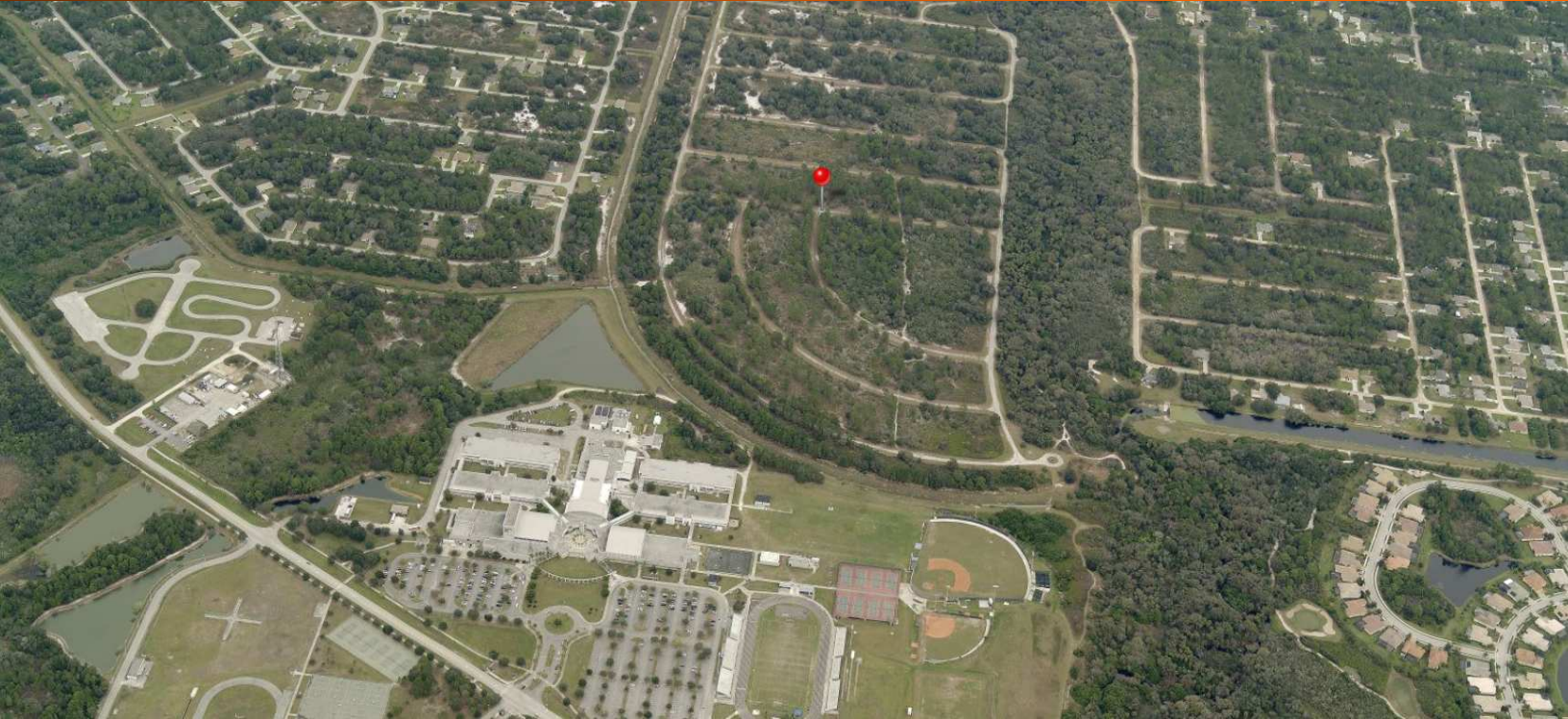


FOR SALE—VACANT LAND

NORTH PORT RESIDENTIAL SITE

SUNMARK REALTY, INC.
PO Box 420
Pineland, FL 33945
www.sunmarkrealty.net
sunmarkrealty@gmail.com



PROPERTY: ALPEN AVE, NORTH PORT, FL, 34291

Land Area: 235,659 Sq.Ft.—5.41 Acres

Municipality: City of North Port

Subdivision: Port Charlotte Sub 14 Re-plat

Zoning: RSF 2—Residential Single Family (4 units per acre). Up to 21 units.

Parcel Description: TRACT D BLK 613 14TH ADD TO PORT CHARLOTTE REPLAT

Account Number: 0968-06-1322

No Scrub Jay per US Fish and Wildlife List.

