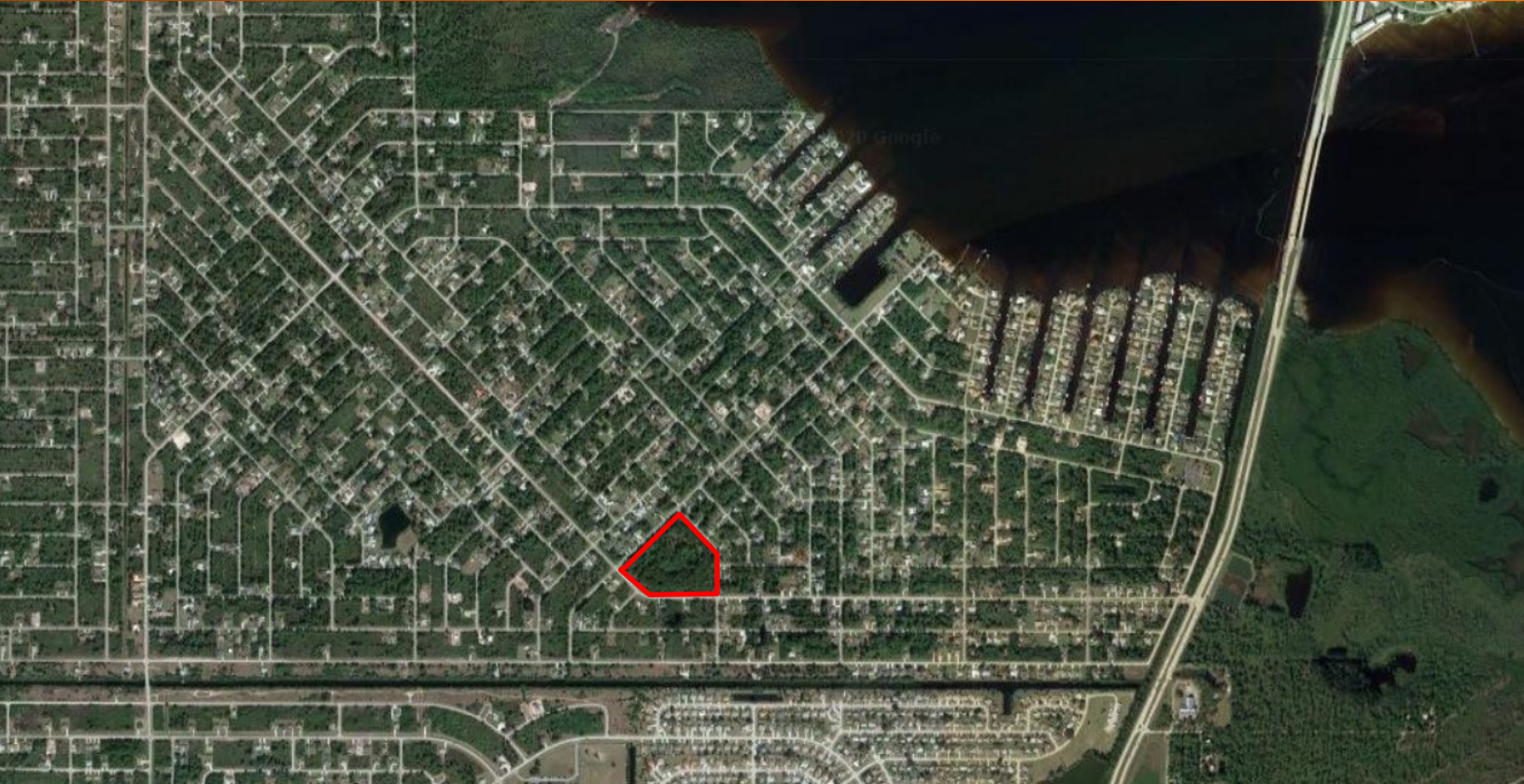


FOR SALE—VACANT LAND

# PORT CHARLOTTE DEVELOPMENT SITE

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



## Property Features:

**Opportunity:** 10.73 acre tract located at 5447 Stokes Road in Port Charlotte, Florida. Excellent opportunity for owner/user or developer to purchase large, rare acreage tract in the heart of Port Charlotte. High demographic areas including Gulf Cove and South Gulf Cove. Excellent location for a hospital, church or private school.

**Zoning:** RSF 3.5 (single family residential) FLUM: Public lands & Facilities (General range of uses—government offices & facilities, private hospitals, schools, churches, museums, ect...). Highest and best use would be commercial conforming to the existing FLUM with PD.

**Utilities:** Per Charlotte County, central water and electric are in place adjacent to the property. On site sewer system required.

**Legal Description:** PORT CHARLOTTE SEC52 BLK1725 ALL 10.73A 1857/549

**Price:** \$430,000



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**OTHER DESIGNATIONS**

*Public Lands and Facilities*

**PUBLIC LANDS AND FACILITIES (PL)**

These lands may be publicly or privately owned. Public Lands and Facilities include those lands owned by Charlotte County government, the Charlotte County School Board, private schools, churches, auditoriums, theatres, museums, the City of Punta Gorda, the State of Florida, the United States government, private hospitals, or utilities.

