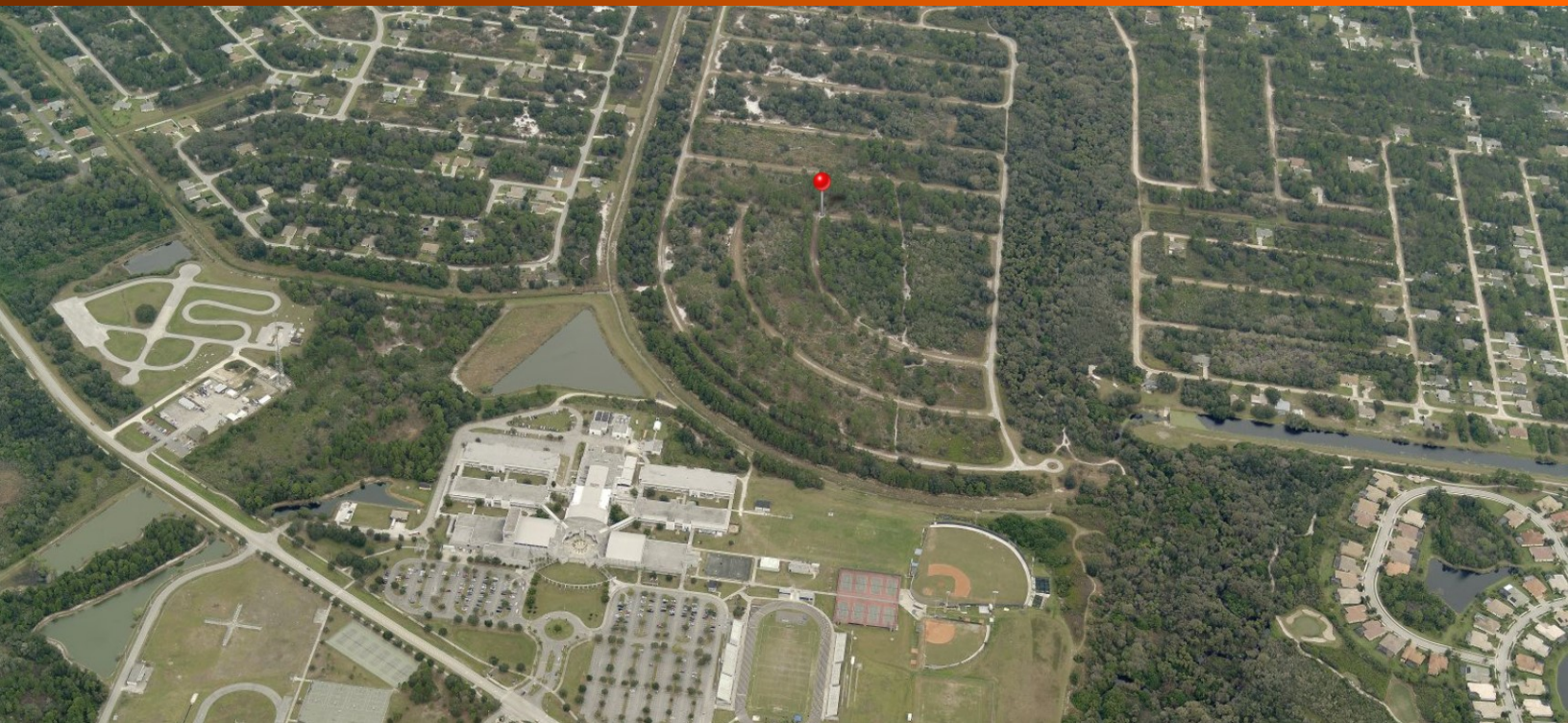


FOR SALE—VACANT LAND

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: R-1 (up to 4 du/ac with central water and sewer, 1 du/ac with well and septic).

