

FOR SALE—VACANT LAND

CAPE HAZE DEVELOPMENT SITE

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



Property Features:

Opportunity: 65+/- acre residential development site with marina basin situated east of the Rotonda Meadows subdivision and across the canal from the high end waterfront community of South Gulf Cove. Property fronts on the deep-water Santa Cruz Waterway with sailboat access to the Myakka River and the Gulf of Mexico. Subject property was created by the original developer for a deep-water marina. Excellent opportunity for a builder to develop up to 175 residential units with private marina.

Zoning: Two Separate Sites. 35+/- acres of residential land zoned RSF 5 (5 du/ac). 30 acre marina site with ES zoning.

FLU: Future land use for the 35+/- acre site is Low Density Residential.

Access: Easement running along the south side of the Santa Cruz Waterway. Further access to be determined before transfer of property.

Elevation: Base Flood Elevation of 8ft. Both sites located in the CHHA area in Charlotte County. Flood insurance required.

Environmental: Minimal wetlands showing on the 35+/- acre site per the US Fish and Wildlife National Wetlands Database.

Legal Description: ROTONDA SPRINGS TR 5 35.03 AC. M/L and 36 41 21 PARCEL 1 30 AC. M/L BEG AT NW COR SEC 36 TH E 522.61 FT SE 569.55 FT S 1027.24 FT SW 917.21 FT N 1627.91 FT TO P.O.B. 1759/1536 NO1856/90 2121/723 or ZZZ 364121 P1

Price: Call for Pricing.



Note: These sites offer a rare waterfront development opportunity. Access, utilities and environmental factors need to be fully investigated. There are many unknown development parameters that need further discussion with Charlotte County and the State of Florida. Owner advises any and all potential buyer to perform extensive due diligence.



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



FOR SALE—VACANT LAND

CAPE HAZE DEVELOPMENT SITE

SUNMARK REALTY, INC.

