



*Discover Sanibel's newest neighborhood...
designed with sustainability in mind*



Welcome to our eco-friendly community...

A new concept and new community are taking shape on Sanibel Island, a tropical treasure located on Florida's southwest coast alongside the beautiful Gulf of Mexico.

The sustainable, nature-oriented Sea Glass of Sanibel was previously the site of the old Schoolhouse Theater and a landscape nursery.

Sea Glass of Sanibel reflects the island's rich history as well as its vibrant future. Like its namesake, Sea Glass of Sanibel will be a model of a man made creation polished and formed by the sea, sand and ecology of Sanibel.

"We named our community Sea Glass because it suggests something very unique and beautiful, created by a partnership with nature and resulting in surprise and inspiration upon discovery."

—MARK ANDERSON,
DEVELOPER

The Sea Glass Community

The central concept of Sea Glass is “Less is More.” This is living the Island lifestyle comfortably and intelligently with a smaller but higher quality footprint. After donating half of its property to the [Sanibel-Captiva Conservation Foundation](#), Sea Glass is growing in the heart of Sanibel from an old landscape nursery and community theater site, giving its residents the opportunity to live with concepts such as “net zero energy usage,” the use of electric carts and vehicles, urban gardens, fruit groves, and wildlife habitats. Resources are shared through the use of a community center and pool, gardens, rainwater harvesting, and geo-thermal ground source cooling.



COMMUNITY FEATURES

- Classic style community pool
- Landscaped civic green space
- Community guest house
- Eco-villa for environmental education
- 1/4+ mile brick paved country lane connected to Sanibel bike trails
- Wildlife & Wading Bird Habitat
- Gardens



COMMUNITY FAST FACTS

- 12 acre eco-friendly community encourages nature conservation and low impact building
- 12 single family home sites planned in a cluster development
- Nature areas: butterfly meadow, conservation and wildlife habitat area and vegetable garden area
- Conservation features: rainwater harvesting, solar water heating, photo voltaic technology for neighborhood and community areas, ground source cooling, and composting/recycling area
- The Sea Glass community will be certified as a “Green Community” by the Florida Green Building Coalition





*Discover Sanibel's newest neighborhood...
designed with sustainability in mind*

COMMUNITY CENTER

The community center is as the name implies is the center and the front door of the community. The building and surrounding amenities has set the style and raised the bar. The center demonstrates proven sustainable principals. It is a gathering area for recreation, fellowship and exploration. The center is the first net zero building in this area of Florida. It is a platform for utilizing cooperative resources, generating power and harvesting rainwater for community uses. The center is a five star accommodation for residences visiting friends and family with the conveniences of not being too close or too far. The center will serve as a laboratory for demonstrating promising sustainable technologies and techniques.



OWNERSHIP & COMMUNITY

Sea Glass is a land condominium. As a resident, you own your home and the land and improvement directly attached. You also own 1/12 of the rest of Sea Glass. It's 5 star community center, lane, gardens, habitat, landscaping.

Your ownership is protected and enhanced with thoughtful and progressive community covenants. Sea Glass is not a deed restricted community, but an enhanced community. As owners and residence, you have the methods and means to continue and enhance your ownership. Your ownership ensures community grounds and building maintained, at a reasonable annual fee. Sea Glass is an active community and the documents will reflect and encourage these principals.

Sea Glass Community Site Plan



Community House & Pool



Community house from walk



Community swimming pool area



Community swimming pool



View from pool cabana



View from community deck



View from community terrace



View from perimeter road



Wading bird habitat

Community House Floor Plans



Community House - 1st Floor - Eco Villa



Community House - 2nd Floor



*Discover Sanibel's newest neighborhood...
designed with sustainability in mind*

Sea Glass Homes

The homes at Sea Glass are a marriage of architectural quality and exceptional performance. While the design of the homes at Sea Glass will adhere to thoughtful guidelines dovetailing with Sanibel's unique environment, the cutting edge materials and technologies incorporated into the homes will insure that they meet a level of durability and sustainability rarely seen in Southwest Florida. As the community lane, pathways and common areas are designed to maximize the privacy and enjoyment of the residents, the common building will provide Sea Glass residents additional living and meeting spaces, surrounded by a subtropical amenity area.

