

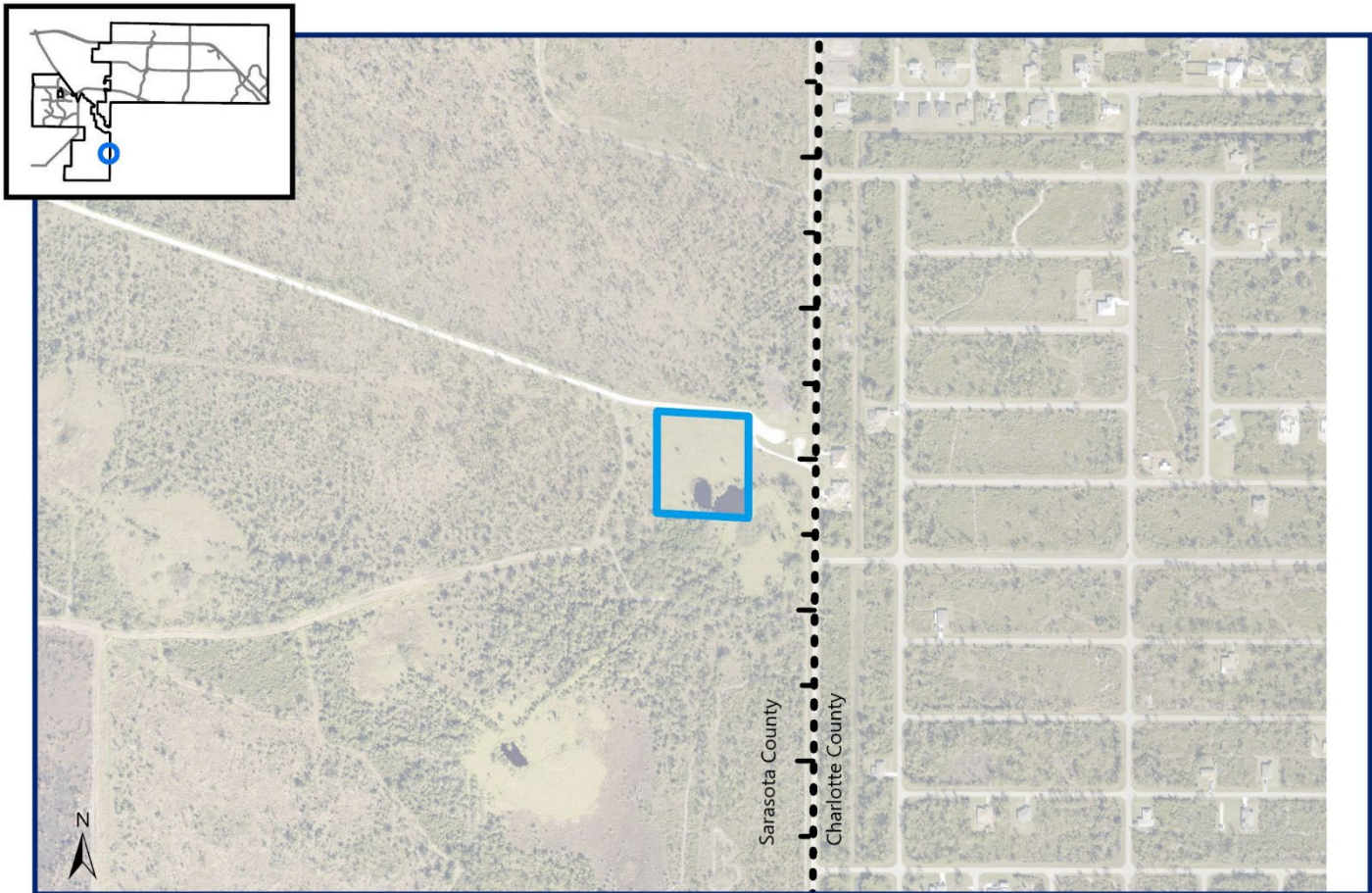


Ordinance No. 2025-21

Rezoning from Environmental Conservation to Agriculture

STAFF REPORT

From: Gabriel Quintas, AICP, CFM, Assistant Development Services Director
Through: Lori Barnes, AICP, CPM, Deputy Development Services Director
Through: Alaina Ray, AICP, Development Services Director
Through: Jason Yarborough, ICMA-CM, Deputy City Manager
Through: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager
Date: September 4, 2025



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.

PROJECT:	PRZ-25-02428 "Ackerman"
REQUEST:	Rezoning from Environmental Conservation to Agriculture
APPLICANT:	City-initiated Rezoning
OWNERS:	John Ackerman and Veronika Ackerman (Exhibit A—Deed)
LOCATION:	West of Jennings Boulevard (Parcel ID 0840-00-1010)
PROPERTY SIZE:	± 3.3015 acres

I. BACKGROUND

The subject property is a privately-owned ±3.30-acre vacant tract of land that is surrounded by the public lands of the Myakka State Forest. Prior to the creation of this parcel in 1986, the subject land formed part of a broader area that, according to the 1988-1998 North Port Comprehensive Plan and the 1998 Myakka State Forest Five-Year Resource Management Plan, was formerly known as "Myakka Estates" and was to be developed by the General Development Corporation (GDC) in accordance with the former Myakka Estates Development of Regional Impact.

The lot has existed in its current configuration since at least June 1, 1986 (Sarasota County Official Records Book 1865, Page 1416). Furthermore, the deeds of the original 1995 transfer of the lands comprising what is now known as the Myakka State Forest excluded the subject parcel from transfer to the receiving public agencies that would own and maintain the State Forest (1998 Myakka State Forest Five-Year Resource Management Plan; Sarasota County Official Records Book 2785, Page 1904). The lot is accessed by means of a 30-foot non-exclusive, perpetual access easement (Sarasota County Official Records Book 2785, Page 1848) roughly concurrent with the dirt road visible on the aerial image of the property provided herein.

The State Forest property which adjoins the subject tract on all sides is assigned a zoning designation of Environmental Conservation, and properties to the east of the subject tract, which all lie within Charlotte County, are assigned "Residential-Single Family 3.5 Units per Acre" (RSF3.5) zoning on the Charlotte County Zoning Map.

The subject City-initiated petition is the result of an effort to correct the zoning designations of privately-held lands that are currently assigned an Environmental Conservation (EC) zoning designation, but that were not intended to be included in the EC district. The Environmental Conservation zoning district is described in the Unified Land Development Code as follows:

ULDC Section 3.1.2.C.1 – The Environmental Conservation district indicates properties with natural limitations to development due to environmental concerns. This zoning district protects environmentally sensitive lands.

The Environmental Conservation zoning district prohibits the establishment of any uses not marked with an "X" on the Use Table (see **Exhibit H** - ULDC Table 3.2.3.1) including the use of the property for the construction of one single-family residence. Due to the restrictive nature of this designation, the Environmental Conservation zoning designation is typically reserved for environmentally sensitive lands and other properties that are held publicly or are otherwise intended to be held and maintained solely for the uses listed above. The subject property was excluded from the State Forest, and from the conservation program associated with the Forest, because the property was held in separate private ownership. And while the property does contain portions of land considered environmentally sensitive, the Unified Land Development Code and existing state and federal regulations provide controls on any development proposed for the site that ensure a balanced approach to protection of those natural resources and reasonable use of the site.

The proposed Agriculture zoning designation is described in the Unified Land Development Code as follows:

ULDC Section 3.1.2.A.1 – *The Agriculture district supports very low-density residential uses and low intensity agricultural uses.*

The minimum lot size allowed in the Agriculture zoning district is three acres. Since this parcel is ±3.30-acres, the parcel could not be divided further and would be permitted a maximum of one principal single-family dwelling and permissible accessory structures. The Agriculture zoning district provides an appropriate transition that is compatible with the surrounding conservation lands due to the limited residential development permitted on the site and the comparatively limited intensity of uses permitted in this zoning designation. Furthermore, the maximum impervious surface ratio (ISR) permitted in the Agriculture zoning district is 20 percent, which serves to significantly limit the area of the parcel covered by structures or any improved surface not allowing the natural percolation of water.

A companion petition (PFLU-25-02427) to amend the future land use designation of the subject property from Conservation to Agricultural Estates will also be presented for consideration prior to the subject petition. If the companion petition is not approved, then the subject petition cannot be approved because the Agriculture zoning district is not an implementing zoning district of the existing Conservation future land use designation (ULDC Table 3.1.1.1 – Implementing Zoning Districts).

II. PETITION

Petition PRZ-25-02428 proposes a change to the Official Zoning Map of the City of North Port, changing the zoning of the ± 3.30-acre subject property from Environmental Conservation to Agriculture (see **Official Zoning Map** attached as **Exhibit B** and **Zoning Change Map** attached as **Exhibit I**). The implementing ordinance to amend the Comprehensive Plan Future Land Use Map is **Ordinance No. 2025-21** attached as **Exhibit C**.

III. NEIGHBORHOOD MEETING

Pursuant to Section 2.1.4.L.1 of the Unified Land Development Code, the City held a virtual neighborhood meeting on August 28, 2025, at 5:00 PM. Mailed notices were delivered 15 days prior to the neighborhood meeting to all property owners within a 1,320 foot radius of the subject property, and the required sign was posted in accordance with the requirements of the ULDC. The meeting documents including the required notice are attached as **Exhibit F**.

IV. REVIEW PROCESS

The City Attorney's Office reviewed and approved the proposed Ordinance 2025-21 as to form and

correctness.

V. DATA & ANALYSIS

Staff has reviewed the subject petition for consistency with the Florida Statutes, the Comprehensive Plan, and the Unified Land Development Code, for which analysis is provided as follows:

UNIFIED LAND DEVELOPMENT CODE

Unified Land Development Code Section 2.2.13 – Rezones

(C) The decision-makers shall determine whether and the extent to which the proposed rezone is:

Criterion 1: *Consistent with the Comprehensive Plan;*

The proposed rezoning is consistent with the policies of the Comprehensive Plan and particularly with the following goals, objectives, and policies:

Future Land Use Element

Policy 1.2.3(A) – Agricultural Estates

These lands are designated for agricultural related uses, very low-density residential development, supporting accessory uses, and public schools. Environmental conservation, government use including public schools, solar facilities and floating solar facilities (floatovoltaics) shall also be allowed.

The proposed Agriculture zoning district is compatible with the proposed Agricultural Estates future land use designation and is an implementing zoning district of the same pursuant to ULDC Table 3.1.1.1.

Public School Facilities Element

Objective 1.5: *Ensure Adequate School Capacity*

The City will evaluate the adequacy of school capacity when it considers future land use changes, rezonings, and subdivision and site plans for residential development. This will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools.

Policy 1.5.1: The City will consider the School Board's comments and findings on the availability of adequate school capacity when considering proposed comprehensive plan amendments and other land use decisions as provided for

in Section 163.3177(6)(a), Florida Statutes.

Policy 1.5.2: Future land use changes, rezonings, and subdivision and site plans for residential development may be approved in areas with adequate school capacity...

School Board staff has indicated that the impacts of the proposed petition are considered de minimis with regard to school capacity. De minimis impacts are not subject to the customary school concurrency review to determine the adequacy of school capacity.

Property Rights Element

GOAL 1: To consider judicially acknowledged and constitutionally protected private property rights, as well as the right of property owners to participate in the planning and development process and in all local decision making that affects their lives and property.

Objective 1: To ensure that private property rights are considered in local decision-making.

Policy 1.2: The City shall consider the following rights in all local decision-making processes, consistent with Florida Statutes Section 163.3177(6)(i):

- 1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.*
- 2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.*
- 3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.*
- 4. The right of a property owner to dispose of his or her property through sale or gift.*

Objective 2: To ensure fairness and balance for all property owners.

Policy 2.1: Vested property rights shall be protected, as provided by law.

Policy 2.3: When a specific action of the City has inordinately burdened an existing use of real property or a vested right to a specific use of real property, the property owner is entitled to relief, which may include compensation for the actual loss to fair market value of the property caused by the action of the City.

As previously mentioned, the subject property consists of a ±3.30-acre lot of record dating back to June 1, 1986. The creation of this lot predates the establishment of the Myakka State Forest in 1995 and the adoption of the 1988-1998 North Port Comprehensive Plan. Furthermore, the deeds of the original 1995 transfer of the lands comprising what is now known as the Myakka State Forest excluded the subject parcel from transfer to the receiving public agencies that would own and maintain the State Forest.

The Environmental Conservation zoning designation deprives this property of rights commonly enjoyed by other similar properties that are not intended for conservation purposes. Redesignation of this property to a zoning district that restores the ability to develop the property for uses that, provided the applicable state and local development regulations are met, would be compatible with the surrounding area is the corrective measure necessary to abide by the cited goals, objectives, and policies of the Property Rights Element.

Criterion 2: *Creating an isolated district unrelated to adjacent and nearby districts or resulting in an orderly and logical development pattern;*

While the subject petition would create an isolated district surrounded by Environmental Conservation zoning, the reason for the isolation is due to the adjacency of the subject lot on all sides to the thousands of acres contained within the Myakka State Forest. Other properties in closest proximity to the east are within Charlotte County and are characterized by a relatively low-density development pattern consisting of mostly 10,000 square-foot platted lots. Staff notes that the subject tract is an existing large private lot that has rural characteristics due to its size, location, and lack of proximity to public water and wastewater infrastructure and is therefore not consistent with the development pattern to the east.

The proposed Agriculture zoning provides a logical transition between the denser development to the east and vast expanse of conservation lands adjacent to the tract which accomplishes the intent of allowing reasonable property rights while limiting the uses that may adversely affect the surrounding conservation lands.

Criterion 3: *Capable of being served by public facilities, including adequate roadway capacity;*

The subject property is an existing lot that lies outside of the urban service boundary, and public utilities in the form of potable water and wastewater services are not proposed to be extended to areas designated Agricultural Estates on the Future Land Use Map (Utilities Element, Potable Water

Section, Policy 9.2 and Sanitary Sewer Section, Policy 8.2). The proposed zoning would not allow further division of the subject property which would limit the parcel to a maximum of one principal single-family dwelling as stipulated by ULDC Section 4.4.1.B. Furthermore, ULDC Section 1.3.3 exempts single-family structures from concurrency review, and ULDC Section 2.3.1 does not require a concurrency evaluation to be performed at the rezoning stage. However, impacts to public facilities including the adjacent roadway from which the parcel is accessed, Jennings Boulevard, are expected to be negligible due to the limited residential density and intensity of use allowed by the Agriculture zoning district and the relatively small area that is proposed to be rezoned.