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: \$400,000



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

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



AERIAL OF SURROUNDING AREA



Overview Map

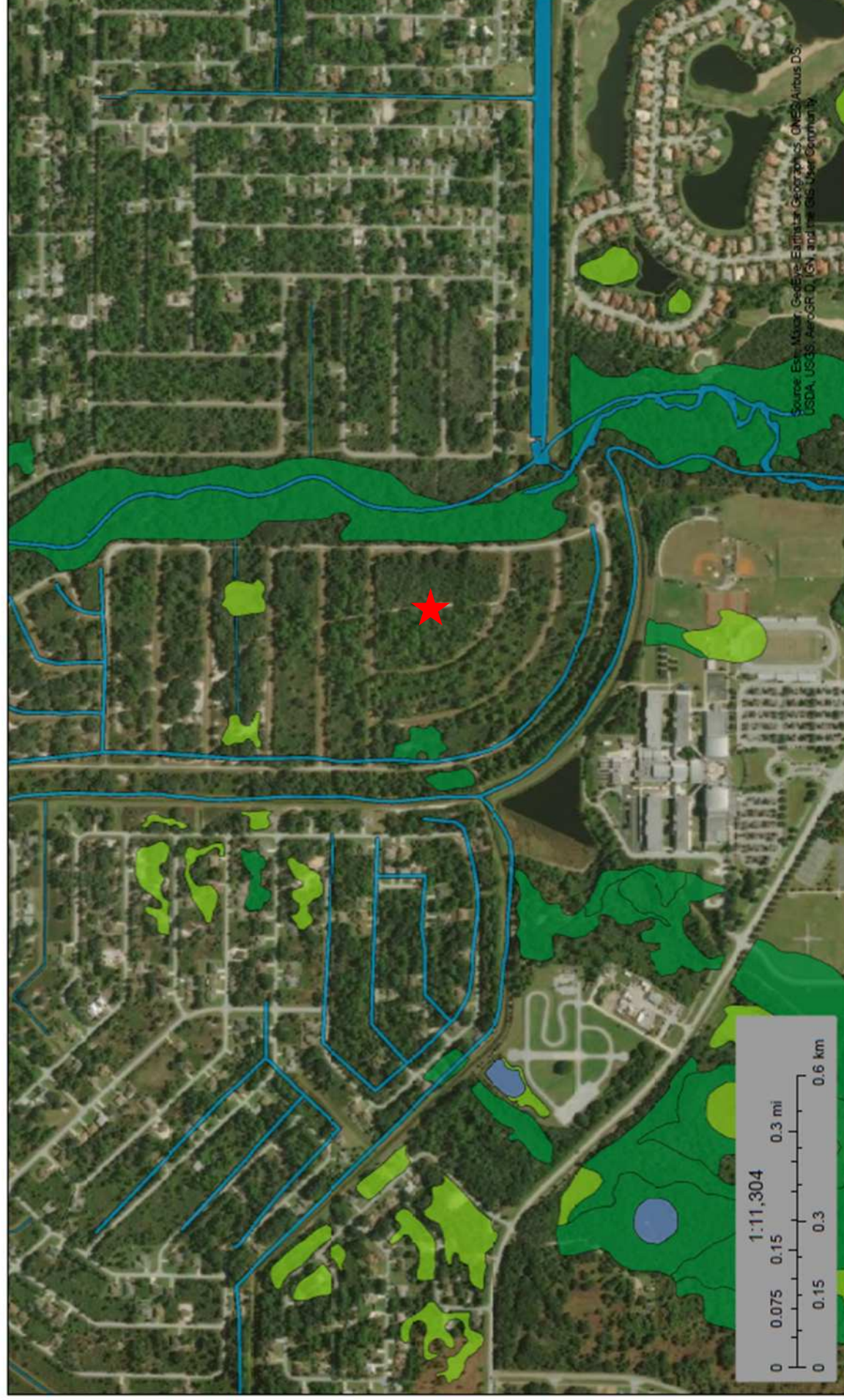




U.S. Fish and Wildlife Service

National Wetlands Inventory

Alpen Ave Wetlands Map



February 1, 2021

Wetlands

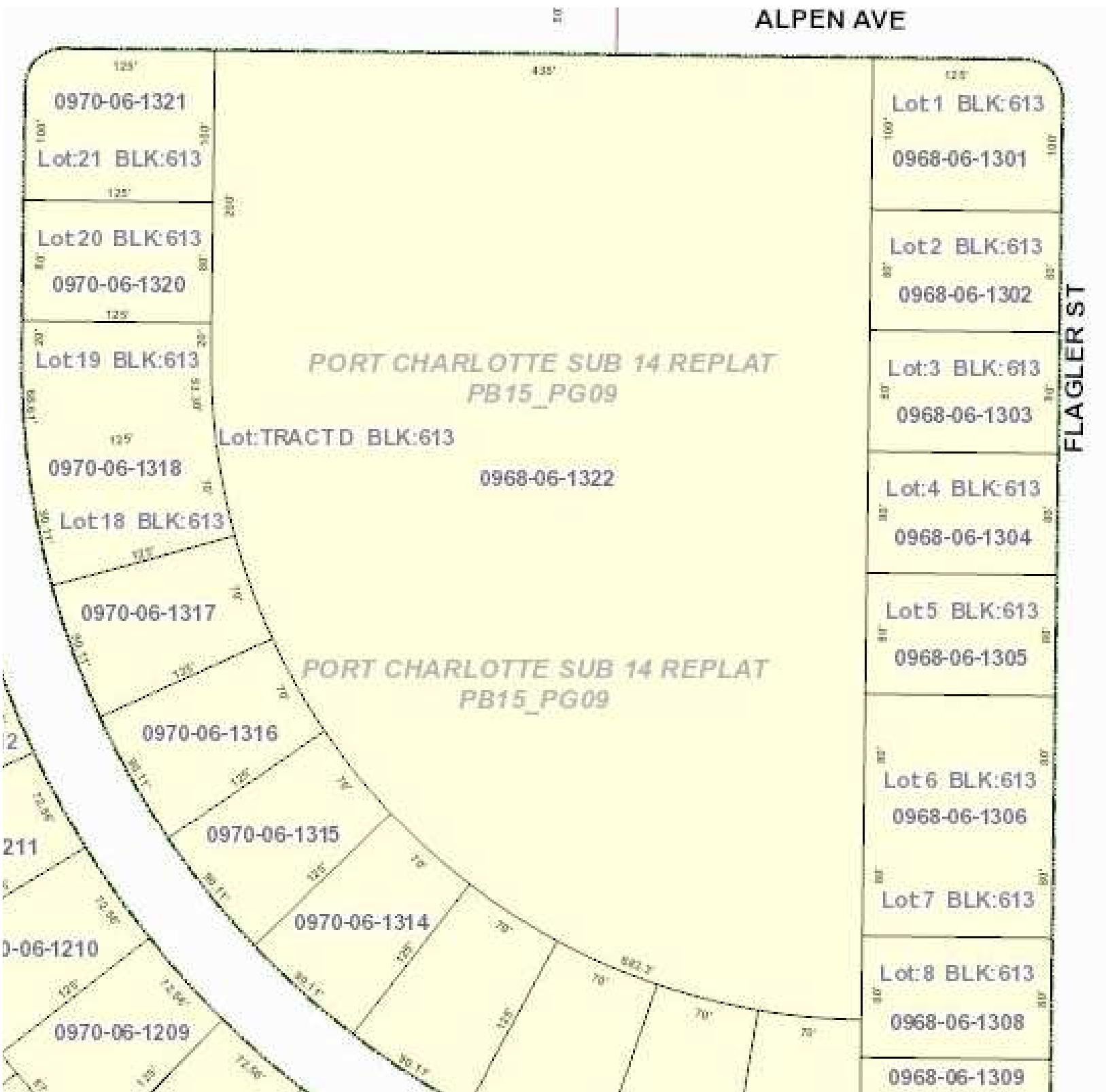
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- 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



ARTICLE II.—STANDARD DISTRICTS

Section 3.2.4. Standard Districts Density, Intensity, and Dimensional Standards

- A. Generally. The purpose of this Section is to identify the appropriate density, intensity, and dimensional standards for development in each standard zoning district. Table 3.2.4.1. identifies allowable density and intensity. Table 3.2.4.2. identifies the dimensional standards.

