



Land for Equity

RIVER BUSINESS CORP · SEVEN GROUP

THE NEW STANDARD IN REAL ESTATE DEVELOPMENT

Same land.

Better structure.

Higher value.

A model where the landowner stops being a seller and becomes a *partner in the project* built on their own land.

Construction & Development
+1,000 clients · 25+ years · Florida, USA

THE QUESTION THE MARKET NEVER ASKS

Why *sell* your
land when
you can
participate in
everything
built on it?

Many landowners sell simply for lack of access to this model.
We created that access.

WHAT HAPPENS WHEN YOU SELL THE LAND

The upside exists. It just *isn't yours.*

When the land is sold, you receive the payment and step away. The developer gets to work. And within 12 to 24 months, that same ground holds a completed building worth five times what you were paid. Every dollar created after that moment appreciation, construction value, sales, rental income belongs to someone else. The gap between what you received and what was built is the upside you gave away not as a mistake, but simply for lack of access to the right model.

The upside doesn't disappear: *it just changes hands.*

DIRECT SALE — WHAT TYPICALLY HAPPENS

\$3,000,000

Fixed. One-time. No upside. No relationship after closing.

Return type **Fixed cash - below listing price**

Upside participation **None**

Income after sale **\$0**

Asset in 5 years **Spent**

LAND FOR EQUITY — PARTNERSHIP

\$5,000,000+

Equity stake in a completed development. Titled units. Your choice of what to do with them.

Return type **Equity units - above listing price**

Upside participation **Full stake**

Income after sale **Rental, Sale or Refinance**

Asset in 5 years **Appreciating**

WHY THE BIG DEVELOPERS DON'T CALL YOU

It's Not Lack of Value. It's Lack of Access.

Major institutional developers only look at land valued above **\$20 million** because they move like ships: they only maneuver when the destination justifies the journey.

Due diligence, legal work, engineering, and market analysis cost nearly the same regardless of project size. So large developers filter by volume and ignore most of the market.

The result: land valued between \$500K and \$20M is left without access to the partnership structures that could unlock its full development potential.

Every month a parcel sits waiting for the right buyer, it generates **carrying cost** and misses the appreciation cycle already underway in the market.

Your land always had *value*. Now it finally has access.

SCENARIO 1 · SITTING ON THE MARKET

18 MONTHS LISTED

- Accumulated property tax ~\$28K
- Maintenance & insurance ~\$14K
- Capital opportunity cost ~\$60K
- Total cost ≈ -\$102K**



SCENARIO 2 · IN DEVELOPMENT WITH LFE

18 MONTHS IN EXECUTION

- Cost to the owner \$0
- Capital deployed by LFE 70% - 80%
- Project at delivery **Valorizado**
- Result Equity generated**

HOW LAND FOR EQUITY WORKS

You contribute the land. *We contribute everything else.* At the end, we divide what was created.

You contribute the land as your equity stake. Land for Equity contributes everything else capital, architecture, engineering, construction, permitting, management, and sales. When the project is complete, you receive titled units proportional to your land contribution.

LANDOWNER

Contributes the land only. No capital. No operational risk. No involvement in execution.

DJM - SEVEN GROUP

The entire development cycle is executed 100% in-house, with internal teams and pre-approved credit with banking partners.

JV - SHARE PROFIT

With the project delivered and appreciated in value, the created value is distributed between the landowner and Land for Equity in units, rental income, or capital equivalent at sale.

The landowner *contributes the land* and becomes a partner in the project.



Land for Equity *Finances & Executes* the entire Project



Architectural Plans



Engineering Design



Project Management



Construction Execution



JV / LOI Structuring



General Contractor

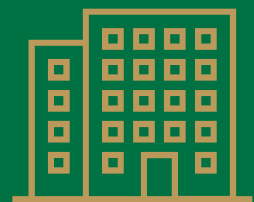


Market Analysis



Permit & Licensing

Project *valued & distributed* with titled units ready to sell, hold, or rent.



TWO DIFFERENT OUTCOMES

Your land becomes equity in a *completed development.*

Direct Sale vs. Land for Equity

	DIRECT SALE	LAND FOR EQUITY
Return received	Typically at or below listing price	Equity in the project + appreciation upside
Upside participation	None — ends at closing	Proportional to land contribution
Exit options	Direct sale only	Full or partial sale, Rental, Refinancing
Project involvement	None	We handle everything
Income after transaction	\$0	Multiple options
Time to liquidity	Can take years to attract a fair offer	Planned and structured — 18 to 24 months
Long-term asset	No	Asset appreciation + rental income
Tax exposure	Immediate capital gains event	Planned and structured
Return multiple	1x asking price or less	20% to 70% above land value
	\$3,000,000 land value	\$20,000,000 completed development value

70% a 80%

20% a 30%

The same land. Two different values.

Land typically represents 20% to 30% of total project cost. The remaining 70% to 80% is financed by Land for Equity through pre-approved credit with banking partners, investment fund relationships, and qualified private investors.

25+ years of proven track record.

\$3.5M

LAND 25%

\$10M

CONSTRUCTION 70%

\$600K

SOFT COSTS 5%

\$14.1M

TOTAL COST

+\$5.9M

VALUE CREATED FOR THE PROPERTY

\$20M

ESTIMATED TOTAL VALUE
AT DELIVERY (ARV)

\$5M

25% OWNER RECEIVES
FOR THE LAND

You receive completed units proportional to your equity stake, free and clear.

THREE PATHS. YOUR CHOICE.

At delivery, your proportional share of the development is transferred free and clear ready to be **sold** immediately at market value, **held and rented** for monthly income, or **refinanced** to expand your portfolio.

ALL WIN FRAMEWORK

We only move forward when *everyone* wins.



If the deal isn't *good for you*, we won't move forward with the deal.

Five players. One objective. The deal only moves forward when every answer is yes. This sets us apart from developers who think only of their own return. It has led us to walk away from transactions where the numbers worked for us but not for the landowner.

THE 7 PHASES — FROM FIRST CONVERSATION TO FINAL DELIVERY

We make the real estate development process *simple and accessible.*

Project Phase	Estimated Duration	Description
1 Analysis & Feasibility	3 to 4 weeks	Initial meeting, market study, zoning, preliminary design, financial model.
2 Letter of Intent	1 to 2 weeks	LOI signed to formalize the owner's interest in moving forward.
3 Due Dilligence & JV	8 to 12 weeks	Title work, survey, environmental review, municipal approvals, and JV formalization.
4 Engineering & Full Design	8 to 16 weeks	Complete drawings, permit submission, and city responses.
5 Financing Closed	8 to 16 weeks	Construction loan closed, capital committed.
6 Construction	12 to 18 weeks	Materials and equipment procurement, active construction, cost and schedule management.
7 Delivery & Distribution	8 to 12 weeks	Project delivery, parcel subdivision, title transfer, and unit distribution.

PARCEL SPLIT — WHAT HAPPENS TO THE PROPERTY

From a single parcel to *independent titles.*

After construction is complete, each unit receives its own identification number and individual title (Parcel ID). Land for Equity manages this entire legal process. What you receive at the end is not a share in a block it is a set of real estate units with individual titles and deeds, each independently sellable, rentable, or refinanceable.

Complete ecosystem operating internally under the same brand and handling everything for you

Most developers outsource architecture, engineering, and construction. When the city requests a change, outsourcing takes weeks to respond and each revision adds months of delay. **At Land for Equity, the same revision is typically made and resubmitted the same day.**

All done in-house.
From day one, on every project.

Developer

General Contractor

Architecture Team

Title Company

Permit team

Project Manager

Engineering Team

Construction

In a market where delays and contractor changes are the norm, operating with every vertical under the same roof turns execution into competitive advantage and faster returns for the owner.

OUR EXPERIENCE

25 years of *experience* dedicated to your property

Daniel Jorge Management has been building for 25 years. Over that period, more than 1,000 projects were executed across Florida and other states from gas stations to hotels, from retail stores to complex residential developments. Every project was delivered by the same company that conceived it.

Today, DJM – Seven Group operates every discipline of a development under the same roof: architecture, engineering, project management, construction as GC, development, and title company. No third parties coordinated from a distance. No vendors with separate agendas. One permanent team that works together on every project, every day – and answers for the results with the same commitment as someone who put their own name on the company 25 years ago.

1,000+

PROJECTS

\$200M+

CAPITAL DEPLOYED

3 States

OF OPERATION



OUR WORK

Properties Built, Permitted & Delivered.

A partial record of addresses permitted, built, and delivered across Florida and beyond single-family, multifamily, commercial, and mixed-use. Each entry reflects a project that went through full permitting, active construction, and final delivery by the same team. Not a list of inquiries or proposals. Not projects managed by third parties. Every address on this list has a public permit record attached to the Daniel Jorge Management license.