Sea Glass will be certified as a "Green Development" by the [Florida Green Building Coalition \(FGBC\)](#) and all homes will be certified as a "Green Home" by the FGBC as well as be required to obtain a HERS rating of no higher than 50 as certified by an independent third party, with a goal of "Net Zero."

The residences will be designed and oriented to maximize the power of subtropical sun and breezes for comfort and power.

SEA GLASS HOME FAST FACTS

- Thoughtful architectural guidelines ensuring timeless design and durability
- Homes and their community amenities will utilize the concept of "less is more"
- Sea Glass homes will be certified as a "Green Home" by the Florida Green Building Coalition
- Homes will have a HERS rating of 50 or less
- Sea Glass homes will employ functional and proven sustainable and energy saving technologies
- Exceeds Florida's wind and storm codes

Sea Glass Homes

The Sundance

One-story – 2 Bedroom/2 Bath – 1,760 sq. ft.

Designed with the perfect blend of efficiency, convenience, sustainability and esthetic style, the one-story Sundance maximizes its 1,760 square feet of air conditioned living space encompassing a light, airy great room, state-of-the-art kitchen, full dining room, two bedrooms and two baths. The exterior space is complete with ample deck areas, an exterior stairway and a carport to house the e-car. Homeowners will discover the most efficient, energy saving living in this beautifully designed home.



View from the road



View from the road



E-car port



Back Veranda

Sea Glass Homes

The Sundance Floorplan

One-story – 2 Bedroom/2 Bath – 1,760 sq. ft.



The Sundance

One-story, 2BR / 2BA

Total A/C area	1,760 sq. ft.
Garage	384 sq. ft.
Deck (inner)	340 sq. ft.
Porch (outer)	96 sq. ft.
Landings + stairs (exterior)	222 sq. ft.
E-car parking + drives	690 sq. ft.
Total developed area*	3,492 sq. ft.

*Calculations exclude any landscaped terraces or other landscaped areas and entry (stepping stones) paths

Sea Glass Homes

The Windward

Two-story – 3 Bedroom/3 Bath – 2,400 sq. ft.

Designed with the perfect blend of efficiency, convenience, sustainability and esthetic style, with 2,436 square feet of air-conditioned living space, the two-story Windward offers the same architectural quality and exceptional performance as The Sundance but with a more spacious ambience. The first floor includes an entry foyer, living room, dining room and kitchen, while the second floor offers a master suite, two full baths and an office (or optional guest bedroom). The Windward also includes expansive decks, exterior stairway and a carport. As with the Sundance, light and energy fill this home which melds perfectly with Sanibel's unique environment.



View from the road



Front facade



Entry path



E-car drive

Sea Glass Homes

The Windward Floorplan

Two-story – 3 Bedroom/3 Bath – 2,436 sq. ft.



The Windward
Two-story, 3BR / 3BA

Developed Area:	
First floor area	1,950 sq. ft.
Second floor area	486 sq. ft.
Total A/C area	2,436 sq. ft.
Garage	505 sq. ft.
Deck (inner)	325 sq. ft.
Porch (outer)	215 sq. ft.
Landing + stairs (exterior)	80 sq. ft.
E-car parking + drives	550 sq. ft.
Total Developed Area*	3,635 sq. ft.

*Calculations exclude any landscaped terraces or other landscaped areas and entry (stepping stones) paths



Sustainable Energy & Technology

Sea Glass homes will use green technology and methods such as:



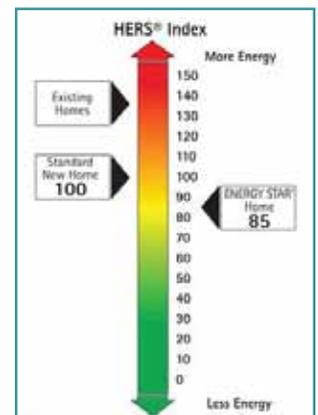
PASSIVE ENERGY AND BUILDING EFFICIENCY

At Sea Glass, energy efficiency is integral to every aspect of design to make the most of the subtropical Florida climate, Gulf winds and local weather changes. We incorporate the philosophy of passive design which is synonymous with conservation. The best dollars spent to make our

homes energy efficient and high functioning are those spent during the planning stage before the first worker shows up on site. A home that functions efficiently and economically can best be realized through good architecture and intelligent design. Our homes are designed for the way that we live, to maximize the home's relationship to the site, the local climate, the landscape and most importantly the lifestyle of its inhabitants. We make the most of the space we have to save precious time, costs and energy.

