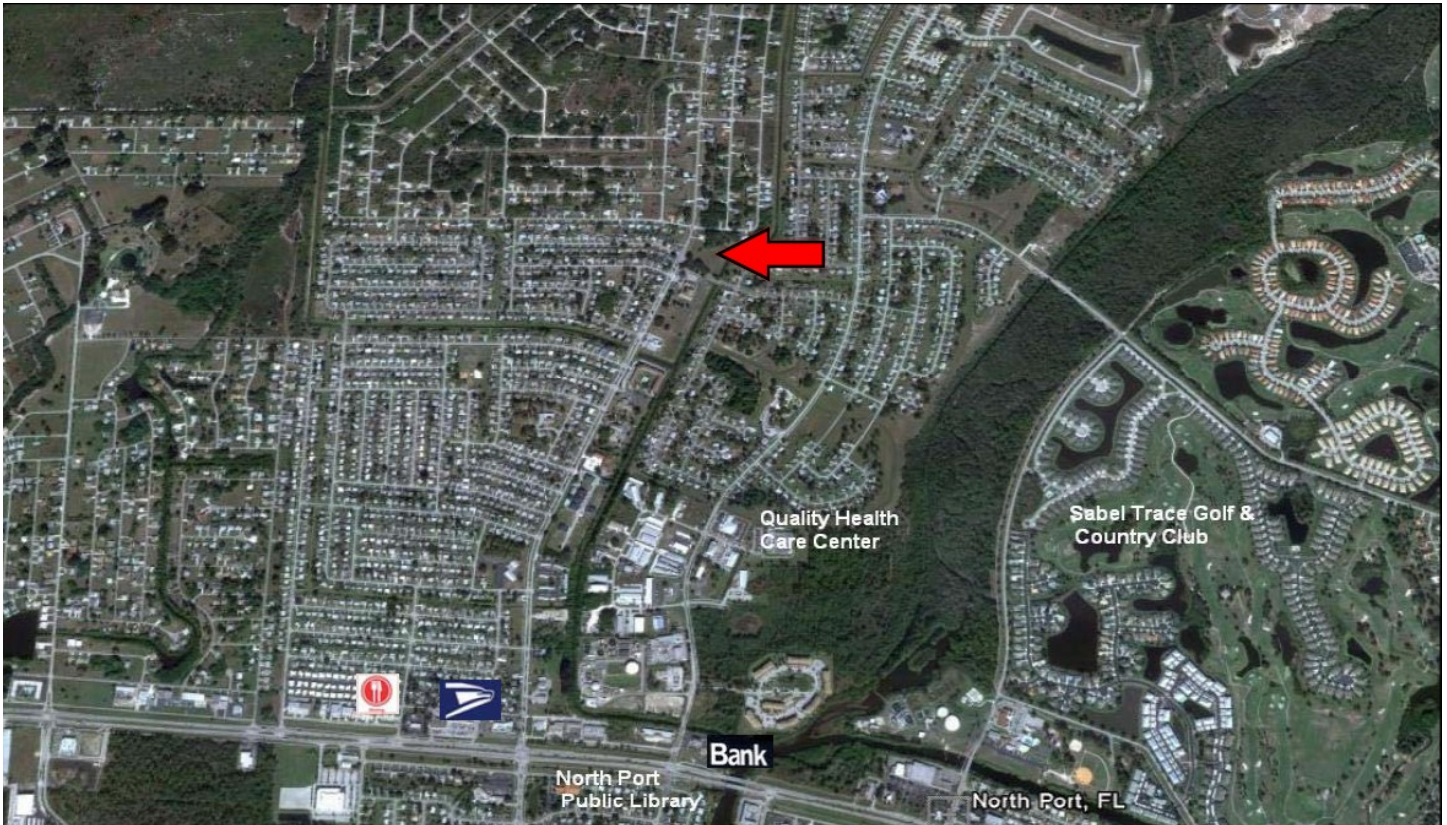


FOR SALE—VACANT LAND

## NORTH PORT MIXED USE SITE

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



### Property Features:

**Opportunity:** 2.2+/- acre tract located at the corner of S. Biscayne Drive and Elyton Drive in North Port, Florida. Property has excellent access and visibility and is located on one of the main corridors in North Port. The property is also adjacent to the main SCAT (Sarasota County Area Transit) transportation route servicing the area. Close to area library's, medical facilities, restaurants and churches. Excellent ALF site.

**Zoning:** RSF2 (Property best suited for commercial, ALF or multi-family type use).

**Utilities:** Central water and sewer are adjacent to the property. All utilities are available.

**Parcel Number:** 0995-26-1106

**Price:** \$176,418

\*Per the US Wildlife and Fish Service the property is not located within a scrub jay area.