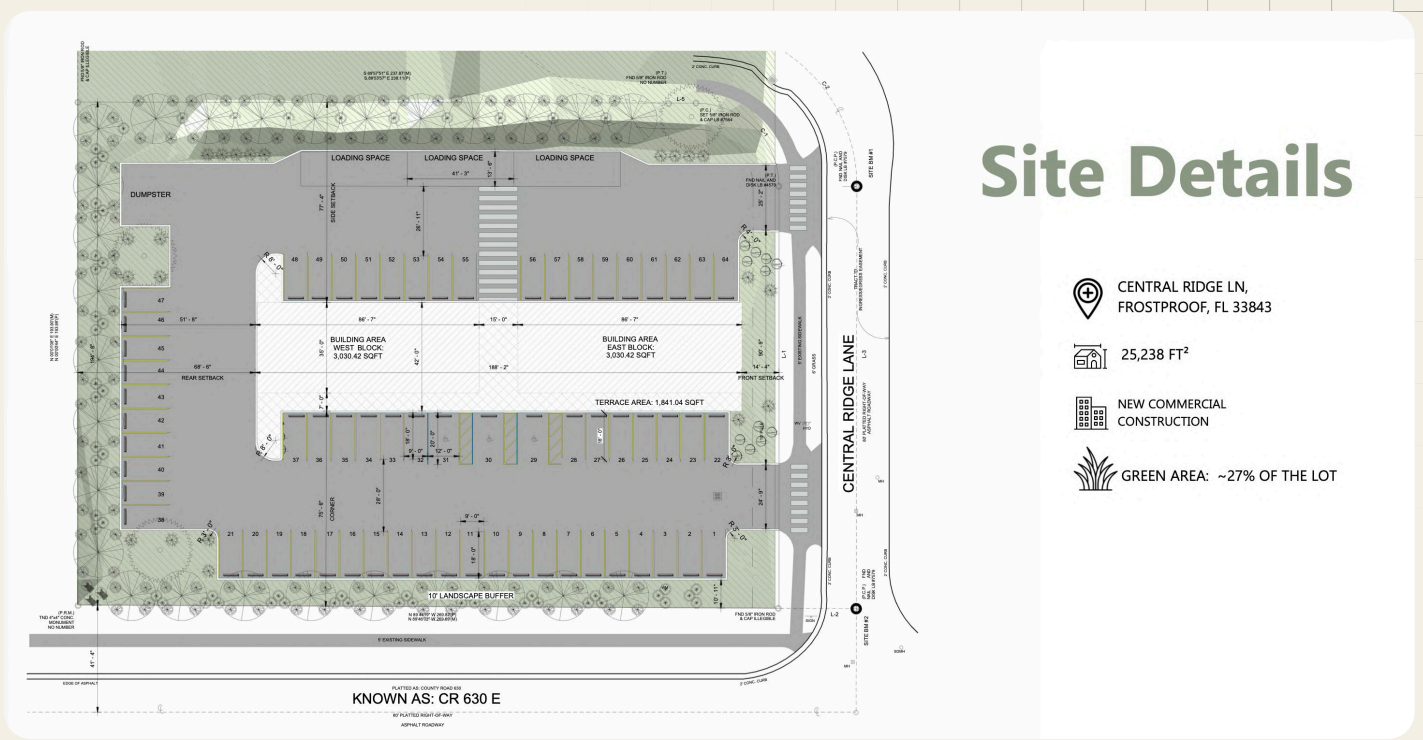
Address	City	State	Zip	Type
3300 Oberlin Ave	Orlando	FL	32804	New Construction
4 E Spruce St	Orlando	FL	32804	New Construction
1623 Illinois St	Orlando	FL	32803	New Construction
1631 Illinois St	Orlando	FL	32803	New Construction
1006 Harwood St	Orlando	FL	32803	New Construction
804 Park Lake	Orlando	FL	32803	New Construction
812 Montana St	Orlando	FL	32803	New Construction
Andris St lot 29	North Port	FL	34288	New Construction
6424 Carrier Dr	Orlando	FL	32819	commercial alteration
16380 SW 54th Ct Rd	Ocala	FL	34473	New Construction
1223 AMAZON LN	Poinciana	FL	34759	New Construction
16031 SW 44TH Circle	Marion Oaks	FL	34473	New Construction
2270 SW 169th Place	Ocala	FL	34473	New Construction
6917 Salem Ct	Sebring	FL	33876	New Construction
SW 81st Ave	Ocala	FL	34481	New Construction
0 Bordeau Ct	Auburndale	FL	33823	New Construction
17602 Grove Blossom Way	Winter Garden	FL	34787	New Construction
17747 SW 35th Ave Rd	Marion Oaks	FL	34473	New Construction
16821 SW 25th Terrace Rd	Marion oaks	FL	34473	New Construction
14480 SW 44TH AVE	Marion Oaks	FL	34473	New Construction
Kenvil Dr	North Port	FL	34288	New Construction
Eldron Ave Lot 24	North Port	FL	34286	New Construction
E Price Av, lot 4	North Port	FI	34286	New Construction
Antelope Terrace, lot 22	North Port	FI	34286	New Construction
Brownwood Terrace Lot 15	North Port	FI	34286	New Construction
1666 HAMILTON AVE SW	Palm Bay	FL	32908	New Construction
518 WINER AVE SW	Palm Bay	FL	32908	New Construction
2546 Saybrook Avenue, Lot 24	North Port	FL	34286	New Construction
2518 Saybrook Avenue, Lot 23	North Port	FL	34286	New Construction
Andris Street Lot 2	North Port	FL	34288	New Construction
Eldron Avenue Lot 20	North Port	FL	34286	New Construction
Cincinnati Street Lot 4	North Port	FL	34286	New Construction
3371 Orange Blossom Trl	Osceola	FL	34746	New Construction
3367 S orange Blossom Trail	Kissimmee	FL	34746	New Construction
426 CARPENTER AVE NW	Palm Bay	FL	32907	New Construction
1113 DORCHESTER RD NW	Palm Bay	FL	32907	New Construction
760 HARPER BLVD SW	Palm Bay	FL	32908	New Construction
426 CARPENTER AVE NW	Palm Bay	FL	32907	One & Two Family
1113 DORCHESTER RD NW	Palm Bay	FL	32907	New Construction
760 HARPER BLVD SW	Palm Bay	FL	32908	New Construction
2861 LAKELAND AVE SW	Palm Bay	FL	32908	New Construction
2628 Herbison Dr	Orlando	FL	32810	New Construction
11 Warrington	Port Charlotte	FL	33954	New Construction
21 Warrington	Port Charlotte	FL	33954	New Construction
916 Dogwood Circle	Sebring	FI	33876	New Construction
Central Ridge Ln	Frostproof	FL	33843	New Construction
10315 Sunbury Dr	Port Charlotte	FL	33981	New Construction
17057 Crowley Avenue	Port Charlotte	FL	33954	New Construction
16418 Volkerts Avenue	Port Charlotte	FL	33954	New Construction
17065 Crowley Avenue	Port Charlotte	FL	33954	New Construction
00 Fisher Rd	Ocala	FL	34472	New Construction
13426 SW 12th Street Rd	Ocala	FL	34481	New Construction
11 Spruce Ln	Ocala	FL	34472	New Construction
16434 Volkerts Ave	Port Charlotte	FL	33954	New Construction
16482 Volkerts Ave	Port Charlotte	FL	33954	New Construction
16483 Volkerts Ave	Port Charlotte	FL	33954	New Construction
16490 Volkerts Ave	Port Charlotte	FL	33954	New Construction
16458 Volkerts Ave	Port Charlotte	FL	33954	New Construction
16475 Volkerts Ave	Port Charlotte	FL	33954	New Construction
16467 Volkerts Ave	Port Charlotte	FL	33954	New Construction
16418 Volkerts Ave	Port Charlotte	FL	33954	New Construction
13224 Eureka Cir	Port Charlotte	FL	33981	New Construction
434 Waterfern Trail	Auburndale	FL	33823	New Construction
485 Waterfern Trail	Auburndale	FL	33823	New Construction
15679 Staunton Cir	Port Charlotte	FL	33954	New Construction
37 Warrington Blvd	Port Charlotte	FL	33954	New Construction
17057 Hillsborough Blvd	Port Charlotte	FL	33954	New Construction
1808 PIRATE AVE SE	Palm Bay	FL	32909	New Construction
1001 TOWN PLAZA CT	Winter Springs	FL	32708	New Construction
556 Marion Oaks Pass	Ocala	FI	34473	New Construction
SW 152nd Street	Ocala	FL	34473	New Construction
344 MARION OAKS	Marion Oaks	FL	34473	New Construction
16536 SW 21ST AVE RD	Marion Oaks	FI	34473	New Construction
3910 SW 129TH ST	Marion Oaks	FI	34473	New Construction
2308 SW 147TH PLACE RD	Marion Oaks	FI	34473	New Construction
5078 SW 154TH LOOP	Marion Oaks	FI	34473	New Construction
2505 East Lake Avenue	Tampa	FL	33610	New Construction
1600 Aaron Ave	Orlando	FL	32811	Remodel
1317 TOWTON ST SE	Palm Bay	FL	32909	New Construction
8013 Formosa Valley PL	Kissimmee	FL	34747	New Construction
2232 Bordeau Ct. & 0 Ascot Ct.	Auburndale	FL	33823	New Construction
6116 Aquavista Dr	Sebring	FI	33876	New Construction
6909 Salem Ct	Sebring	FL	33876	New Construction
6109 Cypress Ter	Sebring	FL	33876	New Construction
Colorade Ave	North Port	FL	34286	New Construction
0 Southwest 131St lane	Ocala	FL	34473	New Construction
4150 SE 57Th Ln	Ocala	FL	34480	New Construction
242 SR - 434 E	Longwood	FL	32750	New Construction
19553 Meredith Parkway Lot 95	Wedgfield	FL	32833	New Construction
8600 Castile Rd	Sebring	FL	33876	New Construction
309 Madrid Dr	Sebring	FL	33876	New Construction
N Chamberlain Blvd	North Port	FL	34286	New Construction
Lucaya Avenue Lot 6	North Port	FL	34286	New Construction
Lucaya Avenue Lot 7	North Port	FL	34286	New Construction
Cincinnati St Lot 23	North Port	FL	34286	New Construction
Cincinnati St Lot 24	North Port	FL	34286	New Construction
546 Eaton St	Eatonville	FL	32751	New Construction
1808 PIRATE AVE SE	Palm Bay	FL	32909	One & Two Family
1880 HOLBROOK RD NW	Palm Bay	FL	32907	One & Two Family
8204 Crystal Clear Ln	Orlando	FL	32809	Legalization
8204 Crystal Clear Ln	Orlando	FL	32809	Remodel
16150 SW 27th Terrace Rd Lot 14	Ocala	FL	34473	New Construction
16134 SW 27th Terrace Rd Lot 15	Ocala	FL	34473	New Construction
15616 SW 37th Circle, Lot 6	Ocala	FL	34473	New Construction
15620 SW 37th Circle, Lot 5	Ocala	FL	34473	New Construction
