlotte County Parcel Data Sheets for more information.

Zoning

The proposed use for the property was indicated to be a Gas Station, General Retail Sales and Services, Hotel/motel/inn, medical and dental office, clinics.

The list of allowable uses within ECAP Zoning are as follows:

1. Commercial parking
2. Restaurants
3. Business services
4. Professional services
5. Laundromats
6. Assisted living facility or day care center, adult, six (6) or less (subject to airport compatibility standards of section 3-9-63)
7. Day care center, child
8. Personal services
9. Motor vehicle wash
10. General retail sales and services
11. Hotel, motel, inn
12. Apparel and appliance sale and repair stores
13. Boat, travel trailer and motor vehicle sales or rental, including recreational vehicles and campers
14. Gas stations
15. Class 3 laboratories
16. Any other use which by reasonable implication would be similar to one (1) of the other uses listed in this category.
17. Medical and dental office, clinics.

The required building setbacks are: 20' (ft.) for the front, 10-50' (ft.) on the sides and 15' (ft.) at the rear of the building. Maximum lot coverage by the building is at 50% and the maximum building height is 90', unless approved through special exception.

Punta Gorda Airspace

It appears that the airspace limitation is 100' but it is advised that prior to design, an official application be made with FAA for a final determination. **Refer to the attached Punta Gorda Airport Airspace Figure for more information.**

Flood Zone

The FEMA Flood Zone designation for the three parcels is X. This represents that the parcels are outside of the restrictive FEMA flood zone. The minimum Finish Floor Elevations in Flood Zone X are based on the future development stormwater facility design. **See attached FEMA Flood Zone Map for more information.**

Development Fill Expectations

The parcels will require imported fill to bring them up to the minimum finish floor based on the individual stormwater facility design.

Parcel P1-2

Average existing elevation = 21.0 NAVD

Fill estimate – 2.23 ac. x 80% = 80,847sf x 2.0' fill = 5,989cy

Parcel P1-7

Average existing elevation – 21.0 NAVD

Fill estimate – 4.00ac x 80% = 139,392sf x 2.0' fill = 10,325cy

Parcel P1-9-1

Average existing elevation – 20.0 NAVD

Fill Estimate – 3.99ac. x 80% = 139,044sf x 2.0' fill = 10,300cy

See attached Charlotte County GIS contour map

Utilities

The City of Punta Gorda Utilities has stated that water and sewer are available to the property

P1-2

There is an 8" water main adjacent to the parcel for water service and fire protection on Jones Loop Rd. Sewer service to the site will require a sewer force main directional bore under Piper Rd. to a 4" force main on the east side of Piper Road. This parcel will require a pump station for the sanitary sewer service.

P1-7 & P1-9-1

There is an 8" water main for water service and fire protection adjacent to the parcel on the north side of Jones Loop Rd. For sanitary sewer service a 4" force main is adjacent to the parcels on the northern boundary of Jones Loop Rd. A pump station will be required for the sewer.

See below and attached Punta Gorda Utilities Map for more information.

Environmental

A Protected Species Assessment has not been completed for the property and was not part of the due diligence phase. Environmental conditions are unknown for the three parcels.

Access

P1-2: This parcel is within the FDOT maintenance zone from the I-75 interchange. The FDOT has indicated that access to Jones Loop Rd from this parcel will not be possible. Access will have to be gained from Piper Road. This will take a SWFWMD modification as the driveway will cross a detention swale that was constructed as part of the Piper Road expansion. The FDOT also indicated that a FDOT drainage connection permit will be required for this parcel. **See attached email from FDOT**

P1-7 & P1-9-1: The only access available from these parcels is from Jones Loop Road.

Existing Permits

Southwest Florida Water Management District has no existing permits for these parcels. A permit application would be required for a new project.

