



SunWest is a Fully Entitled Gulf Front Resort development site located 30 miles north of Tampa International and 25 miles north of Clearwater Beach, Fl.

Site Size: 3,500 acres (1,071 acres private + 2,500 acres preservation); 3.5 mile Gulf Frontage; 300 acres of spring fed Fresh water lakes and 513 acres of developable uplands with all necessary utilities to the property.

The Asking Price is \$100MM. We are debt free and receptive to discussions of complete purchase, partial sale or joint ventures.

Project: Entitled/Permitted	Project: Conceptually Designed
Residential: 2500 units	Residential: 1083 SF or 2,350 Resort (or Combo)
Commercial: 250,000 sf	Commercial: 330,000 sf
Office 50,000 sf	Water Park Amusement Center
Resort Hotel: 250 rooms	Resort Hotel: 1,000 rooms or 700 Resort (or combo)
Golf Course: 18 holes	Golf Course: 18 Holes
Boat Slips: 500 (150 dry/350 wet)	Boat Slip: 500 (150 dry/ 350 wet)

Categories may be mixed & blended according to an approved Land Use Matrix providing flexibility to change product mix to an evolving market. Resort units are attached Single Family or Multifamily.

Population 10 miles = 202,670    20 miles = 502,441    50 mile = 3,082,872    60 mile = 3,705,850

“SunWest Park” A mile long man made white sand beach ringing a 60 acre spring fed lake installed with the largest Cable Wakeboard Ski runs in the Country; This County Park also includes over 40 professional volleyball courts and floating obstacle course (Wibit); Planned additions include a 5,000 sf Kids Splash Park; Amphitheater; Zip Lines; and Boardwalk with restaurants and shops.

Direct access to the Gulf is available by an existing native navigational channel, which currently accommodates shallow boats (flats, pontoon, kayak, paddle boards). The owner and co-applicant (Pasco County) continue to pursue Army Corp approval to improve (deepen) portions of the existing channel and allow a 7-slip public boat ramp.

Unique Features:

- 1) The property is an active Limerock Mine producing FDOT State certified road base and is one of the nearest sources to the Tampa Bay market. The mining operation will provide all necessary construction fill, produce revenue and provide a seamless transition from mining to site development.
- 2) Extreme High barrier of entry – The owner has invested 10 yrs of diligent pursuit to obtain government approvals to allow the planned resort development. It is highly unlikely this project would encounter direct competition from any another large scale Gulf Front Resort Development in the foreseeable future.

Please visit [www.tommiedawson.com](http://www.tommiedawson.com) to view an animation video presentation of a conceptual plan and additional information.

If you have any questions or would like to schedule a site inspection please call me at 352-796-4948 or [buddy@tommiedawson.com](mailto:buddy@tommiedawson.com). The Hernando County Airport (7,000 ft runway) 24/7 Control Tower is located 15 minutes from SunWest and we can provide ground transportation for your convenience.

# **SUNWEST HARBOURTOWNE**

## **SUMMARY OF WORK COMPLETED:**

**DEVELOPMENT OF REGIONAL IMPACT (DRI) APPROVAL:** Large developments in Florida required land use approvals from both local (Pasco County) and State (Governor & Cabinet) level.

The owner engaged the services of Stantec (fka Wilson Miller) and Akins Engineering (fka PBS&J) to obtain the necessary Local & State level approvals to allow a Mixed Use Resort Development of 2,500 residential units; 250,000 sf commercial; 50,000 sf office; 250 room Hotel; 500 slip Marina (150 dry/350 wet) and 18 hole golf course. The approvals included the flexibility to increase or decrease the various land uses by trading one use for another.

**TITLE INSURANCE:** The owner engaged Gulf Coast Title Company (Stewart Title) to update an Owners Title Commitment to confirm the Land Title is marketable and free of liens. The owner will provide a buyer with a Title Insurance Policy in an amount equal to the purchase price at closing. A copy of the Owners Title Commitment will be provided to a Buyer within 3 days after Contract execution.

**ENVIRONMENTAL:** Creative Environmental Solutions, Inc. has completed an Environmental Assessment of the property. The report dated June 2015 concluded no environmental concerns and no further investigation warranted. A copy of the environmental report will be provided to a buyer within 3 days after contract execution.

**SURVEY:** Davris, Inc. performed a boundary survey of the property, dated June 2015. A copy of the survey will be provided to a buyer within 3 days after contract execution.