2305 Vine St	Leesburg	FL	34748	New Construction
00 SE 152nd Place Lot 1.2,3	Summerfield	FL	34491	New Construction
00 SE 152nd Place Lot 4,5,6,7	Summerfield	FL	34491	New Construction
639 Caribou Ct	Poinciana	FL	34759	New Construction
275 Lecturn	Port Charlotte	FL	33954	New Construction
Petronia St	North Port	FL	34286	New Construction
1317 TOWTON ST SE	Palm Bay	FL	32909	New Construction
3000 Clarcona Rd	Apopka	FL	32703	New Construction
14857 SW 48TH AVE, OC	Marion Oaks	FL	34473	New Construction
16241 SW 47TH TER	Marion Oaks	FL	34473	New Construction
2678 SW 161ST LOOP	Marion Oaks	FI	34473	New Construction
2682 SW 161ST LOOP	Marion Oaks	FL	34473	New Construction
15087 SW 52nd Ct	Ocala	FL	34476	New Construction
15081 SW 52ND CT	Ocala	FL	34476	New Construction
469 WATERFERN TRAIL DR	Auburndale	FL	33823	New Construction
3857 Still Wood Lane	Orlando	FL	32837	New Construction
551 Rhodes Dr	Deland	FL	32720	New Construction
541 Rhodes Dr,	Deland	FL	32720	New Construction
531 Rhodes Drive,	Deland	FL	32720	New Construction
561 Rhodes Dr	Deland	FL	32720	New Construction
665 Rhodes Dr	Deland	FL	32720	New Construction
Casco Circle	North Port	FL	34288	New Construction
7916 Granada Dr	Sebring	FL	33876	New Construction
991 PYRACANTHA ST NW	Palm Bay	FL	32907	New Construction
1611 HAMILTON AVE SW	Palm Bay	FL	32908	New Construction
16483 Hillsborough Boulevard	Port Charlotte	FL	33954	New Construction
16491 Hillsborough Blvd	Port Charlotte	FL	33954	New Construction
2514 Music Lane	North Port	FL	34286	New Construction
331 Santa Marta Street	Port Charlotte	FL	33954	New Construction
339 Santa Marta Street	Port Charlotte	FL	33954	New Construction
2741 Blackbird Lane	North Port	FL	34286	New Construction
Oceanside Street	North Port	FL	34286	New Construction
267 Santa Marta Street	Port Charlotte	FL	33954	New Construction
Alliance Avenue	North Port	FL	34286	New Construction
16443 Hillsborough Blvd	Port Charlotte	FL	33954	New Construction
16475 Hillsborough Boulevard	Port Charlotte	FL	33954	New Construction
16467 Hillsborough Blvd	Port Charlotte	FL	33954	New Construction
16459 Hillsborough Blvd	Port Charlotte	FL	33954	New Construction
8508 N Rome Avenue	Tampa	FL	33604	New Construction
1603 HAMILTON AVE SW	Palm Bay	FL	32908	New Construction
13372 Pace Circle	Port Charlotte	FL	33981	New Construction
10165 Kingsville	Port Charlotte	FL	33981	New Construction
13435 Bouvardia Lane	Port Charlotte	FL	33981	New Construction
13527 Chenille Dr	Port Charlotte	FL	33981	New Construction
14191 Onslow Lane	Port Charlotte	FL	33981	New Construction
14296 Barbarossa Lane	Port Charlotte	FL	33981	New Construction
15089 Aldama Cir	Port Charlotte	FL	33981	New Construction
15096 Lakeland Cir	Port Charlotte	FL	33981	New Construction
15473 Lakeland Cir	Port Charlotte	FL	33981	New Construction
17065 Malta Ave	Port Charlotte	FL	33954	New Construction
16940 SW 50th Cir	Ocala	FL	34473	New Construction
4295 SW 172nd Place Road	Ocala	FL	34473	New Construction
249 Pembroke Dr	Port Charlotte	FL	33954	New Construction
1870 CONVAIR ST SE	Palm Bay	FL	32909	New Construction
1880 CONVAIR ST SE	Palm Bay	FL	32909	New Construction
241 Pembroke Dr	Port Charlotte	FL	33954	New Construction
5536 Marimba St	Orlando	FL	32810	New Construction
7900 S Orange Blossom Trl	Orlando	FL	32809	New Construction
18558 McCoy Ave	Port Charlotte	FL	33954	New Construction
23356 Rosewood Ave	Port Charlotte	FI	33980	New Construction
23364 Rosewood Ave	Port Charlotte	FI	33980	New Construction
23372 Rosewood Ave	Port Charlotte	FI	33980	New Construction
12207 Storke Ave	Port Charlotte	FL	33954	New Construction
9477 Attica Circle	Port Charlotte	FL	33954	New Construction
1107 E New York Ave	Deland	FL	32724	New Construction
813 TOLUCA ST SE	Palm Bay	FL	32909	New Construction
14849 San Domingo	Port Charlotte	FL	33981	New Construction
14841 San Domingo	Port Charlotte	FL	33981	New Construction
1803 PORT MALABAR BLVD NE	Palm Bay	FL	32905	Remodel
353 Warrington Blvd	Port Charlotte	FL	33954	New Construction
1181 IVANHOE ST NW	Palm Bay	FL	32907	New Construction
333 KRASSNER DR NW	Palm Bay	FL	32907	New Construction
1921 Lake Sue Dr	Orlando	FL	32803	New Construction
10153 Wildcat St	Port Charlotte	FL	33981	New Construction
15761 Aldama Cir	Port Charlotte	FL	33981	New Construction
15833 Aldama Cir	Port Charlotte	FL	33981	New Construction
10133 Hallendale Drive	Port Charlotte	FL	33981	New Construction
14914 San Domingo Blvd,	Port Charlotte	FL	33981	New Construction
9721 Calumet Blvd	Port Charlotte	FL	33981	New Construction
2216 GABARONE BOULEVARD	Auburndale	FL	33823	New Construction
Sunny Acres Rd	Davenport	FL	33837	New Construction
9318 E Colonial Dr	Orlando	FL	32817	Alteration
900 W Oak	Orlando	FL	32809	New Construction
82 Venango St	Port Charlotte	FL	33954	New Construction
122 Venango St	Port Charlotte	FL	33954	New Construction
FONTAINEBLEAU	Palm Bay	FL	32909	New Construction
247 BELLBROOK ST SE	Palm Bay	FL	32909	New Construction
247 BELLBROOK ST SE	Palm Bay	FL	32909	New Construction
FONTAINEBLEAU	Palm Bay	FL	32909	One & Two Family
906 TOLSON ST SE	Palm Bay	FL	32909	One & Two Family
1383 SAXONY RD SW	Palm Bay	FL	32908	One & Two Family
181 TURK RD SW	Palm Bay	FL	32908	New Construction
1383 SAXONY RD SW	Palm Bay	FL	32908	New Construction
822 GARVEY RD SE	Palm Bay	FL	32908	New Construction
466 TOBIAS ST SE	Palm Bay	FL	32909	New Construction
1368 WHITEHURST RD SW	Palm Bay	FL	32908	New Construction
1571 WIGMORE ST SE	Palm Bay	FL	32909	New Construction
466 TOBIAS ST SE	Palm Bay	FL	32909	One & Two Family
1368 WHITEHURST RD SW	Palm Bay	FL	32908	One & Two Family
1571 WIGMORE ST SE	Palm Bay	FL	32909	New Construction
1369 TORGERSON RD SE	Palm Bay	FL	32909	New Construction
18399 Hillsborough Blvd	Port Charlotte	FL	33954	New Construction
2912 Barrymore Ct	Orlando	FL	32835	New Construction
3750 W Colonial Dr	Orlando	FL	32808	Remodel
1800 S Orange Blossom Trl	Belle Isle	FL	32809	New Construction
1266 Milan	North Port	FL	34286	New Construction

