

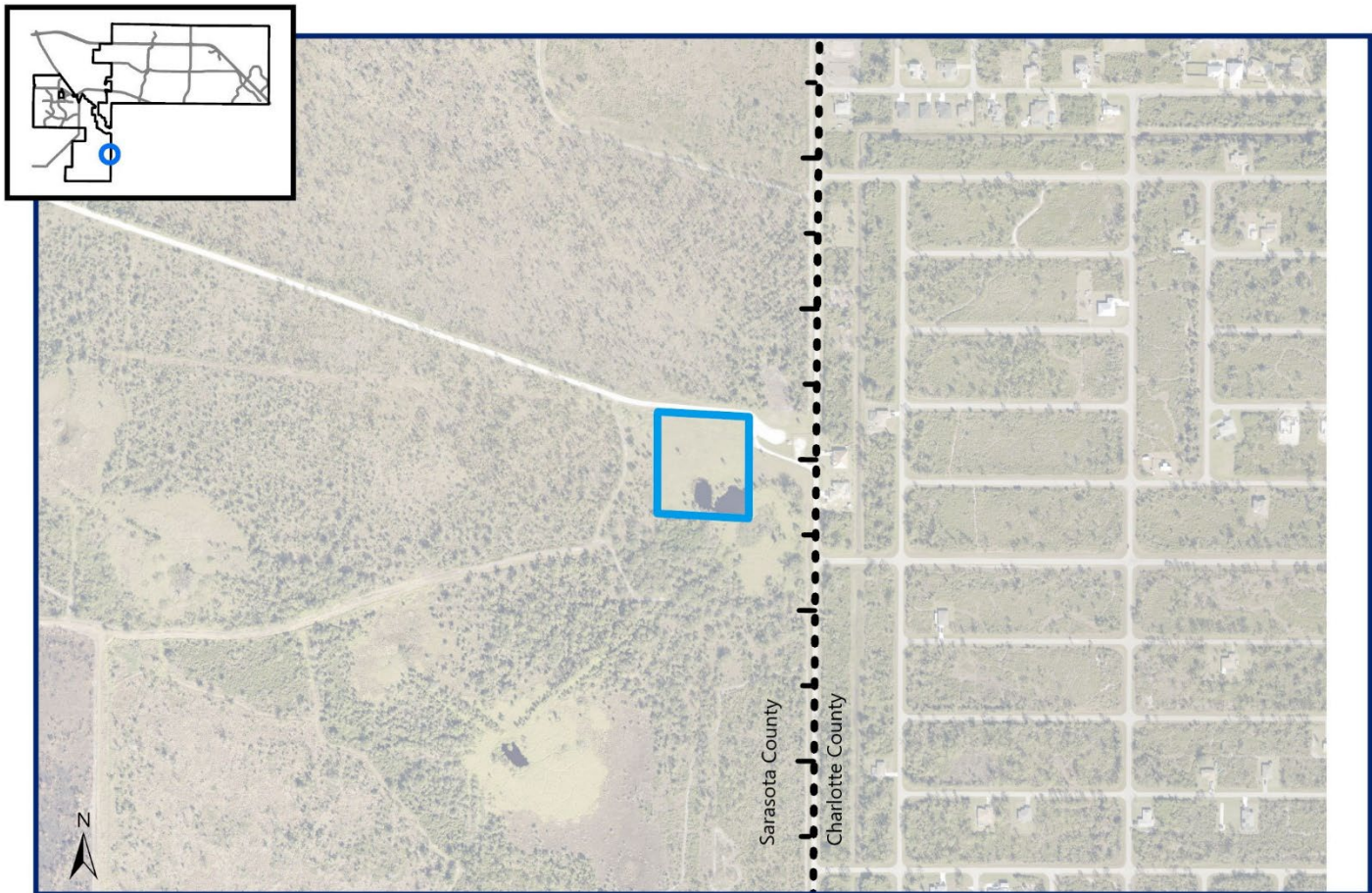


Ordinance No. 2025-22

Small-Scale Comprehensive Plan Amendment to the Future Land Use Map from Conservation to Agricultural Estates

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:	PFLU-25-02427 "Ackerman"
REQUEST:	Future Land Use Map Amendment from Conservation to Agricultural Estates
APPLICANT:	City-initiated Small-scale Future Land Use Map Amendment
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 future land use designation of Conservation, and properties to the east of the subject tract, which all lie within Charlotte County, are assigned a “Low Density Residential” future land use category by the Charlotte County Future Land Use Map.

