

FOR SALE—VACANT LAND

NORTH PORT RESIDENTIAL SITE

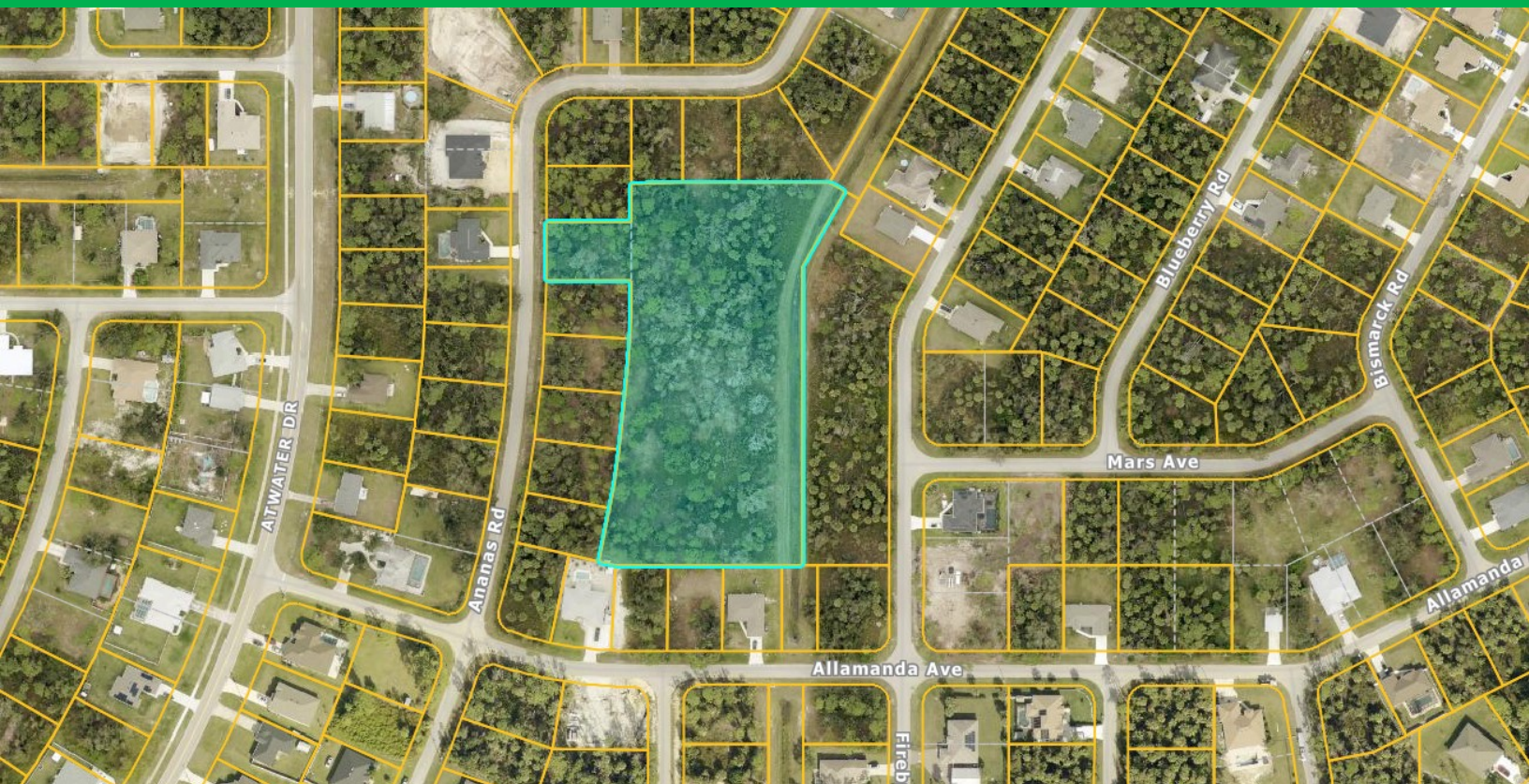
SUNMARK REALTY, INC.

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Pineland, FL 33945

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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

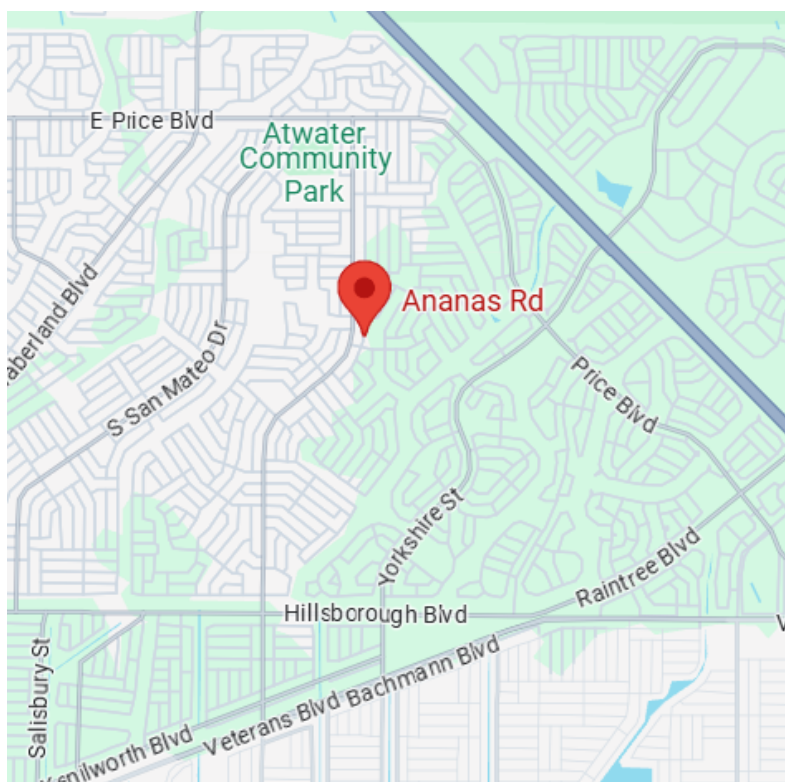
Zoning: R-1 — Residential Single Family (Up to 4 units per acre with public utilities). R-1 has a minimum dwelling unit size of 900 SF. The minimum size applies to all portions of the structure under air. One du/ac with well and septic.