PO Box 420

Pineland, FL 33945

www.sunmarkrealty.net

sunmarkrealty@gmail.com

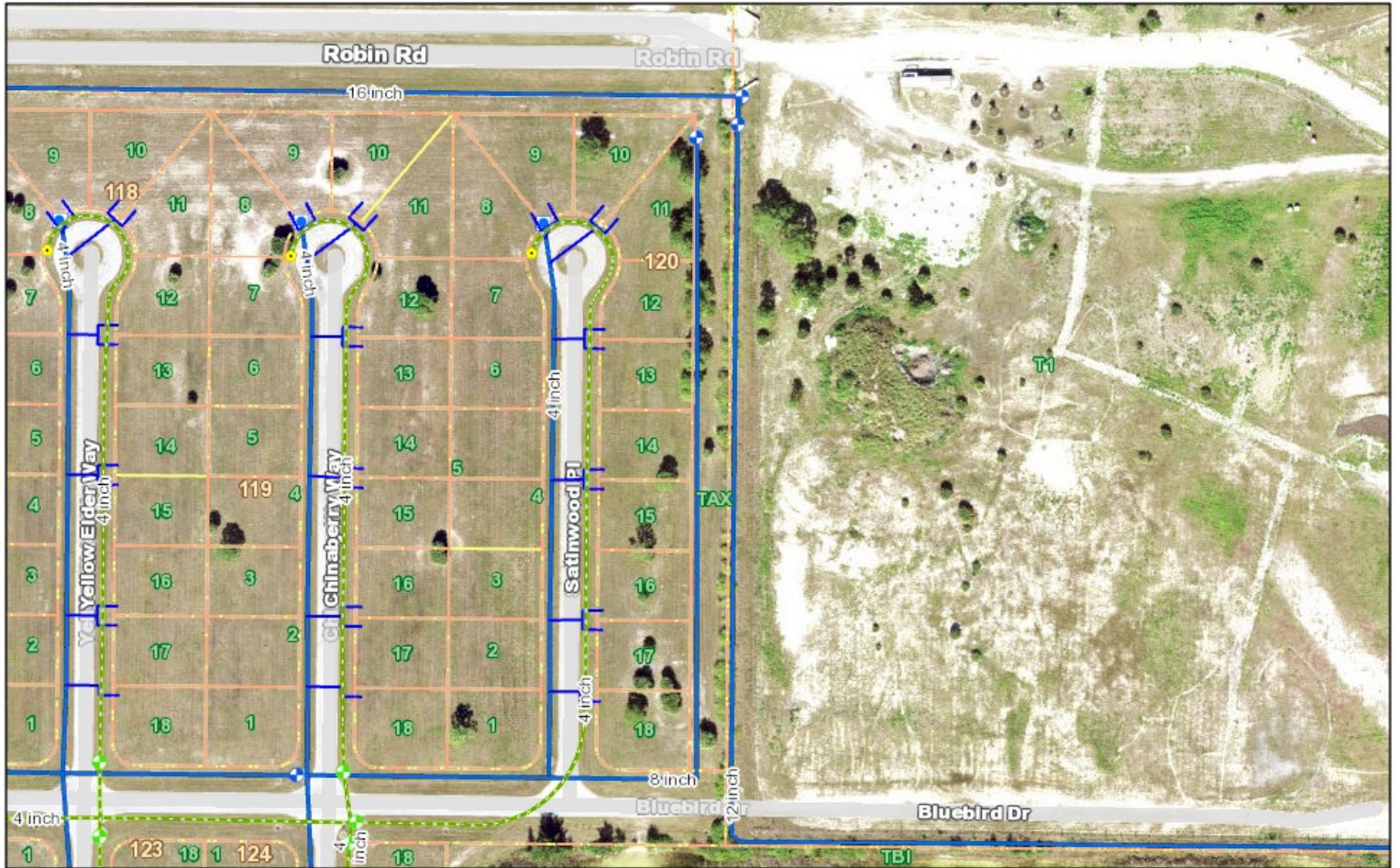


SAGE N. ADDRESS, ALC, CCIM
Tampa Director
PH: 813-416-4254
sage_address@hotmail.com

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

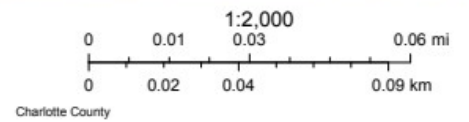


Charlotte County Utilities Map Book



6/6/2022, 12:57:56 PM

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



Charlotte County GIS
 Charlotte County |

* End of Robin Rd and Charlotte County utility service is approximately 9,825 ft. from the boundary of the 35+/- acre site. Utilities will need to be extended to the property for full development rights.



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

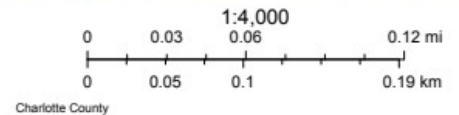


Charlotte County Utilities Map Book



6/6/2022, 4:06:37 PM

- 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
- DistributionMain
- Fire
- Pipe/Bridge



Charlotte County

Charlotte County GIS
 Charlotte County |

* Potential to connect to existing Charlotte County utilities in South Gulf Cove via boring under the Santa Cruz Waterway.



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



Property Features on Marina Site:

Opportunity: 30+/- acre marina site situated east of the Rotonda Meadows subdivision and across the canal from the high end waterfront community of South Gulf Cove. Property fronts on the deep-water Santa Cruz Waterway with direct sailboat access to the Myakka River and the Gulf of Mexico. Subject property was created by the original developer for a deep-water marina. Excellent opportunity for a developer or marina operator to construct a facility in an area of tremendous future boating growth.

Florida Property Use Code: 96—Potential uses; marina basin.

Access: Easement running along the south side of the Santa Cruz Waterway. Further access to be determined before transfer of property.

Elevation: Base Flood Elevation of 8ft.

Boating Location: Latitude: 26.870062
Longitude: -82.173496

Legal Description: 36 41 21 PARCEL 1 30 AC. M/L BEG AT NW COR SEC 36 TH E 522.61 FT SE 569.55 FT S 1027.24 FT SW 917.21 FT N 1627.91 FT TO P.O.B. 1759/1536 NO1856/90 2121/723 or ZZZ 364121 P1

CHARLOTTE COUNTY ZONING CODE

Per the Charlotte County Comprehensive Plan, the following are allowed on the property as currently zoned (ES):

Permitted principal uses and structures. The following uses and structures are permitted in this district:

- (1) Public and private game preserves, fish and wildlife management areas, hatcheries and refuges, parks and open spaces.
- (2) Water conservation areas, reservoirs and control structures, drainage systems and water wells.
- (3) Agricultural uses.
- (4) Piers, docks and wharves which comply with [section 3-9-70](#), "Boat docks; boathouses; boat lifts."
- (5) Single-family residences.
- (6) Limited educational facilities such as canoeing, hiking and nature study, and outdoor education in keeping with the intent of the district.

