FOR SALE—VACANT LAND NORTH PORT RESIDENTIAL SITE

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



PROPERTY: ANANAS RD, NORTH PORT, FL, 34291

Land Area: 158,628 sf-3.66 Acres

Municipality: City of North Port

Subdivision: 1570 - PORT CHARLOTTE SUB 24

Zoning: R-1 — Residential Single Family (Up to 4 units per acre). R-1 has a minimum dwelling unit size of 900 SF. The minimum size applies to all portions of the structure under air.

Parcel Description: LOT 18 & TRACT D, 24TH ADD TO PORT CHARLOTTE PB 14 PG 14A-14M, LESS LANDS DESC AS FOLLOWS

Account Number: 1134-10-3347

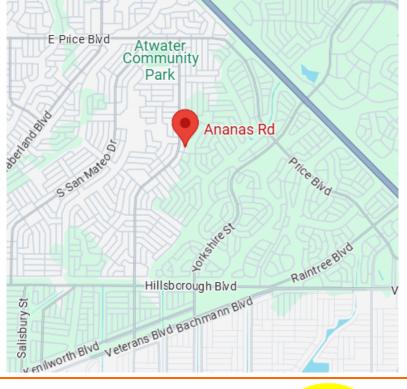
No Scrub Jay per US Fish and Wildlife List.

Price: \$350,000

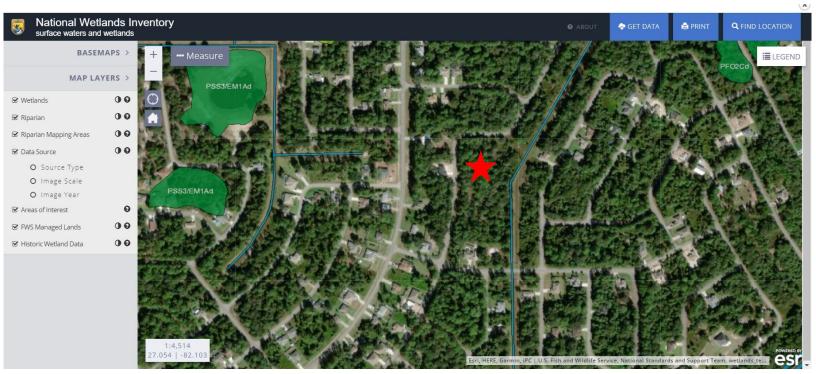


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PROPERTY AERIALS AND IMAGRY



DRVING NORTH ON ANANAS RD

PROPERTY LOOKING SOUTH





LOOKING NORTH FROM ALLAMANDA AVE



MULTIPLE NEW HOMES PLANNED IN IMMEDIATE AREA



Parcel Description: LOT 18 & TRACT D, 24TH ADD TO PORT CHARLOTTE PB 14 PG 14A-14M, LESS LANDS DESC AS FOLLOWS BEG AT SE COR OF SAID TRACT D, TH N ALONG WLY R/W OF FIREBRAND RD, A DIST OF 325.36 FT, TH NELY ALONG A CURVE TO THE RIGHT, 64.12 FT TH N 29-23-30 E, ALONG SAME SAID R/W, A DIST OF 47.91 FT TO SLY MOST COR OF LOT 30, BLK 1033, TH N 60-36-30 W, ALONG SLY BOUNDRY OF SAID LOT 30, A DIST OF 125 FT TH N 29-23-30 E 48.65 TO SE COR OF 50 FT WIDE DRAINAGE R/W TH N 29-23-30 E, ALONG SLY BOUNDARY OF SAID DRAINAGE R/W, A DIST OF 25 FT THE S 29-23-30 W 127.93 FT TH S A DIST OF 432.99 TH E A DIST OF 130 FT TO POB, BEING SAME LANDS DESC IN ORI 2024158762



R - 1 DEVELOPMENT CRITERIA

Table 3.2.4.2. Dimensional Standards

Additional restrictions apply in the Conservation Restricted Overlay District, the Myakka River Protection Zone, and adjacent to wetlands per <u>Chapter 6, Article III, Chapter 6, Article VI.</u> and <u>Chapter 6, Article VIII</u>, of this ULDC.

