

# EXECUTIVE DATA ROOM GUIDANCE:

3275 Desoto Blvd N, Naples, FL 34120 - 7.49 Acres

**TO:** Prospective Institutional Developers & Underwriting Committees

**FROM:** Ownership Group | Dean Estates

**SUBJECT:** Technical Vetting & Asset Moat Summary

The North Naples Institutional Assemblage is supported by a comprehensive Executive Data Room containing the engineering, legal, and entitlement frameworks necessary for an expedited 'Speed-to-Market' delivery. Access to these materials is available upon request to facilitate institutional underwriting for the 2026-2027 development cycle.

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## I. THE INFRASTRUCTURE MOAT (Folder 03 & 04)

The primary value-driver of this asset is its **Vested Drainage Equity**. The existing 3± AC Engineered Lake (**Permit #59.687**) provides a Regulatory Bypass under Florida CS/SB 7040.

- **Benefit:** By utilizing this stabilized system, the buyer achieves a **Regulatory Bypass** of the \$250,000+ cost of new excavation and the 12–18 month delays associated with 2026 water management surcharges and monitoring..
  - **Geotechnical Status:** Subsurface stability is verified via **Permit #1999031302**. Boring logs confirm a "No-Muck" structural baseline, removing the primary discovery risk for vertical construction.
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## II. ENTITLEMENT ROADMAP (Folder 02 & 07)

The site is strategically positioned within the **2026 Rural Golden Gate Estates Restudy**.

- **Current Standing:** Ownership has submitted for a 2026 Zoning Verification Letter (ZVL) to formalize the path toward Institutional, Medical, and Educational density. The application is designed to confirm the Conditional Use (CU) process and is currently in the final stages of administrative review.
- **Alignment:** The asset explicitly aligns with Restudy Goals 3 & 6 to support the 9,300-unit residential pipeline (SkySail, Rivergrass, Longwater).

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### III. TRANSACTIONAL PROTOCOL (Folder 01)

To ensure a streamlined acquisition process, Ownership adheres to the following protocols:

1. **Transparency:** All historical permits and boring logs are provided in their original, unredacted form for immediate verification.
2. **Engagement:** Execution of a formal Letter of Intent (LOI) or Purchase and Sale Agreement (PSA) is required prior to the release of proprietary Pro Forma back-ups or CAD engineering files.

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