Criterion 4: *Necessary due to changed or changing conditions;*

This criterion is not applicable. As mentioned previously, the subject privately-owned property was not intended to be held in conservation, and assignment of a zoning district that restores property rights afforded to other similar properties is justified by the provisions of the Comprehensive Plan.

Criterion 5: *Preventing the improvement or development of adjacent abutting property;*

This criterion is not applicable. The properties abutting the subject lot are all held in conservation and are not intended to be developed.

Criterion 6: *Granting a special privilege to an individual owner as contrasted with the public welfare;*

The present petition would not confer a special privilege to the subject property owner that is not afforded to owners of other similar properties. The approval of the present petition would restore the customary privileges associated with private ownership of property and maintain the overall public interest of protecting the City's natural resources from the intrusion of land uses of high intensity that could adversely affect those resources.

Criterion 7: *Unusable under the current zoning designation; and*

The Environmental Conservation zoning district significantly restricts the uses allowed on the subject property; a single-family residential use is prohibited by ULDC Table 3.2.3.1 in the EC zoning district. As a result, the subject property owner is unable to utilize the property for uses customarily allowed for similar properties. The proposed zoning

designation would allow limited uses which, developed in accordance with state, federal, and ULDC regulatory controls, are not anticipated to pose significant adverse effects to the natural environment.

Criterion 8: *Properly mitigating a changing scale to ensure compatibility with adjacent neighborhoods.*

The subject property is not immediately adjacent to any neighborhoods. However, as previously stated, the proposed Agriculture zoning provides a logical transition between the denser development to the east and vast expanse of conservation lands adjacent to the tract which accomplishes the intent of allowing reasonable property rights while limiting the uses that may adversely affect the surrounding conservation lands.

Based on the foregoing analysis, staff concludes that the subject zoning petition is consistent with the Florida Statutes, the Comprehensive Plan, and the Unified Land Development Code.

PUBLIC NOTICE

Notice of the public hearings and substance of the proposed ordinance was mailed to the owner as required by Florida Statutes Section 166.041(3)(c)(1) on July 30, 2025 (**Exhibit D**). The petition will be advertised at least 10-days before adoption in a newspaper of general circulation within the City of North Port pursuant to the provisions of Section 166.041(3)(a) of the Florida Statutes, Section 7.01(c) of the Charter of the City of North Port, and Section 2.1.4.L.2.f.1 of the City’s Unified Land Development Code as amended (**Exhibit E**). Notice of public hearings was mailed to all property owners within a 1,320 foot radius of the subject property 15 days of the first public hearing in accordance with the provisions of ULDC Section 2.1.4.L.3 (**Exhibit G**).

PUBLIC HEARING
SCHEDULE

Planning & Zoning Advisory Board	September 4, 2025 9:00 AM or as soon thereafter as possible
City Commission 1st Reading	September 9, 2025 10:00 AM or as soon thereafter as possible
City Commission 2nd Reading	September 23, 2025 6:00 PM or as soon thereafter as possible

VI. RECOMMENDED MOTIONS

PLANNING AND ZONING ADVISORY BOARD

I move to recommend that the City Commission approve PRZ-25-02428 via Ordinance No. 2025-21 and find that, based on the competent substantial evidence, the specific requirements in the City of North Port Comprehensive Plan, and the decision criteria listed in Section 2.2.13.C. of the Unified Land Development Code have been met.

CITY COMMISSION

FIRST READING

I move to approve Ordinance No. 2025-21 on first reading and continue to 2nd reading on September 23, 2025.

SECOND READING

I move to approve Ordinance No. 2025-21 and find that, based on the competent substantial evidence, the specific requirements in the City of North Port Comprehensive Plan, and the decision criteria listed in Section 2.2.13.C. of the Unified Land Development Code have been met.

VII. ALTERNATIVE MOTIONS

PLANNING AND ZONING ADVISORY BOARD

DENIAL of Ordinance No. 2025-21, Petition PRZ-25-02428:

I move to recommend that the City Commission deny PRZ-25-02428 via Ord. No. 2025-21 and find that, based on the competent substantial evidence, one or more of the specific requirements of the City of North Port Comprehensive Plan and the decision criteria in the Unified Land Development Code Section 2.2.13.C. have NOT been met, including:

- 1)Consistent with the Comprehensive Plan;
- 2)Creating an isolated district unrelated to adjacent and nearby districts or resulting in an orderly and logical development pattern.
- 3)Capable of being served by public facilities, including adequate roadway capacity;
- 4)Necessary due to changed or changing conditions;
- 5)Preventing the improvement or development of adjacent abutting property;
- 6)Granting a special privilege to an individual owner as contrasted with the public welfare;
- 7)Unusable under the current zoning designation; and
- 8)Properly mitigating a changing scale to ensure compatibility with adjacent neighborhood.

CITY COMMISSION

DENIAL of Ordinance No. 2025-21:

I move to deny Ordinance No. 2025-21 and find that, based on the competent substantial evidence, one or more of the specific requirements of the City of North Port Comprehensive Plan and the decision criteria in the Unified Land Development Code Section 2.2.13.C. have NOT been met, including:

- 1)Consistent with the Comprehensive Plan;
- 2)Creating an isolated district unrelated to adjacent and nearby districts or resulting in an orderly and logical development pattern.
- 3)Capable of being served by public facilities, including adequate roadway capacity;
- 4)Necessary due to changed or changing conditions;
- 5)Preventing the improvement or development of adjacent abutting property;
- 6)Granting a special privilege to an individual owner as contrasted with the public welfare;
- 7)Unusable under the current zoning designation; and
- 8)Properly mitigating a changing scale to ensure compatibility with adjacent neighborhood.

VIII. EXHIBITS

A.	Deed
B.	Official Zoning Map
C.	Ordinance No. 2025-21 with Exhibits
D.	Mailed Notice to Property Owner
E.	Legal Notice Published in Newspaper (to be added for 2 nd Reading)
F.	Neighborhood Meeting Materials and Notice
G.	Mailed Notices to Surrounding Property Owners
H.	ULDC Table 3.2.3.1
I.	Zoning Change Map

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2022010157 2 PG(S)**

1/19/2022 4:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2800302

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC

THE BIG W LAW FIRM

Attn: Robert C. Benedict, Esq.

333 Park Avenue, Unit 2A, PO Box 483

Boca Grande, FL 33921

Doc Stamp-Deed: \$1,732.50

Order No.: 2021-52470JWC

Property Appraiser's Parcel I.D. (folio) No.: 0840001010

WARRANTY DEED

THIS WARRANTY DEED dated January 18, 2022, is made by and between **JEFFREY CORKHILL and LORI CORKHILL, husband and wife, as husband and wife**, whose address is PO BOX 1298, Boca Grande, FL 33921 (the "Grantor"), and **JOHN ACKERMAN and VERONIKA ACKERMAN, husband and wife**, whose address is 115364 Acorn Circle, Port Charlotte 33981 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And 00/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Sarasota**, State of Florida, described as follows:

A parcel of land situated in Section 24, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commencing at the Southeast corner said Section 24 run North 56 Degrees 36'20" West, 298.72 feet to the POINT OF BEGINNING of the parcel hereinafter described; thence North 0 Degrees 12'34" East, parallel with and 250 feet Westerly of the Easterly line said Section 24 for a distance of 400 feet; thence North 86 Degrees 51'46" West, 360 feet; thence South 0 Degrees 12'34" West, 400 feet; thence South 86 Degrees 51'46" East, 360 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement, perpetual access easement for ingress, egress, and access purposes as described in that certain Grant of Perpetual Pedestrian and Vehicular Access Easement recorded in Official Records Book 2785, Page 1848, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

Grantor herein covenants that the above-described property is vacant, unimproved land and is not contiguous to Grantor's homestead or residence, nor to that of Grantor's spouse.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Wendy Ada Lang
Witness Signature

WENDY ADA LANG
Printed Name of First Witness

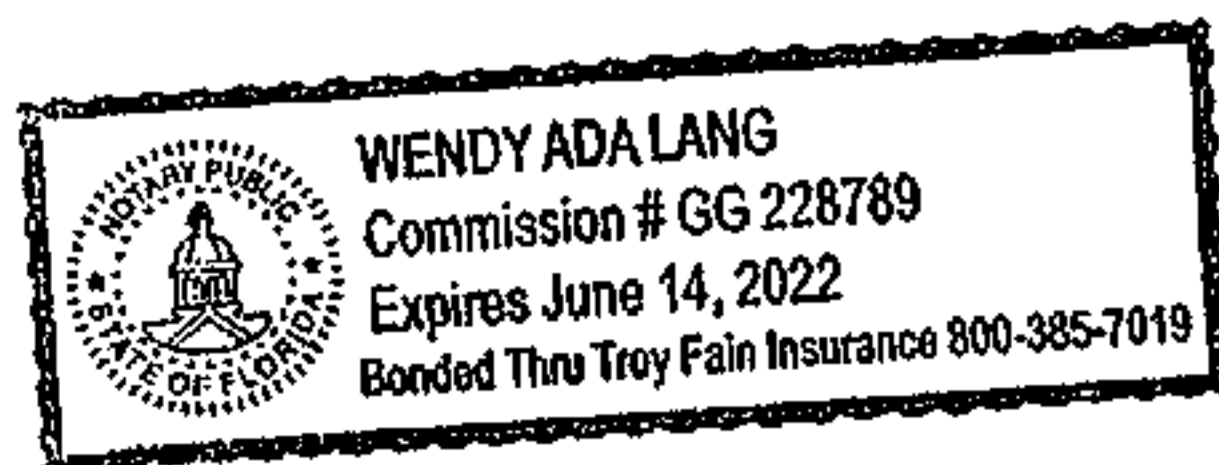
Naomi Wise
Witness Signature

Naomi Wise
Printed Name of Second Witness

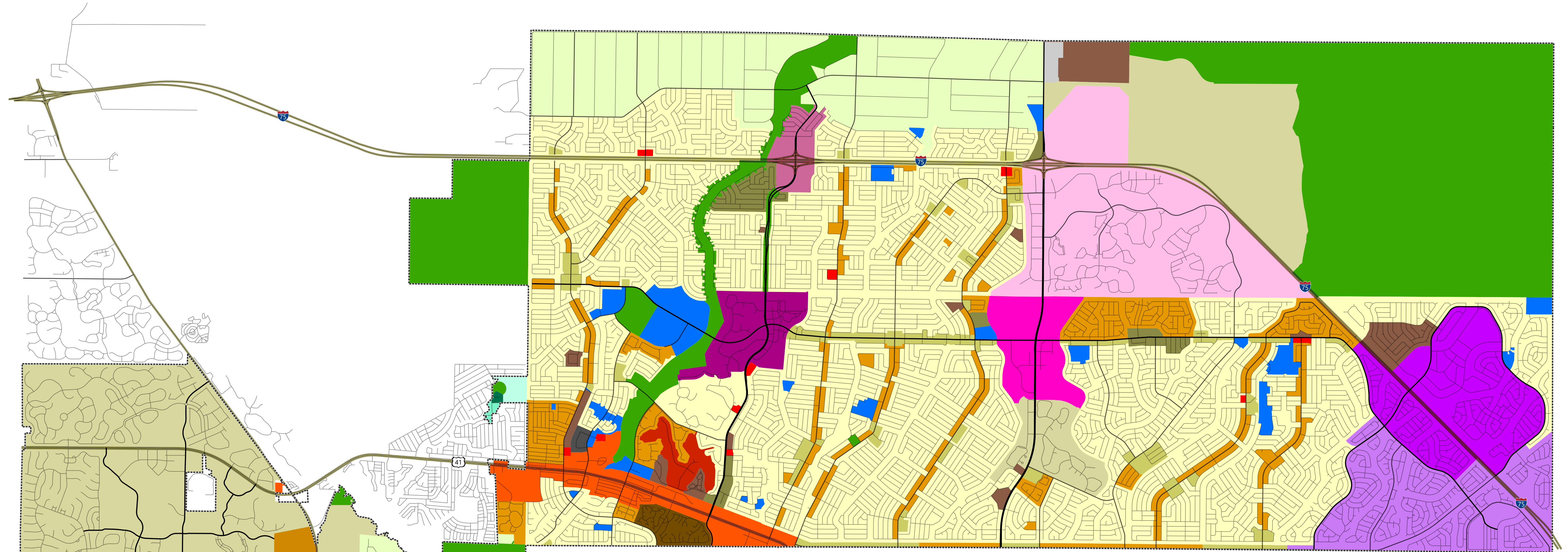
Jeffrey Corkhill
JEFFREY CORKHILL
Lori Corkhill
LORI CORKHILL

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of Jan, 2022 by JEFFREY CORKHILL and LORI CORKHILL, who is/are personally known to me or who has/have produced Driver's License as identification and who did take an oath.