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





MOSSBORGER AVE

SAN JACINTO AVE

LOMBRA AVE

GALLO AVE

BOHIO ST

MT HOPE ST

AVANTI CIR

ERIE CT

ELYTON CT

ELYTON DR

BOCA GRANDE AVE

PORTO CHICO AVE

WESLEY LN

NATCHEZ TER

KAPPA PL

NEKOOSA ST

LULLABY RD

MONTCLAIR CIR

500 m

ASCADAS AVE

EBRO AVE

MOLA ST

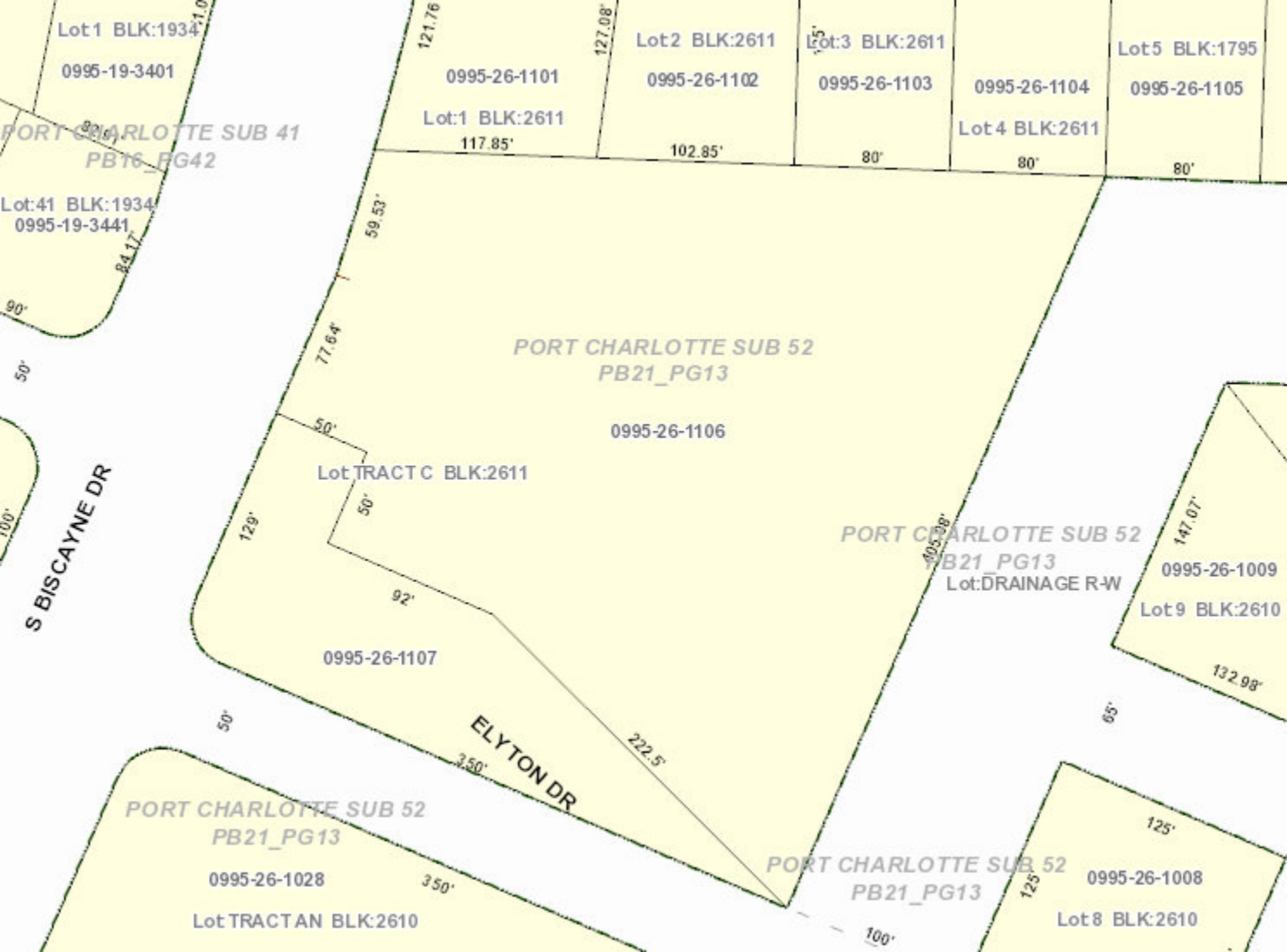
ANADOR ST

TOMAS

IDLEWOOD ST

ODOM PL

WOODS LN



Lot1 BLK:1934

0995-19-3401

PORT CHARLOTTE SUB 41  
PB16\_PG42

Lot:41 BLK:1934  
0995-19-3441

121.76

0995-26-1101

Lot:1 BLK:2611

117.85'