**SUNWEST BEACH COUNTY PARK:** The owner has contributed \$3MM in cash; 30+ acres of land and \$2MM in site work to co-develop a Water Oriented County Park on 300 acres of adjoining County owned land.

Phase 1 is now complete and open to the public. Phase 1 includes 4800 lf of imported white sand beach on a 60 acres spring fed lake, 40+ professional beach volley ball courts, 250 parking spaces, public restrooms and one of the largest Cable Wakeboard Ski facilities in the U.S. Phase II has begun and includes an additional 350 parking spaces, 2<sup>nd</sup> public restroom, 5,000 sf kids Splash Park. Future features will include an Amphitheater, Zip lines and Commercial Boardwalk with restaurants & shops.

## **SUMMARY OF WORK IN PROGRESS:**

**Development of Regional Impact (DRI) Rescission:** Recent changes to the State DRI regulations have resulted in significant benefits to property owners of DRI projects such as Sunwest. Property owners may now elect to rescind the State DRI approval in exchange for a local County approved Master Planned Unit Development (MPUD).

The rescission of the State DRI allows the property owner to reduce or eliminate certain obligations that were previously imposed by the State as a condition of the DRI approval. The County MPUD approval is made on a local level and eliminates further State level review.

The owner has engaged local land use attorney Barbara Wilhite to coordinate the State DRI rescission process and initiate the County MPUD process. Ms. Wilhite previously served as staff attorney for Pasco County Government.

The creation of a new County MPUD provides the opportunity to revise the existing site plan, to add new land uses, changes to existing densities, and/or modifications to existing development conditions.

The owner and consultant (Stantec) recently met with County Officials to inform them of our plan to rescind the existing DRI approval and establish a new site plan with potentially increased densities and building heights.

#### **Master Utility Plan:**

The owner has engaged Stantec to design an overall Master Potable Water and Sanitary Sewer Design Plan and to engage Pasco County Utility Department to initiate negotiations for the necessary water and sewer service agreements.

#### **Master Roadway Design:**

The owner has engaged Stantec to design an overall Master Roadway Network Plan and to engage Pasco County Engineering Department to identify and address comprehensive traffic issues.

#### **Wildlife Mitigation:**

The owner has engaged Stantec to initiate discussions with Pasco County and other governmental agencies to address wildlife mitigation issues.

Visit [www.stantec.com](http://www.stantec.com)

## **Channel Dredge Permit:**

B.C. Peabody Construction Services, Inc. was engaged to obtain a channel dredge permit from the Army Corp of Engineers (ACOE) to improve a small section of the existing natural navigational channel. The channel was originally dredged in the 1960's to barge limerock from the Sunwest Mine. The prior dredge operation ceased just prior to reaching the open Gulf of Mexico.

The new permit application will allow a small shallow segment of the existing channel, near the open gulf, to be deepened to improve overall safety operations.

Although the initial application was denied, the owner together with co-applicant, (Pasco County) continue to challenge the appeal and pursue approval.

**SUMMARY:** The overwhelming success of the Sunwest Park together with the substantial benefits generated from changes in the land use entitlement process has created a forward momentum that now makes Sunwest a "work in progress".

Our consultants are actively moving forward with comprehensive planning for Master Utility & Roadway Plans and simultaneously vetting out all of the benefits associated with local County rules.