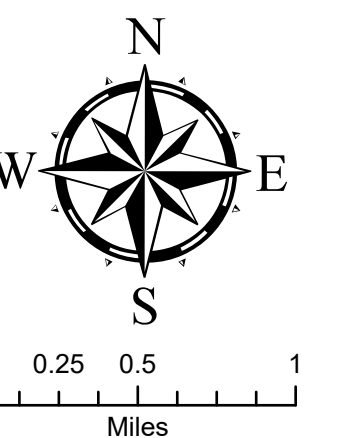
Wendy Ada Lang
Notary Public, State of Florida
My Commission Expires: 6/14/22
(Seal)



City of North Port, Florida

Official Zoning Map

Effective Date 10/24/2025, Ordinance 2025-21



Current Zoning Zoning District

- AC-1 : Activity Center 1
- AC-2 : Activity Center 2
- AC-3 : Activity Center 3
- AC-4 : Activity Center 4
- AC-5 : Activity Center 5
- AC-6 : Activity Center 6
- AC-7 : Activity Center 7
- AC-7A : Activity Center 7A
- AC-7B : Activity Center 7B
- AC-8 : Activity Center 8
- AC-9 : Activity Center 9
- AC-10 : Activity Center 10

- AG : Agriculture
- C : Commercial
- COR : Corridor
- CT : Corridor, Transitional
- EC : Environmental Conservation
- GU : Government Use
- I-1 : Light Industrial
- I-2 : Heavy Industrial
- MH : Manufactured Home Community
- R-1 : Residential, Low
- R-2 : Residential, Medium
- R-3 : Residential, Multi-family
- V : Village

City of North Port

City Boundary

Streets

Roadway functional classification

- Primary Arterial
- Arterial
- Collector
- Local
- Private



City of North Port

ORDINANCE NO. 2025-21

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING ± 3.30 ACRES OF LAND LOCATED WEST OF JENNINGS BOULEVARD IN SECTION 24, TOWNSHIP 40 SOUTH, RANGE 20 EAST OF SARASOTA COUNTY AND FURTHER DESCRIBED IN INSTRUMENT NO. 2022010157 IN OFFICIAL RECORDS OF SARASOTA COUNTY, FROM ENVIRONMENTAL CONSERVATION CLASSIFICATION (EC) TO AGRICULTURE (AG) CLASSIFICATION; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR FINDINGS; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

1
2 **WHEREAS**, the subject property was reclassified from Future Land Use classification of Conservation
3 (CON) to Agricultural Estates (AG) by adoption of Ordinance No. 2025-22; and
4

5 **WHEREAS**, the subject property is currently zoned as Environmental Conservation (EC), which is
6 inconsistent with the Agriculture Estates (AG) Future Land Use classification; and
7

8 **WHEREAS**, Petition PRZ-25-02428 ("Petition") requests that the subject property be rezoned; and
9

10 **WHEREAS**, the public notice requirements provided in Florida Statutes Chapter 166 and the Unified Land
11 Development Code Section 2.1.4(L) have been adhered to and satisfied; and
12

13 **WHEREAS**, the Planning and Zoning Advisory Board considered the Petition at a public hearing on
14 September 4, 2025, and made its recommendation to the City Commission; and
15

16 **WHEREAS**, the City Commission held properly-noticed public hearings at the first and second reading of
17 this ordinance, at which time all interested parties had an opportunity to appear and be heard, and the
18 City Commission considered all relevant evidence presented, as well as the Planning & Zoning Advisory
19 Board's recommendation; and
20

21 **WHEREAS**, the City Commission finds that competent substantial evidence supports the findings and
22 actions herein.
23

24 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:**
25

SECTION 1 – FINDINGS

- 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.
- 1.02 Pursuant to Florida Statutes Section 166.041(4)(a), the City timely posted a business impact estimate on the City's website on or before the date the newspaper published notice of the final reading of this ordinance.
- 1.03 The City Commission finds this ordinance to be consistent with the adopted North Port Comprehensive Plan and Unified Land Development Code.
- 1.04 All exhibits attached to this ordinance are incorporated in this ordinance by reference.

SECTION 2 – REZONING

- 2.01 The City Commission hereby changes the zoning classification of the ± 3.30-acre area located in Section 24, Township 40 South, Range 20 East of Sarasota County and further described in Instrument No. 2022010157 in the Official Records of Sarasota County as shown on the boundary survey attached as "Exhibit A," currently zoned Environmental Conservation District (EC), to Agriculture District (AG).
- 2.02 The City Commission approves the revised Official Zoning Map, attached as "Exhibit B," reflecting the zoning change approved in this ordinance.

SECTION 3 – FILING OF APPROVED DOCUMENTS

- 3.01 The City Clerk is directed to place in the City Clerk's files an updated Official Zoning Map in accordance with the requirements of Section 1.2.3 of the Unified Land Development Code.

SECTION 4 – SEVERABILITY

- 4.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this ordinance is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the ordinance.

SECTION 5 – CONFLICTS

- 5.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.

SECTION 6 – EFFECTIVE DATE

- 6.01 This ordinance shall take effect upon the effective date of Ordinance No. 2025-22, regarding Amendment PFLU-25-02427 to the Comprehensive Plan. No development order or development permits dependent on this ordinance may be issued before it has become effective.

73 READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public
74 session on September 9, 2025.

75
76 ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in
77 public session on September 23, 2025.

78 CITY OF NORTH PORT, FLORIDA

79
80
81
82 _____
83 PHIL STOKES
84 MAYOR

85 ATTEST

86
87
88 _____
89 HEATHER FAUST, MMC
90 CITY CLERK

91
92
93 APPROVED AS TO FORM AND CORRECTNESS

94
95
96 _____
97 MICHAEL GOLEN, CPM
98 INTERIM CITY ATTORNEY

EXHIBIT A

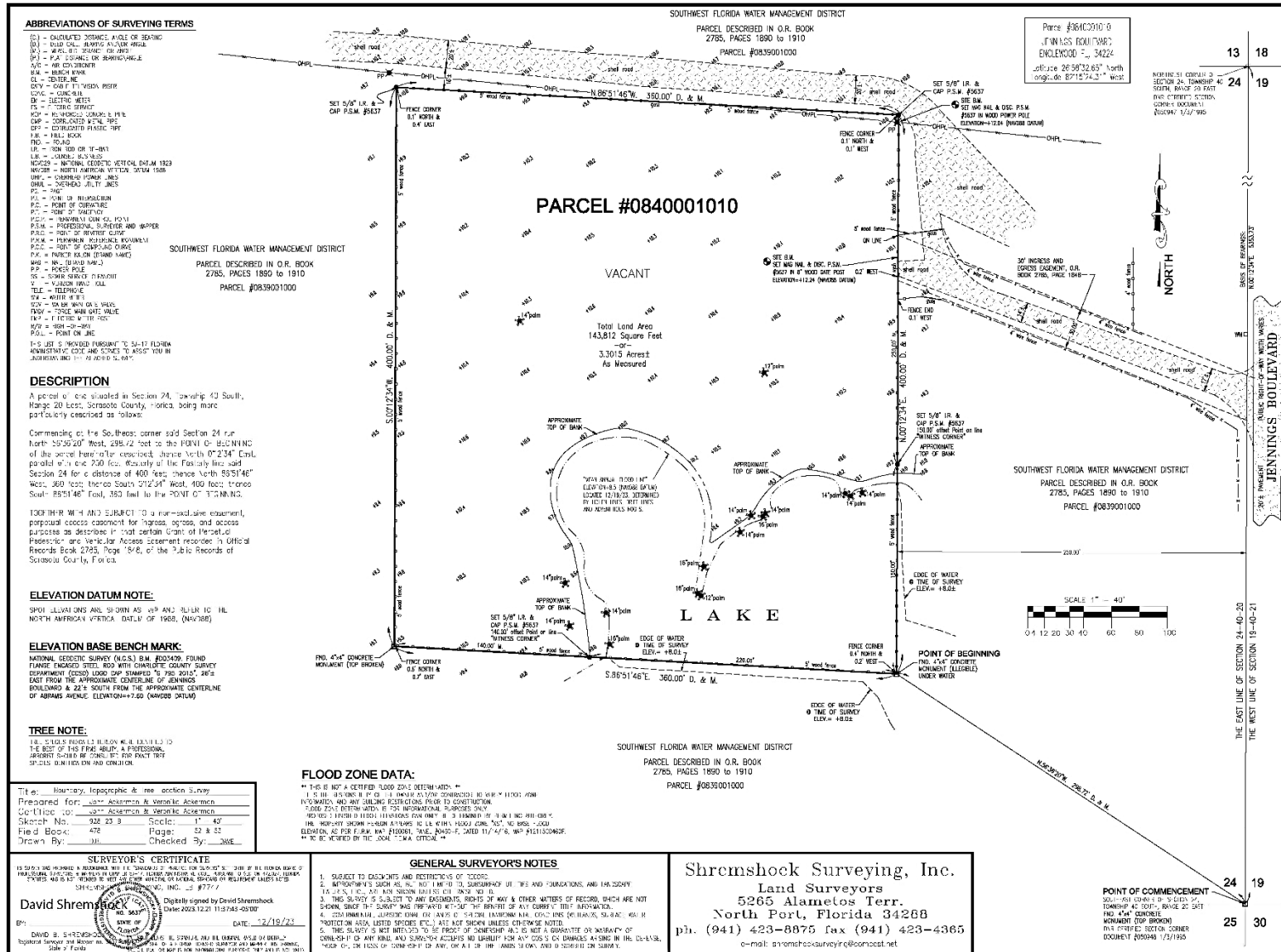
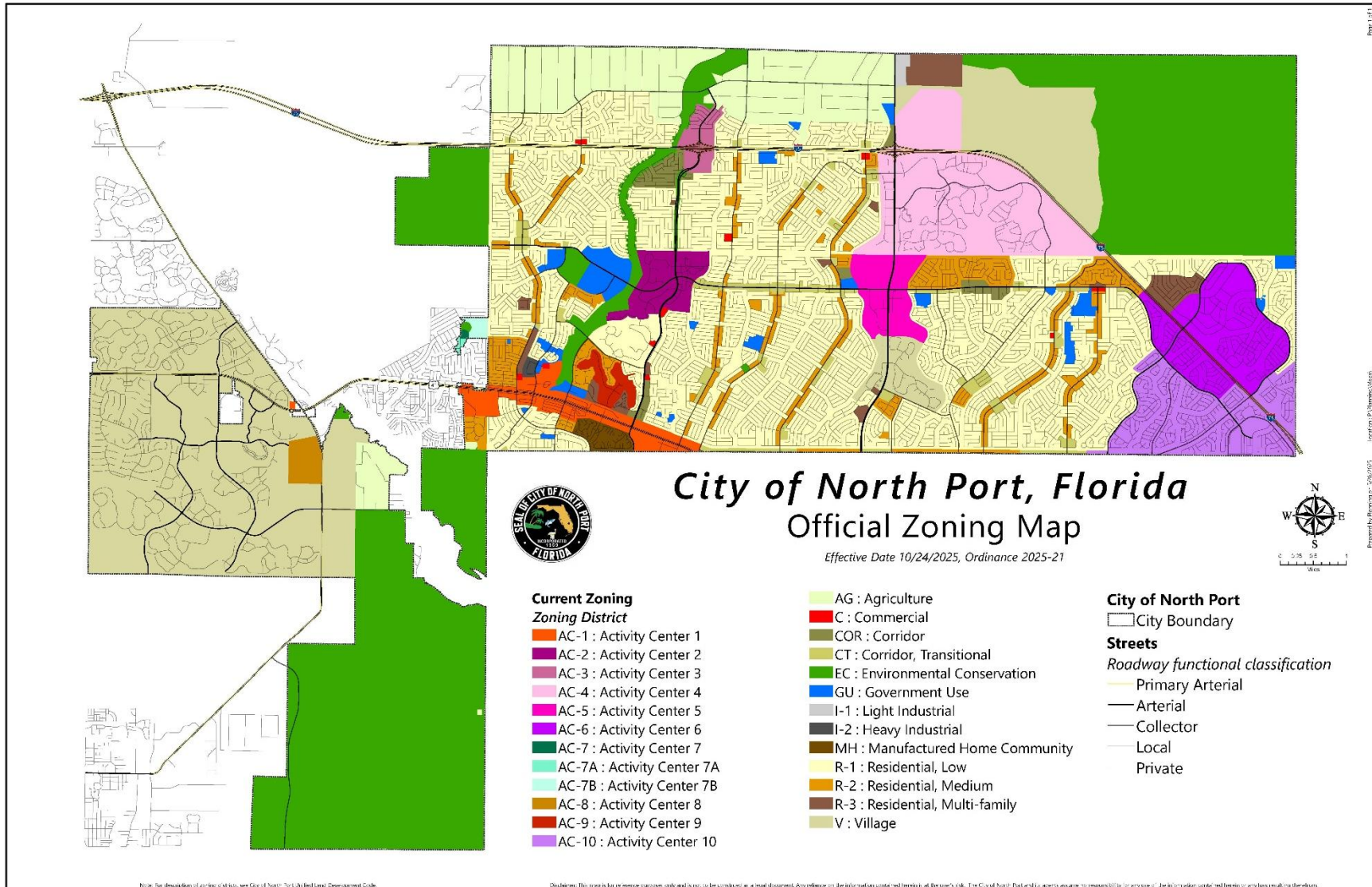


EXHIBIT B





City of North Port
Development Services Department
Planning & Zoning Division
4970 City Hall Boulevard
North Port, FL 34286
(941) 429-7156

**PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF PUBLIC HEARING
FOR ORDINANCE NO. 2025-21
(PRZ-25-02428)**

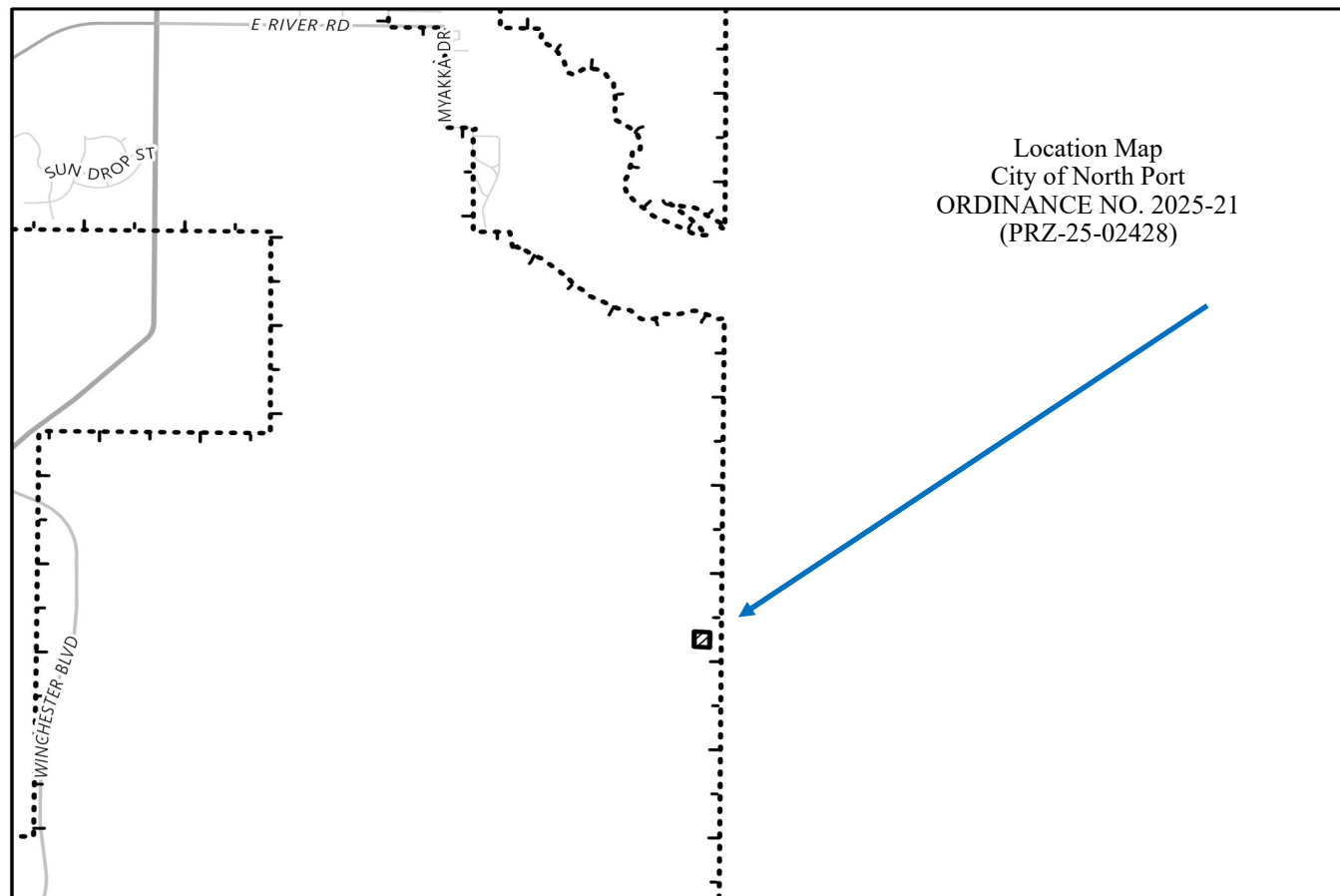
NOTICE IS HEREBY GIVEN, pursuant to Florida State Statutes Section 166.041(3)(c), that the City Commission of the City of North Port proposes to consider the following ordinance:

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING $\pm$ 3.30 ACRES OF LAND LOCATED WEST OF JENNINGS BOULEVARD IN SECTION 24, TOWNSHIP 40 SOUTH, RANGE 20 EAST OF SARASOTA COUNTY AND FURTHER DESCRIBED IN INSTRUMENT NO. 2022010157 IN OFFICIAL RECORDS OF SARASOTA COUNTY, FROM ENVIRONMENTAL CONSERVATION CLASSIFICATION (EC) TO AGRICULTURE (AG) CLASSIFICATION; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR FINDINGS; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

JOHN ACKERMAN
VERONIKA ACKERMAN
920 S RIVER RD
ENGLEWOOD, FL, 34223

A Public Hearing will be held before the Planning and Zoning Advisory Board, designated as the Local Planning Agency (LPA), at **9:00 a.m.** or shortly thereafter, on **Thursday, September 4, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and make a recommendation to the City Commission regarding Ordinance No. 2025-21 (PRZ-25-02428).

A Public Hearing for the first reading will be held before the City Commission of the City of North Port at **10:00 a.m.**, or shortly thereafter, on **Tuesday, September 9, 2025**. A Public Hearing for the second reading will be held before the City Commission of the City of North Port at **6:00 p.m.**, or shortly thereafter, on **Tuesday, September 23, 2025**.



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Don't Venetika Ackerman
9305 River Rd
Enterprise, FL 34133

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Exhibit E to Ordinance No. 2025-21

Published notice 10-days before adoption of ordinance will be added to the staff report for 2nd reading.



MEMORANDUM
Development Services Department

TO: Project Files PFLU-25-02427 and PRZ25-02428
FROM: Lori Barnes, AICP, CPM, Development Services Department, Assistant Director
DATE: August 28, 2025
SUBJECT: Neighborhood Meeting Summary

Notices of a neighborhood meeting regarding the referenced proposed future land use map amendment and rezone were mailed to property owners within 1,320 feet of 4043 Jennings Boulevard. (A community meeting sign was posted on the property). The notices and sign included the following message regarding the location (virtual) and time of the meeting with instructions to contact Planning & Zoning to receive a Teams link to attend the meeting.

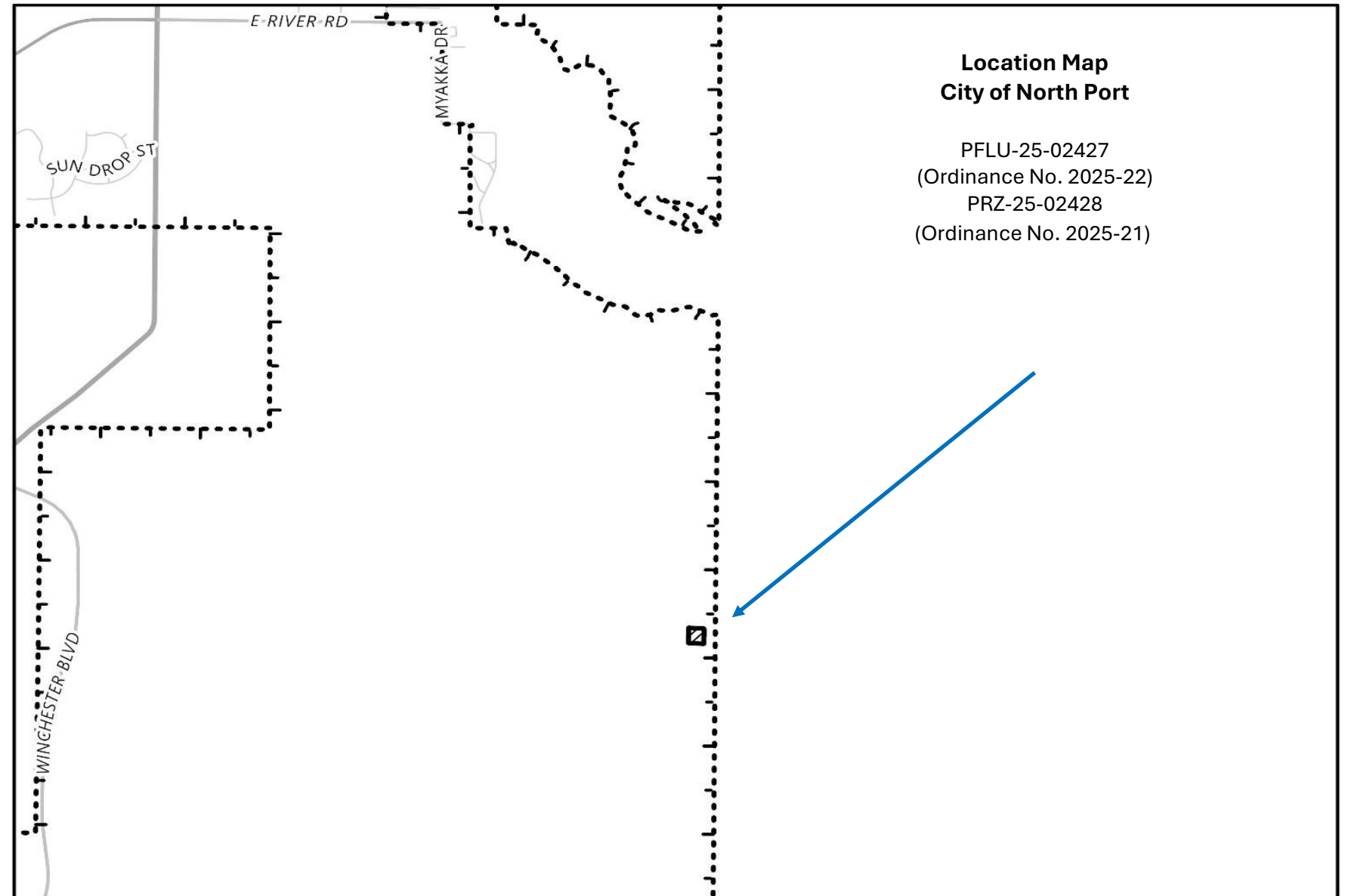
"The meeting will be held virtually on Teams on August 28, 2025, at 5 PM. If you wish to participate in this meeting, please contact our office at 941-429-7157 to provide your email address for addition to the list of attendees."

Planning & Zoning received no contact from the noticed property owners or others requesting a link for attendance at the meeting.

PUBLIC NOTICE - CITY OF NORTH PORT NOTICE OF NEIGHBORHOOD MEETING

Section 2.2.4.L.(1) of the North Port Unified Land Development Code requires a neighborhood meeting to be held in advance of City Commission consideration of ordinances to amend the comprehensive plan future land use map and zoning map. Accordingly, the City of North Port will hold a neighborhood meeting regarding the following development applications associated with +/- 3.30 acres of land located west of Jennings Boulevard (parcel ID 0840-00-1010):

PFLU-25-02427 (Ordinance No. 2025-22)
Small-Scale Comprehensive Plan Amendment to the Future Land Use Map from Conservation to Agricultural Estates
PRZ-25-02428 (Ordinance No. 2025-21) Rezoning from Conservation to Agriculture



The meeting will be held virtually on Teams on August 28, 2025, at 5 PM. If you wish to participate in this meeting, please contact our office at 941-429-7157 to provide your email address for addition to the list of attendees.

**PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF NEIGHBORHOOD MEETING**

COMMUNITY MEETING

A community meeting concerning PFLU-25-02427
(Ordinance No. 2025-22) and PRZ-25-02428
(Ordinance No. 2025-21) on/for this property will be
held by the City of North Port on August 28, 2025, on
Teams at 5 p.m.