HERS RATING

Sea Glass residence ownership documents require that each resident achieve and maintain a minimum HERS rating of 50. The HERS rating examines all aspects of the home from the insulation, HVAC efficiency, glass size and efficiency, to the appliances and lighting. The HERS Index is a scoring system established by the Residential Energy Services Network (RESNET) in which a home built to the specifications of the HERS Reference Home (based on the 2006 International Energy Conservation Code) scores a HERS Index of 100, while a net zero energy home scores a HERS Index of 0. The lower a home's HERS Index, the more energy efficient it is in comparison to the HERS Reference Home.



Each 1-point decrease in the HERS Index corresponds to a 1% reduction in energy consumption compared to the HERS Reference Home. Thus a home with a HERS Index of 85 is 15% more energy efficient than the HERS Reference Home and a home with a HERS Index of 80 is 20% more energy efficient.

Sustainable Energy & Technology

FGBC CERTIFICATION

Sea Glass home ownership documents require that each residence achieve at completion FGBC "Green Home" certification. The Florida Green Building Coalition (FGBC) is a nonprofit 501(C) 3 Florida corporation dedicated to improving the build environment. Their mission is "to lead and promote sustainability with environmental, economic, and social benefits through regional education and certification programs." To receive a "Green Home" certification all aspects of a homes site development and construction are evaluated and points are given for meeting certain criteria efficiency standards as established by FGBC. Different levels of certifications, from "Certified" to "Platinum", can be awarded based on the overall accumulation of points.



E-CARS AND TRANSPORTATION

Sanibel and Captiva have unique advantages for alternative transportation methods. The barrier Islands are connected to the mainland by a causeway and toll both. Some of the causeway's benefits are exclusivity, security, slower lifestyle. The pace of life is slowed. Speed limits are 35 mph maximum. Nearly 22 miles of paved bicycle and pedestrian paths are available. Captiva and Sanibel

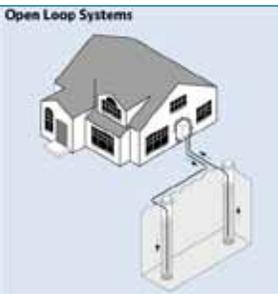
have commercial hubs or downtowns. Making shopping and dining convenient for pedestrians and bicyclist. Recently there has been a growing island movement to electric cart/car transportation. This trend is only going to gain momentum as there becomes a deeper awareness of conservation of our energy resources, and the development of many alternative types of transportation supporting electric cars and cycling. These types of transportation are fun, safe and healthy.

Sea Glass is design to accommodate these traditional as well as new travel modes. Giving electric vehicles and cycles a priority position in the building and development plans. The Sea Glass community and buildings designed, with charging stations, racks and paths.

Sustainable Energy & Technology

ELECTRIC GENERATION

Sea Glass has recognized electric energy generation as important. Not only to our future, but also for living off the grid, sustainability, convenience and storm recovery. Electric power is now truly renewable and sustainable. With mandated energy efficiencies in Sea Glass, the move to a net zero energy building is short and sweet. This will be accomplished through solar or wind. Sea Glass plans to utilize both.



GROUND SOURCE COOLING AND HEATING

The community aspects of Sea Glass have allowed the time tested, remarkable energy efficient, geothermal cooling and heating. There will be (2) two community wells that will furnish the cool water that runs this technology. Cooling will also utilize heat and thermal exchanging with the buildings extensive cistern capabilities. What this means is a 20-30% increase in the SEER rating compared to the state of the art conventional Air Source 2 stage systems. Summers in Florida typically mean the evening stroll that is surrounded by the noise of operating neighbor's air conditioning. Not a Sea Glass. There are no noisy exterior condensers. Systems are all internal to the buildings and are not only efficient but silent in its operation. There the additional advantage of not having any exterior equipment to deteriorate in the sea breezes and island environment.