(c) *Permitted accessory uses and structures.* Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in this district.

(d) *Prohibited uses and structures.* Any use or structures not expressly or by reasonable implication permitted herein or permitted by special exception shall be unlawful in this district.

(e) *Special exceptions.* (For procedure see [section 3-9-7](#), "Special exceptions.") The following are special exceptions in this district:

- (1) Primitive campgrounds, commercial recreation areas and hunting and fishing camps.
- (2) **Resort and sports marinas and commercial fisheries.**
- (3) Essential services and emergency services.

(f) Maximum lot coverage by all buildings, percent10

Maximum height of structures, feet38

Maximum residential density, unit per 10 acres1



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

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



CHARLOTTE COUNTY ZONING CODE

Land Development Regulations
Chapter 3-9. Zoning
Article II. Districts Regulations

Sec. 3-9-33. RSF

1 **Sec. 3-9-33. Residential Single-family (RSF)**

2 (a) *Intent.* The purpose and intent of these districts is to provide for single-family residential dwellings and
3 other uses normally associated therewith. Among RSF-2, RSF-3.5 and RSF-5 districts, there are
4 variations in requirements for lot area, width, and certain yards.

5 (b) *Permitted Uses and Structures (P):*

6 (1) Assisted living facility or day care center, adult, six or less. (See Sec. 3-9-62. Adult Congregate
7 Living Facilities)

8 (2) Emergency services.

9 (3) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.

10 (4) Minor Home Occupation. (see Sec. 3-9-75. Home Occupations)

11 (5) Model home. (see Sec. 3-9-79. Model Homes)

12 (6) Noncommercial boat docks.

13 (7) Park, public or not-for-profit.

14 (8) Single-family detached, which may have a guest suite that is structurally attached, with or
15 without cooking facilities.

16 (9) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-69. Communication
17 Towers)

18 (c) *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory and
19 clearly incidental to permitted and conditional uses and structures are permitted in this district.

20 (1) Boat lifts, boat ramps, and noncommercial boat docks.

21 (2) Carports, garages, and storage structures.

22 a. Detached accessory structures greater than 250 square feet in footprint shall be compatible
23 in appearance with the primary residence, at a minimum, materials and color shall be
24 compatible with the primary residence.

25 b. The total footprint of all detached accessory structures shall not exceed 10% of the parcel
26 size or 1,000 square feet, whichever is greater for a property less than a half acre. If the
27 property is one half acre or more in size, the total footprint of all detached accessory
28 structures shall not exceed 3,000 square feet. The property owner(s) may apply for a
29 Special Exception to exceed the total maximum accessory structures size limitations
30 contained in this Section.

31 c. Detached accessory structures shall be located behind the leading edge of the living area
32 of the residence except carports and garages, but must maintain required setbacks.

33 d. Construction trailers and cargo containers are prohibited.

34 (3) Fences or walls which may be permitted prior to the principal uses and structures.

35 (4) Greenhouses and other horticultural uses, provided no retail sales are made on the premises.

36 (5) Guest suite, detached, consisting of living and sanitary facilities only. Cooking facilities shall
37 not be permitted in a detached guest suite. It must meet all applicable development standards
38 set forth in the zoning district.

39 (6) Keeping of pets, excluding animal breeding, boarding, and training.