FOR MORE INFORMATION CALL (941) 429-7157

Owners Name	mailingaddress	Suite	Mailing Address	City	State	Country	Zip code
SELECTED PROPERTIES LTD		STE 41	VICTORIA HOUSE 26 MAIN ST	GUYANA, GUYANA		UNITED KINGDOM	
MARTINEZ CHRISTIAN			2601 E. ELIZABETH CIRCLE	HOUSTON, TX		SWITZERLAND	
OE HUI CHEN JANE & R M DIRLEWANGER			2501 GLENVIEW DRIVE	HOUSTON, TX		SWITZERLAND	
ONE STEP 317 LLC			4342-44-46 S SETAGAYA SETAGAYA	TOYO 134-0017		JAPAN	
IMHAUSER GABRIELE			GEYSTR 36	80469 MUNICH		GERMANY	
DORODJIAN GEORGES & NAZIK			16 MID LOUIS TOWNHSE	11017 MARKVILLE		FRANCE	
PIU THIERRY & CELINE PIAT			1001 KLEIN	1001 MAR		FRANCE	
RVIOIRE CHRISTIAN & MICHELE			216 AV DU DEJARDIN	13400 AUBAGNE		FRANCE	
FLORIDA CONCEPT SCJ			1 RUE DU VAL	60128 MORTEFONTAINE		FRANCE	
JONNIART FRANCOIS			29 AV DE L ETOILE 13240 SEPTEME	LES VALLONS		FRANCE	
CALANDAR JACQUELINE			23 RUE DE BOUDONVILLE	NANCY 54000		FRANCE	
ROLAND BROCARD			10 RUE DU MAS DE LA SCIE	STE MARIEE CUINES 73130		FRANCE	
ROUSE CORINNE			117-119 FU ZHUANG JIE	TIANGUN 300100		FRANCE	
HONG LIU MAN	<Null>		117-119 FU ZHUANG JIE	TIANGUN 300100		FRANCE	
WEI LIU	<Null>		10341 PINETREE DR	GRAND BEND	ON	CANADA	NOM 170
DOUGLAS KARL A & BRENDA J			60 WEXFORD AVE SOUTH	HAMILTON	ON	CANADA	L8K 2N6
BAGSHAW DOUG & GREG EADE	<Null>		159 GINSENG TER STTTEVILLE	OTTAWA	ON	CANADA	K2S 1S7
NASCIMENTO OZIAS MOREIRA DO & GSDAM			100 MUR WOODS CT	FOUNTAIN VALLEY	CA		92708
HENRIETTA RODNEY J			110 W COHRAN ST	SIMI VALLEY	CA		93065
MORIAD ILAN		UNIT B	11724 SUTTER AVE	YUCAIPA	CA		92399
AVANT MARK E & S D AVANT	<Null>		1345 ONYX CIR	LONGMONT	CO		80504
BORTFELDT PAUL & SUSAN			7706 NW 218 ST	ALACHUA	FL		32615
GROFF KEVIN			951 NW 11TH CT	BOCA RATON	FL		33486
NGUYEN MAI & HAM			19736 DINNEN KEY DR	BOCA RATON	FL		33498
THOMAS ROUELLE			431 NE 26TH AVE	BOYNTON BEACH	FL		33435
SHARP & CLEAR CORP		STE 103	4645 SE 11TH PL	CAPE CORAL	FL		33904
GONZIE CARLOS LLC			2806 IMPERIAL PINT TER	CLERMONT	FL		34711
HUA WEN			2806 IMPERIAL POINT TER	CLERMONT	FL		34711
HUA WEN		STE 198	4613 N UNIVERSITY DR	CORAL SPRINGS	FL		33067
ANY STATE REAL ESTATE LLC			11640 SW 12TH PL	DAVIE	FL		33125
HAUM JAMES A & REGINA M			3105 NW 107TH AVE	DORAL	FL		33172
CAE INVESTMENTS LLC	C/O TITULAW.COM LLC	STE 602-A	10372 NW 68TH TER	DORAL	FL		33178
CGM GROUP LLC			POB 27130	EL JOBEAN	FL		33927
P&NH LLC			741 CARLA DR	ENGLEWOOD	FL		34223
CARR TAMMY & JACKIE			2145 KENTUCKY AVE	ENGLEWOOD	FL		34224
DIXON SILVESTER L	<Null>		7375 QUARRY ST	ENGLEWOOD	FL		34224
MARREN MARGARET L			11124 JACQUELINE AVE	ENGLEWOOD	FL		34224
PICKETT TRAVIS R & ALYSSA			1354 MANASOTA BEACH RD	ENGLEWOOD	FL		34223
SCHUH THOMAS SASCHA & KATRIN DORIS	C/O TMI ENGLEWOOD		4901 SW 160TH AVE	FORT LAUDERDALE	FL		33331
DONOFRIO VINCENT L		STE 100	5264 CLAYTON CT	FORT MYERS	FL		33907
AFORDABLE HOMEOWNERSHIP FOUNDATION			8333 BAMBOO RD	FORT MYERS	FL		33967
CERIA WAYNE & GC			1454 CARMELLE DR	FORT MYERS	FL		33919
MILLER CHARLES ERIC			2218 CRYSTAL DR	FORT MYERS	FL		33907
NICE SCOTT & MARION A			3443 W 100TH TER	HIALEAH	FL		33018
EXTENT GROUP LLC			944 W 30TH ST	HIALEAH	FL		33012
LUXEL INC		STE 2	9858 NW 122ND TER	HIALEAH	FL		33018
VALLE RAMON & MIRIAM			9858 NW 122ND TER	HIALEAH	FL		33018
VALLE RAMON & MIRIAM			9135 NW 191ST TER	HIALEAH	FL		33018
VILLANUEVA RODRIGUEZ & ASSOC INC			4330 SHERIDAN ST	HOLLYWOOD	FL		33021
BATKILIN LEON		STE 2018	10151 DEERWOOD PARK BLVD	JACKSONVILLE	FL		32256
SOUTHERN IMPRESSION HOMES LLC			2800 MARTIN AVE	LEHIGH ACRES	FL		33973
ELEFFERU RADU		UNIT 1880	18117 BISCAVE BLVD	MIAMI	FL		33160
CAE INVESTMENTS LLC			4821 SW 136TH PL	MIAMI	FL		33175
CAPITAL INVESTMENTS OF MIAMI INC			7027 SW 127 CT	MIAMI	FL		33183
ISLAND FLOORING CORP		APT 228	9300 W FLAGLER ST	MIAMI	FL		33174
LOPEZ BRUNO		APT 228	9300 W FLAGLER ST	MIAMI	FL		33174
LOPEZ BRUNO SAUREZ			PO BOX 613054	MIAMI	FL		33161
MULTI MEDIA CONCEPTS INC			1750 SW 4TH AVE	MIAMI	FL		33129
NEW VISTA PROPERTIES INC			265 NW 193RD TER	MIAMI GARDENS	FL		33169
WALCOTT CAROL J & D N J WILLIAMS		UNIT 303	10201 BELLAVISTA CIR	MIROMAR LAKES	FL		33913
BAUMANN PAUL		UNIT 608	13675 VANDERBILT DR	NAPLES	FL		34110
WASSERMAN MARK S			2076 PAR DR	NAPLES	FL		34120
WOODS IANA D			1903 ELST TER	NORTH LAUDERDALE	FL		33068
WOODSTOCK ANN			701 KITTYHAWK WAY	NORTH PALM BEACH	FL		33408
SUPREME BUILDERS INC	DEFINED BENEFIT TRUST		4540 SE 58TH PL	OCALA	FL		34480
MORLEY CARLYN LEIGH			56 WINTERGREEN WAY	ORLANDO	FL		32828
FERNANDEZ MANUEL HERRERAS			10047 MARGUEX CR	ORLANDO	FL		32825
GONZALEZ LOUIS E			13083 PERGOLA AVE	ORLANDO	FL		32832
KOPP MARETT INC			127 E CAMELOT DR	ORLANDO	FL		32177
DAVIS JAMES H JR & JOAN			30 ZEBULAHS TRL	PALM COAST	FL		32164
SHOER DORIS M & LS & JS			16549 NW 4TH ST	PEMBROKE PINES	FL		33028
CLEMENCIA PROP INVESTMENTS LLC			1200 NW 184TH PL	PEMBROKE PINES	FL		33029
SKY UNLIMITED GROUP CORP		APT 412	3095 N COURSE DR	POMPANO BEACH	FL		33069
COMMITMENT MEMS LLC		UNIT B	2250 NW 15TH AVE	POMPANO BEACH	FL		33069
VAUGHAN HOLDINGS 2020 LLC			3492 JENNINGS BLVD	PORT CHARLOTTE	FL		33981
BOODOO HAROLD			3492 JENNINGS BLVD	PORT CHARLOTTE	FL		33981
BOODOO HAROLD & SURUIDAI			3500 JENNINGS BLVD	PORT CHARLOTTE	FL		33981
FOX MICHAEL E	<Null>		12009 RICHARDS AVE	PORT CHARLOTTE	FL		33981
GOFF JERRINE			4081 CHIPPEWA ST	PORT CHARLOTTE	FL		33981
HIZER GEORGE E & MELODY J HIZER			12042 GRADY AVE	PORT CHARLOTTE	FL		33981
HYZER KIM & MARY GRACE RODRIGUEZ			12035 RICHARDS AVE	PORT CHARLOTTE	FL		33981
LOCKHART TAMMY M			3477 CHIPPEWA ST	PORT CHARLOTTE	FL		33981
MARTIN LEONARD J JR&KARRIE A ATHANS-			12530 GALLAGHER BLVD	PORT CHARLOTTE	FL		33981
MARTINEZ NELLY B & RICARDO A			18500 MURDOCK CIR	PORT CHARLOTTE	FL		33948
PUBLIC WATERS	C/O CHARLOTTE COUNTY		12043 RICHARDS AVE	PORT CHARLOTTE	FL		33981
REDMANN KELLIE			9405 HASTRAND CIR	PORT CHARLOTTE	FL		33981
RIDGE KYLE & JENNA L EVERS			2392 VANCE TER	PORT CHARLOTTE	FL		33981
WEINHARDT FRANK ERIC & MONIKA			18786 AYRSHIRE CIR	PORT CHARLOTTE	FL		33948
WOLF CODE INVESTMENTS LLC			11800 SW SILVERLAKE FALLS DR	PORT ST LUCIE	FL		34987
CHEN ZHILI			1750 MANZANA AVE	PUNTA GORDA	FL		33950
CHAR CO HABITAT/HUMANITY INC			1349 NAZORBILL LN	PUNTA GORDA	FL		33983
PRO A PROPERTIES LLC			67 ROTONDA CIR	ROTONDA WEST	FL		33947
MAVILIA MICHAEL ANTHONY			3216 58TH AVE N	ST PETERSBURG	FL		33714
NGUYEN NGHIEM			5259 N HIATUS RD	SUNRISE	FL		33351
CJ OCEAN DEVELOPERS LLC			8710 NW 57TH LN	TAMARAC	FL		33321
JAGPERSAD RICHARD & LEEA			6462 CATULINA LN	TAMARAC	FL		33321
OCAMPO OLIVERO			16004 WINDLEAF PL	TAMPA	FL		33624-1740
SHILLINGLAW ANDREW JR & MARIA			1500 HWY A1A	VERO BEACH	FL		32963
VERO ATLANTIC 2 LLC	C/O CHARLES BROOKS HOLDING CO 401K	STE 1	5811 20TH ST	ZEPHYRHILLS	FL		33542
DEBELLEVUE JONATHAN			2193 TRINITY GROVE CT	DACULA	GA		30019
TRAN NGHIA TRONG & PHUNG KIM NHAN			2490 RIVER RUN DR	DACULA	GA		30019
ZAHRAKKA STEVEN & JOAN			6474 LICK SKILLET RD	HAMILTON	GA		31811
BAKER ROBERT			401 LAKEVIEW WAY	LAGRANGE	GA		30241
DIEP LAN NGOC	<Null>		55 BEAU BROOK LN	SHARPSBURG	GA		30277-9551
BRUNELLE RICHARD F			320 NORTH SANGAMON ST	CHICAGO	IL		60607
CF KL ASSETS 2021-2 LLC		STE 1275	8 NORCROSS ST	ARLINGTON	MA		02474
COLES ROBIN G TRUSTEE			615 WHEELER RD	DRACLUT	MA		01826-4239
WALDR SANDRA J	<Null>		PO BOX 1604	EASTON	MA		02334
VIGLIONE SALVATORE B & GM MCGRAIL			PO BOX 1082	GROTON	MA		01450
SIMMONS-MAVILIA PATRICIA K			191 COVENTRY LN	NORTH ANDOVER	MA		01845
TORRISI ALFRED C & CAROL J TR	<Null>		26 BIGELOW RD	WALTHAM	MA		02154-0930
DUFFY PATRICIA E L/E			61 MYOPPA RD	WINCHESTER	MA		01890-3751
LEONARD DIANE R	<Null>		8 MECHANIC ST	WOODVILLE	MA		01794
RUENTELLO GABRIELLE MARIE			2A WILDROSE LN	SCARBOROUGH	ME		04074-0000
BEECHER FLOYD R	C/O BEECHER BRUCE		39678 WILLIS RD	BELLEVILLE	MI		48111-9146
KORMOS ALBERT J&SALLY&AJR&SK	<Null>		6082 MIDDLE LAKE RD	CLARKSTON	MI		48346
CENTRELLA MICHAEL L EST	C/O FRYER SUSAN & PAUL		39480 LAKESHORE DR	HARRISON TWP	MI		48045
GOODWIN PAUL			34365 FLORENCE ST	WESTLAND	MI		48105
BARTLE DANIEL W			15379 TRILLIUM CIR	EDEN PRARIE	MN		55344-1884
OLSON VALERIE			6612 PAWNEE RD	EDINA	MN		55439
BEDROS SUZANNE M			5160 MALIBU DR	EDINA	MN		55436-2714
JENKINS WILLIAM STEPHEN			1111 W RIVER PKWY	MINNEAPOLIS	MN		55415
ROSDOW RICHARD F & VICKI U	UNIT 19C		719 VALLEY RD	TWO HARBORS	MN		55616-1476
BRANDT STEPHEN P			PO BOX 3191	2840 HEAD ISLAND	NC		28451
WATERS INVESTMENTS LLC			132 JADE ST	BEAUFORT	NC		28516
DARBY REBECCA M & HANNAH M DARBY			109 AZALEA VIEW WAY	HOLLY SPRINGS	NC		27540-5415
PANDEY AJAY			128 WHITEROCK DR	MT HOLLY	NC		28120
COATES MICHAEL ANTHONY			500 WESTOVER DR	SANFORD	NC		27330
CARLOTA 213 LAND TRUST 03/01/2021	UNIT 19844		257 TIMBERTOP RD	NEW PSWICH	NH		03071
BANGS PAUL F & BEVERLY			257 TIMBERTOP RD	NEW PSWICH	NH		03071
BANGS PAUL F & BEVERLY R			118 WARREN AVE	BELLMAWR	NJ		08031
VAZQUEZ RAFAEL & MOWERY-PADILLA			92 HOLMES MILL RD	CREAM RIDGE	NJ		08514
JIMENEZ BELLARIA JARAMILLO-			31 MEADOW ST	DENVILLE	NJ		07834
CARMICHE EILEEN R & MGC JR			8 DOUGLAS DR	HOLMDEL	NJ		07733
MP GREENWOOD HOUSE LLC			23 SUNSET DR	HOWELL	NJ		07731
ZASTOCKI KENNETH			6900 WESTCLIFF DR	LAS VEGAS	NV		89145
AMERICAN ESTATE & TRUST	FBO HOPKINS ALVIN IRA	STE 603					

LAS VEGAS	NV	89145
BRENTWOOD	NV	11717
PORTLAND	OR	10872-2025
PARADISE	OR	12353
LYNNHURST	NY	11929
QUEENS	NY	11377
ROCHESTER	NY	14624-4452
FAIRFAX	VA	10308
HOUSTON	TX	44805
GROVE CITY	OH	43123
MARBLEHEAD	OH	43440
N RAYLTON	OH	44133
NEW FRANKLIN	OH	44319
CHALFONT	PA	18914
FAIRLESS HILLS	PA	19030-3006
SINKING SPRING	PA	19608
SAN JUAN	PR	00927-0000
FLOWER MOUND	TX	75028
GARLAND	TX	75040
HOUSTON	TX	77029-1345
HOUSTON	TX	77025
LEWISVILLE	TX	75056
ROYSE CITY	TX	75189
LOCUST GROVE	VA	22508
SALEM	VA	24153
ESSEX JUNCTION	VT	05452-3780
FAIRFAX	VT	05454
FAIRFAX	VT	05454
MOUNT HOREB	WI	53572
WALNUT WEAKE	WI	53597
RIVESVILLE	WV	26588
CHEYENNE	WY	82001

NAME1	NAME_ADD2	NAME_ADD3	NAME_ADD4	NAME_ADD5	CITY	STATE	ZIP	COUNTRY
ACKERMAN JOHN	ACKERMAN JERONIKA	9005 RIVER RD	ENGLISHTOWN	FL	34223			
WATER MANAGEMENT DISTRICT & TRIF SOUTH WEST FLORID		2379 BROAD ST	BROOKSVILLE	FL	34604-6899			

PUBLIC NOTICE - CITY OF NORTH PORT
NOTICE OF NEIGHBORHOOD MEETING



City of North Port
 Neighborhood Development Services
 Planning & Zoning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARING
 FOR ORDINANCE NO. 2025-21
 (PRZ-25-02428)**

NOTICE IS HEREBY GIVEN, pursuant to Florida State Statute 166.041(3)(c) that the City Commission of the City of North Port proposes to approve the following:

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, REZONING ± 3.30 ACRES OF LAND LOCATED WEST OF JENNINGS BOULEVARD IN SECTION 24, TOWNSHIP 40 SOUTH, RANGE 20 EAST OF SARASOTA COUNTY AND FURTHER DESCRIBED IN INSTRUMENT NO. 2022010157 IN OFFICIAL RECORDS OF SARASOTA COUNTY, FROM ENVIRONMENTAL CONSERVATION CLASSIFICATION (EC) TO AGRICULTURE (AG) CLASSIFICATION; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR FINDINGS; PROVIDING FOR FILING OF APPROVED DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

«NAME1»
 «NAME_ADD2»
 «NAME_ADD3»
 «NAME_ADD4»
 «NAME_ADD5»
 «CITY», «STATE» «ZIP»
 «COUNTRY»

A Public Hearing will be held before the Planning and Zoning Advisory Board, designated as the Local Planning Agency (LPA), at **9:00 a.m.** or shortly thereafter, on **Thursday, September 4, 2025**, in the City Chambers located at 4970 City Hall Boulevard, North Port, Florida to consider and act upon Ordinance No. 2025-21 (PRZ-25-02428).