Table 3.2.4.1. Density and Intensity

ZONING DISTRICT	MAXIMUM DENSITY (UNIT PER ACRE)	INTENSITY (FAR)
EC	-	0.15
AG	1:3	0.15
R-1	4:1 ¹	0.05
R-2	10:1	0.05
R-3	20:1	0.05
MH	15:1	0.05
C	-	1.0
CT		0.35
COR	-	0.50
I-1	-	1.0
I-2	-	1.0
GU	NA	NA
¹ The maximum density for General Development Corporation platted lots in the Port Charlotte Subdivision and subsequent Port Charlotte Subdivision Additions. is 4.3 units per gross acre. The maximum density of unplatted areas utilizing this designation is 4.0 units per gross acre.		

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 [Chapter 6, Article III, Chapter 6, Article VI.](#) and [Chapter 6, Article VIII.](#) of this ULDC.

ZONING DISTRICT	MIN. LOT SIZE	MIN. LOT WIDTH (FT)	SETBACKS (FT) ¹				BUILDING HEIGHT (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO (%) LOT	MAXIMUM IMPERVIOUS SURFACE RATIO (%) OVERALL ⁴
			FRONT	SIDE ²	REAR ²	WATERFRONT ³			
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
R-2	6,500 SF	65	20	6	15	20	35	70	40
R-3	5,000 SF	35	20	7.5	15	20	70	80	50
MH	4,000 SF	40	20	5	10	10	35	80	60
C	None	50	-	10	10	20	70	70	70
CT	None	50	-	10	10	20	50	70	70
COR	None	50	-	-	-	-	100	70	70
I-1	None	100	20	10	10	20	70	70	70
I-2	None	100	50	25	25	100	70	70	70
GU	None	None	20	10	10	10	70	-	-

¹ Residential accessory structures may be located in side or rear yards only. Minimum setbacks of 10-foot rear (20-foot waterfront) and 5-foot side apply to accessory structures 300 SF or smaller. Accessory structures larger than 300 SF, other than swimming pools, screen enclosures, tennis courts and other similar recreational facilities, shall maintain the same required setbacks as the primary structure. Non-residential accessory structures may be located in any yard and must meet the primary structure setbacks.

² If the width of a required landscape buffer per [Chapter 4, Article III., Section 4.3.12.](#) exceeds the minimum setback the buffer requirement establishes the minimum setback.

³ Waterfront setbacks do not apply to docks and accessory structures associated with activating the waterfront nor do they apply to platted drainage easements. See [Chapter 4, Article II., Section 4.2.7.](#)

⁴ Overall ISR applies to a development as a whole when common area is provided. Open space requirements also apply per [Chapter 4, Article IX., Section 4.9.2.](#) Overall maximum impervious surface area and open space requirements are not applicable for General Development Corporation (GDC) platted lots in the Port Charlotte Subdivision and subsequent Port Charlotte Subdivision Additions.

⁵ R-1 has a minimum dwelling unit size of 900 SF. The minimum size applies to all portions of the structure under air.

Section 3.2.3. Standard Districts Use Standards

- A. **Generally.** The purpose of this Section is to authorize the establishment, expansion, and continuation of land uses that are allowed as the primary uses on land in standard zoning districts. [Table 3.2.3.1.](#) identifies permissible primary and accessory uses in each standard zoning district. In instances where a specific use is not listed, the ULDC Administrator shall utilize the regulations for the most similar use based on the

North American Industry Classification System (NAICS), the Institute of Transportation Engineers (ITE) manual, their successors, or another accepted professional reference.