No wetlands per US Wetlands Inventory Database.

Price: \$500,000



SAGE N. ADDRESS, ALC, CCIM
Tampa Director
PH: 813-416-4254
sage_address@hotmail.com

NOEL ADDRESS, CCIM
Owner / Managing Director
PH: 239-283-1717
naddress@comcast.net



AERIAL OF SURROUNDING AREA



Overview Map

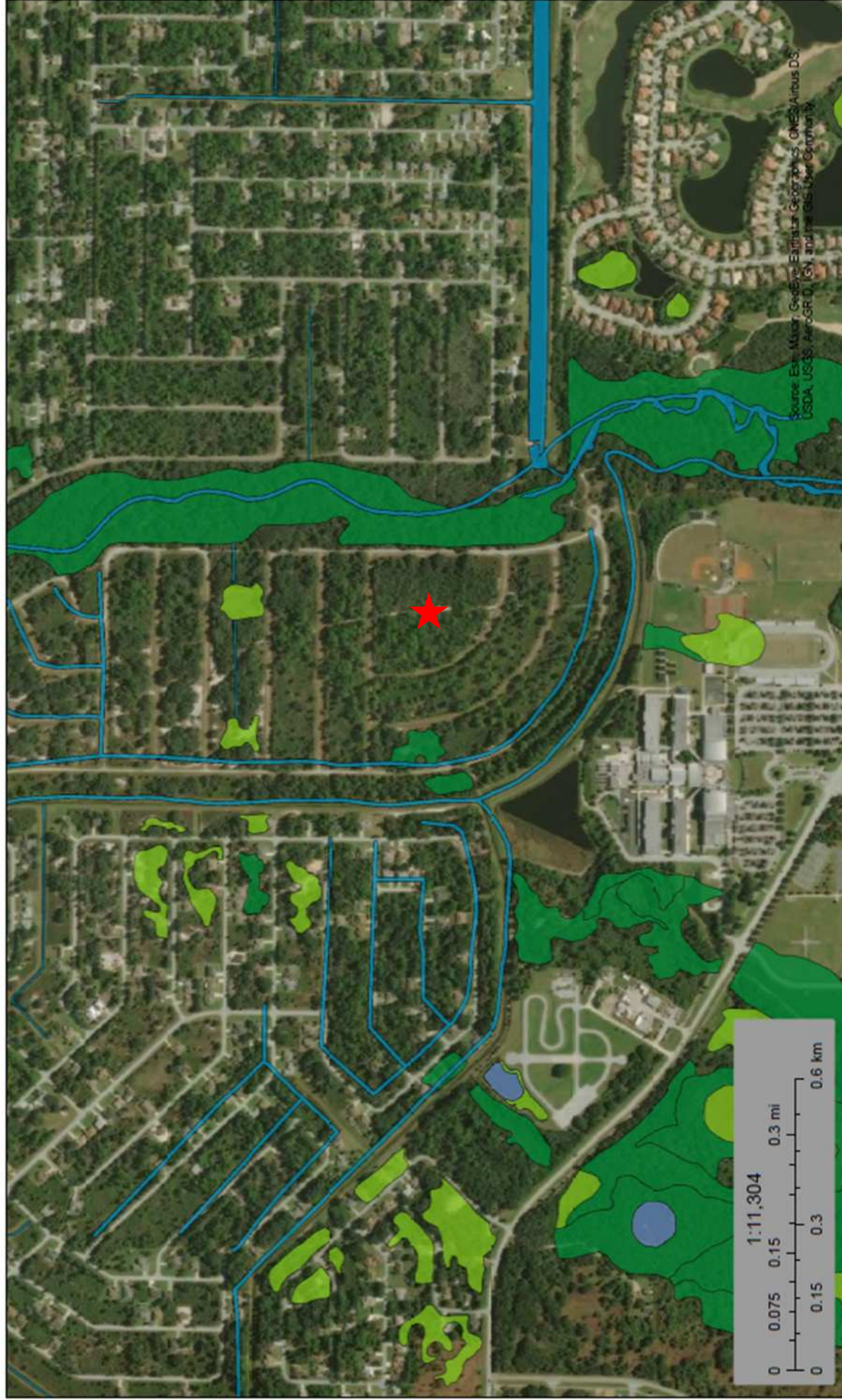




U.S. Fish and Wildlife Service

National Wetlands Inventory

Alpen Ave Wetlands Map



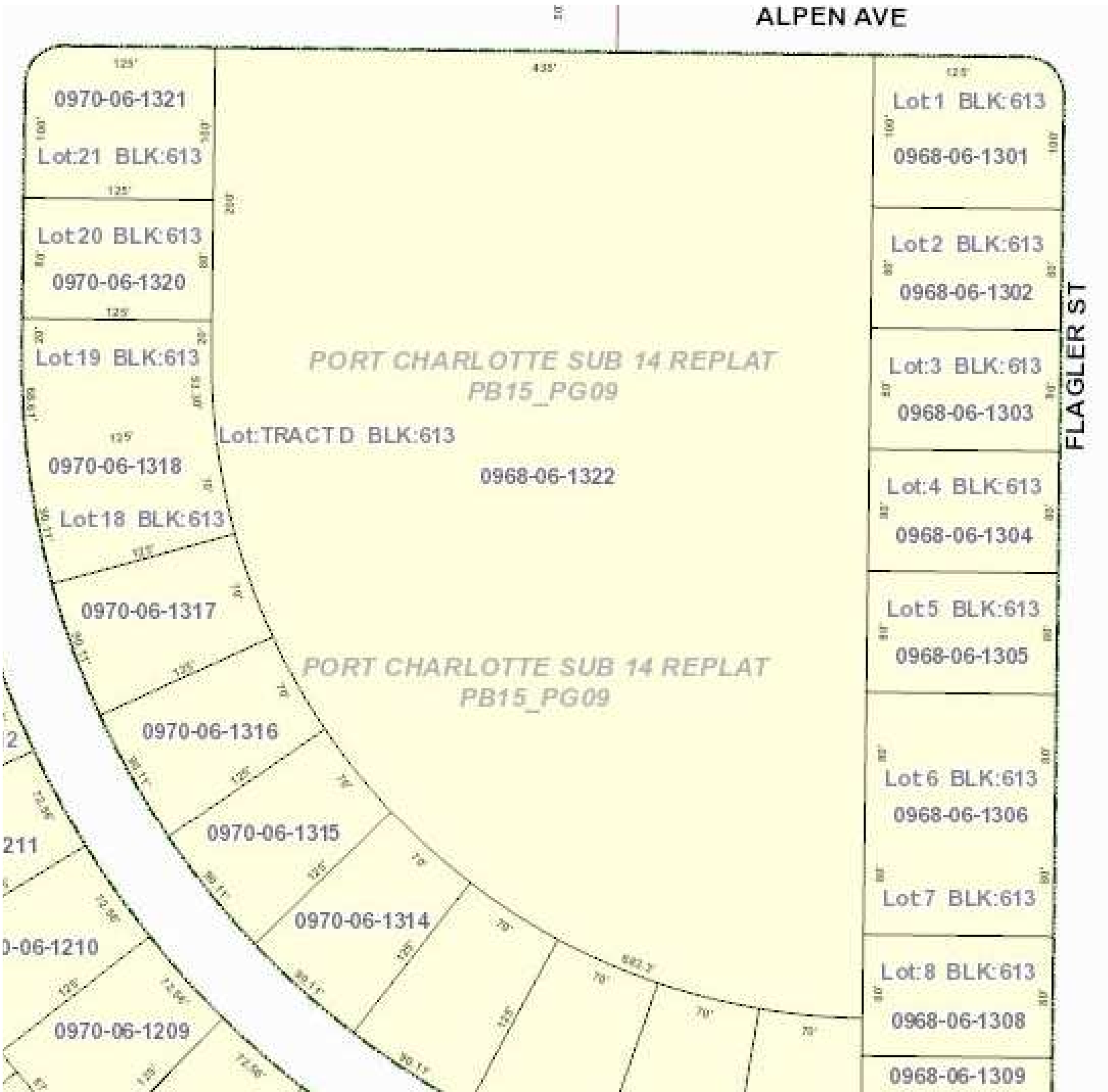
February 1, 2021

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

ALPEN AVE RECORDED PLAT



D. Provided, further, that the Department responsible for land development services may request the City Commission, as a condition of approval, to increase or decrease certain provisions of this chapter and of the Land Development Code, including, but not limited to, the following: [Amended 11-24-2003 by Ord. No. 2002-56]

- (1) Setbacks;
- (2) Lot area;
- (3) Landscaping;
- (4) Density (D/U) and intensity (FAR);
- (5) Parking spaces;
- (6) Signage size and location;

E. Provided, further, that the prohibited uses and structures found in the district sections of the Unified Land Development Code shall not be modified.