A Public Hearing for the first reading will be held before the City Commission of the City of North Port at **10:00 a.m.**, or shortly thereafter, on **Tuesday, September 9, 2025**. A Public Hearing for the second reading will be held before the City Commission of the City of North Port at **6:00 p.m.**, or shortly thereafter, on **Tuesday, September 23, 2025**.

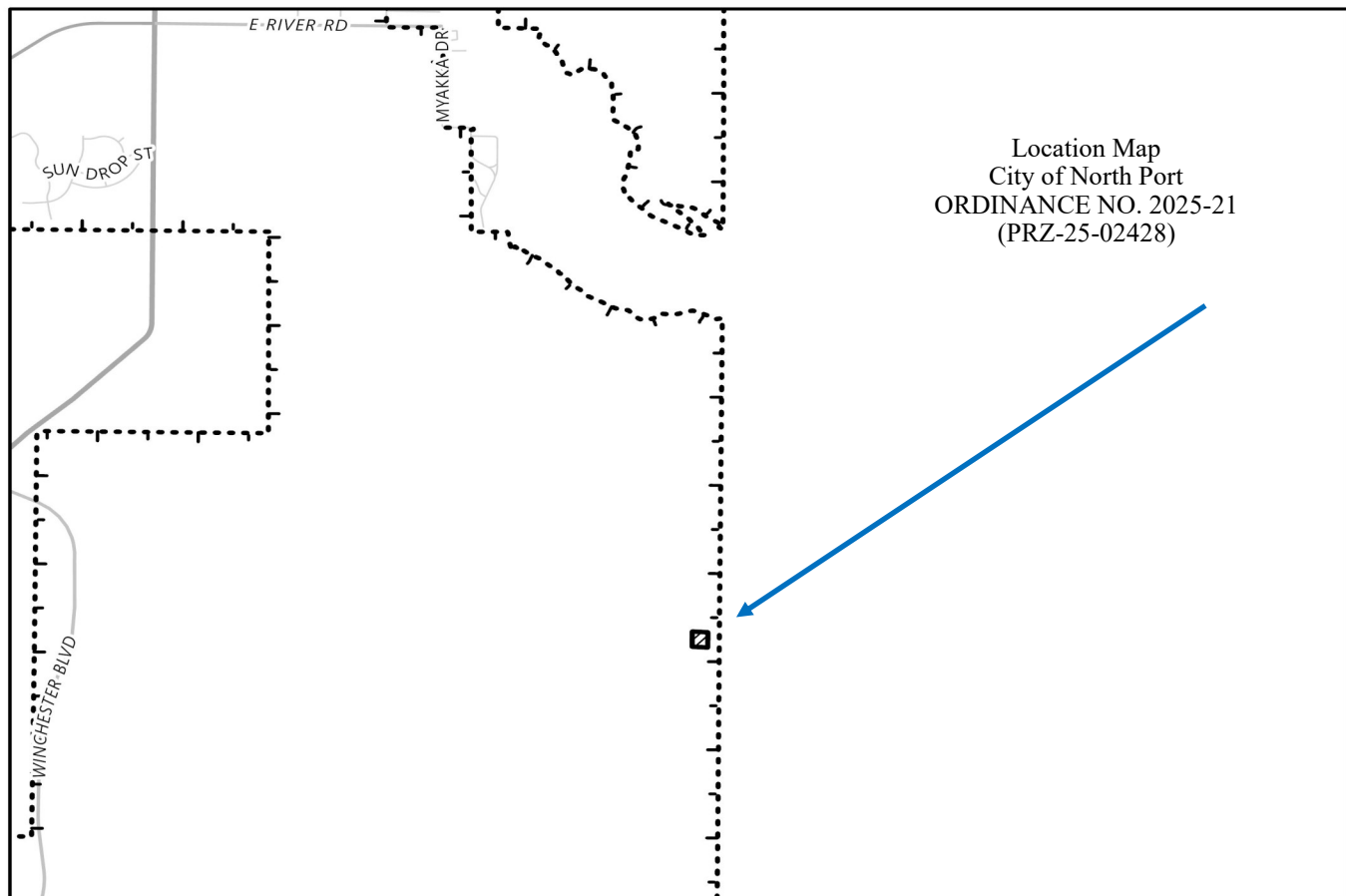


Exhibit G to Ordinance No. 2025-21

NAME1	NAME_ADD2	NAME_ADD3	NAME_ADD4	NAME_ADD5	CITY	STATE	ZIP	COUNTRY
ACKERMAN JOHN	ACKERMAN VERONIKA		920 S RIVER RD		ENGLEWOOD	FL	34223	
WATER MANAGEMENT DISTRICT & TIITF SOUTHWEST FLORID			2379 BROAD ST		BROOKSVILLE	FL	34604-6899	

Exhibit G to Ordinance No. 2025-21

Owners Name	mailingaddress	Suite	Mailing Address	City	State	Country	Zip code
SELECTED PROPERTIES LTD		STE 41	VICTORIA HOUSE 26 MAIN ST	GX111AA GIBRALTAR		UNITED KINGDOM	
MARTINEZ CHRISTIAN			1 CHEMIN DE LA TOUR CHAMPEL	1206 GENEVA		SWITZERLAND	
DE HUI CHEN JANE & R M DIRLEWANGER			8154 ZURICH	8154 ZURICH		SWITZERLAND	
ONE STEP 317 LLC			4-14-24-403 SETAGAYA SETAGAYA-KU	TOYKO 154-0017		JAPAN	
IMHAUSER GABRIELE			GEYSTR 36	80469 MUNICH		GERMANY	
DOROUIMIAN GEORGES & NAZIK			19 BLD LOUIS FOURNIER	13012 MARSEILLE		FRANCE	
PIU THIERRY & CELINE PRAT			289 BLVD ALBERT EINSTEIN	13013 MARSEILLE		FRANCE	
RYOIRE CHRISTIAN & MICHELE			9 AVE DU BERRY	13180 GIGNAC LA NERTHE		FRANCE	
FLORIDA CONCEPT SCJ			276 AV DU DOUARD	13400 AUBAGNE		FRANCE	
JONNIART FRANCOIS			1 RUE DU VAL	60128 MORTEFONTAINE		FRANCE	
CALANDAR JACQUELINE			29 AV DE L ETOILE 13240 SEPTEME	LES VALLONS		FRANCE	
ROLAND BROCARD			23 RUE DE BOUDONVILLE	NANCY 54000		FRANCE	
ROUSE CORINNE			10 RUE DU MAS DE LA SCIE	STE MARIEDE CUINES 73130		FRANCE	
HONG LIU MAN	<Null>		117-119 FU ZHUANG JIE	TIANGUN 300100		CHINA	
WEI LIU	<Null>		117-119 FU ZHUANG JIE	TIANGUN 300100		CHINA	
DOUGLAS KARL A & BRENDA J			10341 PINETREE DR	GRAND BEND	ON	CANADA	NOM 170
BAGSHAW DOUG & GREG EADE	<Null>		60 WEXFORD AVE SOUTH	HAMILTON	ON	CANADA	L8K 2N6
NASCIMENTO OZIAS MOREIRA DO & GSDAM			759 GINSENG TER STTITEVILLE	OTTAWA	ON	CANADA	K2S 1S7
HENRIETTA RODNEY J			18026 MUR WOODS CT	FOUNTAIN VALLEY	CA		92708
MORIAD ILAN		UNIT B	110 W COHRAN ST	SIMI VALLEY	CA		93065
AVANT MARK E & S D AVANT	<Null>		11724 SUTTER AVE	YUCAIPA	CA		92399
BORTFELDT PAUL & SUSAN			1345 ONYX CIR	LONGMONT	CO		80504
GROFF KEVIN			7706 NW 218 ST	ALACHUA	FL		32615
NGUYEN MAI & HAM			951 NW 11TH CT	BOCA RATON	FL		33486
THOMAS ROUELLE			19736 DINNEN KEY DR	BOCA RATON	FL		33498
SHARP & CLEAR CORP			431 NE 26TH AVE	BOYNTON BEACH	FL		33435
GONZIE CARLOS LLC		STE 103	4645 SE 11TH PL	CAPE CORAL	FL		33904
HUA WEN			2806 IMPERIAL PINT TER	CLERMONT	FL		34711
HUA WEN			2806 IMPERIAL POINT TER	CLERMONT	FL		34711
ANY STATE REAL ESTATE LLC		STE 198	4613 N UNIVERSITY DR	CORAL SPRINGS	FL		33067
HAUM JAMES A & REGINA M			11640 SW 12TH PL	DAVIE	FL		33125
CAE INVESTMENTS LLC	C/O TITULAW.COM LLC	STE 602-A	3105 NW 107TH AVE	DORAL	FL		33172
CGM GROUP LLC			10372 NW 68TH TER	DORAL	FL		33178
P&NH LLC			POB 27130	EL JOBEAN	FL		33927
CARR TAMMY & JACKIE			741 CARLA DR	ENGLEWOOD	FL		34223
DIXON SILVESTER L	<Null>		2145 KENTUCKY AVE	ENGLEWOOD	FL		34224
MARREN MARGARET L			7375 QUARRY ST	ENGLEWOOD	FL		34224
PICKETT TRAVIS R & ALYSSA			11124 JACQUELINE AVE	ENGLEWOOD	FL		34224
SCHUH THOMAS SASCHA & KATRIN DORIS	C/O TMI ENGLEWOOD		1354 MANASOTA BEACH RD	ENGLEWOOD	FL		34223
DONOFRIO VINCENT L			4901 SW 160TH AVE	FORT LAUDERDALE	FL		33331
AFORDABLE HOMEOWNERSHIP FOUNDATION		STE 100	5264 CLAYTON CT	FORT MYERS	FL		33907
CERIA WAYNE & GC			8333 BAMBOO RD	FORT MYERS	FL		33967
MILLER CHARLES ERIC			1454 CARMELLE DR	FORT MYERS	FL		33919
NICE SCOTT & MARION A			2218 CRYSTAL DR	FORT MYERS	FL		33907
EXTENT GROUP LLC			3443 W 100TH TER	HIALEAH	FL		33018
LUXEL INC		STE 2	944 W 30TH ST	HIALEAH	FL		33012
VALLE RAMON & MIRIAM			9858 NW 122ND TER	HIALEAH	FL		33018
VALLE RAMON & MIRIAM			9858 NW 122ND TER	HIALEAH	FL		33018
VILLANUEVA RODRIGUEZ & ASSOC INC			9135 NW 191ST TER	HIALEAH	FL		33018
BATKILIN LEON		STE 2018	4330 SHERIDAN ST	HOLLYWOOD	FL		33021
SOUTHERN IMPRESSION HOMES LLC		BLDG 400 STE 300	10151 DEERWOOD PARK BLVD	JACKSONVILLE	FL		32256
ELEFFERU RADU			2800 MARTIN AVE	LEHIGH ACRES	FL		33973
CAE INVESTMENTS LLC		UNIT 1880	18117 BISCAVE BLVD	MIAMI	FL		33160
CAPITAL INVESTMENTS OF MIAMI INC			4821 SW 136TH PL	MIAMI	FL		33175
ISLAND FLOORING CORP			7027 SW 127 CT	MIAMI	FL		33183
LOPEZ BRUNO		APT 228	9300 W FLAGLER ST	MIAMI	FL		33174
LOPEZ BRUNO SAUREZ		APT 228	9300 W FLAGLER ST	MIAMI	FL		33174
MULTI MEDIA CONCEPTS INC			PO BOX 613054	MIAMI	FL		33261
NEW VISTA PROPERTIES INC			1750 SW 4TH AVE	MIAMI	FL		33129
WALCOTT CAROL J & D N J WILLIAMS			265 NW 193RD TER	MIAMI GARDENS	FL		33169
BAUMANN PAUL		UNIT 303	10201 BELLAVISTA CIR	MIROMAR LAKES	FL		33913
WASSERMAN MARK S		UNIT 608	13675 VANDERBILT DR	NAPLES	FL		34110
WOODS IANA D			2076 PAR DR	NAPLES	FL		34120
WOODSTOCK ANN			1903 ELST TER	NORTH LAUDERDALE	FL		33068
SUPREME BUILDERS INC	DEFINED BENEFIT TRUST		701 KITTYHAWK WAY	NORTH PALM BEACH	FL		33408
MORLEY CARLYN LEIGH			4540 SE 58TH PL	OCALA	FL		34480
FERNANDEZ MANUEL HERRERAS			56 WINTERGREEN WAY	ORLANDO	FL		32828
GONZALEZ LOUIS E			10047 MARGUEX CR	ORLANDO	FL		32825
KOPP MARKET INC			13083 PERGOLA AVE	ORLANDO	FL		32832
DAVIS JAMES H JR & JOAN			127 E CAMELOT DR	ORLANDO	FL		32177
SHOER DORIS M & LS & JS			30 ZEBULAHS TRL	PALM COAST	FL		32164
CLEMENCIA PROP INVESTMENTS LLC			16549 NW 4TH ST	PEMBROKE PINES	FL		33028
SKY UNLIMITED GROUP CORP			1200 NW 184TH PL	PEMBROKE PINES	FL		33029
COMMITMENT MEMS LLC		APT 412	3095 N COURSE DR	POMPANO BEACH	FL		33069
VAUGHAN HOLDINGS 2020 LLC		UNIT B	2250 NW 15TH AVE	POMPANO BEACH	FL		33069
BOODOO HAROLD			3492 JENNINGS BLVD	PORT CHARLOTTE	FL		33981
BOODOO HAROLD & SURUIDAI			3492 JENNINGS BLVD	PORT CHARLOTTE	FL		33981
FOX MICHAEL E	<Null>		3500 JENNINGS BLVD	PORT CHARLOTTE	FL		33981
GOFF JERRINE			12009 RICHARDS AVE	PORT CHARLOTTE	FL		33981
HIZER GEORGE E & MELODY J HIZER			4081 CHIPPEWA ST	PORT CHARLOTTE	FL		33981
HYTER KIM & MARY GRACE RODRIGUEZ			12042 GRADY AVE	PORT CHARLOTTE	FL		33981
LOCKHART TAMMY M			12035 RICHARDS AVE	PORT CHARLOTTE	FL		33981
MARTIN LEONARD J JR&KARRIE A ATHANS-			3477 CHIPPEWA ST	PORT CHARLOTTE	FL		33981
MARTINEZ NELLY B & RICARDO A			12530 GALLAGHER BLVD	PORT CHARLOTTE	FL		33981
PUBLIC WATERS	C/O CHARLOTTE COUNTY		18500 MURDOCK CIR	PORT CHARLOTTE	FL		33948
REDMANN KELLIE			12043 RICHARDS AVE	PORT CHARLOTTE	FL		33981
RIDGE KYLE & JENNA L EVERS			9405 HASTRAND CIR	PORT CHARLOTTE	FL		33981
WEINHARDT FRANK ERIC & MONIKA			2392 VANCE TER	PORT CHARLOTTE	FL		33981
WOLF CODE INVESTMENTS LLC			18786 AYRSHIRE CIR	PORT CHARLOTTE	FL		33948
CHEN ZHILI			11800 SW SILVERLAKE FALLS DR	PORT ST LUCIE	FL		34987
CHAR CO HABITAT/HUMANITY INC			1750 MANZANA AVE	PUNTA GORDA	FL		33950
PRO 4 PROPERTIES LLC			1349 NAZORBILL LN	PUNTA GORDA	FL		33983
MAVILIA MICHAEL ANTHONY			67 ROTONDA CIR	ROTONDA WEST	FL		33947
NGUYEN NGHIEM			3216 58TH AVE N	ST PETERSBURG	FL		33714
CJ OCEAN DEVELOPERS LLC			5259 N HIATUS RD	SUNRISE	FL		33351
JAGPERSAD RICHARD & LEEA			8710 NW 57TH LN	TAMARAC	FL		33321
OCAMPO OLIVERO			6462 CATULINA LN	TAMARAC	FL		33321
SHILLINGLAW ANDREW JR & MARIA			16004 WINDLEAF PL	TAMPA	FL		33624-1740
VERO ATLANTIC 2 LLC	C/O CHARLES BROOKS HOLDING CO 401K	STE 1	1500 HWY A1A	VERO BEACH	FL		32963
DEBELLEVUE JONATHAN			5811 20TH ST	ZEPHYRHILLS	FL		33542
TRAN NGHIA TRONG & PHUNG KIM NHAN			2193 TRINITY GROVE CT	DACULA	GA		30019
ZAHRAKKA STEVEN & JOAN			2490 RIVER RUN DR	DACULA	GA		30019
BAKER ROBERT			6474 LICK SKILLET RD	HAMILTON	GA		31811
DIEP LAN NGOC			401 LAKEVIEW WAY	LAGRANGE	GA		30241
BRUNELLE RICHARD F	<Null>		55 BEAU BROOK LN	SHARPSBURG	GA		30277-9551
CF KL ASSETS 2021-2 LLC		STE 1275	320 NORTH SANGAMON ST	CHICAGO	IL		60607
COLES ROBIN G TRUSTEE			8 NORCROSS ST	ARLINGTON	MA		02474
WALDR SANDRA J	<Null>		615 WHEELER RD	DRAUGHT	MA		01826-4239
VIGLIONE SALVATORE B & GM MCGRAIL			PO BOX 1604	EASTON	MA		02334
SIMMONS-MAVILIA PATRICIA K			PO BOX 1082	GROTON	MA		01450
TORRISI ALFRED C & CAROL J TR	<Null>		191 COVENTRY LN	NORTH ANDOVER	MA		01845
DUFFY PATRICIA E L/E			26 BIGELOW RD	WALTHAM	MA		02154-0930
LEONARD DIANE R	<Null>		61 MYOPKA RD	WINCHESTER	MA		01890-3751
RIJVENTELLO GABRIELLE MARIE			8 MECHANIC ST	WOODVILLE	MA		01784
BEECHER FLOYD R	C/O BEECHER BRUCE		2A WILDROSE LN	SCARBOROUGH	ME		04074-0000
KORMOS ALBERT J&SALLY&AJUR&SK	<Null>		39678 WILLIS RD	BELLEVILLE	MI		48111-9146
CENTRELLA MICHAEL L EST	C/O FRYER SUSAN & PAUL		6082 MIDDLE LAKE RD	CLARKSTON	MI		48346
GOODWIN PAUL			39480 LAKESHORE DR	HARRISON TWP	MI		48045
BARTLE DANIEL W			34365 FLORENCE ST	WESTLAND	MI		48185
OLSON VALERIE			15379 TRILLIUM CIR	EDEN PRARIE	MN		55344-1884
BEDROS SUZANNE M			6612 PAWNEE RD	EDINA	MN		55439
JENKINS WILLIAM STEPHEN			5160 MALIBU DR	EDINA	MN		55436-2714
ROSDOW RICHARD F & VICKI U		UNIT 19C	1111 W RIVER PKWY	MINNEAPOLIS	MN		55415
BRANDT STEPHEN P			719 VALLEY DR	TWO HARBORS	MN		55616-1476
WATERS INVESTMENTS LLC			PO BOX 3191	28405 HEAD ISLAND	NC		28451
DARBY REBECCA M & HANNAH M DARBY			132 JADE ST	BEAUFORT	NC		28516
PANDEY AJAY			109 AZALEA VIEW WAY	HOLLY SPRINGS	NC		27540-5415
COATES MICHAEL ANTHONY			128 WHITEROCK DR	MT HOLLY	NC		28120
CARLOTA 213 LAND TRUST 03/01/2021		UNIT 19844	500 WESTOVER DR	SANFORD	NC		27330
BANGS PAUL F & BEVERLY			257 TIMBERTOP RD	NEW PSWICH	NH		03071
BANGS PAUL F & BEVERLY R			257 TIMBERTOP RD	NEW PSWICH	NH		03071
VAZQUEZ RAFAEL & E MOWERY-PADILLA			118 WARREN AVE	BELLMAWR	NJ		08031
JIMENEZ BELLARIA JARAMILLO-			92 HOLMES MILL RD	CREAM RIDGE	NJ		08514
CARMICHE EILEEN R & MGC JR			31 MEADOW ST	DENVILLE	NJ		07834
MP GREENWOOD HOUSE LLC			8 DOUGLAS DR	HOLMDEL	NJ		07733
ZASTOCKI KENNETH			23 SUNSET DR	HOWELL	NJ		07731
AMERICAN ESTATE & TRUST	FBO HOPKINS ALVIN IRA	STE 603	6900 WESTCLIFF DR	LAS VEGAS	NV		89145