MIXED USE - RETAIL • OFFICE

Frost Proof Plaza

Level 1: 8 retail stores, approximately 1,300 sq ft each.

Level 2: 8 office units, approximately 1,300 sq ft each.



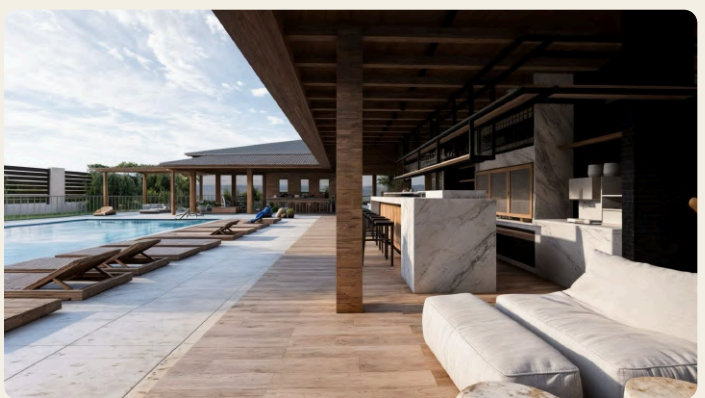
MIXED USE - RETAIL • MULTIFAMILY

Multifamily Residential

Multifamily Residential Units: 43

Total project acres: 3.08 acres
 Total on-site proposed impervious area: 54,821 sf
 Charlotte county parcel: 412027481008
 Land use: medium density residential
 Zoning: general commercial

3645 Cape Haze Dr, Rotonda West, FL 33947



- NOTES:**
- PRIVATE ROAD STATUS WITH 20' RIGHT-OF-WAY TOGETHER WITH "SEE" UTILITY, ACCESS AND DRAINAGE
 - CONCRETE
 - REMAINING TRACTS ARE RESERVED FOR LANDSCAPING, RECREATION, DRAINAGE AND UTILITIES MAINTENANCE
 - REMARKS CONCERN REVISIONS AND SHOW-THRU PURPOSES THAT ARE USUALLY FORWARDED
 - ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER
 - ALL CONSTRUCTORS IN THIS SUBDIVISION SHALL USE THE METRIC SUBDIVISION DIMENSIONS FOR DIMENSIONAL ACCESS
 - ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CHARLOTTE COUNTY LAND DEVELOPMENT CODE AND USE CITY OF BOCA RATON UTILITY DEVELOPMENT REGULATIONS
 - OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT
 - REPLACEMENT "TREE" SPECIES (WHEN INCLUDED) MUST BE IDENTIFIED ON THE BUILDING SETBACKS AS DETAILED ON THIS SHEET
 - DESIGNED TO COMPLY WITH THE 2018 FLORIDA BUILDING CODE REQUIREMENTS
 - SEE SHEET 10.8 FOR MAIN BLOCK ISLAND DETAILS

ADA PARKING REQUIREMENTS

BUILDING	PARKING REQUIRED PER BUILDING	TOTAL DWELLING UNITS PER BUILDING	NUMBER OF BUILDINGS	PARKING STALLS REQUIRED	TOTAL PARKING PROVIDED
TYPE A	1.5 PER DWELLING UNIT	4 DWELLING PER BUILDING	10	61	61
TYPE B	1.5 PER DWELLING UNIT	3 DWELLING PER BUILDING	1	4.5	5
PROJECT TOTAL				11	66.5

ADA PARKING REQUIREMENTS

TOTAL STALLS PROVIDED	ADA PARKING STALLS REQUIRED	STANDARD ADA STALLS PROVIDED	TOTAL ADA PARKING PROVIDED
65	1	2	2

AREA SCHEDULE

AREA	REQUIRED AREA	TOTAL AREA SQ. FT.	%	PARCEL ID	LAND USE AND ZONING
LOT AREA	12880 SPT MIN. (33.02 ACRES)	124000	100.0	412027481008	VACANT COMMERCIAL
PROJECT AREA	12400 SPT (33.8 ACRES)	124000	100.0		SITE LEGEND
BUILDING	85% LOT COVERAGE OF ALL BUILDINGS	54621.00	43.98		ASPHALT PAVEMENT
ROAD		41027.8	33.08		CONCRETE PAVEMENT/FINISH
IMPERVIOUS SURFACE COVERAGE		96393	77.11		TILES
DUMPSTER		400.00	0.32		GREEN AREA
GREEN AREA		37371.00	29.87		
OPEN SPACE		82791.00	66.78		

BUILDING
 MAX HEIGHT: 8 FT
 BUILDING HEIGHT (SPT OF FLOOR)
 PROPOSED MULTIFAMILY DWELLINGS: 44
 PROPOSED SPOT ELEVATION

UTILITIES
 TELEPHONE BY: DANE ENERGY
 PORTABLE WATER BY: CITY OF PORT CHARLOTTE UTILITIES
 WASTEWATER BY: CITY OF PORT CHARLOTTE UTILITIES
 FIBER BY: CITY OF SELENA UTILITIES
 SANITARY SEWER BY: CITY OF PORT CHARLOTTE UTILITIES
 TELEPHONE BY: (888) 375-6800



DANIEL JORGE
 861 N MAGNOLIA AVENUE - SUITE 100
 ORLANDO, FL 32815
 407-878-8540
 info@danieljorge.com