ARTICLE IX. RSF RESIDENTIAL SINGLE-FAMILY DISTRICT

Sec. 53-119. Relationship to Comprehensive Plan.

The Zoning Regulations in this section implement Objective 1 of the Future Land Use Element of the Comprehensive Plan, which states: "Future development activities shall continue to be directed in appropriate areas as depicted on the Future Land Use Map, and shall encourage the use of innovative land development regulations, consistent with sound planning principles, minimal natural limitations, the goals, objectives and policies contained within this plan, and the community character," as well as the following policy:

Policy 1.1: Land development regulations adopted to implement this Comprehensive Plan shall be consistent with F.S. 163.3202(1), and based on and be consistent with the following densities and intensities, presuming concurrency requirements are satisfied, for residential and non-residential development as indicated below:

Low Density Residential - These lands are designated for residential areas of low density (for currently platted single family lots: **maximum density of 4.3 residential units per gross acre, four (4.0) residential units per gross acre for unplatted areas.**)

Medium Density Residential - These lands are designated for residential areas of medium density (maximum of ten (10.0) residential units per gross acre). Low density residential is permitted within this designation.

Sec. 53-120. Intent.

These districts are intended to be single-family residential areas of low density. The nature of the use of property is the same in all districts. Variation among the RSF-2 and RSF-3 Districts is in requirements for lot area, width and certain setbacks. Certain structures and uses designated to serve governmental, educational, religious, noncommercial recreation and

other immediate needs of such areas are permitted or are permissible as special exceptions within such districts, subject to restrictions and requirements necessary to preserve and protect their single-family residential character. [Amended 11-24-2003 by Ord. No. 2002-56], [Amended 06-14-2010 by Ord. No. 2010-14]

- A. All structures and division of lands existing on or before June 14, 2010 lying within RSF-4 zoning district (Portion of Leisure Villas Neighborhood, Blocks 937 & 938, 15th Addition to Port Charlotte, 2nd replat, Sabal Trace Neighborhood - Villas of Sabal Trace, PB 41/18, Villas of Sabal Trace Phase 2, PB 44/44, Villas of Sabal Trace Unit 1, PB 37/38), shall not be deemed non-conforming under these zoning regulations. These parcels and structures shall be permitted to continue and may be maintained or enlarged on the existing property as it exists but shall maintain the following minimum standards:
- (1) Minimum lot requirement.
 - (a) Width: Forty (40) feet.
 - (b) Area: Four thousand (4,000) square feet.
 - (2) Minimum dwelling living area.
 - (a) Six hundred (600) square feet.
 - (3) Minimum setback requirements.
 - (a) Front: Fifteen (15) feet.
 - (b) Rear: Fifteen (15) feet.
 - (c) Side:
 - Interior: Six (6) feet.
 - Abutting a road: Twelve (12) feet.
 - Waterfront: Fifteen (15) feet.
 - (4) Maximum building height.
 - (a) Thirty-five (35) feet.

Sec. 53-121. Permitted principal uses and structures.

Permitted principal uses and structures shall be as follows:

- A. Single-family dwelling, including modular/manufactured homes. Such dwellings are to be occupied by one (1) family as defined in Chapter 61 of these regulations.
- B. Nonprofit parks and playgrounds.
- C. Recreational or community structures maintained by any nonprofit private association or persons resident in the district.
- D. Model homes. See Sec. 53-240(U).
- E. Family day-care homes, ALF, Adult day-care. See Sec. 53-540(B).

- F. Front porches may extend into the required front yard setback a maximum of five (5) feet. [Amended 11-24-2003 by Ord. No. 2002-56]
- G. PODs shall be permitted in accordance with Sec. 53-265(A)(2) of this Unified Land Development Code.

Sec. 53-122. Prohibited uses and structures.

