

A detailed street map of the project area in North Port, Florida. The map shows a grid of streets with various lot numbers. Key streets labeled include "TROPICAIRE BLVD." at the top, "SR-93 (I-75)" in the middle, and "DE BLVD." on the right. A specific tract is highlighted with a black rectangular box and a small black dot in the center. The text "PROJECT AREA" is printed in large, bold, black letters on the right side of the map.

Replat of Tract F, Second Addition to the North Port Charlotte Estates (Kamsler Acres)

Petition No. PLF-23-185

Presented by: The Planning & Zoning Division

Overview

Applicant: Jackson R. Boone, Esq. – Boone, Boone & Boone, P.A.

Property owner: Renova Homes, LLC

Request: Consideration of Tract F, Second Addition to North Port Charlotte Estates, Replat

Location: North of and adjacent to Kamsler Avenue and West of
and adjacent to N. Chamberland Boulevard

Background



ZONING:
AGRICULTURAL
DISTRICT (AG)
WITH A FUTURE
LAND USE OF
AGRICULTURAL,
ESTATES



REPLAT OF TRACT
F, SECOND
ADDITION TO THE
NORTH PORT
CHARLOTTE
ESTATES



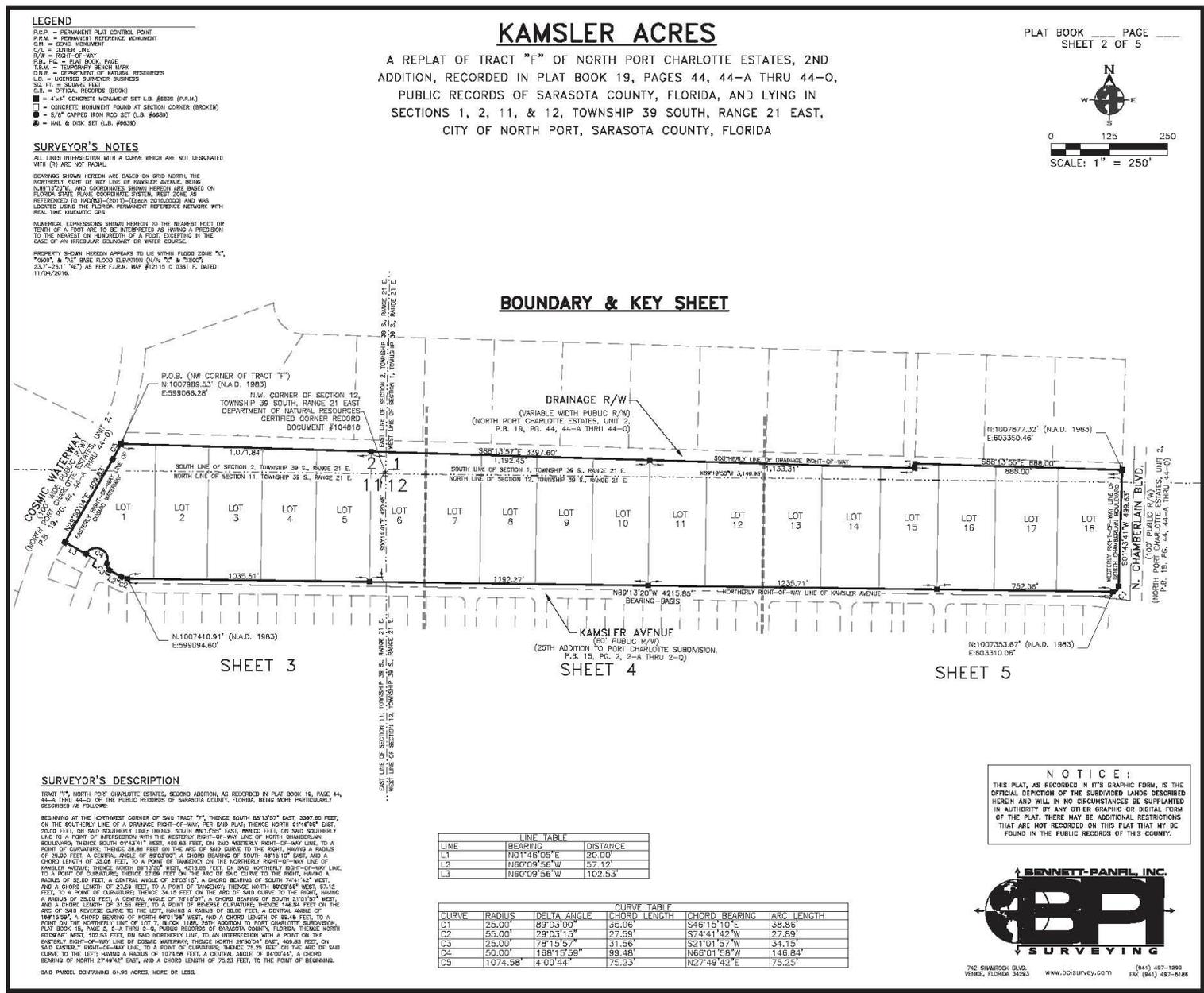
CREATE EIGHTEEN
(18) LOTS
CONTAINING A
MINIMUM OF ±
3.007 ACRES AND
UP TO A
MAXIMUM OF ±
3.359 ACRES



TOTAL OF ± 54.98
ACRES



Proposed Final Plat



Compliance with Florida Statutes and ULDC Chapter 37 Subdivision Regulations

The final plat was reviewed
and approved by the
contracted City Surveyor for
conformance with the
Florida Statutes Chapter
177 Part I

The final plat was reviewed
for compliance with ULDC
Sections 37-5, 37-6, 37-7,
and 37-8

An aerial photograph showing a river winding through a residential area. The river is on the left, with a grassy bank and trees. On the right, there are several large, modern houses with brown roofs and parking lots. In the background, a highway and more residential buildings are visible under a clear sky.

Staff Analysis

Section 37-5 A. (1) provides, “A division of land for agricultural purposes into lots or parcels of three (3) acres (1.214 hectares) or more and not involving a new street shall not be deemed a subdivision.

Division of land for agricultural purposes is not determined by the zoning district but rather by the agricultural regulations.

Bonafide Agricultural Use - Good faith commercial or domestic agricultural use of the land.

Documents provided by the applicant met the requirements for bona fide agricultural purposes and is not considered a subdivision.



Staff Recommendations

The Planning & Zoning Division recommends approval of Petition No. PLF-23-185 - Kamsler Acres - Replat of Tract F, Second Addition to the North Port Charlotte Estates





Thank you!