Attachments:

- County Parcel Data Sheets (3)
- PGD Airspace Map
- FEMA Map
- County topo and contour map
- PGU Utility Map
- FDOT email



CHARLOTTE COUNTY PROPERTY APPRAISER
 PAUL L. POLK, CFA, AAS, RES

Real Property Information for 412322200005 for the 2023 Tax Roll

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

You may be eligible for a Partial Tax Refund if your residential improvement was rendered uninhabitable due to Hurricane Ian or Nicole for at least 30 days. [Click here for more information.](#)

[Report Hurricane Ian Damage](#)

Owner:

JONES LOOP INVESTORS LLC
 2430 VANDERBILT BEACH RD STE 108 510
 NAPLES, FL 34109

Ownership current through: 3/1/2023

Property Location:

Property Address: 26900 JONES LOOP RD
 or 9501 PIPER RD

Property City & Zip: PUNTA GORDA 33982

Business Name:

General Parcel Information

Taxing District:
111

In City of Punta Gorda:
NO

Current Use:
GRAZINGLAND SOIL CAPABILITY CLASS IV

Future Land Use (Comp. Plan):
Enterprise Charlotte Airport Park

Zoning Code:
ECAP

Market Area / Neighborhood / Subneighborhood:
03/78/69000

Map Number:
5B22X

Section/Township/Range:
22-41-23

SOH Base Year:

Waterfront:

NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code	Qualification/Disqualification Code
6/1/1994	<u>1346/1604</u>	<u>297776</u>	\$100	VACANT	
4/1/1996	<u>1464/851</u>	<u>418222</u>	\$100	VACANT	
11/1/1998	<u>1655/803</u>	<u>601778</u>	\$80,000	VACANT	
11/1/2001	<u>1966/124</u>	<u>862672</u>	\$770,000	VAC-MULTI	
10/28/2005	<u>2841/1279</u>	<u>1474750</u>	\$1,500,000	VACANT	<u>00</u>
2/28/2007	<u>3122/548</u>	<u>1644774</u>	\$9,850,000	VAC-MULTI	<u>05</u>

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0263G	Out	OUT	X	12015C	Out	120061	0.0	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2022 Value Summary

Approach	Land	Land Improvements	Building	Damage	Total
Cost Approach					N/A
Income Approach					N/A
Market Approach	\$808,472				\$808,472
Classified Value	\$705		\$0	\$0	\$705

2022 Certified Tax Roll Values, as of January 1, 2022

Approach	County	City	School	Other
Certified Just Value (Just Value reflects 193.011 adjustment.):	\$687,201	\$687,201	\$687,201	\$687,201
Certified Assessed Value:	\$705	\$705	\$705	\$705
Certified Taxable Value:	\$705	\$705	\$705	\$705

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Depth	Table/ Factor	Acreage
1	ZZZ 224123 P1-2	6300	ECAP	SQUARE FOOT	101059	0		0

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Legal Description:

Short

Legal:

Long Legal:

22 41 23 P-1-2 2.32 AC M/L COMM NE COR SEC 22 W 2660.84 FT TO W R/W S AIRPORT RD S 2074.84

ZZZ	FT TO POB CONT S 425.25 FT TO SR768 E 361.32 FT NW 454.64 FT NW 146.93 FT TO POB INC A
224123	PORTION OF PIPER RD ALG W 60 FT THEREOF 725/465-467 725/469 725/1137 CT1346/1604 1464/851
P1-2	RE1648/430 1655/803 1966/124 2841/1279 3122/548

Data Last Updated: 3/9/2023- Printed On: 3/9/2023.

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Real Property Information for 412322200008 for the 2023 Tax Roll

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If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

You may be eligible for a Partial Tax Refund if your residential improvement was rendered uninhabitable due to Hurricane Ian or Nicole for at least 30 days. [Click here for more information.](#)

[Report Hurricane Ian Damage](#)

Owner:

JONES LOOP INVESTORS LLC 2430 VANDERBILT BEACH RD STE 108 510 NAPLES, FL 34109
--

Ownership current through: 3/1/2023

Property Location:

Property Address: 27000 JONES LOOP RD
Property City & Zip: PUNTA GORDA 33982
Business Name:

General Parcel Information

Taxing District: 111
In City of Punta Gorda: NO
Current Use: GRAZINGLAND SOIL CAPABILITY CLASS IV
Future Land Use (Comp. Plan): Enterprise Charlotte Airport Park
Zoning Code: ECAP
Market Area / Neighborhood / Subneighborhood: 03/78/00
Map Number: 5B22X
Section/Township/Range: 22-41-23
SOH Base Year:

Waterfront:

NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code	Qualification/Disqualification Code
10/28/2005	2841/1273	1474749	\$12,740,200	VAC-MULTI	
2/28/2007	3122/548	1644774	\$9,850,000	VAC-MULTI	<u>05</u>

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.
Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0263G	Out	OUT	X	12015C	Out	120061	0.0	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2022 Value Summary

Approach	Land	Land Improvements	Building	Damage	Total
Cost Approach					N/A
Income Approach					N/A
Market Approach	\$518,700				\$518,700
Classified Value	\$1,213		\$0	\$0	\$1,213

2022 Certified Tax Roll Values, as of January 1, 2022

Approach	County	City	School	Other
Certified Just Value (<u>Just Value reflects 193.011 adjustment.</u>):	\$440,895	\$440,895	\$440,895	\$440,895
Certified Assessed Value:	\$1,213	\$1,213	\$1,213	\$1,213
Certified Taxable Value:	\$1,213	\$1,213	\$1,213	\$1,213

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Depth	Table/ Factor	Acreage
1	ZZZ 224123 P1-9-1	6300	<u>ECAP</u>	ACRE	3.99	0		3.99

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Legal Description:

Short Legal:	Long Legal:
ZZZ 224123 P1-9-1	22 41 23 PARCEL 1-9-1 3.99 AC. M/L COMM AT SE COR OF NE 1/4 SEC 22 TH W 935 FT FOR P.O.B. TH CONT W 239.32 FT N 25 FT W 197 FT N 400 FT E 457 FT S 414 FT TO P.O.B. 2841/1273 E2841/1282 3122/548

Data Last Updated: 3/9/2023- Printed On: 3/9/2023.



Real Property Information for 412322200007 for the 2023 Tax Roll

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

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You may be eligible for a Partial Tax Refund if your residential improvement was rendered uninhabitable due to Hurricane Ian or Nicole for at least 30 days. [Click here for more information.](#)

[Report Hurricane Ian Damage](#)

Owner:

JONES LOOP INVESTORS LLC
 2430 VANDERBILT BEACH RD STE 108 510
 NAPLES, FL 34109

Ownership current through: 3/1/2023

Property Location:

Property Address: 26950 JONES LOOP RD
Property City & Zip: PUNTA GORDA 33982
Business Name:

General Parcel Information

Taxing District:
111

In City of Punta Gorda:
NO

Current Use:
GRAZINGLAND SOIL CAPABILITY CLASS IV

Future Land Use (Comp. Plan):
Enterprise Charlotte Airport Park

Zoning Code:
ECAP

Market Area / Neighborhood / Subneighborhood:
03/78/00

Map Number:
5B22X

Section/Township/Range:
22-41-23

SOH Base Year:

Waterfront:

NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code	Qualification/Disqualification Code
5/1/1996	1462/1873	416535	\$1,025,000	VACANT	
4/1/1998	1607/777	557141	\$155,000	VACANT	
10/1/1998	1649/39	595874	\$500,000	VACANT	
11/1/2001	1966/124	862672	\$770,000	VAC-MULTI	
10/28/2005	2841/1273	1474749	\$12,740,200	VAC-MULTI	
2/28/2007	3122/548	1644774	\$9,850,000	VAC-MULTI	<u>05</u>

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.
Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0263G	Out	OUT	X	12015C	Out	120061	0.0	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2022 Value Summary

Approach	Land	Land Improvements	Building	Damage	Total
Cost Approach					N/A
Income Approach					N/A
Market Approach	\$520,000				\$520,000
Classified Value	\$1,216		\$0	\$0	\$1,216