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



CHARLOTTE COUNTY ZONING CODE

- 1 (7) Swimming pools, tennis courts, or other similar noncommercial recreational uses and
2 structures.
- 3 (d) *Conditional Uses and Structures (C):* (For rules and regulations for any use designated as Conditional
4 Use or Structure, see Sec.3-9-69. Conditional Uses and Structures)
- 5 (1) Bed and breakfast, 1 or 2 bedrooms.
6 (2) Clubhouse.
7 (3) Cluster housing. (see Sec. 3-9-67 Cluster Housing)
8 (4) Guest home.
9 (5) Subdivided lots with 50 foot wide frontage and 5,000 square foot.
- 10 (e) *Prohibited Uses and Structures:* Any use or structure not expressly or by reasonable implication
11 permitted herein or permitted by Special Exception, including but not limited to mobile homes,
12 commercial parking lots and private clubs not otherwise permitted, or permitted by Special
13 Exception, shall be unlawful in this district.
- 14 (f) *Special Exceptions (S):* (For procedure see Sec. 3-9-6.2. Special Exceptions)
- 15 (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.
16 (2) Assisted living facility or day care center, adult, seven or more. (See Sec. 3-9-62. Adult
17 Congregate Living Facilities)
18 (3) Bed and breakfast, 3 or more bedrooms.
19 (4) Cemetery, mausoleum.
20 (5) Community garden.
21 (6) Day care center, child.
22 (7) Elementary, middle, or high school.
23 (8) Essential services. (See Sec. 3-9-71. Essential Services)
24 (9) Government uses and facilities.
25 (10) Major Home Occupation. (see Sec. 3-9-74. Home Occupations)
26 (11) Place of Worship. (see Sec. 3-9-82. Places of Worship)
27 (12) Private clubs.
28 (13) Telecommunications facility, greater than 50 feet in height. (see Sec. 3-9-68. Communication
29 Towers)
30 (14) University or college.
31 (15) Yacht clubs, country clubs, and other recreational amenities, including but not limited to tennis
32 courts, basketball courts, and golf courses located on a separate parcel.
33 (16) Such other uses as determined by the Zoning Official or his/her designee to be:
34 a. Appropriate by reasonable implication and intent of the district.
35 b. Similar to another use either explicitly permitted in that district or allowed by Special
36 Exception.
37 c. Not specifically prohibited in that district.



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



CHARLOTTE COUNTY ZONING CODE

Sec. 3-9-33. RSF

1 The BZA shall review a favorable determination of the Zoning Official under this provision at the time
 2 the Special Exception application is presented to it. An unfavorable determination of the Zoning
 3 Official or his/her designee shall be appealable pursuant to Sec. 3-9-6. Board of Zoning Appeals.

4 (g) *Development Standards:*

5

	RSF-2	RSF-3.5	RSF-5
Lot (min.)			
Area (sq. ft.)	20,000	10,000	7,500
Width (ft.)	100	80	70
Setbacks (min. ft)			
Front	25	25	25
Side (interior)	15	7.5	7.5
Side (street)	20	15	15
Rear (interior)	20	20	20
Rear(interior) for All accessory structures	10	10	10
Rear (street)	25	25	25
Abutting greenbelt All accessory structures abutting greenbelt	15	15	15
Abutting water	20	20	20
Bulk (max.)			
Lot coverage of All Buildings	40%	40%	40%
Height (ft.)	38	38	38
Density (units/acre)	2	3.5	5

6

7 Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte
 8 Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the
 9 Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance
 10 with Sec. 3-9-88, Waterfront Property.

11 Landscape buffers and screening shall be required in this district in accordance with the provisions of
 12 Article XXII, Chapter 3-5, of the Code, as the same shall be amended.

13 (h) *Signs.* Signs shall be in accordance with Sec. 3-9-85

14 (i) *Off-street parking.* Off-street parking shall be in accordance with Sec. 3-9-79.