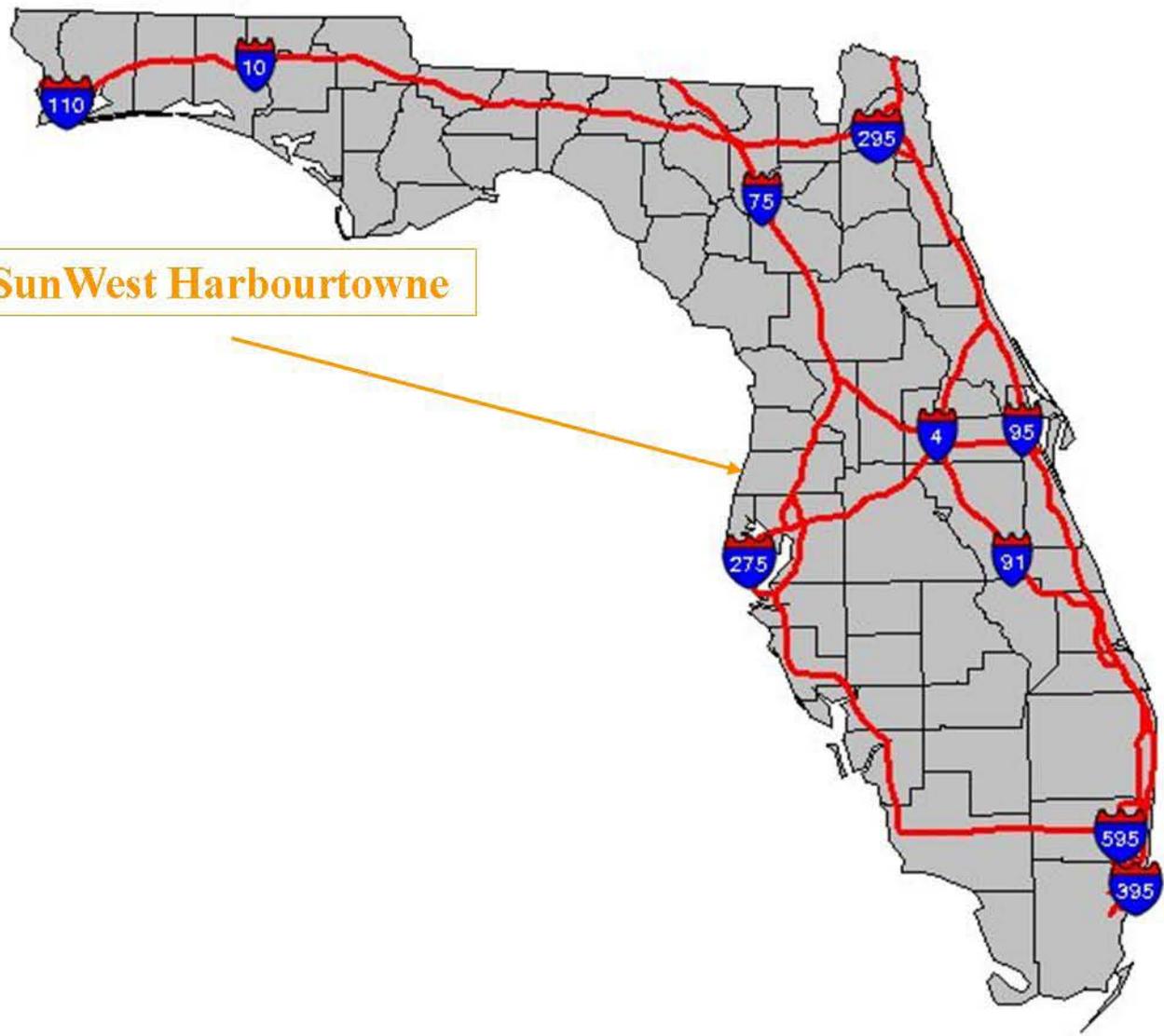
We will authorize our professional consultants/engineers to release project reports, studies and investigations to facilitate a potential buyers Due Diligence investigation. For more information visit [www.tommiedawson.com](http://www.tommiedawson.com).