RAIN WATER HARVESTING

A technology as old as time, but somehow forgotten. At Sea Glass harvesting rainwater is an important resource to be utilized. The harvested water is used for irrigation, cooling, and domestic home uses. As solar, this resource is free and seasonally plentiful, so why not use it. There is also a minimum storage capacity that each residence is asked to collect and store for community uses.



Sustainable Energy & Technology

SOLAR THERMAL

Again an ancient technology that is used for heating water at the residences as well as the community area. Between heat recovery on the geothermal and solar thermal, there is no need in Sea Glass for electric or gas hot water heaters.



STORM WATER MANAGEMENT

Sea Glass unique concept is designed to maximize existing vegetation, land elevations and drainage patterns to efficiently process and manage storm water. Sea Glass Storm water designs exceed state requirements by 30%. Simple is better.

XERISCAPING

By implementing xeriscaping at Sea Glass, we will help our residents save water, reduce maintenance, eliminate the need for chemical supplements and provide a familiar and varied habitat that is friendly to Southwest Florida wildlife. Plus, we will be improving your property value by drought-proofing and protecting your landscaping.

WILDLIFE HABITAT

Sea Glass offers a variety of wild life habitats and experiences. From vibrant and lush uplands, to Zen like wading bird areas, to mysterious wetlands abutting the Sanibel River. All of it natural coastal and Sanibel Island.



COMMUNITY GARDEN



Unique garden area, utilizing the best principals of organic earth friendly urban agriculture. Fresh and close. Doesn't get any better.

Sanibel Island Lifestyle

Sea Glass is located in the heart of Sanibel Island, a jewel in one of the world's most desired destinations, Southwest Florida. Sanibel shares its 15 miles of world-class beaches and 22 miles of bike paths with its 6000 full time residents and thousands of visitors from around the world. Close to two-thirds of the island is the home of the [JN "Ding" Darling National Wildlife Preserve](#) and the [Sanibel-Captiva Conservation Foundation](#). The City of Sanibel's Comprehensive Land Use Plan has guided Sanibel Island to become a national model for intelligent community development in a sensitive and pristine environment. This has provided Sea Glass residents with a lifestyle and quality of life rarely enjoyed elsewhere. Sea Glass will rise above the island community's high standards, while still being within walking distance to world class shopping and dining. The Sea Glass community is designed to be a model and legacy of inspired coastal living and conservation.



SANIBEL ISLAND FAST FACTS

- A barrier island 12 miles long and 3 miles wide
- 15+ miles of white sand beaches
- 6,300 year-round residents
- 230 types of birds
- 250 types of shells
- Average temperature is 74 degrees
- 23 miles of sidewalks, bike paths and recreational trails
- Home to J.N. "Ding" Darling National Wildlife Refuge

Sanibel Island Lifestyle

Arts & Entertainment

For a small island, Sanibel has many arts and entertainment options. Visitors and residents are surprised at how much there is to do away from the beach.

MUSIC AND THEATRE

BIG ARTS has been the island's center of cultural activity for more than 30 years. BIG ARTS features more than 30 concerts a year from classical to jazz to popular music. The facility also highlights dance, visual arts, film and theatre.

If musical comedy is your thing, the Schoolhouse Theater has a show for you. Named after Sanibel's original old schoolhouse building, it is a 160-seat facility featuring local talent.

The Sanibel Music Festival is a 30-year classical music tradition. The festival features emerging artists in seven concerts during its "Save March for Music" season.

ART AND MUSEUMS

There are 10 art galleries on Sanibel. The enthusiastic and the casual collector will find something to love — from photography, pottery and jewelry to watercolors, hand-blown glass and sculpture. In the spring, the Rotary and Lion's Club host annual two-day art fairs at the Sanibel Community Association.