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

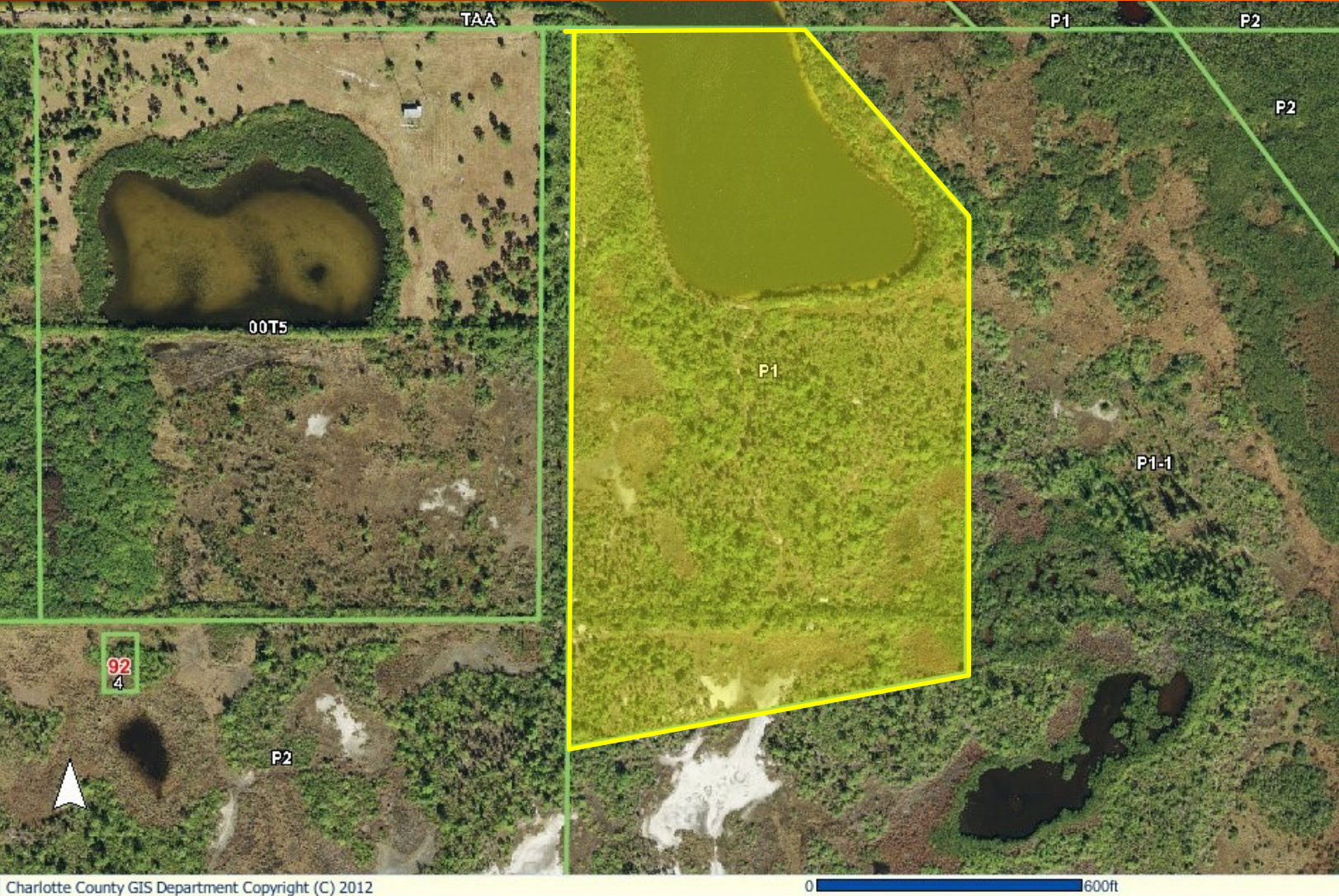
NOEL ADDRESS, CCIM
 Owner / Managing Director
 PH: 239-283-1717
 naddress@comcast.net



FOR SALE—VACANT LAND

CAPE HAZE MARINA SITE

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



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4" X 4" CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 21, EAST, CHARLOTTE COUNTY, FLORIDA, RUN SOUTH 89°52'05" EAST ALONG THE NORTH LINE OF SAID SECTION 36 A DISTANCE OF 522.61 FEET TO A 3/4" IRON ROD AND ALUMINUM CAP STAMPED "S.M.T. LB 6627"; THENCE SOUTH 41°03'54" EAST, 569.55 FEET TO A 3/4" IRON ROD AND ALUMINUM CAP STAMPED "S.M.T. LB 6627"; THENCE SOUTH 00°26'07" WEST, 1027.24 FEET TO A 3/4" IRON ROD AND ALUMINUM CAP STAMPED "S.M.T. LB 6627"; THENCE SOUTH 79°19'02" WEST, 917.21 FEET TO A 3/4" IRON ROD AND ALUMINUM CAP STAMPED "S.M.T. LB 6627" ON THE WEST LINE OF SAID SECTION 36; THENCE NORTH 00°26'07" EAST, ALONG THE WEST LINE OF SAID SECTION 36, 1627.91 FEET TO THE POINT OF BEGINNING.

