



North Port Commercial, Replat

Petition No. PLF-24-044

Presented by: The Planning & Zoning Division

Overview

Applicant: Todd Mathes, Director of Development, Benderson Development LLC.

Property owner: 5900 SBNP, LLC.

Request: Consideration of a replat for North Port Gateway West

Location: The south side of Sumter Boulevard, Approximately 348 feet south of U.S. 41 (P.I.D. 1002-09-0010, 1002-09-0020, 1002-090-0021)

Background

North Port Gateway West Plat (PLF-06-079) was approved June 8, 2007 which includes Tract B.

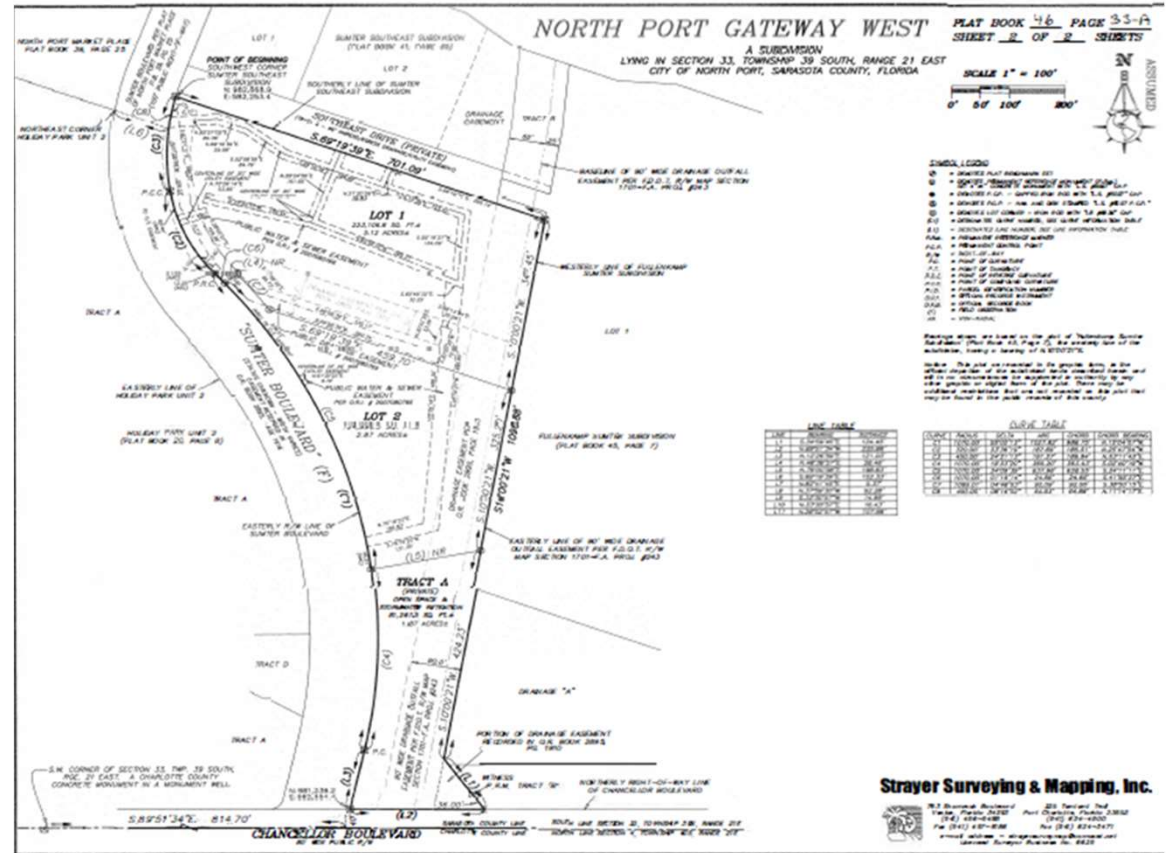
The purpose of the replat petition is to realign lots and create new drainage and utility easements. The new plat configuration will accommodate the construction of a 30,600-square-foot medical office building.

