

A detailed street map of a residential area in North Port, Florida. The map shows a grid of streets with various lot numbers. A specific tract is highlighted with a black rectangular box. Labels on the map include "TROPICAIRE BLVD.", "SR-93 (I-75)", and "PROJECT AREA".

# 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

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

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Property owner: Renova Homes, LLC

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

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



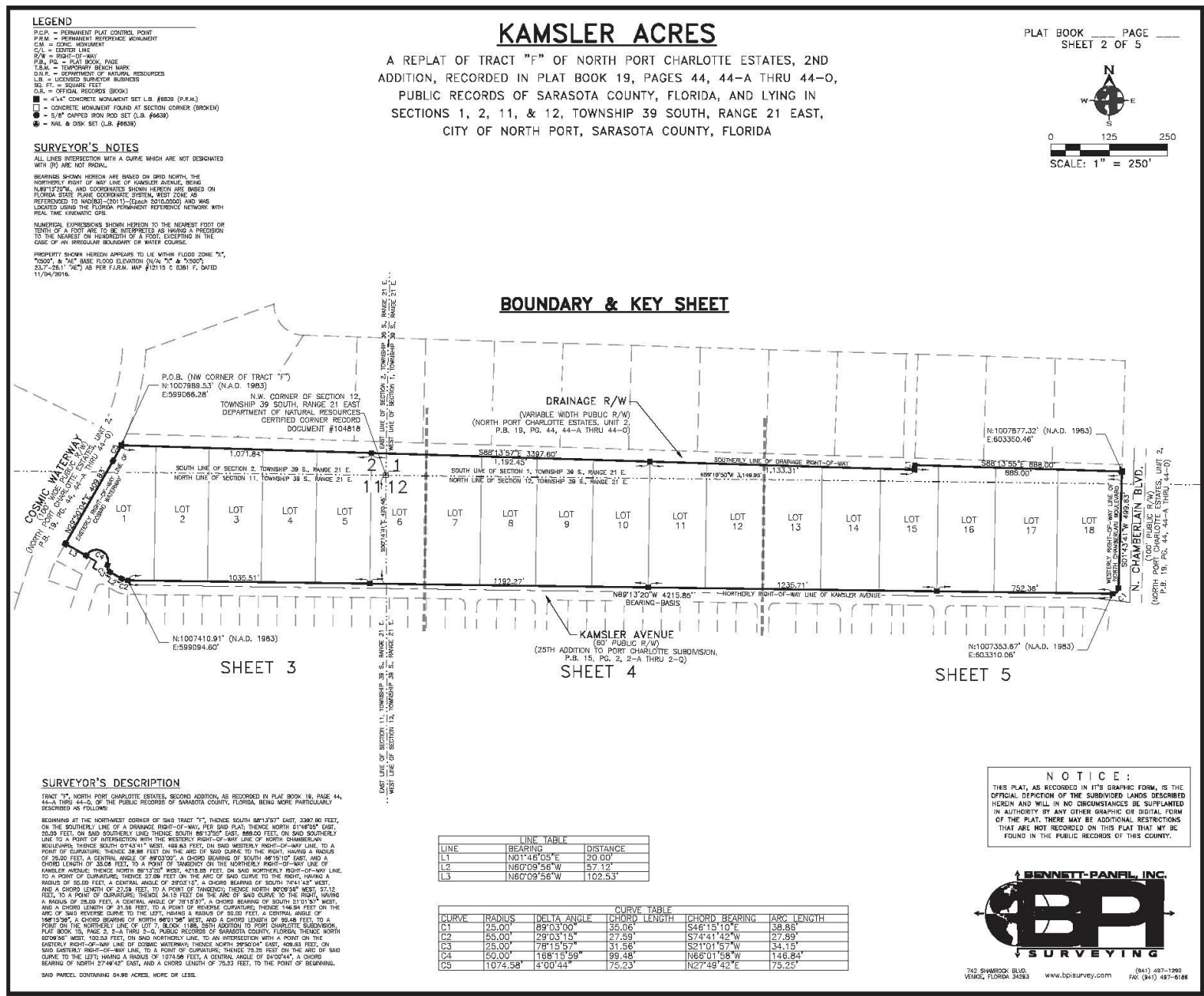
CREATE EIGHTEEN  
(18) LOTS  
CONTAINING A  
MINIMUM OF ±  
3.007 ACRES AND  
UP TO A  
MAXIMUM OF ±  
3.359 ACRES



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



# 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 use.

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

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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!**