

FOR SALE - Placida 13 Acre Development Site

PLACIDA, FLORIDA

SUNMARK REALTY, INC.

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13+ Acres for Development

Up to 70 Units

*Multi Family & Single Family
Development Allowed*

Utilities Available at Site

Priced at \$1,400,000



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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: Property is zoned RMF 10—multi family with a Future land Use designation for medium density residential. Site is entitled for up to 70 units. Site also allows for single family estate type development as well. Please see attached map showing current density configuration.

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: \$1,400,000



Aerial of the development site.



Property facing north from Haring Way.

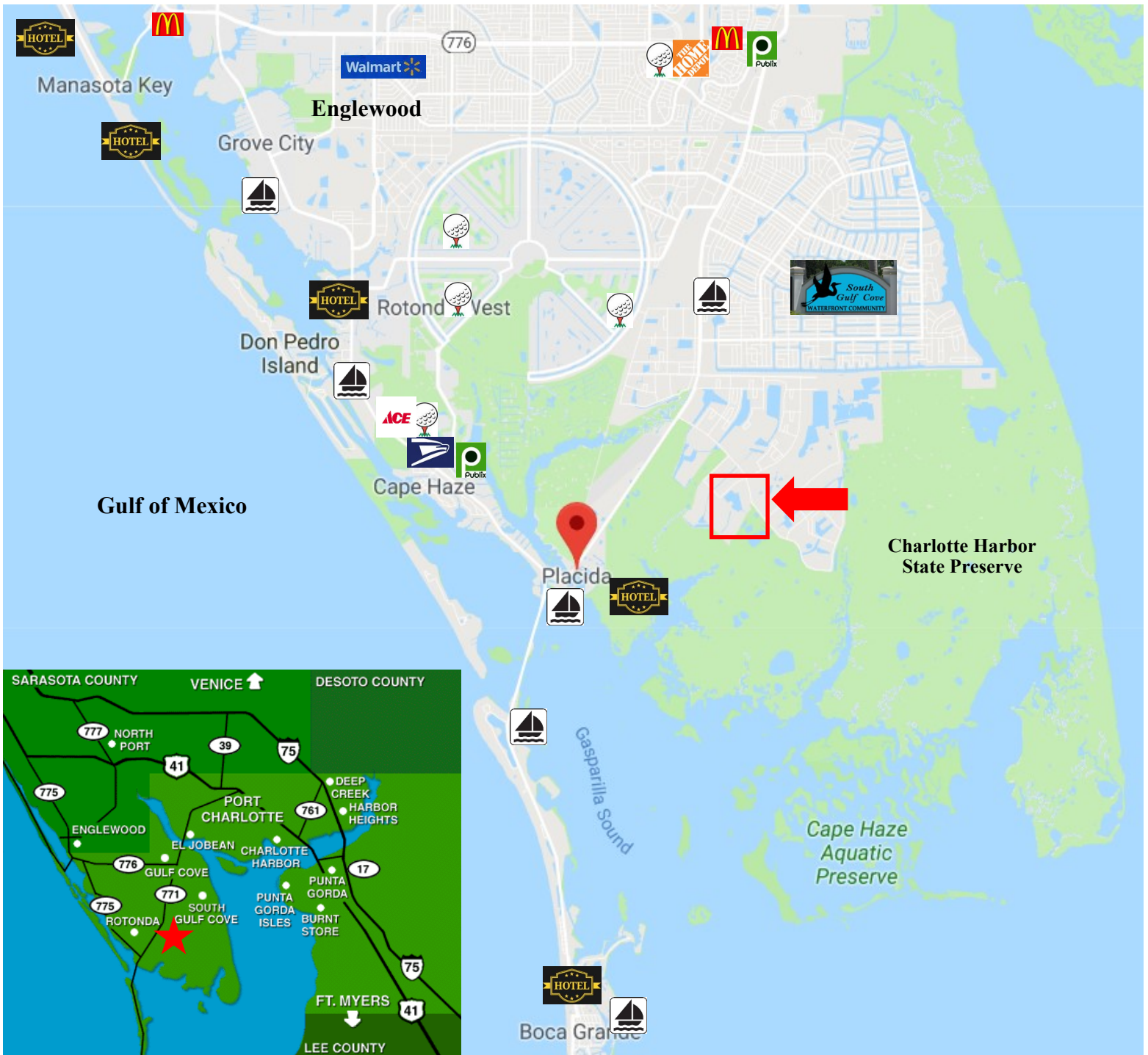


Property facing west from Rotonda Trace.



Entrance to the subdivision.

AREA MAP

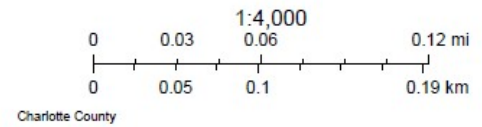


Charlotte County Utilities Map Book



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- Lee Roads
- Lee County Existing Condos
- Lee County Parcels
- Certificated Water Areas
- Certificated Sewer Areas
- Block Number
- Lots
- Property Ownership
- W Sample Point
- Potable Water Main
- <all other values>
- Bypass



Charlotte County GIS
Charlotte County I



Configuration of Current Development Density

Single Family or Multi Family Use

Utilities Adjacent to Property



Legend

Areas

- AREA1 - 9.9 Total Acres - Upland:7.2 ac/Wetland:2.7 ac
- AREA2 - 0.7 Total Acres - All Upland:0.7 ac
- AREA3 - 2.7 Total Acres - Upland:1.2 ac/Wetland:1.5 ac

Land Cover

- UPLAND
- WETLAND

DATE: 11/1/2005
 FILE: AERIAL-LotCales.mxd
 PROJECT NO: 05378
 AERIAL: 2002
 SCALE : 1" = 200'

Rotonda Lots
 Charlotte County, Florida


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