ZONING DISTRICT	MIN. LOT SIZE	MIN. LOT		SET	BACKS (F	T) ¹	BUILDING HEIGHT (FT)	SURFACE	MAXIMUM IMPERVIOUS SURFACE		
		WIDTH (FT)	FRONT SIDE ² REAR ² WATERFRONT		WATERFRONT ³		RATIO (%) LOT	RATIO (%) OVERALL ⁴			
EC	None	None	50	50	100	35	35	10	10		
AG	3 Acres	None	30	25	35	35	35	20	20		
R-15	7,500 SF	70	25	7.5	15	20	35	60	40		

Table 3.2.3.1. Use Table

Additional restrictions apply in the Conservation Restricted Overlay District, the Myakka River Protection Zone, and adjacent to wetlands per <u>Chapter 6, Article III, Chapter 6, Article VI.</u> and <u>Chapter 6, Article VIII.</u> of this ULDC.

Accessory Dwelling UnitAAAAAAAAAAAAAAAAAAAAAssisted Living Facilities, and Group Homes, ≤ 6 bedsPPPPPPXXXYYPPP	RESIDENTIAL USES		R-1	R-2	R-3	НМ	U	ст	COR	Ŀ	I-2	GU	EC
Group Homes, ≤ 6 bedsPPPPPXXXXXXXSingle-Family DetachedPPPPXPXXXXXXXXCemeteriesP5P5P5P5P5P5P5P5P5P5P7XXXXXXXCommunity Gardens1PPPPPPPPPPXXXXPConservationPPPPPPPPPPPPPEssential Services, MajorPPPPPPPPPPPPPPPRecreation, PassivePPPPPPPPPPPZXXP	Accessory Dwelling Unit		A	A	Α	А	Α	А	Α	Α	А	A	Х
CemeteriesP5P5P5P5P5XP5P5P5XXPCommunity Gardens1PPPPPPPPPXXPConservationPPPPPPXXXXPEssential Services, MajorPPPPPPPPPPPEssential Services, MinorPPPPPPPPPPPRecreation, PassivePPPPPPPPPPP	č		Ρ	Р	Ρ	Ρ	х	х	х	х	х	х	х
Community Gardens1PPP </th <th colspan="2">Single-Family Detached</th> <th>Р</th> <th>Р</th> <th>Х</th> <th>Р</th> <th>Х</th> <th>Х</th> <th>Х</th> <th>Х</th> <th>Х</th> <th>Х</th> <th>Х</th>	Single-Family Detached		Р	Р	Х	Р	Х	Х	Х	Х	Х	Х	Х
ConservationPPPPPXXXXXPEssential Services, MajorPPPPPPPPPPPEssential Services, MinorPPPPPPPPPPPPRecreation, PassivePPPPPPPPPPP	Cemeteries		P ⁵	P ⁵	P ⁵	Х	P ⁵	P ⁵	P ⁵	Х	Х	Р	Х
Essential Services, MajorPP	Community Gardens ¹		Р	Р	Р	Р	Р	Р	Р	Х	Х	Р	Х
Essential Services, MinorPP	Conservation		Р	Р	Р	Р	Х	Х	Х	х	Х	Р	Ρ
Recreation, PassivePPPPPPPPXXP	Essential Services, Major		Р	Р	Р	Р	Р	Р	Ρ	Р	Р	Р	Р
	Essential Services, Minor		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Recreation, Pocket Park P	Recreation, Passive		Р	Р	Р	Р	Р	Р	Р	Х	Х	Р	Р
	Recreation, Pocket Park		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Schools, Public or Private (Pre- K through 12)PPPPPXPPXXP	· · · · · · · · · · · · · · · · · · ·		Р	Ρ	Р	х	Р	Ρ	Ρ	х	х	Ρ	х
Wireless Communication Tower, Camouflaged1PP <th colspan="2"></th> <th>Р</th>			Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р

ARTICLE VII. - ACCESSORY USES AND STRUCTURES

Section 3.7.1. Generally

A. Residential.

- (1). Accessory uses traditionally associated with residential uses such as swimming pools or storage sheds are allowed as accessory uses in agricultural and residential zoning districts in addition to the accessory structures and uses specified in this Article. These uses must be accessory to an established residential use, except as provided for in <u>Section 3.7.7.</u>G.
- (2). Accessory structures shall maintain minimum setbacks per the applicable dimensional standards table for the zoning district in which they are located. Accessory structures shall be located behind the façade of the primary structure, unless otherwise provided for in this Article or in the applicable dimensional standards table.