DOC DEVELOPMENT CORP
 3645 CAPE HAZE DR

REVISIONS

DATE	DESCRIPTION
10/12/24	ANDRICK M

DATE: 10/12/24
 DRAWN BY: ANDRICK M
 SCALE: AS SHOWN
 SHEET NO: S3

S3

Project No: 3645

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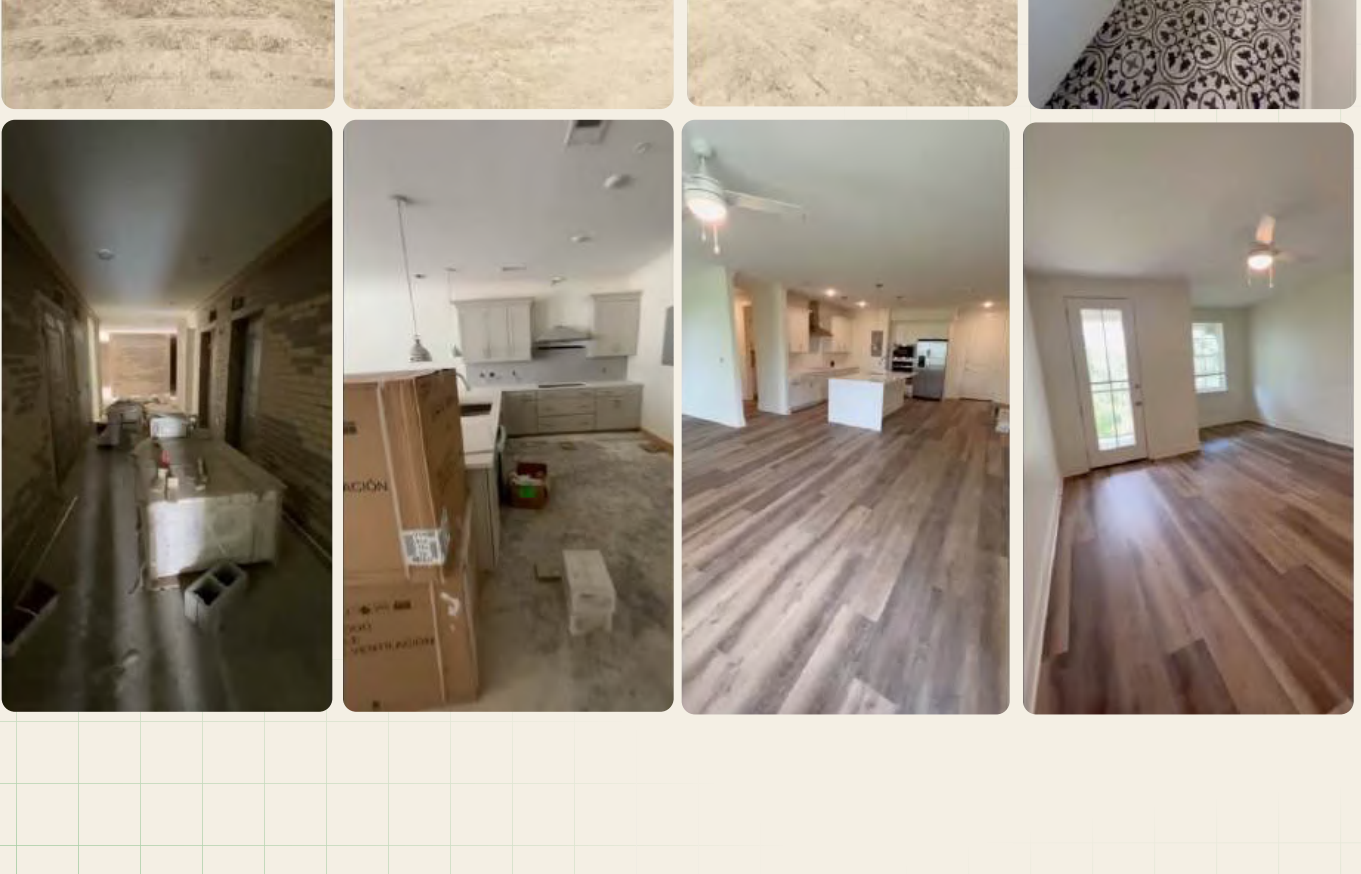
OUR WORK

Projects Built & Delivered

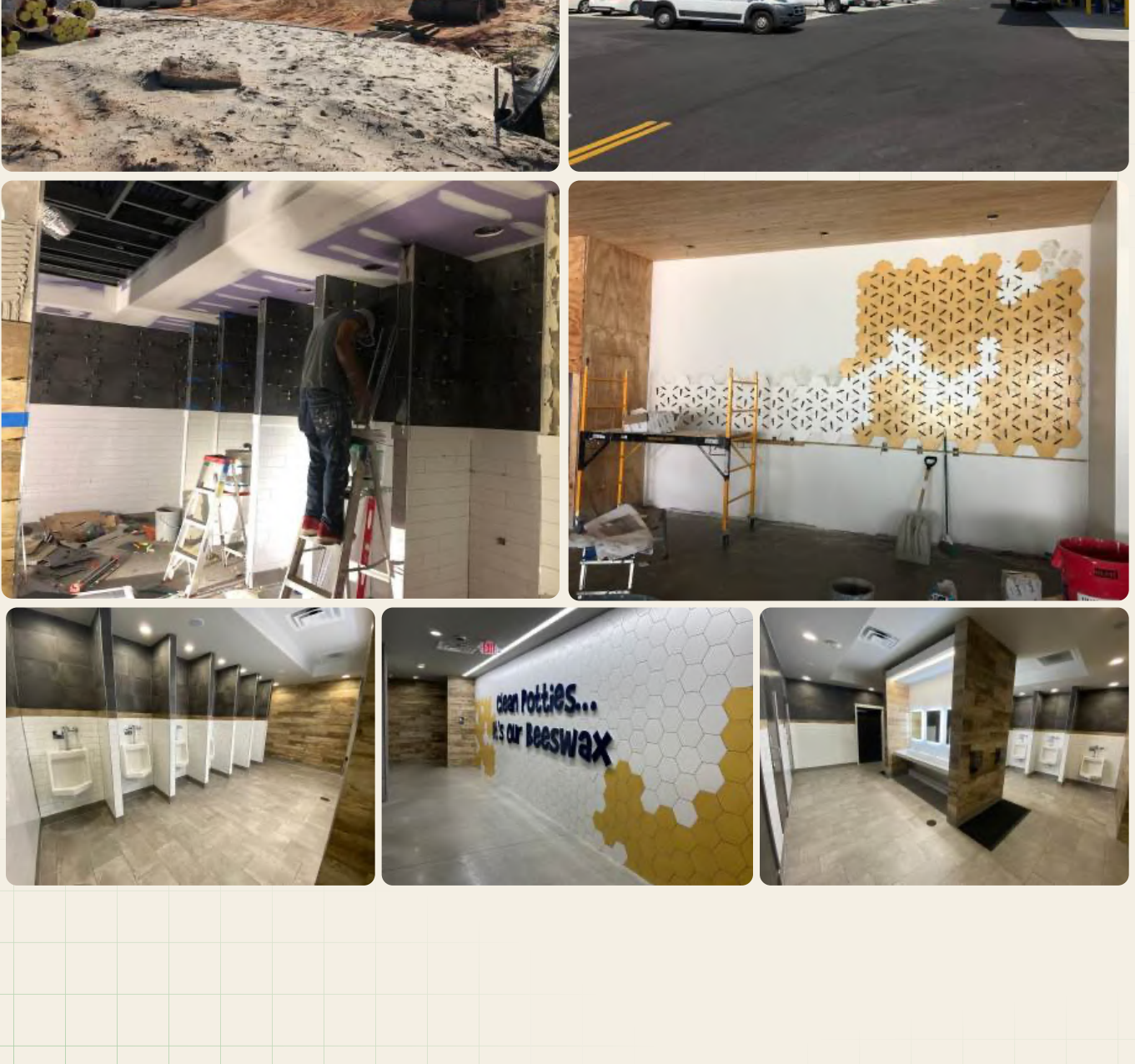
Land for Equity did not arrive at the land partnership model without first having built and developed across virtually every asset type. Multifamily, retail, gas stations, restaurants, commercial buildings each category has its own requirements for design, permitting, financing, and execution. Knowing those requirements from the inside, with completed projects in each category, is what allows us to structure a partnership with a landowner without surprises along the way.

The institutional client portfolio reflects the construction standard that underlies every project at DJM · Seven Group. National retailers and franchise chains are among the most demanding owners in the industry they specify finishes, enforce rigorous schedules, and exit relationships at the first sign of underperformance. Building for this tier for more than 25 years is not just a marketing credential. It is evidence of a process, a team, and an execution standard that holds at every project scale.