- B. **Non-Residential Uses in Corridor Districts.** Business activity and deliveries in CT and COR are prohibited between 10 pm and 5 am. No waivers shall be granted to alter hours of operation.
- C. **Residential Uses in Corridor Districts.** Developments proposed to incorporate residential uses in Corridor districts (CT and COR) shall contain a minimum of two (2) distinct primary uses according to [Table 3.2.3.1.](#)
- (1). **Residential Uses.** Unless the City Commission approves a horizontal mixed-use alternative per paragraph a. below, residential uses in the Corridor districts shall be part of a project that is vertically integrated with non-residential uses. The residential use may not exceed 65% of the total FAR. When residential uses are included, the other uses shall be commercial, industrial, and/or office. Amenity areas provided for the enjoyment of residents or patrons shall not contribute to the non-residential percentage. A mixture of uses is not required in every structure when multiple buildings are proposed. Mixed-use buildings or commercial uses shall be oriented toward the front property line(s).
- a. **Horizontal Mixed-Use Alternative.** Horizontal mixing of uses may be authorized when the residential and non-residential uses meet all the following standards:
1. The proposed development shall have a binding concept plan approved by City Commission through the mandatory Master Concept Plan process described in [Chapter 2, Article II, Section 2.2.10.](#) of this ULDC;
 2. The residential uses include at least two distinct housing types. Single-family detached and two-family residential is prohibited;
 3. All residential use areas are within 0.25-miles or 1,320-feet from the non-residential uses;
 4. The residential and nonresidential uses are functionally integrated with:
 - i. Shared public space, parking, and amenity areas;
 - ii. Internal connecting pedestrian, bicycle, multi-use trails, and roadways; and
 - iii. Shared external access points.

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 [Chapter 6, Article III.](#), [Chapter 6, Article VI.](#) and [Chapter 6, Article VIII.](#) of this ULDC.

RESIDENTIAL USES	AG	R-1	R-2	R-3	MH	C	CT	COR	I-1	I-2	GU	EC
Accessory Dwelling Unit	A	A	A	A	A	A	A	A	A	A	A	X
Assisted Living Facilities, and Group Homes, ≤ 6 beds	P	P	P	P	P	X	X	X	X	X	X	X
Assisted Living Facilities, and Group Homes, > 6 beds	X	X	X	X	X	P	X	X	X	X	P	X
Assisted Living Facilities, 50+ Beds	X	X	P	X	X	X	X	P	X	X	P	X
Cluster Housing	X	X	P	P	P	X	P ³	X	X	X	P	X

RESIDENTIAL USES	AG	R-1	R-2	R-3	MH	C	CT	COR	I-1	I-2	GU	EC
Manufactured Homes	X	X	X	X	P	X	X	X	X	X	X	X
Multi-Family	X	X	X	P	X	P ⁴	P	P	X	X	P	X
Single-Family Detached	P	P	P	X	P	X	X	X	X	X	X	X
Single-Family Attached	X	X	P	P	P	X	P ³	SE	X	X	X	X

NONRESIDENTIAL USES	AG	R-1	R-2	R-3	MH	C	CT	COR	I-1	I-2	GU	EC
Adult Arcades	X	X	X	X	X	X	X	X	X	X	X	X
Agriculture	P	A ¹	A ¹	A ¹	A ¹	X	X	X	P	X	P	X
Agriculture, Industrial	X	X	X	X	X	X	X	X	P	P	P	X
Agritourism and Ecotourism	P	X	X	X	X	X	X	X	X	X	X	SE
Animal Boarding ¹	SE	X	X	X	X	P	X	P	X	X	P	X
Animal Daycare	P	X	X	X	X	P	P	P	X	X	X	X
Animal Hospitals & Veterinary Offices ¹	P	X	X	X	X	P	P	P	X	X	P	X
Animal Sanctuaries & Rescues ¹	P	X	X	X	X	P	X	X	X	X	P	SE
Automobile Junkyards	X	X	X	X	X	X	X	X	X	SE	X	X
Automobile Repair Shops, Major	X	X	X	X	X	SE	X	SE	P	P	P	X
Automobile Repair Shops, Minor	X	X	X	X	X	P	X	P	P	P	P	X
Banks and Financial Institutions	X	X	X	X	X	P	P	P	P	P	X	X
Bar or Nightclub	X	X	X	X	X	P	SE	P	X	X	X	X
Bed and Breakfast	SE	X	X	X	X	P	P	P	X	X	X	X
Borrow Pit, General or Minor	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Borrow Pit, Major or Conceptual	X	X	X	X	X	X	X	X	X	X	X	X
Campground or Retreat	CU	X	X	X	X	SE	X	SE	X	X	X	SE
Car Wash ¹	X	X	X	X	X	P	X	SE	P	X	P	X
Cemeteries	P ⁵	P ⁵	P ⁵	P ⁵	X	P ⁵	P ⁵	P ⁵	X	X	P	X
Community Gardens ¹	P	P	P	P	P	P	P	P	X	X	P	X
Conservation	P	P	P	P	P	X	X	X	X	X	P	P