2022 Certified Tax Roll Values, as of January 1, 2022

Approach	County	City	School	Other
Certified Just Value (<u>Just Value reflects 193.011 adjustment.</u>):	\$442,000	\$442,000	\$442,000	\$442,000
Certified Assessed Value:	\$1,216	\$1,216	\$1,216	\$1,216
Certified Taxable Value:	\$1,216	\$1,216	\$1,216	\$1,216

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Depth	Table/ Factor	Acreage
1	ZZZ 224123 P1-7	6300	<u>ECAP</u>	ACRE	4	0		4

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Legal Description:**Short****Legal:**

ZZZ

Long Legal:

22-41-23 P-1-7 4 AC. M/L COMM AT E1/4 COR OF SEC 22 N ALG E LN OF SEC46.72 FT TO N/LY R/W LN OF JONES LOOP RD TH W/LY ALG CURVE 69.87 FT CONT W 1184.33 FT N 25 FT W 632.61 FT FOR

224123
P1-7

POB TH E 435.6 FT N 400 FT W 435.6 FT S 400 FT TO POB 891/1922 1066/1719 CT1456/693
CT1462/1873 1607/777 RE1648/430 1649/39 E1938/1477 1966/124 2841/1273 3122/548 E4446/17

Data Last Updated: 3/9/2023- Printed On: 3/9/2023.

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Charlotte County FEMA Flood Zones comparison



Current FEMA Designations
(Effective 12-15-22)