Multifamily Project



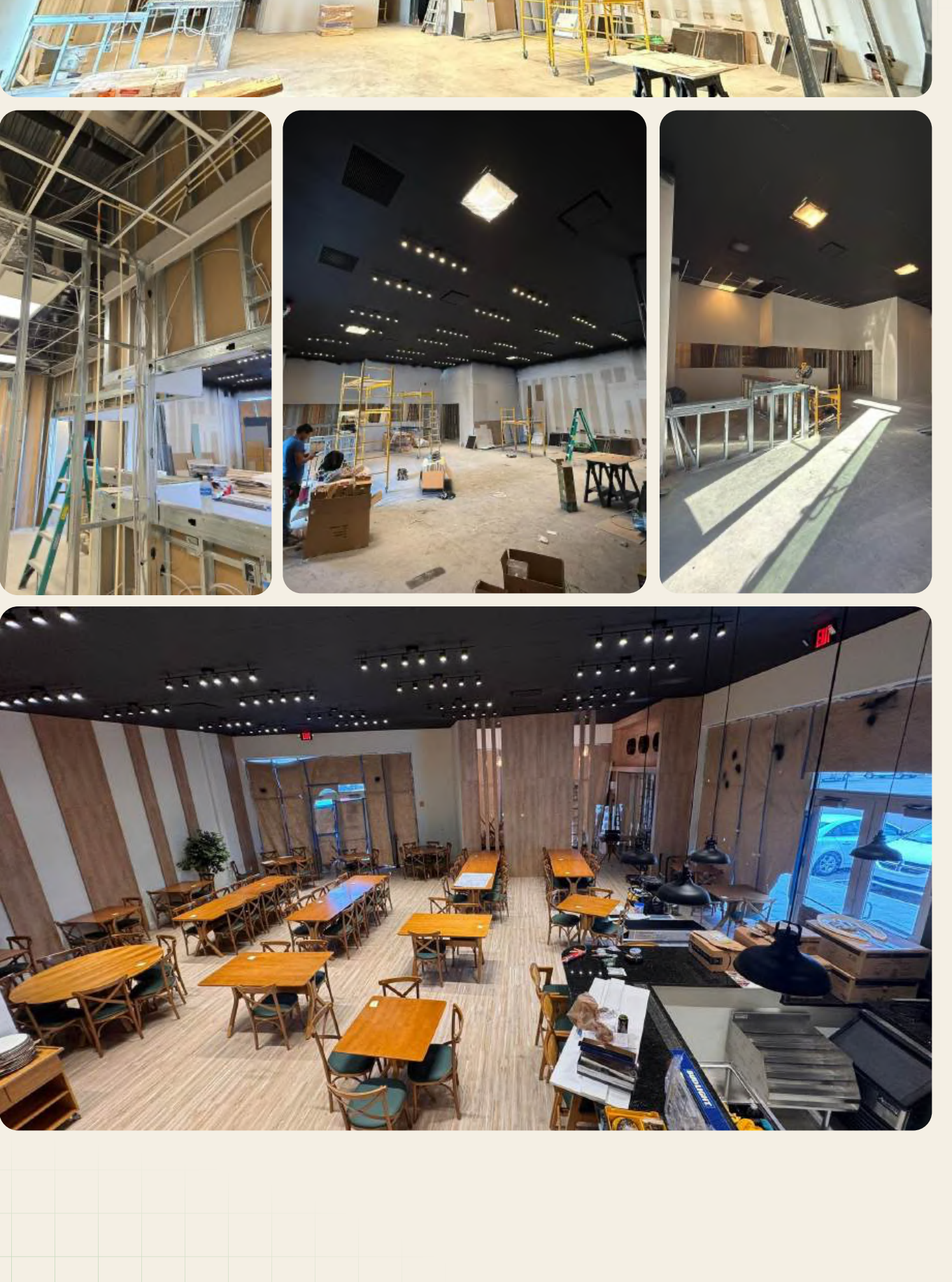
Gas Station Project



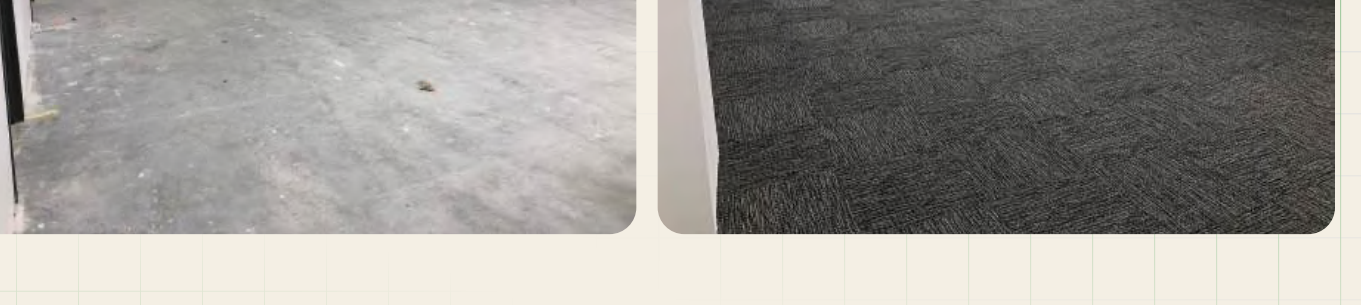
Residential Condo



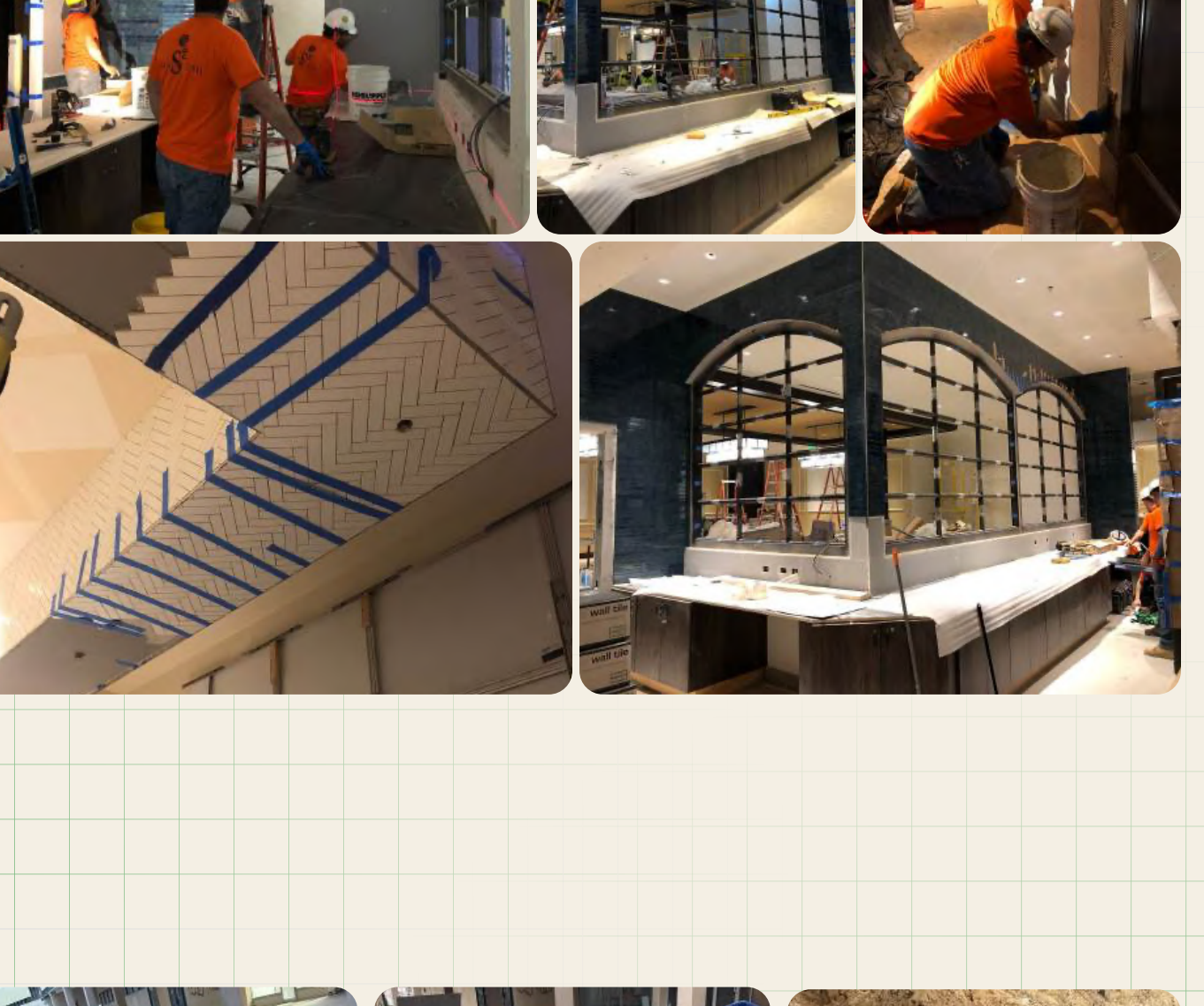
Retail Restaurant



Office Condo



Retail & Strip mall



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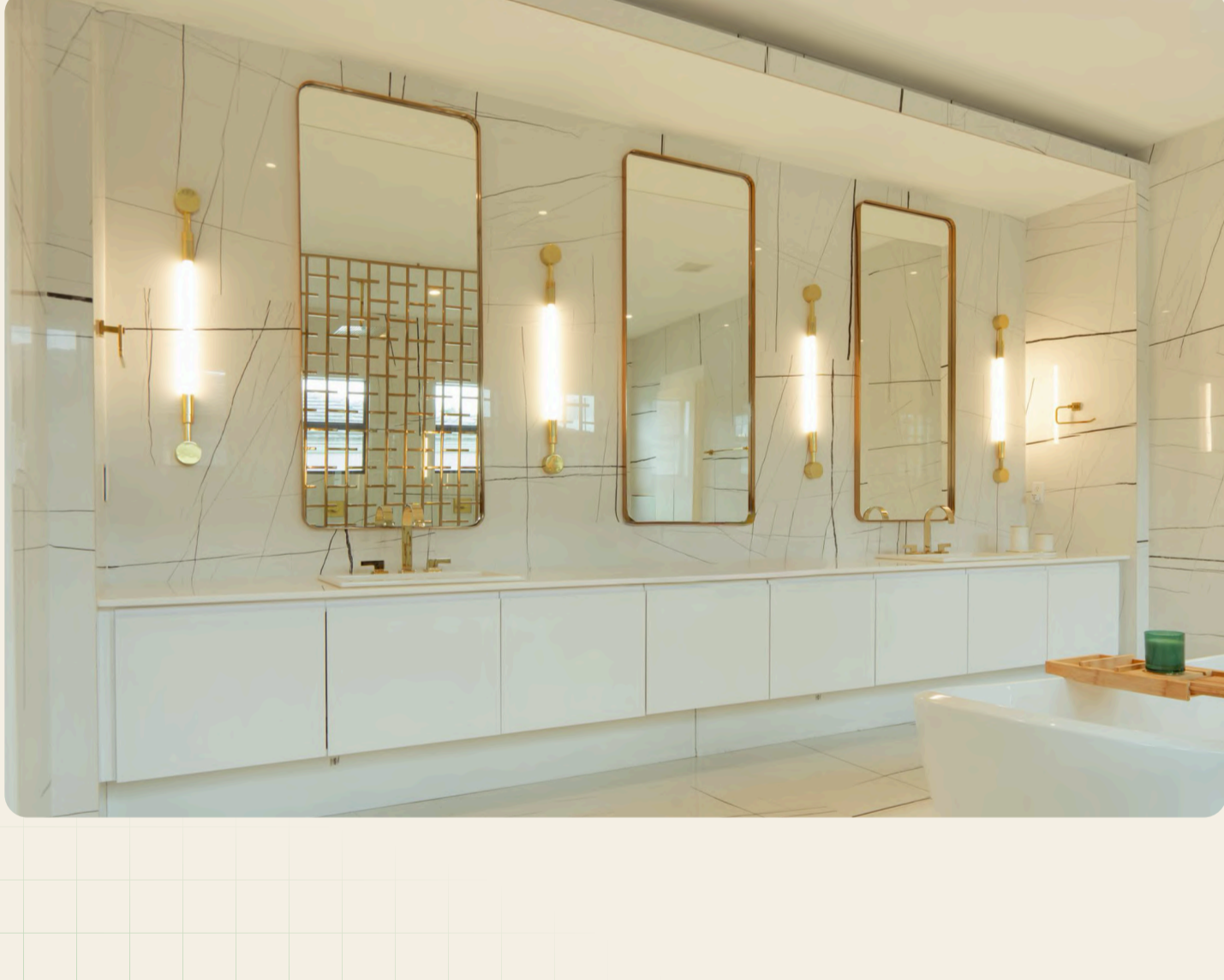
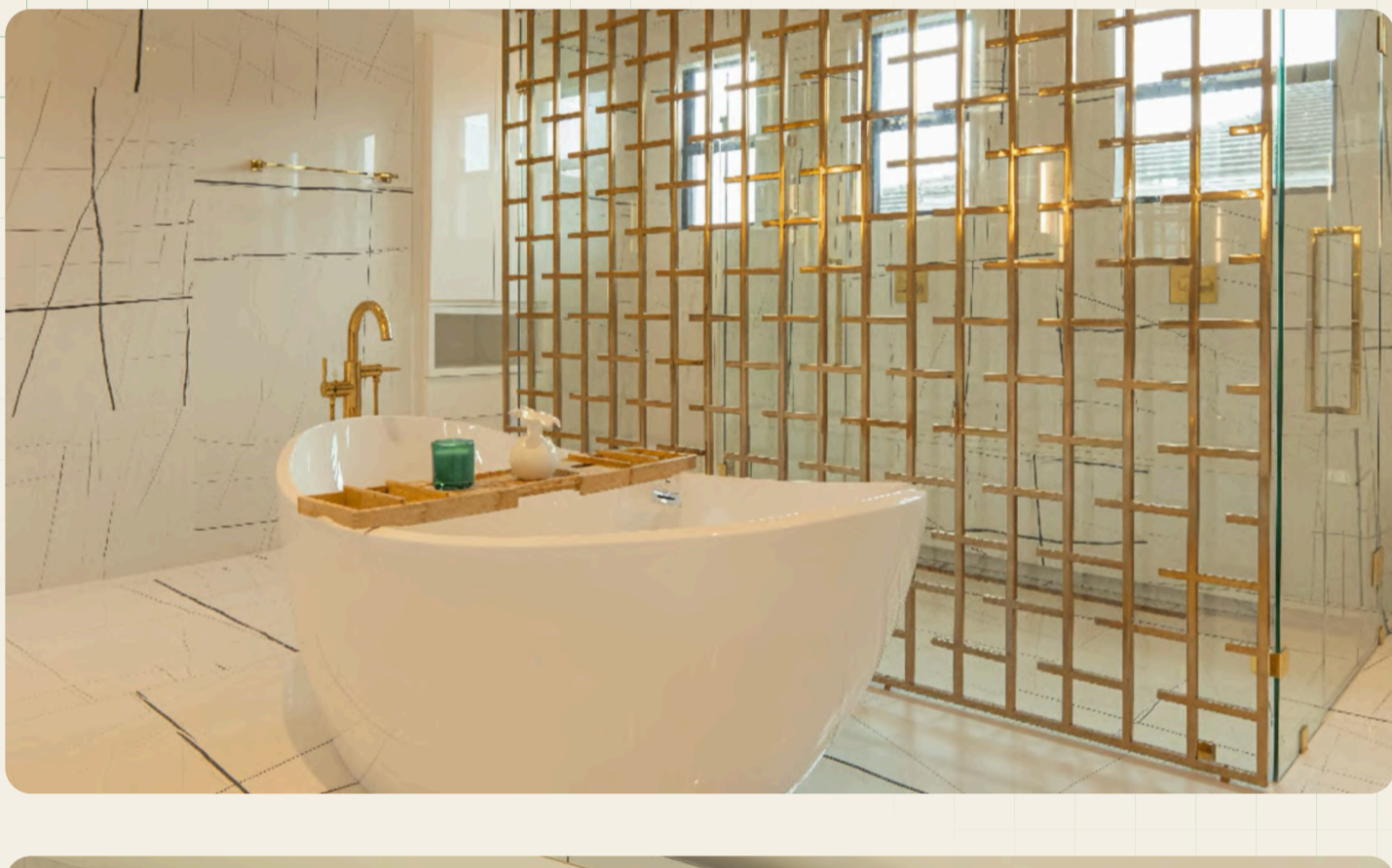
Below is a selected overview of projects our team has completed or worked. While this represents only a portion of our overall portfolio, it reflects the range of scopes, asset types, and execution capacity we bring to each project.

These projects demonstrate our ability to manage multiple jobs simultaneously, coordinate trades, maintain schedule control, and deliver quality work across different commercial environments.

