

FOR SALE—VACANT LAND

# CAPE HAZE MARINA SITE

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## 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

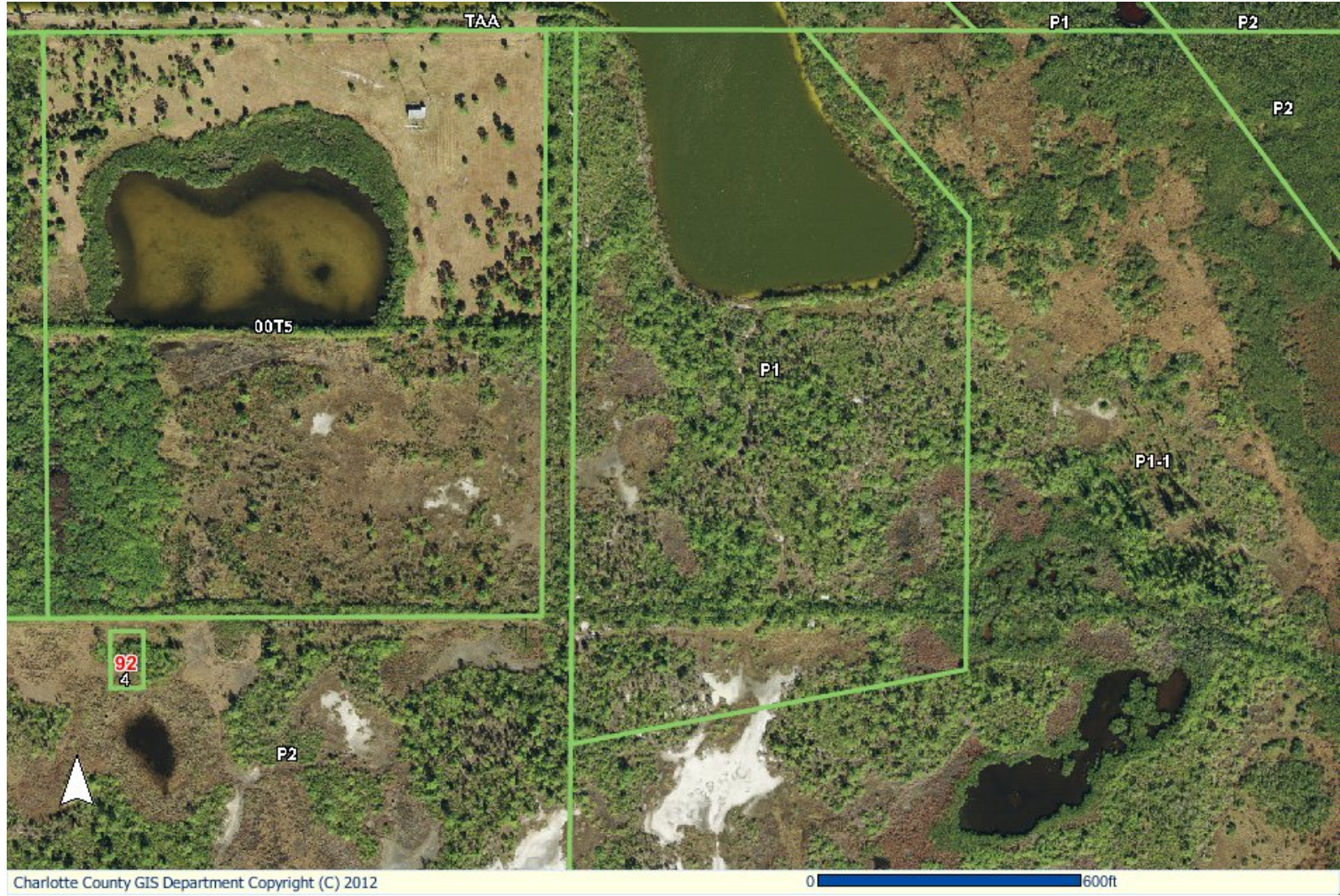
**Price:** \$1,200,000



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**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, percent .....10

Maximum height of structures, feet .....38

Maximum residential density, unit per 10 acres .....1

## PROPERTY DISCLAIMER

•**Licensed Real Estate Brokers** • Information contained herein has been obtained from the owner of the property and from other resources that we deem reliable including County Appraiser's Office and Zoning and Planning Departments. We have no reason to doubt the information's accuracy, but we do not warrant or represent that the information contained in this Brochure is accurate and definitive. **It is your responsibility to independently confirm the property's information accuracy and completeness.** Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the stability of the property for your records and purchase. This offer may be amended or withdrawn at any time without notice. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.

## OFFICES

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