TOMMIE DAWSON REALTY    675 PONCE DE LEON BLVD. BROOKSVILLE FL 34601

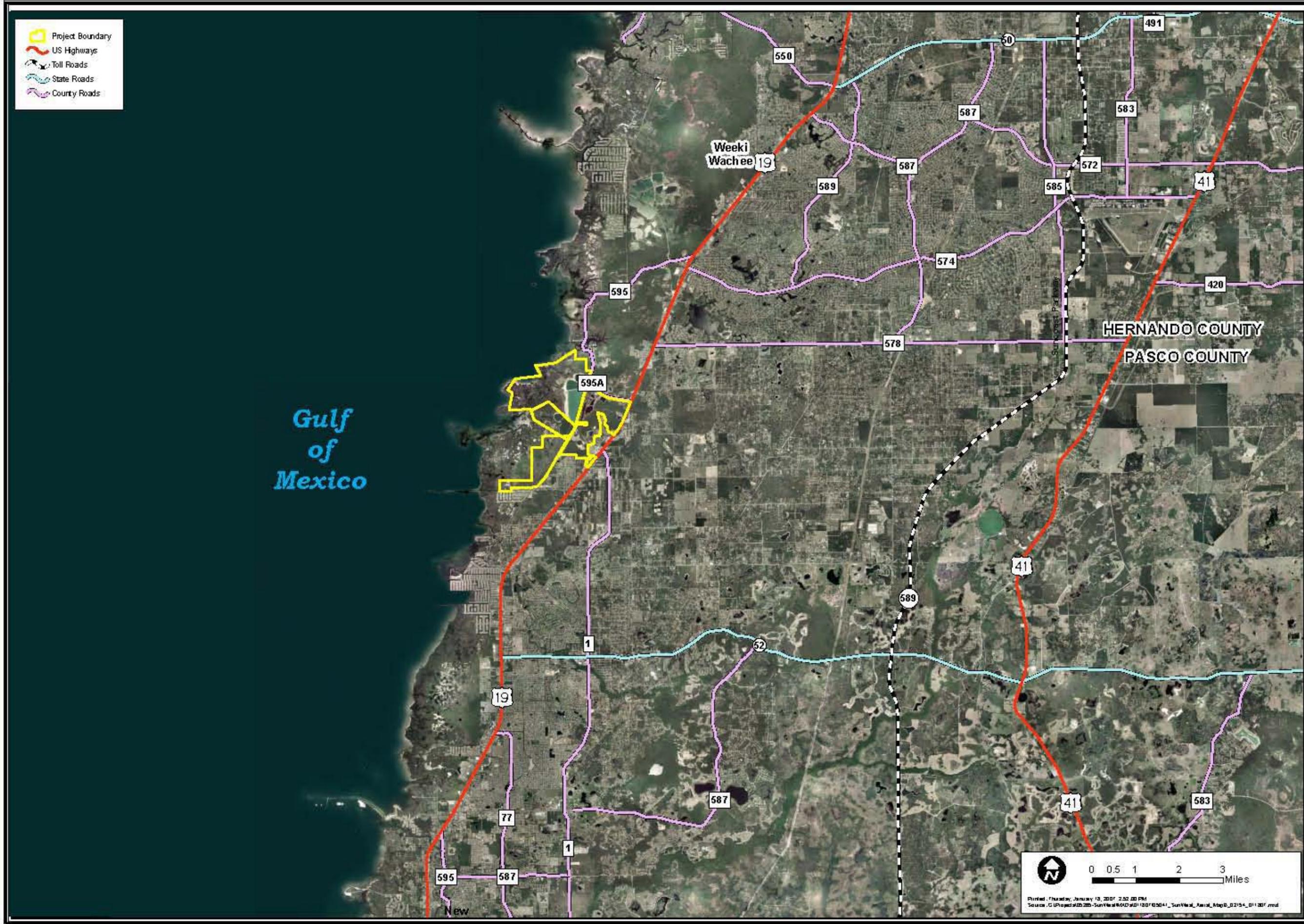
352-796-4948

buddy@tommiedawson.com

SunWest Harbourtowne



-  Project Boundary
-  US Highways
-  Toll Roads
-  State Roads
-  County Roads



Gulf  
of  
Mexico

HERNANDO COUNTY  
PASCO COUNTY

**CONSULTANT TEAM**  
 WMSMiller, Inc. Planning Master Planning  
 Figurski & Harill Legal  
 PBS&I Tampa Environmental Engineering Transportation  
 Environmental PR Group Public Relations

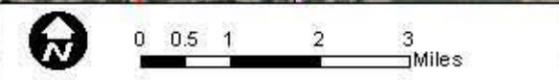
# SUNWEST HARBORTOWNE

Pasco County, Florida

*A Development of Regional Impact by Sunwest Acquisition Corporation*

**MAP B**

**LOCATION MAP**  
(Aerial Flown 2006)



Printed: Thursday, January 13, 2007 2:52:00 PM  
 Source: C:\Project\05205-SunWest\Map\011307\05041\_SunWest\_Aerial\_MapB\_02154\_011307.mxd

**JANUARY 2007**















# SunWest Park

## Pasco County, Florida



## Park Planning

Located in northwest Pasco County, Florida, SunWest Park was originally a limestone mining operation, areas of which have suffered negative impacts from mining activities. The total project area is approximately 312 acres, 138 acres of which will be redeveloped into parkland. The remaining acreage will remain natural as open water bodies, wetlands, and preservation lands. The project is a joint venture between Pasco County and SunWest Acquisitions.