The Bailey-Matthews Shell Museum showcases the beautiful treasures that make Sanibel the world's shelling destination. It is the most comprehensive museum in the nation devoted exclusively to seashells.

The Sanibel Historical Museum and Village is a collection of late 19th and early 20th century homes and businesses. They relate the history of the islands from the Calusa Indians to the mid-1900s.



Sanibel Island Lifestyle

A Shopper's Delight

Sanibel Island is a shopper's delight. Unique shops are filled with designer and local treasures. Whether you're looking for something simple that reminds you of the island, beautiful art or a boutique shopping experience, Sanibel has it all.

Tucked into the lush landscape of the island are local galleries, clothing stores, gift boutiques, children's clothes stores, and jewelry shops and, of course, many shops that feature Sanibel's beloved seashells. Eight shops are devoted exclusively to these treasures.

Instead of chain stores, you'll find owner run establishments where the atmosphere is conversational and the treasures are one-of-a-kind. Four main shopping areas feature 30 boutiques, with dozens of other stand-alone stores and shops along the island's main roads.

In Sanibel's galleries, you can often find the artists themselves working or talking about their creations. You'll find wildlife photography, pottery, jewelry, watercolors and hand-blown-glass.





*Discover Sanibel's newest neighborhood...
designed with sustainability in mind*

Sanibel Island Lifestyle

Top Rated Schools & Higher Education

PRESCHOOL THROUGH HIGH SCHOOL

Parents of preschoolers need not leave the island for quality education. The Children's Center of the Islands provides a well-rounded curriculum in a nurturing environment.

Students from kindergarten through eighth grade can attend [The Sanibel School](#), part of the Lee County School District. The facility is a nationally recognized Blue Ribbon School and a Florida "A" school providing a challenging academic curriculum with an emphasis on environmental education and community connection. The school's curriculum is enhanced through programs in cooperation with the City of Sanibel, Sanibel-Captiva Conservation Foundation, Sanibel Shell Club and J.N. "Ding" Darling National Wildlife Refuge.

High school students can attend district neighborhood or magnet schools in Fort Myers. Students have a choice of high schools within their immediate geographical area or magnet schools specializing in various disciplines. There are also many private schools off the island.

COLLEGES AND UNIVERSITIES

[Florida Gulf Coast University](#) is the state's 10th university, opening in South Fort Myers in 1997. It has more than 10,000 students and includes: College of Arts and Sciences, College of Education, College of Health Professions, College of Professional Studies, and Lutgert College of Business.

[Edison State College](#) is a Florida public college, offering two and four year undergraduate degrees and certificate programs. Educating since 1962, Edison State College's main campus is in central Fort Myers.

The area also has several private colleges. [Southwest Florida College](#) has bachelor, associate and diploma degree programs. Barry University of Miami, a private Catholic institution, caters to the working adult student. Its satellite campuses in Lee and Collier counties offer bachelor, masters and doctoral degree programs. [Hodges University](#) is a student-centered institution that focuses on the needs of adult learners including distance-learning options. It awards associate, bachelors, and master's degrees.

Sanibel Island Lifestyle

Island History

The Calusa Indians were the first known residents of Sanibel Island more than 2,500 years ago. They were skilled agriculturists, builders and craftsmen who constructed hut homes atop shell mounds, some of which remain intact today.

Explorer Juan Ponce de Leon is thought to have discovered Sanibel Island while searching for the "Fountain of Youth." His Spanish seaman battled the Calusa Indians for years without establishing a permanent settlement. However, their intermittent habitation of the island introduced diseases to the Calusa population causing their virtual extinction by the late 1700s.

For many years following, the island was inhabited on and off by pirates and Indians which kept settlers at bay. It was not until after the Civil War that it was finally deemed safe for settlers. A few years later, Sanibel was deemed a lighthouse reservation and the Sanibel Lighthouse was built in 1884.

The population of the "Old Town" community reached 100 by 1892 necessitating the building of the island's first schoolhouse. As the permanent population increased, so did interest in the island as a retreat for wealthy visitors including Thomas Edison and Henry Ford.