Exhibit G to Ordinance No. 2025-21

AMERICAN ESTATE & TRUST	FBO ERIC OWENS IRA	STE 603	6900 WESTCLIFF DR	LAS VEGAS	NV	89145
FLOOD JOCELYN	<Null>		8 VAN CEDAR ST	BRENTWOOD	NY	11717
RIOS FRANCES	<Null>		1102 OLD COUNTRY RD	ELMSFORD	NY	10523-2025
ALABASTRO ANGELICA			2029 INDEPENDENCE DR	NEW WINDSOR	NY	12553
MISTLER JAMES E			149 MOUNT VERNON AVE	PATCHOGUE	NY	11772
CUBACHA LYDIA R & F CUBACHA JR			34-47 58TH ST	QUEENS	NY	11377
FOSTER DALE A EST & G D FOSTER			124 STOVER RD	ROCHESTER	NY	14624-4452
SHUTOV IGOR			368 LEVERETT AVE	STATEN ISLAND	NY	10308
WERTMAN SHEILA TRUSTEE			1576 TOWNSHIP RD 1353	ASHLAND	OH	44805
NOIRVAC LLC			1902 SUNNY CREEK CT	GROVE CITY	OH	43123
RINDFLEISCH CRISTINA			2119 WILLOWCOVE DR	MARBLEHEAD	OH	43440
STASICK CARMELA & GC & VAG & RAC			5610 GOODMAN DR	N ROYALTON	OH	44133
CROSS RICHARD A			4645 MANCHESTER RD	NEW FRANKLIN	OH	44319
FLEMING DENNIS A			14 VALLEY VIEW RD	CHALFONT	PA	18914
RAGGI CARMELA N ESTATE	C/O RAGGI JOSEPH		514 S OLDS BLVD	FAIRLESS HILLS	PA	19030-3006
TRAN HASON			11 INDIANA AVE	SINKING SPRING	PA	19608
LIGHTBOURN ALBIE N & MINERVA R			1122 CALLE3	SAN JUAN	PR	00927-0000
REAL ESTATE CAPITAL LLC			5101 COLONIAL DR	FLOWER MOUND	TX	75028
LY HA NGOC			1830 BREEDS HILL RD	GARLAND	TX	75040
CHOROSZY MARTHA ANN			6730 WESTCHESTER CT	HOUSTON	TX	77025-1345
CHOROSZY MARTHA ANN			6730 WESTCHESTER CT	HOLISTON	TX	77025
MANCHABALI FAREED & ROSALIND			2841 SHORELINE WAY	LEWISVILLE	TX	75056
LOCATED HOLDINGS LLC & BRANDON SINOR			9234 COUNTY ROAD 2472	ROYSE CITY	TX	75189
PINTADO FRANCISCO & CATHERINE PRICER			106 FLAGSTONE CT	LOCUST GROVE	VA	22508
TRAN TAMMY			2163 MILL LN	SALEM	VA	24153
KRUKONIS VIOLET B			6 ROSEWOOD LN	ESSEX JUNCTION	VT	05452-3780
CARNEY ISAAC & CHANTAL			62 GAUDETTE FARM RD	FAIRFAX	VT	05454
CARNEY ISAAC & CHANTAL CARNEY			62 GAUDETTE FARM RD	FAIRFAX	VT	05454
PHAM CHIEN			1604 GREEN VALLEY RD	MOUNT HOREB	WI	53572
GILLIS GREGORY F & CYNTHIA L			903 N DIVISION ST	WAUNAKEE	WI	53597
SCOTCHEL GLORIA J			PO BOX 31	RIVESVILLE	WV	26588
ELITE EAGLE ENTERPRISES LLC			1718 CAPITAL AVE	CHEYENNE	WY	82001

North American Industry Classification System (NAICS), the Institute of Transportation Engineers (ITE) manual, their successors, or another accepted professional reference.

- B. **Non-Residential Uses in Corridor Districts.** Business activity and deliveries in CT and COR are prohibited between 10 pm and 5 am. No waivers shall be granted to alter hours of operation.
- C. **Residential Uses in Corridor Districts.** Developments proposed to incorporate residential uses in Corridor districts (CT and COR) shall contain a minimum of two (2) distinct primary uses according to [Table 3.2.3.1.](#)
- (1). **Residential Uses.** Unless the City Commission approves a horizontal mixed-use alternative per paragraph a. below, residential uses in the Corridor districts shall be part of a project that is vertically integrated with non-residential uses. The residential use may not exceed 65% of the total FAR. When residential uses are included, the other uses shall be commercial, industrial, and/or office. Amenity areas provided for the enjoyment of residents or patrons shall not contribute to the non-residential percentage. A mixture of uses is not required in every structure when multiple buildings are proposed. Mixed-use buildings or commercial uses shall be oriented toward the front property line(s).
- a. **Horizontal Mixed-Use Alternative.** Horizontal mixing of uses may be authorized when the residential and non-residential uses meet all the following standards:
1. The proposed development shall have a binding concept plan approved by City Commission through the mandatory Master Concept Plan process described in [Chapter 2, Article II, Section 2.2.10.](#) of this ULDC;
 2. The residential uses include at least two distinct housing types. Single-family detached and two-family residential is prohibited;
 3. All residential use areas are within 0.25-miles or 1,320-feet from the non-residential uses;
 4. The residential and nonresidential uses are functionally integrated with:
 - i. Shared public space, parking, and amenity areas;
 - ii. Internal connecting pedestrian, bicycle, multi-use trails, and roadways; and
 - iii. Shared external access points.