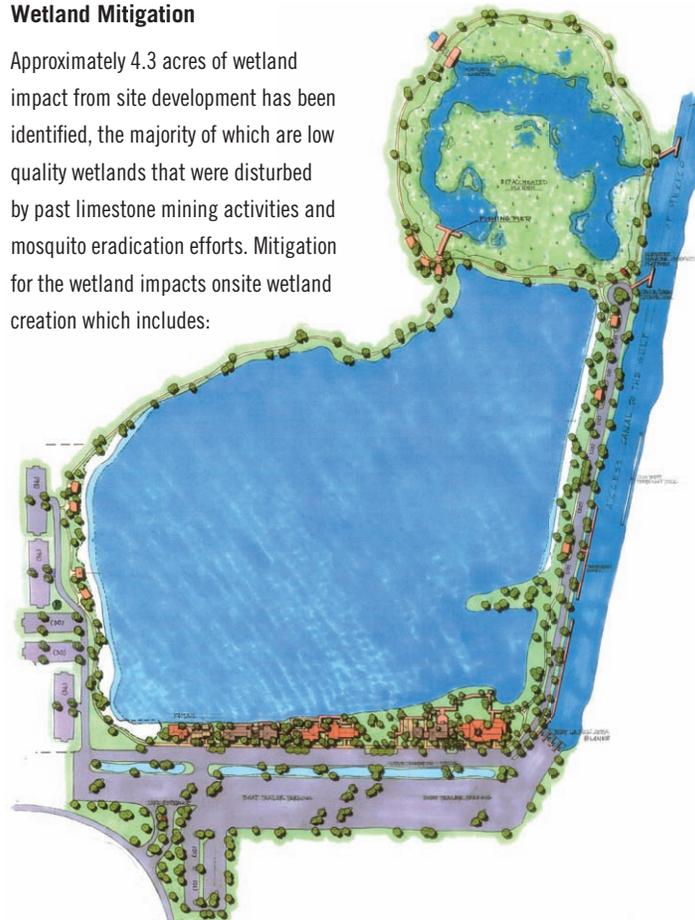
### Park

SunWest Park will include:

- Boat ramp (7 launch lanes)
- Four docks
- Kayak launching facility
- Deepwater access via an existing deepwater channel
- Walking/interpretive nature trail
- A sand swimming beach
- Fishing pier on lake
- Manatee observation tower with educational kiosk
- Parking: 365 passenger car parking spots, and 257 car and trailer parking spots.

### Wetland Mitigation

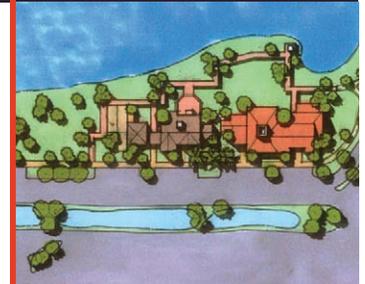
Approximately 4.3 acres of wetland impact from site development has been identified, the majority of which are low quality wetlands that were disturbed by past limestone mining activities and mosquito eradication efforts. Mitigation for the wetland impacts onsite wetland creation which includes:



submerged beds and littoral shelves for macroalgae; seagrass transplants; and herbaceous marsh. Educational displays will that address the sensitive nature of the surrounding coastal wetlands.

### Environmental Sensitivity

This project has been carefully planned and designed in accordance with Pasco County's Land Development Code Article for Environmentally Sensitive Lands which mandates low impact activities only adjacent to a site's wetlands. A concerted effort has been made to preserve existing wildlife migratory corridors, provide adequate naturally vegetated buffers, and to dedicate large expanses of conservation lands.



### Client/Owner:

Pasco County - Public Works  
7530 Little Road  
New Port Richey, FL 34654

### Services:

Park Planning





**FLORIDA'S LARGEST  
INFLATABLE AQUA PARK**



**SunWest Park - prior to cable ski installation**

<http://www2.hernandotoday.com/news/news/2012/jul/14/hanewso1-sunwest-site-gets-a-tryout-ar-431452/>

# HERNANDO TODAY

AN EDITION OF  
THE TAMPA TRIBUNE  
and The Tampa Times

Published: July 14, 2012

[Home](#) / [news](#) /

## Sunwest site gets a tryout

By Laura Kinsler



Thousands of spectators and a national television audience will get to see a premiere wakeboarding competition today as the Red Bull Wake Open takes over the Garrison Channel at the Tampa Convention Center.

It is exactly the type of event Patrick Panakos wants to bring to Pasco County's Sunwest mine — if the county gets a federal permit for the water park in Aripeka.