On December 5th, 2024 the Planning and Zoning Advisory Board Voted unanimously to support the approval of this petition.

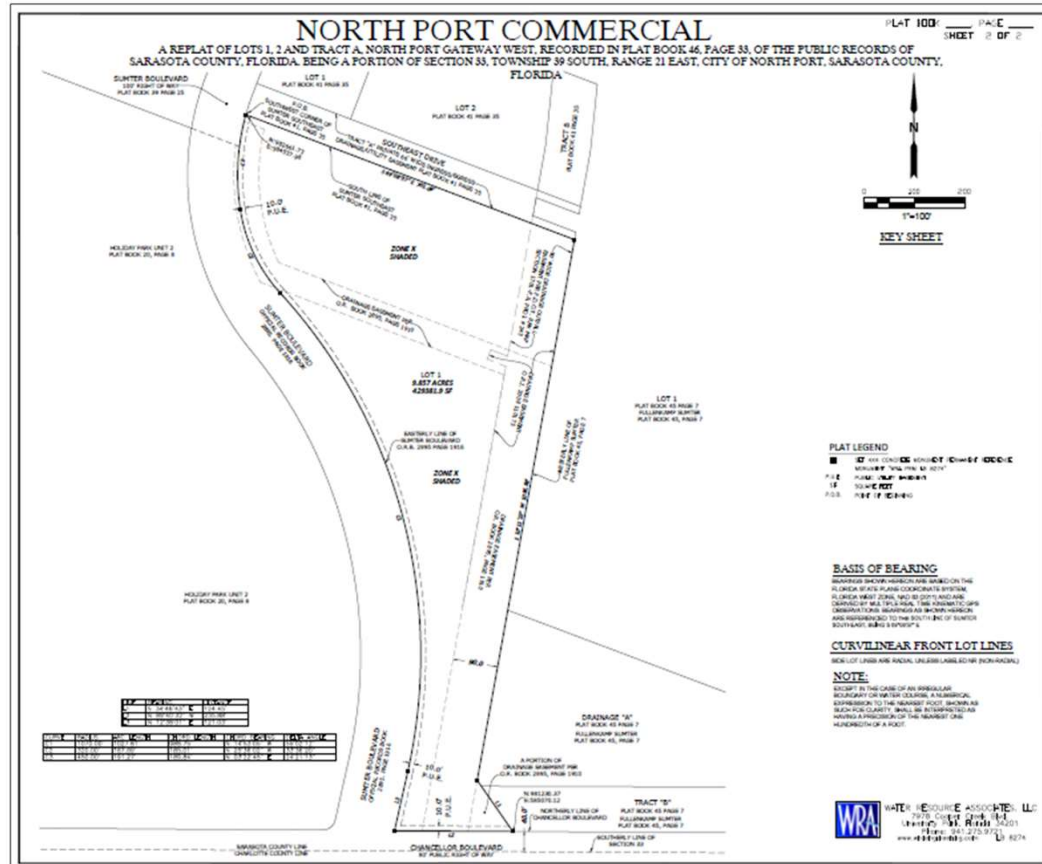
Total impacted area is ±9.857 acres.



Illustration of existing North Port Gateway West Plat



Proposed Final Replat



Compliance with Florida Statutes and ULDC Chapter 37 Subdivision Regulations and Chapter 53 Section 53- 267 Regulations

The final plat was reviewed and approved by the contracted City Surveyor for conformance with the Florida Statutes Chapter 177 Part I as well as 177.101(2)

The final plat was reviewed for conformance with the approved Master Site(MAS-23-198) and Development Master Amendment (DMA-20-089) plans.



Staff Recommendations

- The Planning & Zoning Division recommends approval of petition No. PLF-24-055 North Port Commercial, Replat.





Thank you!