

Ackerman Rezone

Petition No. PRZ-25-02428

Ordinance No. 2025-21

Presented by: The Planning & Zoning Division

Overview

Applicant: City-initiated Rezoning

Property owner: John Ackerman and Veronika Ackerman

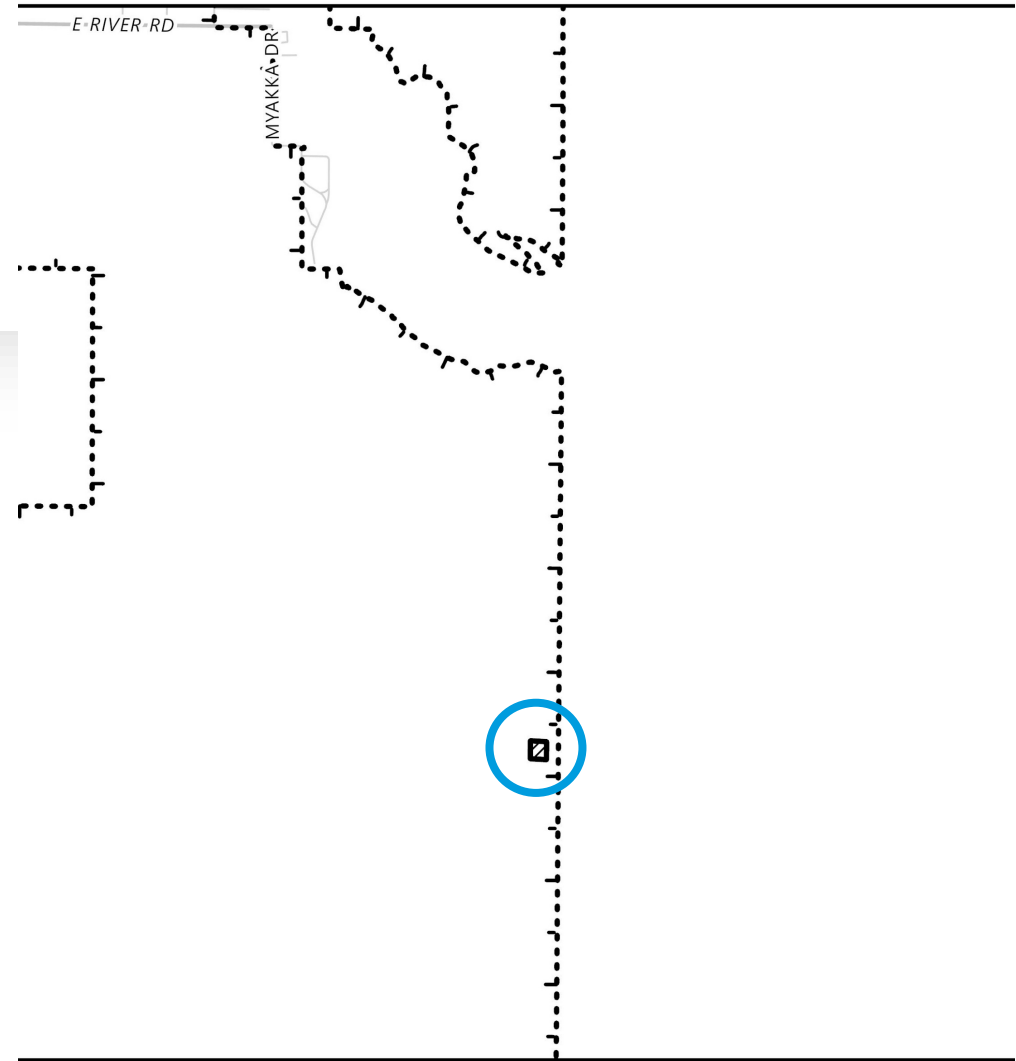
Request: Consideration to rezone ±3.30 acres from Environmental Conservation (EC) to Agriculture (AG)

Location: West of Jennings Boulevard (Parcel ID 0840-00-1010)

Background

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.

Total area impacted is ± 3.30 acres.



Site Information:

CURRENT LAND USE

Adopted Future Land Use Map Designation: Environmental Conservation

Adopted Zoning Map Designation: Environmental Conservation (EC)

Existing Land Uses: Residential vacant site

SURROUNDING LAND USES:

Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
North	Parks - Natural Areas, Preserves	Conservation	Environmental Conservation
South	Parks - Natural Areas, Preserves	Conservation	Environmental Conservation
East	Single Family	Low Density Residential	Residential Single Family
West	Parks - Natural Areas, Preserves	Conservation	Environmental Conservation

Review Process

- PRZ-25-02428 was processed for management review; no comments were issued by the reviewing departments.
- The City Attorney's Office reviewed and approved the proposed Ordinance 2025-21 as to form and correctness.

Staff Analysis & Findings

- Staff has reviewed the proposed application for consistency with the Florida Statutes, the City's Comprehensive Plan, and the City's Unified Land Development Code (ULDC).





Compliance with Florida Statutes



Florida Statutes § 166.041 Procedures for adoption of ordinances and resolutions.



The notice requirements pursuant to this Statute have been met and are detailed in Section III of the Staff Report.

Compliance with the Comprehensive Plan

Future Land Use Element, Policy 1.2.3(A)

Public School Facilities Element, Objective 1.5, Policy 1.5.1, Policy 1.5.2

Property Rights Element, Objective 1, Policy 1.2, and Objective 2, Policy 2.1, Policy 2.3.



Compliance with the ULDC

- Chapter 2—Development Review, Article II.— Development Application Types, Section 2.2.13 – Rezones details the process and standards for rezoning property within the City.
- Chapter 2—Development Review, Article III. – Application Requirements, Section 2.3.1. details submission requirements for a Rezoning application.

Public Notices



Notice of the Public Hearings were mailed to the owner as required by Florida Statutes Section 166.041(3)(c)(1) on July 30, 2025.

Notice of Public Hearings were mailed to property owners within a 1,320 feet radius of the subject property 15 days prior to the first public hearing as required by the UDLC.



The petition for a Rezone will be advertised in a newspaper of general circulation within the City of North Port 10 days prior to adoption, in accordance with the provisions of Section 166.041(3)(a), Florida Statutes and Section 7.01(c) of the Charter of the City of North Port, and Chapter 2, Section 2.1.4.L.(2) of the City's Unified Land Development Code.



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. 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.

An aerial photograph showing a winding river with green banks. On the right bank, there are several multi-story residential buildings and a parking lot. In the background, a highway and more urban development are visible.

Staff Recommendations

- The Planning & Zoning Division recommends approval of Petition No. PRZ-25-02428 through Ordinance No. 2025-21 (Ackerman Rezone).
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Thank you!