"If they give us that permit and go-ahead, we'll be able to host events like this up at Sunwest," he said.

Panakos, a Clearwater native and owner of the Wake Park Project, has a deal with Pasco County to build a wakeboard park at Sunwest.

His company has designed and built wake parks all over the world. That's why Red Bull partners with Panakos, a former pro wakeboarder, to install cable systems and obstacles for its pro events.

"I've worked with him for years," said Sean Dishman, Red Bull's competition director. "He's the best in

the sport."

They worked together last year on a Red Bull event in Orlando. Panakos said more than 20,000 spectators watched the competition.

"Red Bull brings the biggest and best competitions, and to be able to bring it to your hometown is really cool," he said.

At his suggestion, Dishman moved the boat portion of the Red Bull Wake Open to Sunwest. "We can't really use boats at the convention center because of the seawalls," Panakos said. "The water would get too choppy."

Dishman said the Sunwest lake offered "the best conditions and best water" the riders have had all year. The finals of the boat competition, which were taped Thursday at Sunwest, will air this afternoon on NBC.

"It was awesome," he said. "The setting of that place is like a crossover between the Bahamas and some remote Caribbean Island. It has crystal blue water and palm trees. The conditions out there are perfect for riding in a boat. I watched some of the footage last night, and it looks unbelievable."

Dishman said he would "definitely consider" holding a major event, such as the Wake Open, at Sunwest if a park gets built. Some county officials have questioned whether the lake's remote location would draw spectators for special events.

Dishman said he doesn't consider access a problem. "I've got huge plans for that site," he said. And with Panakos' cable system installed, Sunwest would be able to host all three portions of the competition: Big Air, Park and Boat.

Tampa officials are expecting about 100,000 people — similar to the turnout for Red Bull's Flugtag — downtown for the two-day event, which is estimated to have a \$1 million economic impact on the Tampa area.

---

Hernando Today © Copyright 2012 Media General Communications Holdings, LLC. A Media General company.

**Personal & Confidential**

**Re: Sunwest Harbourtowne  
Pasco County, Florida**

This letter (“Confidentiality Letter”) is in response to your request for additional Information on the Sunwest Harbourtowne property. Tommie Dawson Realty has been retained as the exclusive agent for Sun West Acquisition Corporation (“Owner”) in connection with the marketing and potential sale of the Sunwest Harbourtowne, an approximate 1,072 acre site in Pasco County, Florida (the “Property”). The Owner shall be a third party beneficiary of each of the provisions of this letter agreement.

As a condition of providing you access to our studies and investigation pertaining to the Sunwest Harbourtowne property or any written or verbal information regarding the Property (collectively the “Information”), the Owner requires that you acknowledge in writing that all information provided to you is confidential and proprietary and will only be used by you to make an evaluation of the Property in the hopes of purchasing the Property from the Owner.

Accordingly, if you receive any Information from either the Owner or Tommie Dawson Realty, you agree to treat such Information as confidential and proprietary (whether or not so marked or indicated), unless the owner or Tommie Dawson Realty advise you otherwise in writing. You further agree that all electronic, verbal or written Information delivered to you will (i) be kept confidential by you and not disclosed to any other parties; (ii) not be used by you in any way detrimental to the Owner or Tommie Dawson Realty; and (iii) not be used for any other purpose other than in connection with an Evaluation of the Property.

You may, however, disclose the Information to your representatives, but only if your representatives reasonably need to know the Information in connection with the Evaluation and further agree to be bound by the provisions of this letter agreement. In such case, you will (i) inform each or your representatives receiving the Information of the confidential nature of such items and of the terms of this letter agreement; (ii) direct your representatives to treat the information confidentially and not to use it other than in connection with an Evaluation of the Property; and (iii) be responsible for any improper use or disclosure of the Information by you or your representatives.

Except within the terms of a specific written authorization by Tommie Dawson Realty or the Owner during the Evaluation you agree not to contact or attempt to contact, any director, officer, employee, lender, tenant or shareholder of the Owner in connection with any matter referred to in this letter agreement. If the Evaluation is terminated by you or by the Owner, you and our representatives will permanently cease all previously authorized contacts and will return all written Information provided to you.