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: \$275,000



SAGE N. ANDRESS, ALC, CCIM

Tampa Director

PH: 813-416-4254

sage_andress@hotmail.com

NOEL ANDRESS, CCIM

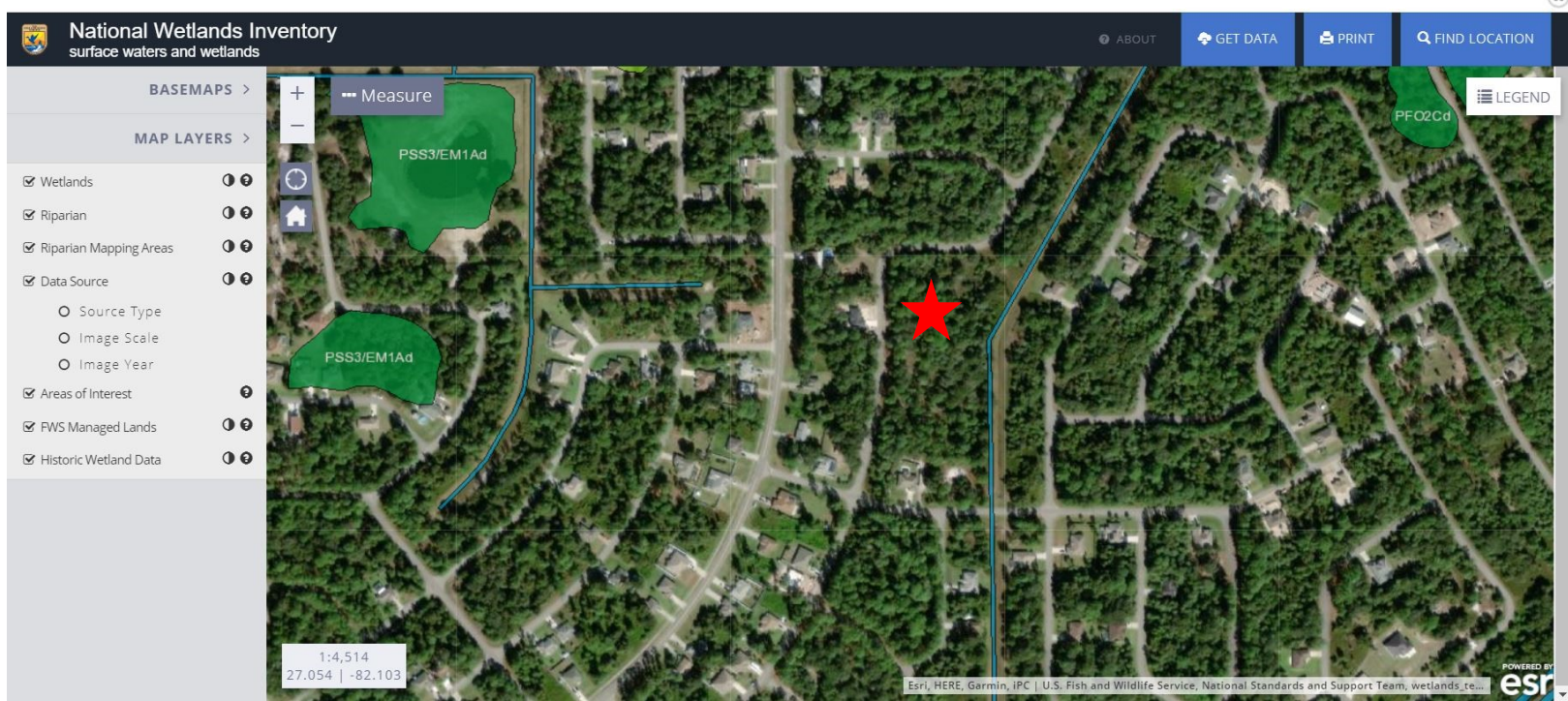
Owner / Managing Director

PH: 239-283-1717

nandress@comcast.net



PROPERTY AERIALS AND IMAGRY



DRIVING NORTH ON ANANAS RD



PROPERTY LOOKING SOUTH



LOOKING NORTH FROM ALLAMANDA AVE



MULTIPLE NEW HOMES PLANNED IN IMMEDIATE AREA



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 [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-1 ⁵	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 [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	IL-1	IL-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
Single-Family Detached	P	P	P	X	P	X	X	X	X	X	X	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
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
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
Schools, Public or Private (Pre-K through 12)	P	P	P	P	X	P	P	P	X	X	P	X
Wireless Communication Tower, Camouflaged ¹	P	P	P	P	P	P	P	P	P	P	P	P

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 [Section 3.7.7.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.