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	I-1	I-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
Assisted Living Facilities, and Group Homes, > 6 beds	X	X	X	X	X	P	X	X	X	X	P	X
Assisted Living Facilities, 50+ Beds	X	X	P	X	X	X	X	P	X	X	P	X
Cluster Housing	X	X	P	P	P	X	P ³	X	X	X	P	X

RESIDENTIAL USES	AG	R-1	R-2	R-3	MH	C	CT	COR	I-1	I-2	GU	EC
Manufactured Homes	X	X	X	X	P	X	X	X	X	X	X	X
Multi-Family	X	X	X	P	X	P ⁴	P	P	X	X	P	X
Single-Family Detached	P	P	P	X	P	X	X	X	X	X	X	X
Single-Family Attached	X	X	P	P	P	X	P ³	SE	X	X	X	X

NONRESIDENTIAL USES	AG	R-1	R-2	R-3	MH	C	CT	COR	I-1	I-2	GU	EC
Adult Arcades	X	X	X	X	X	X	X	X	X	X	X	X
Agriculture	P	A ¹	A ¹	A ¹	A ¹	X	X	X	P	X	P	X
Agriculture, Industrial	X	X	X	X	X	X	X	X	P	P	P	X
Agritourism and Ecotourism	P	X	X	X	X	X	X	X	X	X	X	SE
Animal Boarding¹	SE	X	X	X	X	P	X	P	X	X	P	X
Animal Daycare	P	X	X	X	X	P	P	P	X	X	X	X
Animal Hospitals & Veterinary Offices¹	P	X	X	X	X	P	P	P	X	X	P	X
Animal Sanctuaries & Rescues¹	P	X	X	X	X	P	X	X	X	X	P	SE
Automobile Junkyards	X	X	X	X	X	X	X	X	X	SE	X	X
Automobile Repair Shops, Major	X	X	X	X	X	SE	X	SE	P	P	P	X
Automobile Repair Shops, Minor	X	X	X	X	X	P	X	P	P	P	P	X
Banks and Financial Institutions	X	X	X	X	X	P	P	P	P	P	X	X
Bar or Nightclub	X	X	X	X	X	P	SE	P	X	X	X	X
Bed and Breakfast	SE	X	X	X	X	P	P	P	X	X	X	X
Borrow Pit, General or Minor	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Borrow Pit, Major or Conceptual	X	X	X	X	X	X	X	X	X	X	X	X
Campground or Retreat	CU	X	X	X	X	SE	X	SE	X	X	X	SE
Car Wash¹	X	X	X	X	X	P	X	SE	P	X	P	X
Cemeteries	P ⁵	P ⁵	P ⁵	P ⁵	X	P ⁵	P ⁵	P ⁵	X	X	P	X
Community Gardens¹	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

NONRESIDENTIAL USES												
	AG	R-1	R-2	R-3	MH	C	CT	COR	I-1	I-2	GU	EC
Craft Brewery, Distillery, Winery	X	X	X	X	X	P	SE	P	P	P	X	X
Crematories	X	X	X	X	X	X	X	X	SE	P	P	X
Daycare Facilities, All Ages⁶	P	X	X	SE	X	P	P	P	X	X	P	X
Dealership, Automobile Sales, and Rental	X	X	X	X	X	P	X	SE	P	X	X	X
Dealership, Boats, and Recreational Vehicles Sales and Rentals	X	X	X	X	X	P	X	SE	SE	X	X	X
Earthmoving, incidental, Dredging, and Stockpiling, limited per Section 4.5.3.C.	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station, Public¹	X	X	X	A	A	P	A	P	P	P	P	X
Equestrian Stables and Boarding	P	X	X	X	X	X	X	X	X	X	X	SE
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
Farmer's Markets	SE	X	X	X	X	P	SE	X	X	X	P	SE
Food Truck Park¹	X	X	X	X	X	P	P	P	P	X	P	X
Funeral Homes	X	X	X	X	X	P	X	P	X	X	X	X
Game Reserves, Public or Private	SE	X	X	X	X	X	X	X	X	X	X	SE
Golf Course	X	X	X	X	X	X	X	X	X	X	P	X
Golf, Driving Range	X	X	X	X	X	P	X	P	X	X	P	X
Golf, Miniature	X	X	X	X	X	P	SE	P	X	X	P	X
Heavy Machinery Repair and Rental	X	X	X	X	X	X	X	X	P	P	P	X
Heavy Machinery Sales	X	X	X	X	X	X	X	SE	SE	P	X	X
Helipads^{1,2}	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	SE
Hospital	X	X	X	X	X	P	X	SE	SE	SE	P	X
Hotel	X	X	X	X	X	P	X	P	X	X	P	SE
Incinerators	X	X	X	X	X	X	X	X	SE	P	P	X
Industrial, Heavy	X	X	X	X	X	X	X	X	X	P	P	X
Industrial, Light	X	X	X	X	X	SE	X	SE	P	P	P	X

NONRESIDENTIAL USES												
	AG	R-1	R-2	R-3	MH	C	CT	COR	I-1	I-2	GU	EC
Laboratories, Research, Medical, Testing	X	X	X	X	X	SE	SE	SE	P	P	P	X
Laundromat/Dry Cleaning Store	X	X	X	A	A	P	P	P	P	P	P	X
Medical and Dental Offices	X	X	X	X	X	P	P	P	X	X	P	X
Mining	X	X	X	X	X	X	X	X	X	X	X	X
Mobile Food Vendor	P	X	X	P	P	P	P	P	P	P	P	X
Model Homes ¹	X	CU	CU	X	CU	SE	SE	X	X	X	X	X
Museums and Galleries	X	X	X	X	X	P	P	P	P	P	P	X
Office, No Outdoor Storage	A	A	A	A	A	P	P	P	P	P	P	X
Office, Outdoor Storage	X	X	X	X	X	P	X	P	P	P	X	X
Oil or Natural Gas Exploration or Production	X	X	X	X	X	X	X	X	X	X	X	X
Pain Management Clinics	X	X	X	X	X	P	X	SE	X	X	X	X
Parking, Offsite or Commercial ¹	X	X	X	X	X	P	P	P	P	P	P	X
Personal Services	A	A	A	A	A	P	P	P	P	P	P	X
Personal Storage Facilities ¹	X	X	X	X	X	P	X	P	X	X	X	X
Phosphate Mining	X	X	X	X	X	X	X	X	X	X	X	X
Places of Assembly, Small Scale	CU	CU	CU	CU	X	P	P	P	X	X	P	X
Places of Assembly, Large Scale	X	X	X	X	X	P	X	P	X	X	P	X
Radio and TV Stations	X	X	X	X	X	P	X	P	P	P	P	X
Recreation Facilities, Public or Private	P	X	X	P	P	P	P	P	X	X	P	SE
Recreation, Commercial	X	X	X	X	X	P	SE	P	X	X	P	X
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
Refineries	X	X	X	X	X	X	X	X	X	X	X	X
Resort	X	X	X	X	X	P	X	P	X	X	X	X
Restaurant	CU	X	X	X	X	P	P	P	P	X	P	X
Retail Sales and Services	X	X	X	A	X	P	P	P	X	X	P	X
RV Resort	X	X	X	X	X	X	X	SE	X	X	X	X
Schools, Post-Secondary Institutions	X	X	X	X	X	P	X	P	P	P	P	X

NONRESIDENTIAL USES												
	AG	R-1	R-2	R-3	MH	C	CT	COR	I-1	I-2	GU	EC
Schools, Public or Private (Pre-K through 12)	P	P	P	P	X	P	P	P	X	X	P	X
Sexually Oriented Business	X	X	X	X	X	X	X	X	P	P	X	X
Shooting Range/Archery - Indoor	SE	X	X	X	X	P	X	P	X	X	P	X
Shooting Range/Archery - Outdoor	SE	X	X	X	X	X	X	X	X	X	P	SE
Slaughterhouses	X	X	X	X	X	X	X	X	X	SE	X	X
Social Services	SE	X	X	X	X	P	P	P	P	X	P	X
Solar Arrays	A	A	A	A	A	A	A	A	A	A	A	X
Solar Facility and Floatovoltaics	P	X	X	X	X	X	X	X	X	X	P	X
Stadiums and Commercial Sports Complexes	X	X	X	X	X	SE	X	SE	X	X	P	X
Tasting Room	CU	X	X	X	X	P	P	P	X	X	X	X
Theatres, Auditoriums, and Performance Halls	X	X	X	X	X	P	X	P	X	X	P	X
Transportation Terminals	X	X	X	X	X	SE	X	SE	P	P	P	X
Travel Center	X	X	X	X	X	X	X	X	SE	X	X	X
Truck Stop	X	X	X	X	X	X	X	X	X	P	P	X
Vehicle Fueling Station¹	X	X	X	X	X	P	X	SE	SE	P	P	X
Warehouse and Wholesale	X	X	X	X	X	X	X	P	P	P	P	X
Well Stimulation (any production using)	X	X	X	X	X	X	X	X	X	X	X	X
Wireless Communication Tower, Camouflaged¹	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Communication Tower¹	X	X	X	X	X	X	X	X	P	P	P	X

¹ The uses with this footnote have additional design requirements in [Article IX](#).

² Helipads associated with hospital uses and other emergency services are permissible accessory uses, exempt from the Special Exception requirements. Requirements of [Article IX](#), Specific Use Standards, apply.

³ Subject to the Use Standards in [Section 3.2.3.C](#).

⁴ Multi-Family development in the Commercial district shall be constructed as part of a vertical, mixed-use development. No residential uses may be located below the second floor of the structure.

⁵ Allowed as an accessory to a religious institution.

⁶ Daycare facilities following the Florida Statutory requirements of Family Daycare Homes do not require a Special Exception.



PROPOSED REVISION TO OFFICIAL ZONING MAP

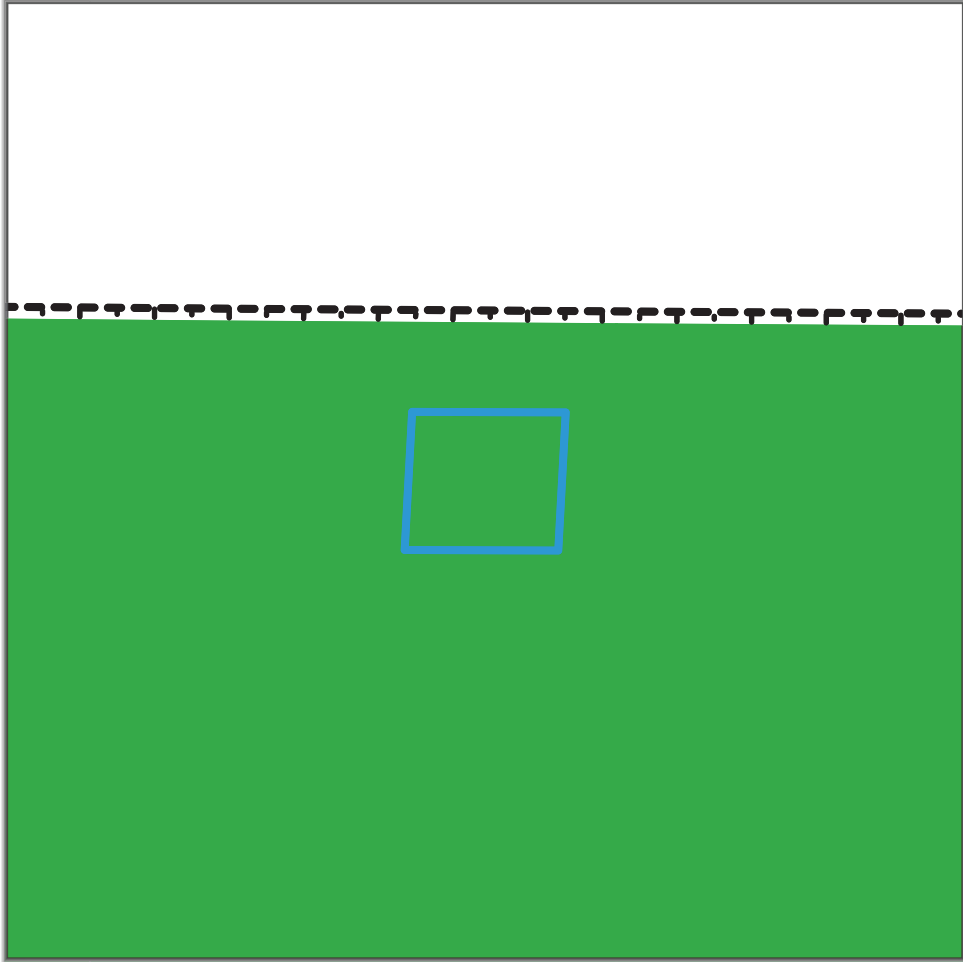
PRZ-25-02428

Exhibit I - Zoning Change Map

(northportdepartment\Planning\Maps\Petition Maps)

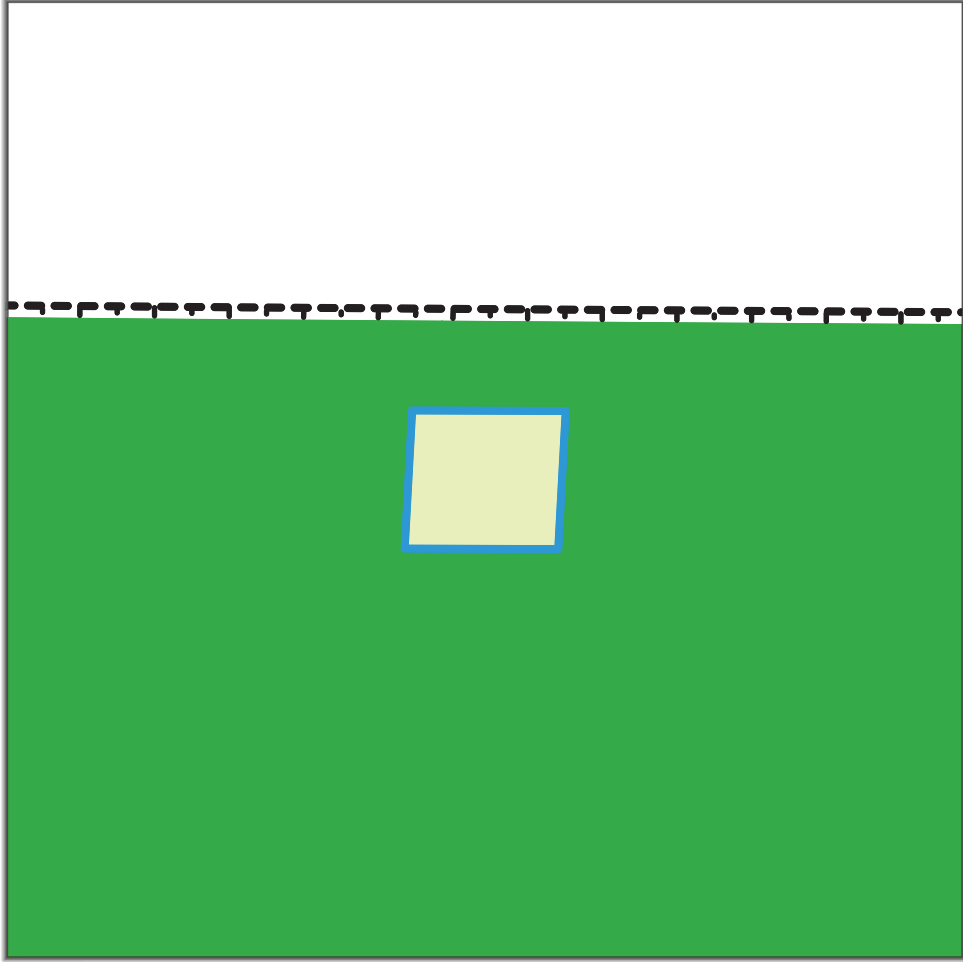
Current Zoning
EC: Environmental Conservation

Proposed Zoning
AG: Agriculture



Current Zoning

EC: Environmental Conservation



Legend



Petition Boundary



City Boundary

Proposed Zoning

AG: Agriculture

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 MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN, AS SAME AS MAY BE AMENDED FROM TIME TO TIME.