**General Range of Uses**

Government office and facilities, public schools, private schools, churches, auditoriums, playhouses, museums, private hospitals, and utilities

**Maximum Intensity**

The maximum FAR is 1.0.

**SECTION 2: ZONING STANDARDS OF REVIEW**

**GENERAL APPLICATION**

Charlotte County shall regard the process of amending the Zoning Atlas as a quasi-judicial act and will review all applications for consistency with the Plan, as well as for any potential negative effects of the proposed rezoning upon neighboring properties and their owners, whether public or private. Prior to approval of a petition for rezoning, the County shall require the proposed zoning district to be consistent with the uses allowed within this Plan. Additionally, standards provided by the Charlotte County Land Development Regulations shall apply to the proposed rezoning. On any lot or parcel in which the Zoning Atlas is inconsistent with the Future Land Use Map, the County shall regard the Future Land Use Map as depicting the appropriate, developable land use unless the text of the comprehensive plan clearly states otherwise. Allowable uses suitable for development will be consistent with the least intensive Zoning District which implements the Future Land Use Map designation. No development proposal or approval may be had which is inconsistent with the Plan.



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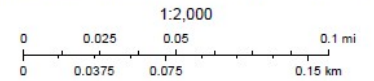
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## PROPERTY DATA MAP AND UTILITY MAP



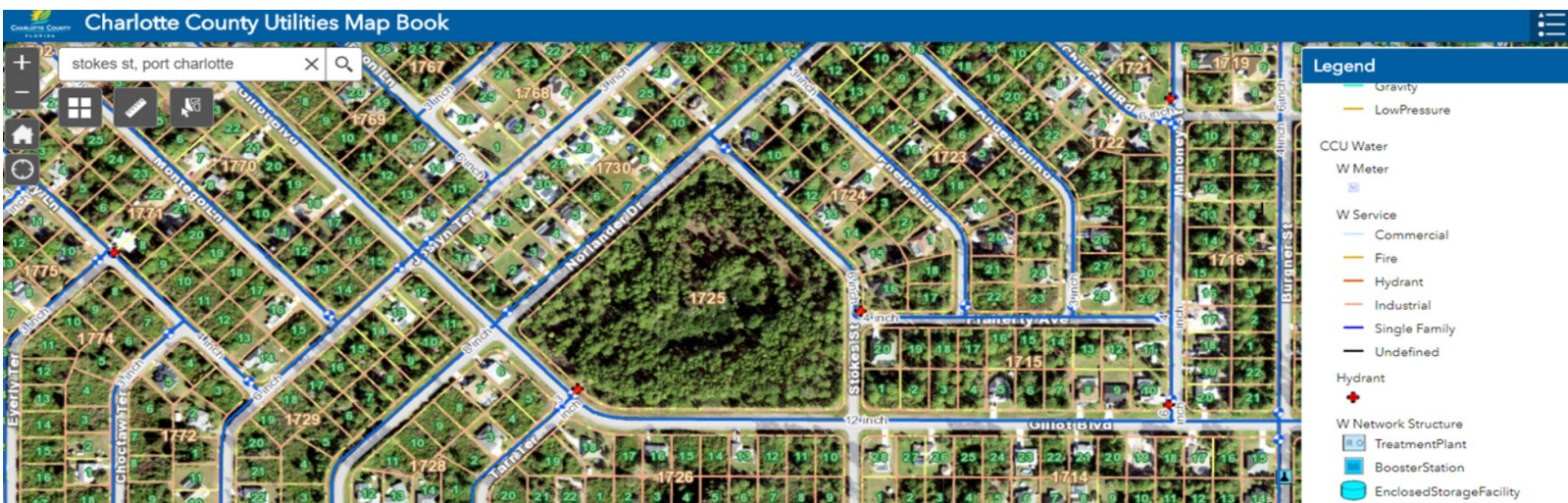
October 5, 2020

- |                 |                              |                  |                |
|-----------------|------------------------------|------------------|----------------|
| Override 1      | City of Punta Gorda Boundary | Road Centerlines | Minor Arterial |
| Fire Hydrants   | Property Ownership           | Collector        | Freeway        |
| Benchmarks      | Lots                         | Freeway          | Highway        |
| Spot Elevations | Block Number                 | Local            | Major Arterial |
| Contours        | Scrubjay Permit Boundary     | Major Arterial   |                |
| Permit Required |                              |                  |                |