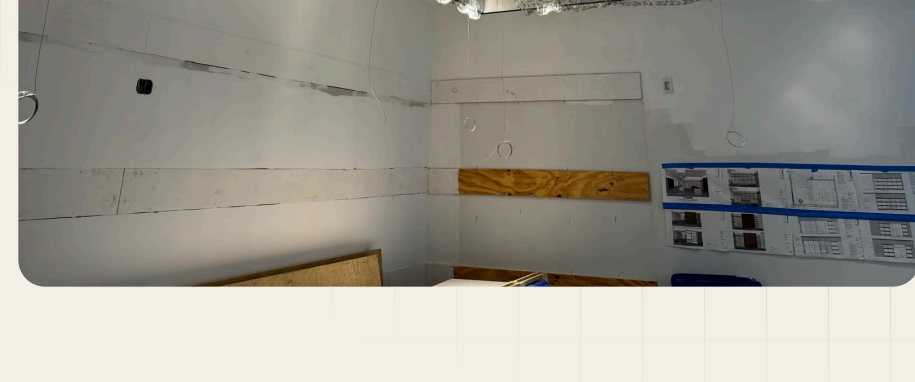
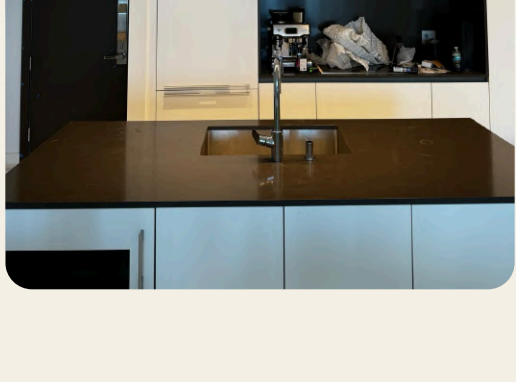
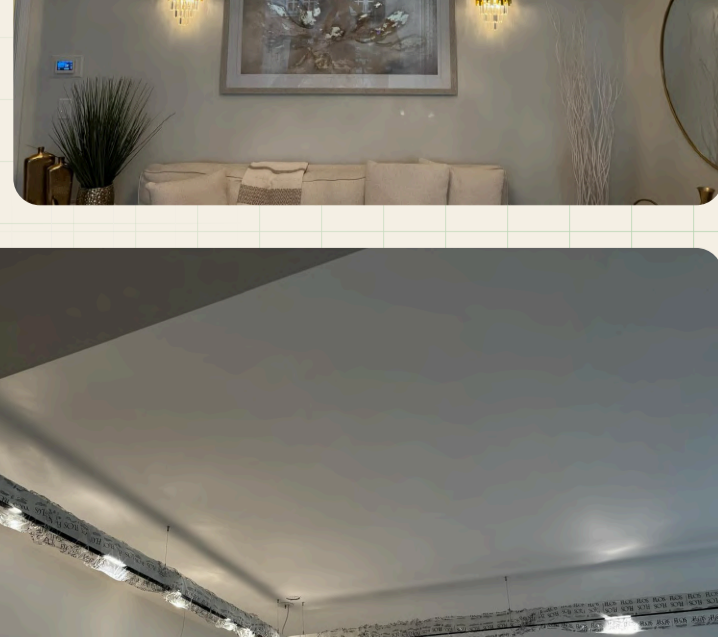
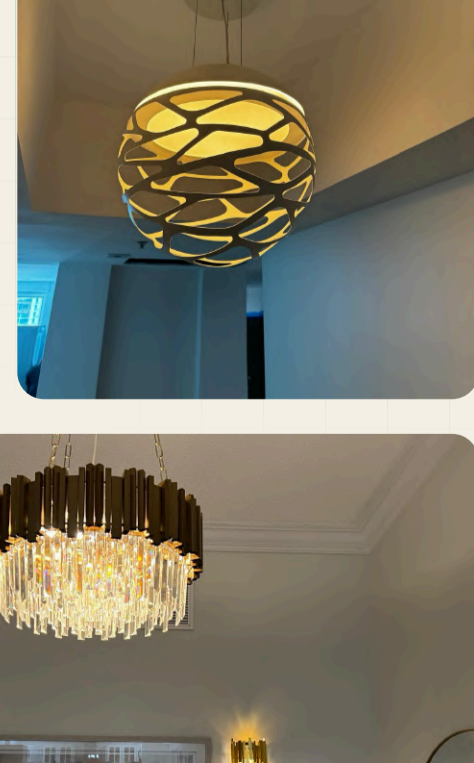
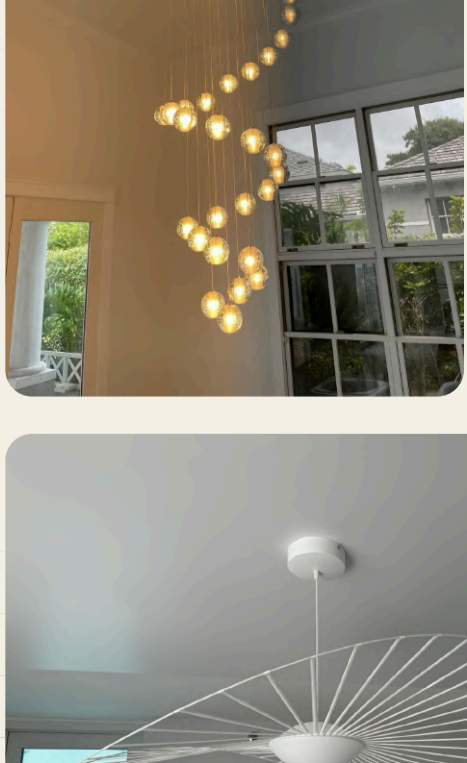
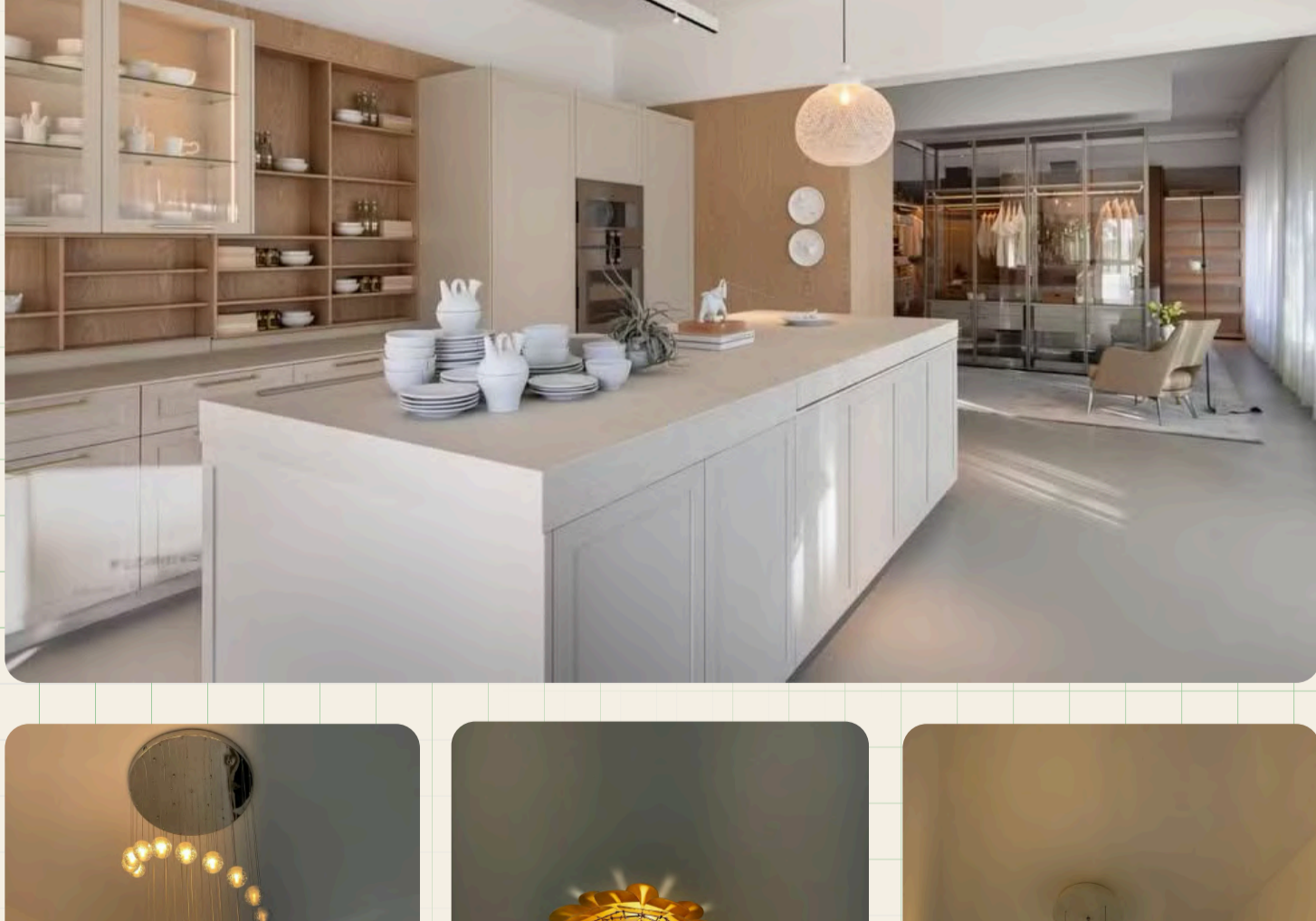
Anuttara Yoga

Boca Raton

A vibrant reception where colors and shapes dance, sparking both presence and imagination. This stunning space features custom millwork, curated design, and natural light to offer a truly serene retreat.



Florence Miami



OUR WORK

Projects Built & Delivered

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High end House Lighthouse Point



High end Apartment



THE DECISION IS YOURS

The *potential* exists. The question is who will capture that value?



YOUR LAND TODAY



YOUR LAND TOMORROW

Schedule a call with our *Partner & Head of Development*

What to expect from us on the first call?

We'll ask about the property, the location, your timeline, and what you're hoping to achieve. We'll explain how the model works, outline the next steps, and initiate the feasibility process at no cost to you.

Daniel Jorge (407) 731-0113