NONRESIDENTIAL USES												
	AG	R-1	R-2	R-3	MH	C	CT	COR	I-1	I-2	GU	EC
Craft Brewery, Distillery, Winery	X	X	X	X	X	P	SE	P	P	P	X	X
Crematories	X	X	X	X	X	X	X	X	SE	P	P	X
Daycare Facilities, All Ages⁶	P	X	X	SE	X	P	P	P	X	X	P	X
Dealership, Automobile Sales, and Rental	X	X	X	X	X	P	X	SE	P	X	X	X
Dealership, Boats, and Recreational Vehicles Sales and Rentals	X	X	X	X	X	P	X	SE	SE	X	X	X
Earthmoving, incidental, Dredging, and Stockpiling, limited per Section 4.5.3.C.	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station, Public¹	X	X	X	A	A	P	A	P	P	P	P	X
Equestrian Stables and Boarding	P	X	X	X	X	X	X	X	X	X	X	SE
Essential Services, Major	P	P	P	P	P	P	P	P	P	P	P	P
Essential Services, Minor	P	P	P	P	P	P	P	P	P	P	P	P
Farmer's Markets	SE	X	X	X	X	P	SE	X	X	X	P	SE
Food Truck Park¹	X	X	X	X	X	P	P	P	P	X	P	X
Funeral Homes	X	X	X	X	X	P	X	P	X	X	X	X
Game Reserves, Public or Private	SE	X	X	X	X	X	X	X	X	X	X	SE
Golf Course	X	X	X	X	X	X	X	X	X	X	P	X
Golf, Driving Range	X	X	X	X	X	P	X	P	X	X	P	X
Golf, Miniature	X	X	X	X	X	P	SE	P	X	X	P	X
Heavy Machinery Repair and Rental	X	X	X	X	X	X	X	X	P	P	P	X
Heavy Machinery Sales	X	X	X	X	X	X	X	SE	SE	P	X	X
Helipads^{1,2}	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	SE
Hospital	X	X	X	X	X	P	X	SE	SE	SE	P	X
Hotel	X	X	X	X	X	P	X	P	X	X	P	SE
Incinerators	X	X	X	X	X	X	X	X	SE	P	P	X
Industrial, Heavy	X	X	X	X	X	X	X	X	X	P	P	X
Industrial, Light	X	X	X	X	X	SE	X	SE	P	P	P	X