Charlotte County  
Charlotte County GIS

Charlotte County GIS



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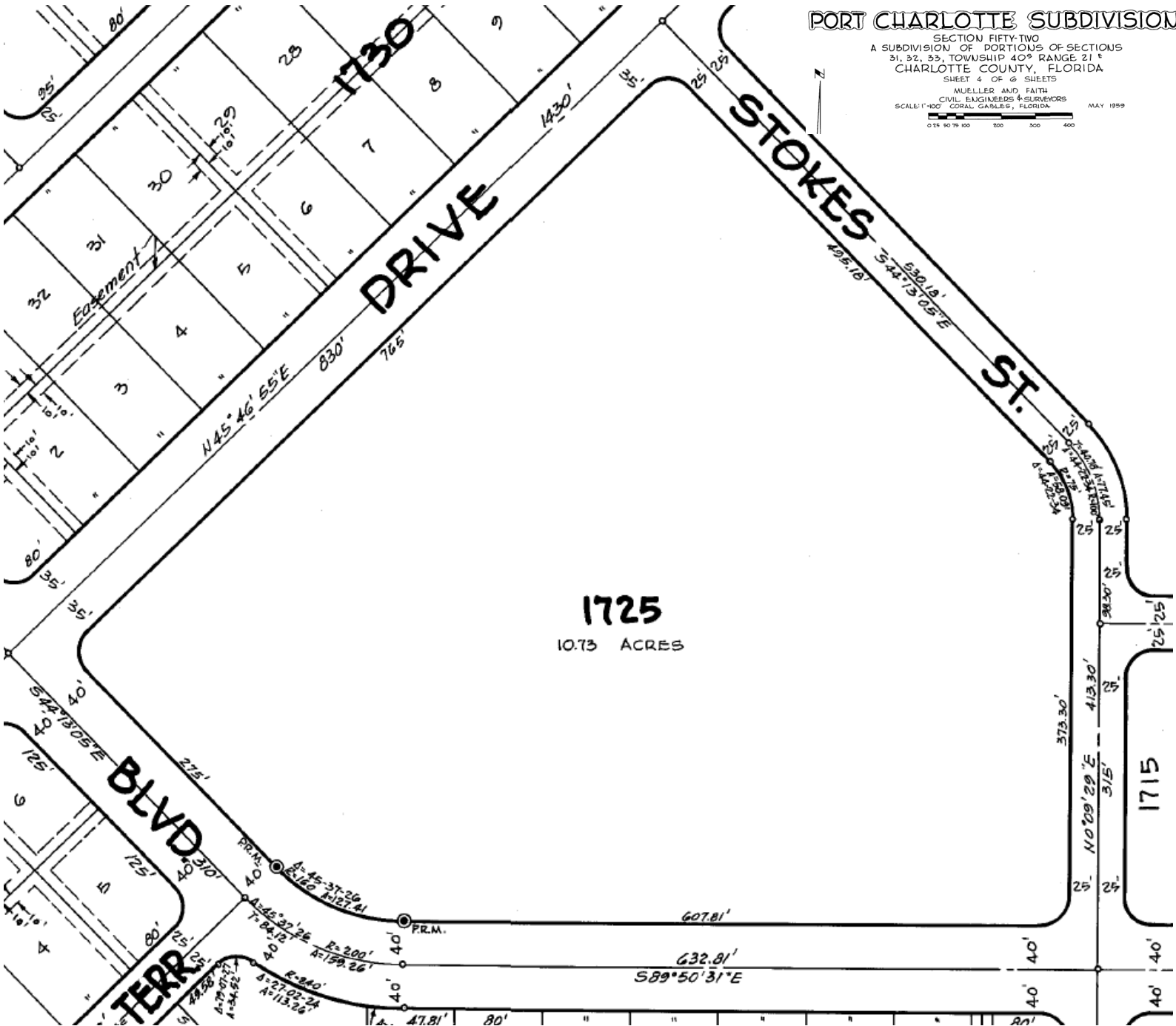
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## CHARLOTTE COUNTY RECORDED PLAT



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
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SECTION 32; TOWNSHIP 40S; RANGE 21E



LEGEND

FLUCCS DESCRIPTIONS	ACREAGE
411 PINE FLATWOODS	9.15±
618E SHRUB WETLAND, INVADED BY EXOTICS	0.37±
625E HYDRIC PINE FLATWOODS, INVADED BY EXOTICS	1.21±
<b>TOTAL</b>	<b>10.73±</b>

	WETLANDS	1.58±
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- NOTES:
- FOR PERMIT USE ONLY, NOT FOR CONSTRUCTION.
  - PROJECT BOUNDARY IS APPROXIMATE AND WAS OBTAINED FROM CHARLOTTE COUNTY GIS.
  - MAPPING APPROXIMATE AND BASED ON INTERPRETATION OF 2014 AERIAL PHOTOGRAPHY AT 1"=150' SCALE.
  - THE DELINEATION OF ANY ON-SITE WETLANDS, SURFACE WATERS, AND/OR OTHER SURFACE WATERS IS PRELIMINARY AND SUBJECT TO REVIEW/APPROVAL BY APPLICABLE REGULATORY AGENCIES.

19-102 / APRIL 26, 2019

FOXTAIL PRESERVE  
 PROTECTED SPECIES ASSESMENT MAP



A residential subdivision would require a FLUM change and PD. Both could be done simultaneous. Transfer Development Units (TDU's) would need to be purchased and assigned to the site for residential development. Proposed plan shown above reflects the current zoning with a FLUM change to Residential Low Density.



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