127.08

Lot2 BLK:2611

0995-26-1102

102.85'

Lot:3 BLK:2611

0995-26-1103

80'

0995-26-1104

Lot4 BLK:2611

80'

Lot5 BLK:1795

0995-26-1105

80'

PORT CHARLOTTE SUB 52  
PB21\_PG13

0995-26-1106

LotTRACT C BLK:2611

PORT CHARLOTTE SUB 52  
PB21\_PG13  
Lot:DRAINAGE R-W

0995-26-1009

Lot9 BLK:2610

S BISCAYNE DR

129'

50'

0995-26-1107

92'

ELYTON DR

222.5'

350'

100.53g'

147.07'

132.98'

65'

PORT CHARLOTTE SUB 52  
PB21\_PG13

0995-26-1028

LotTRACT AN BLK:2610

350'

PORT CHARLOTTE SUB 52  
PB21\_PG13

0995-26-1008

Lot8 BLK:2610

125'

100'

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, 15<sup>th</sup> Addition to Port Charlotte, 2<sup>nd</sup> 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:

Policy 1.1: Land development regulations adopted to implement this Comprehensive Plan shall be consistent with F.S. 163.3202(1), as amended, 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).



## **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, 15<sup>th</sup> Addition to Port Charlotte, 2<sup>nd</sup> 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 (/library/fl/north\_port/unified\_land\_development\_code/CH61DE) 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 (/library/fl/north\_port/unified\_land\_development\_code/CH53ZORE\_ARTXXSPCIRE\_S53-240SPST)(U).
- E. **Family day-care homes, ALF, adult day-care.** See Sec. 53-240 (/library/fl/north\_port/unified\_land\_development\_code/CH53ZORE\_ARTXXSPCIRE\_S53-240SPST)(B). [Amended 1-30-2012 by Ord. No. 2011-32]
- 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 (/library/fl/north\_port/unified\_land\_development\_code/CH53ZORE\_ARTXXIIIADEN\_S53-265TEUSSPEVA1-13-997ORNO96-18)(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. [Added 10-10-2011 by Ord. No. 2011-21]

### **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 (/library/fl/north\_port/unified\_land\_development\_code/CH25PALORE), Parking and Loading Regulations, of this Unified Land Development Code for parking requirements governing land uses permitted in RSF Districts.

## **Sec. 53-240. - Special structures.**

A. Accessory uses and structures. Permitted accessory uses and structures in all zoning districts shall be as follows:

- (1) Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
- (2) Do not involve the conduct of business on the premises, except as otherwise permitted under these regulations.
- (3) Are located on the same lot as the permitted or permissible principal use or structure.
- (4) Permitted home occupations as defined in Sec. 53-239  
(/library/fl/north\_port/unified\_land\_development\_code/CH53ZORE\_ARTXXSPCIRE\_S53-239SPCI)(l), Home Occupation, of this Unified Land Development Code.
- (5) In the Agricultural (AG) and all residential districts, accessory uses and structures less than five hundred (500) square feet in size, excluding fences as further described in subsection (M) of this section, may be located in side or rear yards only, provided that a minimum setback of ten (10) feet from the rear lot line and seven and one-half (7.5) feet from all side yard lot lines is maintained; provided, however, that no accessory structure shall be located on waterfront property closer than twenty (20) feet to the rear lot line.
- (6) Accessory structures over five hundred (500) square feet in total area, other than swimming pools, tennis courts and other similar recreational facilities, shall maintain the same required setbacks as the principle structure. [Amended 11-24-2003 by Ord. No. 2002-56]
- (7) Accessory structures located in nonresidential zoning districts, excluding agricultural districts, shall be permitted in any yard, provided that the setbacks required for the principal structure are maintained, that the accessory structure does not reduce the total amount of parking and off-street loading space required for the project and provided that the accessory structure will not involve additional impervious cover.
- (8) Primary structures located in Commercial General Zoning Districts (CG), may have on the same premises and in conjunction with the permitted principal uses and structures, dwelling units [Amended 11-24-2003 by Ord. No. 2002-56] mated to an adjoining primary wall or floor. The dwelling unit shall meet all current City, Fire/Rescue and Building Codes.
- (9) Accessory structures located in the Residential Manufacture Home (RMH) District may be located in the side and rear yards, provided that the same setbacks as required for the modular home are maintained.
- (10)

Agricultural uses in residential areas. Nothing in this Code shall prohibit the growing of plants in residential districts, including vegetable gardens and horticultural specialties, provided that no agricultural products, including plants, shall be sold from a residential site.