You understand that although the Owner and Tommie Dawson Realty will endeavor to include such materials as they reasonably believe to be relevant for an Evaluation of the Property you acknowledge that neither the Owner nor Tommie Dawson Realty, nor any other representative of either the Owner or Tommie Dawson Realty, has made, or will make any representations or warranty as to the accuracy or completeness of any Information, except as specifically provided, if at all, in a definitive agreement for the sale of the Property (a “Definitive Agreement”) and that, no liability is assumed by and none shall be asserted against the Owner or Tommie Dawson Realty, nor any of their respective officers, agents or employees on account of any statements, descriptions or Information, or projections or estimates provided to you. No agreement providing for any Transaction will be deemed to exist unless and until a Definitive Agreement has been executed and delivered by the Owner and each of the other parties thereto, and you hereby irrevocably waive any claims (including, without limitation, breach of contract) in connection with any Transaction unless and until a Definitive Agreement has been so executed and delivered and then only in accordance with the terms thereof and applicable law. Unless and until a Definitive Agreement has been so executed and delivered, neither the Owner nor any of its Representatives or Agents has

Page 2  
Sunwest Harbourtowne  
Pasco County, Florida

any legal obligation to you of any kind with respect to any Transaction because of this letter agreement or any other written or oral expression with respect to any Transaction, except, in the case of this letter agreement, for the matters specifically agreed to herein.

Finally, your countersignature below also indicated that you have requested access to the Information as a principal and not as a broker, sales agent or in any other capacity. If you want any broker or agent representing you to receive Information or otherwise participate in any Transaction you must (i) indicate their name below; (ii) cause such broker/agent to execute the Broker/Agent Rider in the form attached hereto; (iii) indemnify, defend and hold the Owner and Tommie Dawson Realty harmless against any and all claims and demands of such broker/agent in connection with the Transaction you may enter into with the Owner.

In evidencing your acceptance and agreement to the foregoing fax one copy to the attention of Walter E. Selph, Broker, Tommie Dawson Realty (fax: 352-796-1948) or [buddy@tommiedawson.com](mailto:buddy@tommiedawson.com)

**TOMMIE DAWSON REALTY**

**ACCEPTED AND AGREED:**

By: \_\_\_\_\_

Dated: \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Title: \_\_\_\_\_

Fax: \_\_\_\_\_

Company: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Address: \_\_\_\_\_

City/State: \_\_\_\_\_

Name of Broker/Agent (if any): \_\_\_\_\_  
(Broker/Agent Rider also must be executed and attached)

Page 3  
 Sunwest Harbourtowne  
 Pasco County, Florida

**BROKER/AGENT RIDER TO CONFIDENTIALITY LETTER**

**THIS BROKER/AGENT RIDER** (“Rider”) is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_ (“Broker”) in favor of Tommie Dawson Realty and the Owner [as such terms are defined in that certain confidentially letter of even date herewith to which this Rider is attached (“Confidentiality Letter”)].

**Witnesseth:**

The following terms and conditions are hereby incorporated into the Confidentiality Letter:

**1. INCORPORATION BY REFERENCE.** This Rider is attached to and made part of the Confidentiality Letter. All capitalized terms not defined herein shall have the same meaning as ascribed in the Confidentiality Letter. Owner shall be a third party beneficiary to all matters set forth in this Rider. Upon execution hereof by Broker, the term “Confidentiality Letter” shall include this Rider.

**2. CONFIDENTIALITY LETTER.** Broker is the sole agent/broker engaged by \_\_\_\_\_ (“Principal”) in connection with the Property described in the Confidentiality Letter. Broker has been provided with a copy of the Confidentiality Letter and has read and understands its obligations there under as a representative of the Principal. Broker agrees to be bound by all of the terms of the Confidentiality Letter as if it were an original signatory thereto.

**3. COMPENSATION DISCLOSURE.** Broker acknowledges that Tommie Dawson Realty is the sole agent for the Owner in connection with any Transaction with the Principal, and that Tommie Dawson Realty will be compensated by the Owner. Broker further acknowledges that a 2% co-brokerage commissions will be paid to Broker by the Owner in connection with any Transaction consummated between Principal and the Owner.

**IN WITNESS WHEREOF**, Broker has executed this Rider the day and year first above written.

Signed and delivered in the presence of:

Principal:	Broker:
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Company: _____	Company: _____
Address: _____	Address: _____
City: _____	City: _____
State/Zip: _____	State/Zip: _____
Telephone: _____	Telephone: _____
Fax: _____	Fax: _____