

FOR SALE—VACANT LAND

CAPE HAZE MARINA SITE

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



Property Features:

Opportunity: 30+/- acre marina site situated next to 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.

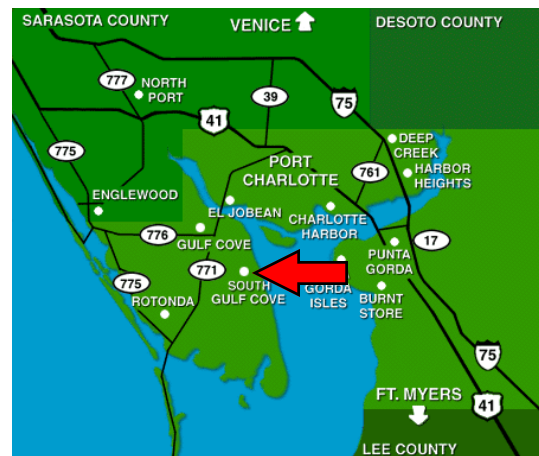
Access: Easement running along the south side of the Santa Cruz Waterway. Further access to be determined before transfer of property.

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

Price: \$1,200,000



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





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