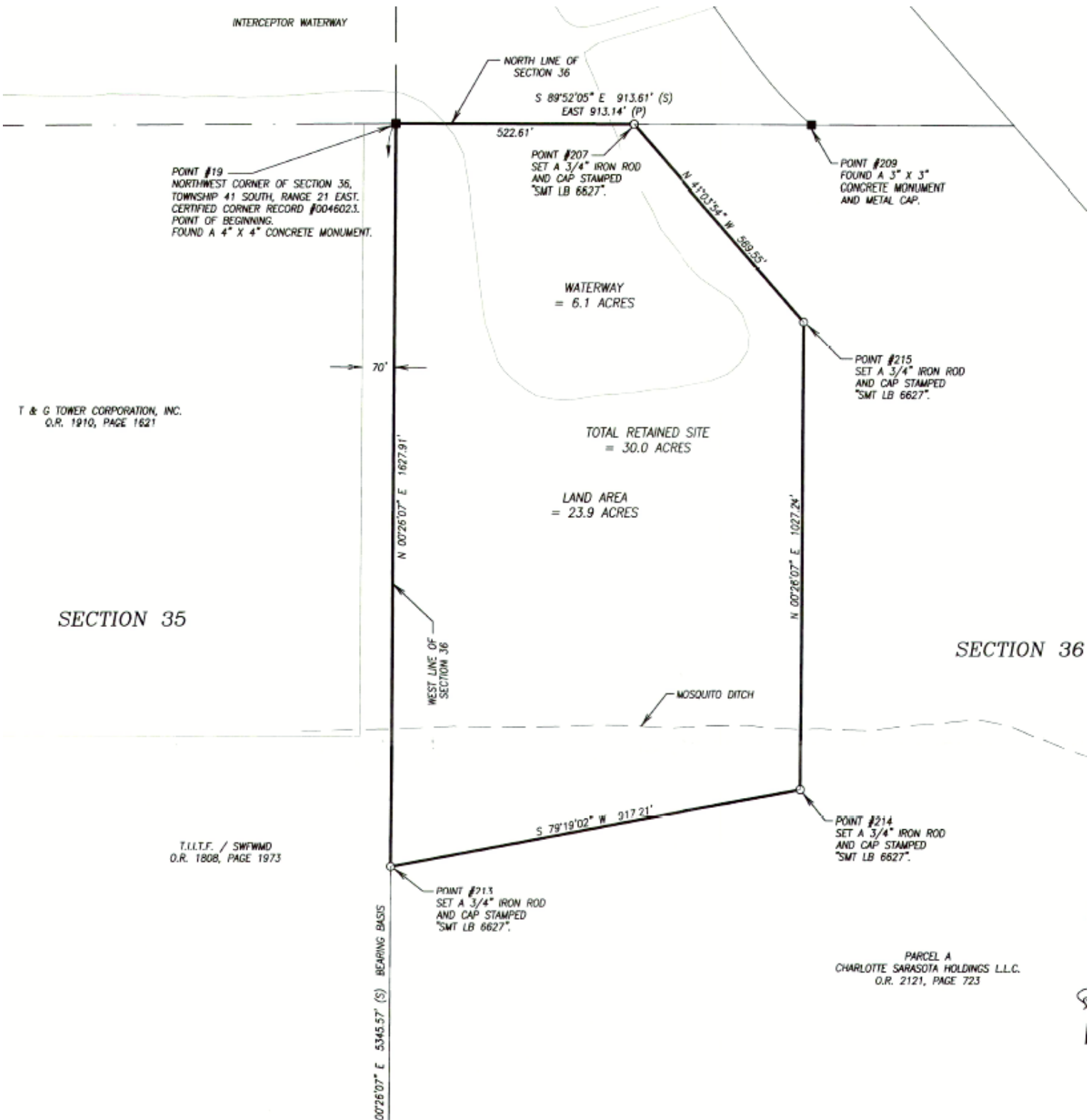


SAGE N. ADDRESS, ALC, CCIM
Tampa Director
PH: 813-416-4254
sage_address@hotmail.com

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



BOUNDARY SURVEY



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