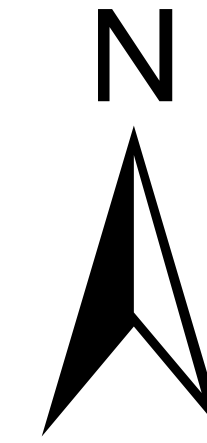
B. Adult living facilities (ALFs) or adult day-care. This section provides minimum regulations and standards for adult living facilities (ALFs) or adult day-care. [Amended 1-30-2012 by Ord. No. 2011-32]

(1) Location.

- (a) Adult living facilities, or adult day-care, shall be permissible only by special exceptions permit issued by the department responsible for land development services after verification that all applicable code requirements are met, within the Residential Single-Family (RSF), Residential Two-Family (RTF), Residential Manufactured Home (RMF) and Commercial General (CG) Districts. [Amended 1-30-2012 by Ord. No. 2011-32]
- (b) No adult living facility (ALF) or adult day-care in any residential zoning district shall be located less than one thousand five hundred (1,500) feet from an established existing ALF, adult day-care, group home or foster care facilities. [Amended 1-30-2012 by Ord. No. 2011-32]

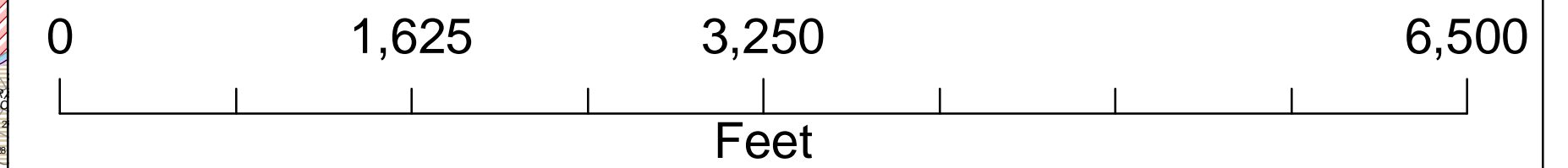
(2) Development standards.

- (a) All adult living facilities (ALF) or adult day-care shall meet the development standards applicable to the zoning district in which they are located. [Amended 1-30-2012 by Ord. No. 2011-32]
- (b) No external evidence of an ALF [or] adult day-care distinguishing it from a regular dwelling shall be visible from adjacent properties, public or private. [Amended 1-30-2012 by Ord. No. 2011-32]
- (c) The requirements and standards of the Florida Agency for Health Care Administration shall be met.
- (d) ALFs, or adult day-care, shall be subject to the sign regulations for residential structures within the zoning districts in which the facility is located. [Amended 1-30-2012 by Ord. No. 2011-32]
- (e) There shall be evidence of a current Florida Agency for Health Care Administration license, if applicable. [Amended 1-30-2012 by Ord. No. 2011-32]



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Sheet 6	Sheet 7	Sheet 8	Sheet 9	Sheet 10
Sheet 12	Sheet 13			
Sheet 15	Sheet 14			

Sheet Index



### Zoning Classifications

- AC-7 - Activity Center 7
- CLR - Commercial Redevelopment Low impact
- V - Village
- CGS - Commercial General S
- NC-HI - Neighborhood Commercial-High Intensity
- NC-LI - Neighborhood Commercial-Low Intensity
- ComRec - Commercial/Recreation
- AG - Agriculture
- CD - Conservation District
- ROS - Recreation/Open Space
- GU - Government Use
- ILW - Industrial/Light Warehouse
- CG - Commercial General
- OPI - Office/Professional/Institutional
- UIC - Utility Industrial Corridor
- PCD - Planned Community Development
- RSF-2 - Residential Single Family 2
- RSF-3 - Residential Single Family 3
- RMF - Residential Multi-Family
- RMH - Residential Manufactured Housing
- RTF - Residential Two Family
- NZD - No Zoning Designation
- Conservation Restricted Zone

Note: For description of boundaries within zone, see City Code.

### General Legend

- Sec, Twshp, Rng
  - City Boundary
  - Subdivisions
  - Lots
  - Water Features
  - Drainage Right-of-way
  - Waterway
- Streets**
- PRINCIPAL ARTERIAL
  - ARTERIAL
  - COLLECTOR
  - LOCAL

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

**NOTE: This Zoning Map document set (15 pages) is a detailed view of a portion of the Official Zoning Map.**

Prepared by GIS Services  
May 11, 2010  
Zoning Data Source:  
City of North Port Planning,  
Zoning & Engineering Department

# City of North Port, Florida Zoning Map

SHEET 7

SHEET 9

SHEET 13