Any use, structure or activity not specifically or provisionally permitted herein, including specifically adult entertainment, or exhibition establishments, adult bookstores or any other establishments whose primary purpose is to sell sexually explicit material or the exhibition of sexually explicit activities. The following uses are specifically prohibited:

- A. Adult gaming.
- B. The parking and storage of construction equipment except in connection with authorized active, continuing construction on the premises.
- C. The keeping of farm animals, exotic animals, livestock and poultry, or any animal normally found in the wild.
- D. The operation of a business unless specifically permitted as a home occupation. There shall not be evidence of business activity on the premises, including the parking and storage of commercial vehicles, material storage, inordinate vehicular traffic, outside storage, or advertising signs.
- E. Any car service activity other than that done by the homeowner, or by a service professional who has been granted permission by the homeowner, to the homeowner's vehicle shall be expressly prohibited.
- F. Manufacturing or industrial establishments.
- G. Wholesale establishments.
- H. Wholesale clubs.
- I. Warehouse and storage.
- J. Junkyard or automobile wrecking yard.
- K. Dumpster containers that are not in conjunction with construction or renovation.
- L. Fireworks sales or manufacturing.
- M. Incinerators.
- N. Retail sales.
- O. Bail bondsmen.
- P. Check quick cashing and quick loan establishments.
- Q. Pawn shops.
- R. Body art establishments.
- S. Pain Management Clinics

Sec. 53-123. Special exception.

Any use not specifically permitted and not specifically prohibited in this zoning district may file for a special exception permit in accordance with Article XXII of this chapter, provided that the use applied for contributes to the intent of the zoning district as stated in the City's Comprehensive Plan and this Unified Land Development Code.

Sec. 53-124. Maximum density/intensity.

A. RSF-2: Four (4) units per gross acre.

B. RSF-3: Ten (10.0) units per gross acre.

Sec. 53-125. Minimum lot requirements.

Minimum lot requirements shall be as follows:

A. RSF-2:

(1) Width: Seventy (70) feet.

(2) Area: Seven thousand five hundred (7,500) square feet.

B. RSF-3:

(1) Width: Sixty-five (65) feet.

(2) Area: Six thousand five hundred (6,500) square feet.

Sec. 53-126. Maximum lot coverage.

Maximum lot coverage by all buildings shall be as follows:

A. RSF-2: Thirty-five percent (35%).

B. RSF-3: Thirty-five percent (35%).

Sec. 53-127. Minimum dwelling living area.

Minimum dwelling living area shall be as follows:

A. RSF-2: Nine hundred (900) square feet.

B. RSF-3: Seven hundred fifty (750) square feet.

Sec. 53-128. Minimum setback requirements.

Minimum setback requirements shall be as follows:

A. RSF-2:

(1) Front: Twenty-five (25) feet.

(2) Rear: Twenty-five (25) feet.

(3) Side:

(a) Interior: Seven and one-half (7½) feet.

- (b) Abutting a road: Ten (10) feet.
- (c) Waterfront: Twenty-five (25) feet.

B. RSF-3:

- (1) Front: Fifteen (15) feet.
- (2) Rear: Fifteen (15) feet.
- (3) Side:
 - (a) Interior: Six (6) feet.
 - (b) Abutting a road: Ten (10) feet.
 - (c) Waterfront: Twenty (20) feet.

Sec. 53-129. Maximum building height.

Maximum building height shall be as follows:

- A. RSF-2: Thirty-five (35) feet.
- B. RSF-3: Thirty-five (35) feet.

Sec. 53-130. Permitted signs.

Exempt signs only shall be permitted.

Sec. 53-131. Parking requirements.

See Chapter 25, Parking and Loading Regulations, of this Unified Land Development Code for parking requirements governing land uses permitted in RSF Districts.

ARTICLE X. RTF RESIDENTIAL TWO-FAMILY DISTRICT

Sec. 53-132. Relationship to Comprehensive Plan.

The Zoning Regulations in this section implement Objective 1 of the Future Land Use Element of the Comprehensive Plan, which states: "Future development activities shall continue to be directed in appropriate areas as depicted on the Future Land Use Map, and shall encourage the use of innovative land development regulations, consistent with sound planning principles, minimal natural limitations, the goals, objectives and policies contained within this plan, and the community character," as well as the following policy:

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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

TAMPA OFFICE

24754 SR 54
LUTZ, FL 33559



BOKEELIA OFFICE

PO BOX 420 (7101 CAPRI LN)
BOKEELIA, FL 33922



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Tampa Director

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Sage.sunmark@outlook.com