NONRESIDENTIAL USES												
	AG	R-1	R-2	R-3	MH	C	CT	COR	I-1	I-2	GU	EC
Laboratories, Research, Medical, Testing	X	X	X	X	X	SE	SE	SE	P	P	P	X
Laundromat/Dry Cleaning Store	X	X	X	A	A	P	P	P	P	P	P	X
Medical and Dental Offices	X	X	X	X	X	P	P	P	X	X	P	X
Mining	X	X	X	X	X	X	X	X	X	X	X	X
Mobile Food Vendor	P	X	X	P	P	P	P	P	P	P	P	X
Model Homes ¹	X	CU	CU	X	CU	SE	SE	X	X	X	X	X
Museums and Galleries	X	X	X	X	X	P	P	P	P	P	P	X
Office, No Outdoor Storage	A	A	A	A	A	P	P	P	P	P	P	X
Office, Outdoor Storage	X	X	X	X	X	P	X	P	P	P	X	X
Oil or Natural Gas Exploration or Production	X	X	X	X	X	X	X	X	X	X	X	X
Pain Management Clinics	X	X	X	X	X	P	X	SE	X	X	X	X
Parking, Offsite or Commercial ¹	X	X	X	X	X	P	P	P	P	P	P	X
Personal Services	A	A	A	A	A	P	P	P	P	P	P	X
Personal Storage Facilities ¹	X	X	X	X	X	P	X	P	X	X	X	X
Phosphate Mining	X	X	X	X	X	X	X	X	X	X	X	X
Places of Assembly, Small Scale	CU	CU	CU	CU	X	P	P	P	X	X	P	X
Places of Assembly, Large Scale	X	X	X	X	X	P	X	P	X	X	P	X
Radio and TV Stations	X	X	X	X	X	P	X	P	P	P	P	X
Recreation Facilities, Public or Private	P	X	X	P	P	P	P	P	X	X	P	SE
Recreation, Commercial	X	X	X	X	X	P	SE	P	X	X	P	X
Recreation, Passive	P	P	P	P	P	P	P	P	X	X	P	P
Recreation, Pocket Park	P	P	P	P	P	P	P	P	P	P	P	P
Refineries	X	X	X	X	X	X	X	X	X	X	X	X
Resort	X	X	X	X	X	P	X	P	X	X	X	X
Restaurant	CU	X	X	X	X	P	P	P	P	X	P	X
Retail Sales and Services	X	X	X	A	X	P	P	P	X	X	P	X
RV Resort	X	X	X	X	X	X	X	SE	X	X	X	X
Schools, Post-Secondary Institutions	X	X	X	X	X	P	X	P	P	P	P	X

NONRESIDENTIAL USES												
	AG	R-1	R-2	R-3	MH	C	CT	COR	I-1	I-2	GU	EC
Schools, Public or Private (Pre-K through 12)	P	P	P	P	X	P	P	P	X	X	P	X
Sexually Oriented Business	X	X	X	X	X	X	X	X	P	P	X	X
Shooting Range/Archery - Indoor	SE	X	X	X	X	P	X	P	X	X	P	X
Shooting Range/Archery - Outdoor	SE	X	X	X	X	X	X	X	X	X	P	SE
Slaughterhouses	X	X	X	X	X	X	X	X	X	SE	X	X
Social Services	SE	X	X	X	X	P	P	P	P	X	P	X
Solar Arrays	A	A	A	A	A	A	A	A	A	A	A	X
Solar Facility and Floatovoltaics	P	X	X	X	X	X	X	X	X	X	P	X
Stadiums and Commercial Sports Complexes	X	X	X	X	X	SE	X	SE	X	X	P	X
Tasting Room	CU	X	X	X	X	P	P	P	X	X	X	X
Theatres, Auditoriums, and Performance Halls	X	X	X	X	X	P	X	P	X	X	P	X
Transportation Terminals	X	X	X	X	X	SE	X	SE	P	P	P	X
Travel Center	X	X	X	X	X	X	X	X	SE	X	X	X
Truck Stop	X	X	X	X	X	X	X	X	X	P	P	X
Vehicle Fueling Station¹	X	X	X	X	X	P	X	SE	SE	P	P	X
Warehouse and Wholesale	X	X	X	X	X	X	X	P	P	P	P	X
Well Stimulation (any production using)	X	X	X	X	X	X	X	X	X	X	X	X
Wireless Communication Tower, Camouflaged¹	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Communication Tower¹	X	X	X	X	X	X	X	X	P	P	P	X

¹ The uses with this footnote have additional design requirements in [Article IX](#).

² Helipads associated with hospital uses and other emergency services are permissible accessory uses, exempt from the Special Exception requirements. Requirements of [Article IX](#), Specific Use Standards, apply.

³ Subject to the Use Standards in [Section 3.2.3.C](#).

⁴ Multi-Family development in the Commercial district shall be constructed as part of a vertical, mixed-use development. No residential uses may be located below the second floor of the structure.

⁵ Allowed as an accessory to a religious institution.

⁶ Daycare facilities following the Florida Statutory requirements of Family Daycare Homes do not require a Special Exception.

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•**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.

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