The subject City-initiated petition is the result of an effort to correct the future land use designations of privately-held lands that are currently assigned a Conservation future land use designation on the City’s Future Land Use Map (FLUM), but that were not intended to be included in the Conservation land use category. The Conservation future land use designation is described in the Future Land Use Element of the Comprehensive Plan as follows:

FLUE Policy 1.2.3(C) – These lands are designated to protect environmentally sensitive lands by maintaining them in a nearly pristine state as aquatic preserves, wilderness areas, wildlife sanctuaries, passive recreation, or government uses. No other uses may be permitted within Conservation Areas, with the exception of the Winchester Boulevard hurricane evacuation route through the Myakka State Forest, which is deemed necessary to protect human life from the threat of natural disasters provided that such facility is constructed so that the impact upon native habitat and wildlife populations are minimized consistent with the policies in the Conservation Plan, and consistent with the requirements of all permitting agencies.

The Conservation future land use designation prohibits the establishment of any uses not listed in the Policy above including the use of the property for the construction of one single-family residence. Due to the restrictive nature of this designation, Conservation future land use designations are 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 Agricultural Estates future land use designation is described in the Future Land Use Element of the Comprehensive Plan as follows:

FLUE Policy 1.2.3(A) – 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 maximum density allowed in the Agricultural Estates future land use designation is one dwelling unit per three acres of land. 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 Agricultural Estates future land use designation 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 future land use designation.

A companion petition (PRZ-25-02428) to rezone the subject property from Environmental Conservation (EC) to Agriculture (AG) will also be presented for consideration.

II. PETITION

Petition PFLU-25-02427 proposes a Comprehensive Plan Amendment to the Future Land Use Map, changing the future land use designation of the ± 3.30 -acre subject property from Conservation to Agricultural Estates (see **Future Land Use Map** attached as **Exhibit B** and **FLU Change Map** attached as **Exhibit J**). The implementing ordinance to amend the Comprehensive Plan Future Land Use Map is **Ordinance No. 2025-22** 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 D**.

IV. REVIEW PROCESS

The City Attorney's Office reviewed and approved the proposed Ordinance 2025-22 as to form and correctness.

V. DATA & ANALYSIS

Future Land Use Element Policy 1.2.6 requires future land use map amendments to be evaluated according to Florida Statutes 163.3177(6)(a)(8), (9)(a) and (b) as may be amended, and nine criteria for which analysis is provided as follows:

FLORIDA STATUTES

Florida Statutes § 163.3184(2)(b), Review process for adoption of small-scale comprehensive plan amendments, and § 163.3187, Process for adoption of small-scale comprehensive plan amendment.

Per F.S. Section 163.3184(2)(b), plan amendments that qualify as small-scale amendments may follow the small-scale review process in F.S. 163.3187. F.S. 163.3187 (1)(a), (b), and (c) specify the conditions under which a plan amendment qualifies as small scale.

As the amendment (a) involves a use that does not exceed the 50-acre threshold, (b) proposes only a future land use map amendment, and (c) does not involve property in an area of critical state concern, staff concludes that the present petition qualifies as a small-scale amendment.

Florida Statutes § 163.3177(6)(a)(8)

8. Future land use map amendments shall be based upon the following analyses:

a. An analysis of the availability of facilities and services.

The subject lot has existed in the same configuration since 1986, and impacts to facilities and services provided by the City are expected to be negligible due to the limited intensity of use allowed by the Agricultural Estates future land use category.

b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

The subject lot is primarily characterized by open, generally flat pastureland mostly devoid of shrubbery and vegetation with the exception of a few cabbage palms surrounding the portion of apparent

depression marsh that occupies the lower southeast corner of the lot. The Statewide Land Use Land Cover Map established by the Florida Department of Environmental Protection (FDEP) designates the majority of the subject property "Cropland and Pastureland," with the marsh area designated as "Vegetated Non-forested Wetlands" and "Freshwater Marshes."