Base Flood Elevation(ft.)	1.00
Flood Zone	X

Zoom to

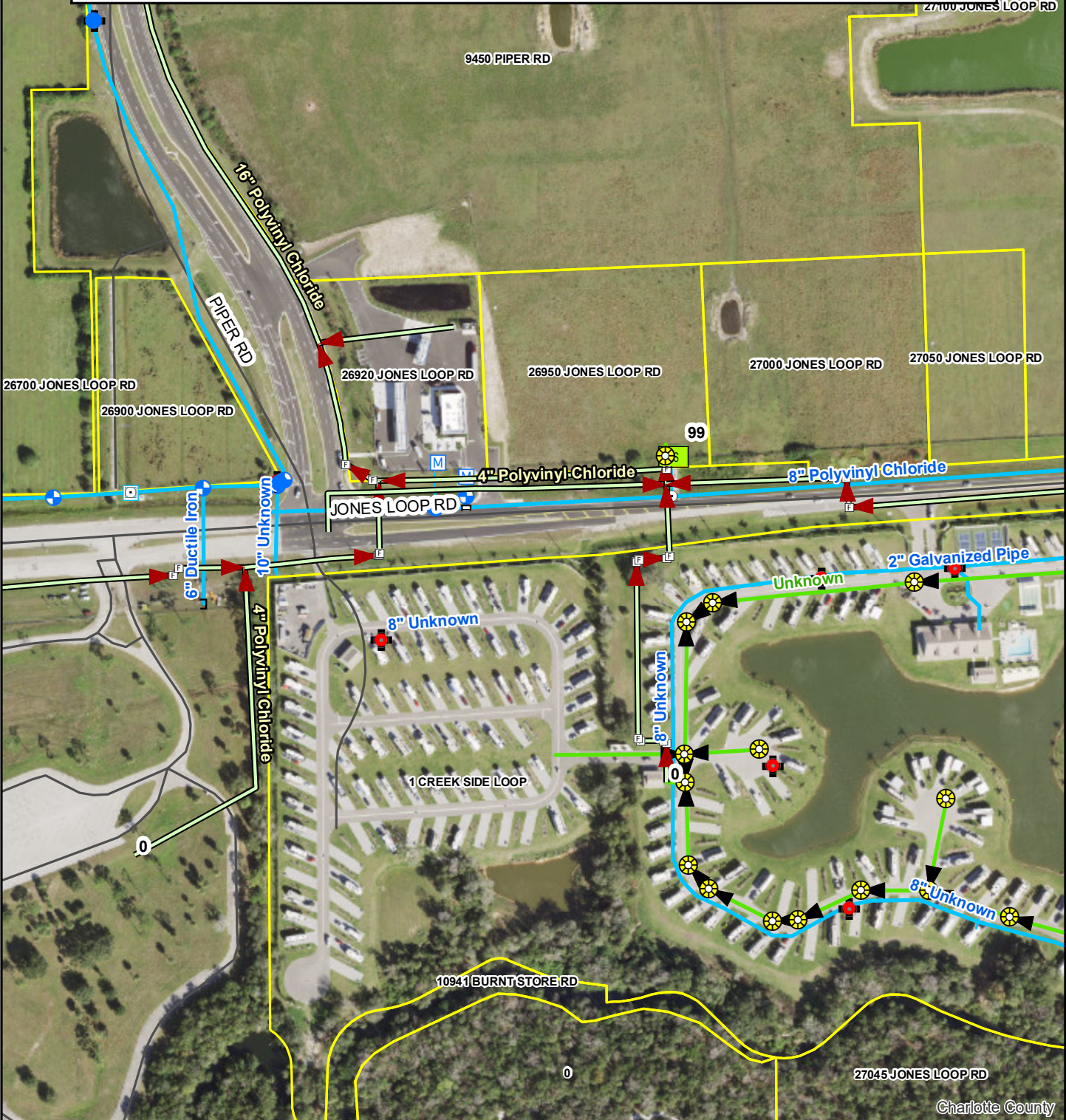
Previous (2003) FEMA Designations

Flood Zone	X
V Datum	NGVD29
Base Flood Elevation(ft.)	1

Zoom to

Legend

Manhole	Gravity Main	Cap	Water Meter	Water Main
Lift Station	Hydrant Valve	Cross	Meter Type	Streets
Fitting Type	System Valve	Tap	Fire Meter	
Bend	Water Fitting	Tee	Small Potable	
Sewer Tap	Fitting Type	Wye	Small Potable Irrigation	
Pressurized Main	Bend	Hydrant	Water Service Line	

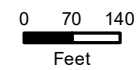


Charlotte County

Jones Loop & Piper Rd Project Area



Disclaimer: This map is a representation of completed public information. It is believed to be an accurate and true depiction for the stated purpose, but The City of Punta Gorda and its employees make no guarantee, implied or otherwise, as to the accuracy of completeness. We therefore do not accept any responsibility as to its use. This is not a survey, nor is it to be used for design.



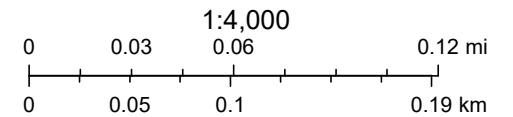
Drawn By: Michael Putnam
 Department: Utilities
 Date: 3/2/2023

Due Diligence Jones Loop (Krise) - Topographic and Contour Map



March 9, 2023

- Override 1
- Block Number
- City of Punta Gorda Boundary
- Contours
- Lots
- Property Ownership
- Spot Elevations



Charlotte County, Charlotte County GIS

Charlotte County GIS

Kevin Rainey

Subject: FW: Jones Loop and Piper Rd Driveway Concept

From: Bessa, Carlos <Carlos.Bessa@dot.state.fl.us>
Sent: Thursday, March 02, 2023 2:19 PM
To: Alexander Guzman <a.guzman@sedfl.com>
Cc: Weng, Randy <Randy.Weng@dot.state.fl.us>
Subject: RE: Jones Loop and Piper Rd Driveway Concept

Hi Sergio,

The driveway onto the Jones Loop Rd FDOT Limit Access is not permitted. But you need to apply for a Drainage Permit.

Please.

Carlos Augusto Bessa.
2981 Ne Pine Island RD
Cape Coral, FL, 33909
Cell 239-8968703
Off 239-9857856
E-mail Carlos.Bessa@DOT.STATE.FL.US
WWW.FDOT.gov



From: Alexander Guzman <a.guzman@sedfl.com>
Sent: Thursday, March 2, 2023 13:32

To: Bessa, Carlos <Carlos.Bessa@dot.state.fl.us>

Subject: Jones Loop and Piper Rd Driveway Concept

EXTERNAL SENDER: Use caution with links and attachments.