By the late 1920s, ferries transported homesteaders and visitors to Sanibel. A second village developed near what is currently "Ding" Darling National Wildlife Refuge. Influential visitors continued to make their way to Sanibel charting the course for its growth in the hospitality industry.

Jay Norwood "Ding" Darling, a Pulitzer Prize winning cartoonist and well-known conservationist, took up the cause of preserving Sanibel's natural beauty and wildlife habitats. Because of his efforts, more than 6,300 acres of the island's bays, estuaries and wetlands gained federal protected status in 1945.

Two decades later, the completion of the Sanibel Causeway in 1963 led to an even greater number of visitors drawn by the island's beaches, shelling and fishing. In 1974, Sanibel formed its own city government which today guides growth and development of this island paradise.





*Discover Sanibel's newest neighborhood...
designed with sustainability in mind*

About Us

As we plan the Sea Glass community, we have gathered a team comprised of the best of the best... designers, architects, green building experts and real estate professionals. Our unique, ground breaking lifestyle concept will reduce our footprint on the environment while developing a resource-balanced design that could become a model for future coastal communities in our region.

Meet the Builders

BENCHMARK GENERAL CONTRACTORS

A 27-year-old construction and development company. Developer of Sanibel's Royal Tern, Sanibel Sunset, Whisperwood developments. Contractor for many of the Islands signature buildings and developments. Seascape, Lantana, Islander Center. Bank of America, Sun Trust Bank, Lilly Fine Jewelry building, Sanibel Captiva Community Bank, Traders building, Dunes clubhouse, Harbor view, Old Estero Suites; Ronald McDonald House. Bishop Verot Highschool performing arts center, St. Michael Athletic Center to name a few.

MARK ANDERSON, *President*

Mark Anderson founded [Benchmark General Contractors, Inc.](#) in 1984. Benchmark was formed as a "niche" general contracting firm to handle a variety general contracting functions to include: Commercial and residential single and multifamily construction as well as remodeling, renovations and tenant improvements. In the last twenty-seven years, Benchmark has completed over one thousand residential and commercial projects of all sizes throughout Lee County. Over the years, the staff at Benchmark has developed a wealth of knowledge in such areas as local permitting procedures and processes, flood plain construction, windstorm protection and the use and implementation of sustainable technologies to preserve our planet. Benchmark enjoys the advantage of maintaining an experienced, efficient, and well-rounded staff.



In addition to working with their typical high end residential and commercial clientele, Benchmark has worked over the years on many public and institutional projects such as a 14 unit below market housing project for Community Housing Resources on Sanibel Island and the Ronald McDonald House at Health Park. Mark Anderson, the Owner of Benchmark, has been actively involved in numerous local charities and philanthropic organizations during his entire professional career.

About Us

Meet the Builders

JEFF GOOD, VICE-President

Jeff Good, project manager for Benchmark, has worked for Benchmark since 1993. He has been a licensed building contractor in the state of Florida since 1979. He has been involved with the construction of over two hundred homes on Sanibel and Captiva since 1979. He has served on the board of directors for Community Housing Resources on Sanibel Island for seven years as well as other local organizations, such as the board of directors for the Leukemia/Lymphoma Society. Benchmark has completed one of the first LEED certified commercial projects in Lee County, the First Community Bank at the Forum, completed in the fall of 2008 and currently has under construction the first home on Sanibel to be a certified "Green Home" by the Florida Green Building Coalition. Jeff Good, vice-president for Benchmark, is a LEED AP, a home rater for the Florida Green Building Coalition, and a field agent for LEED for Homes.



Meet the Design Team

Florida Community Design Center

MARTIN GOLD, *Executive Director* and *Director of Architecture* at University of Florida
Martin and his team are award-winning forward thinking architects.

Browning Day Mullins Dierdorf Inc

JONATHON HESS, *Managing Partner*

Impressive team of architects and planners with a deep commitment to sustainability.

TDM Engineering

DEAN MARTIN, Fort Myers base civil engineer.

Bean, Whitaker, Lutz and Kareh, Inc.

Fort Myers based PE and Surveyor specializing in Coastal engineering and property.