The lot is within the potential scrub jay area indicated on the City's GIS map (see Exhibit H – Scrub Jay Area Map) and is identified as a Florida scrub jay lot on the "Identified Scrub Jay Lots" list referenced in Chapter 6 of the ULDC. Scrub jay habitat is typically defined by the presence of sand pine and xeric oak scrub, scrubby flatwoods, and other areas dominated by scrub oak species that contain patchy areas of open sand. The absence of this habitat renders the subject site likely unsuitable for habitation by the scrub jay, and while the protection regulations established by ULDC Section 6.4.4.1 are not enforceable until October 1, 2027, due to the recent enactment of Senate Bill 180, staff nevertheless strongly encourages abidance by the Avoidance of Take approaches described by the same Section. Staff advises that federal and state permits related to scrub jay protection will nevertheless be required prior to commencement of development of the site. Additionally, if an environmental assessment indicates the presence of gopher tortoise burrows, or they are identified by Natural Resources Division staff or another professional upon initial site inspection, development on the site will also be subject to the gopher tortoise protection regulations contained within ULDC Section 6.4.5 and issuance of all applicable state permits prior to commencement of development.

The National Wetlands Inventory layer on the City's GIS map indicates the possible presence of wetlands in the approximate area of the depression marsh located towards the lower southeast corner of the site (see Exhibit F – NWI Map). Single-family residential lots of record and any impacts to wetlands associated therewith are regulated by FDEP for the purposes of wetland protection. The delineation of wetlands on the site will be required to be indicated on development plans submitted to the City for review, and any upland buffers required by FDEP will be required to be shown on the same plans. No impacts to wetland areas as defined by the ULDC will be permitted until any state and/or federal permits are obtained.

As the subject property is outside of the City's Urban Service Area and no existing City potable water and sanitary sewer utilities are available in the area, development on the subject site may be served by a septic tank as permitted by ULDC 4.4.1.C. A soil survey as required by the Florida

Department of Health (FDOH) will be required to be submitted with application for an on-site septic system to determine suitability of soils for such a system and ensure minimum required setbacks as required by FDOH.

While a significant portion of the property lies within the 500-year floodplain, no portion of the lot lies within the 100-year special flood hazard area regulated by ULDC Chapter 6, Article V. There are no historical or archaeologically-significant resources known to staff to be present on this site, but should any such resources as defined by the ULDC be discovered, the site will be subject to any applicable regulations of ULDC Chapter 6, Article II.

Considering the foregoing analysis of existing site characteristics and the regulatory controls stipulated by the ULDC and applicable state and federal regulations, staff concludes that the low-intensity uses that would be permitted by the Agricultural Estates future land use designation on the subject lot are not anticipated to significantly impact the characteristics enumerated in subsection "b" above.

- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.*

The intent of the proposed amendment is to correct a mapping error on the Future Land Use Map associated with the readoption of the FLUM on July 23, 2024, that rendered the site unbuildable for a single-family use and thereby restore uses customarily allowed for lots of similar size that are not intended to be held in conservation. The owner desires to utilize the existing ±3.30-acre lot to establish a single-family residence with associated ancillary structures. If the present petition and companion rezoning petition are approved, any proposed structures and/or buildings will be required to adhere to the maximum impervious surface ratio (ISR) standard (i.e. 20 % maximum ISR) and other dimensional standards applicable to the Agriculture zoning district.

Florida Statutes § 163.3177(6)(a)(9)(a) and (b)

- 9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.*

- a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan*

amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

This indicator does not apply. The subject property is an existing ± 3.30 -acre lot. The proposed amendment would not affect a substantial area of the City. The amendment would allow a maximum residential density of one unit per three acres and would not result in the creation of any additional lots.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

This indicator does not apply. As mentioned previously, the proposed amendment would apply to an existing lot and would not result in the creation of any additional lots or allow significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

This indicator does not apply. As previously stated, the proposed amendment would apply to a single existing lot and would not result in the creation of urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban developments.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Analysis of possible impacts to natural resources is provided above in the present report. Furthermore, according to the aquifer recharge map published by FDEP, on a scale of Priority Level 1 – 6, with 1 being of highest priority and indicating the greatest potential for aquifer recharge, the subject site lies within a priority level of 5 and 4 in relation to the potential for aquifer recharge on the subject land (see Exhibit G – Aquifer

Recharge Map) indicating a lower recharge potential. Nevertheless, the restrictive maximum impervious surface ratio prescribed by the Agriculture zoning district provides a safeguard in ensuring the continued recharge ability of the subject lands. As previously concluded, the low-intensity uses that would be permitted by the Agricultural Estates future land use designation on the subject lot are not anticipated to significantly affect the characteristics enumerated in subsection "IV" above.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

This indicator does not apply. The subject site is surrounded by lands held in conservation.

(VI) Fails to maximize use of existing public facilities and services.

This indicator does not apply. The subject property is an existing lot that lies outside of the urban service boundary. The intent of the proposed amendment is to restore uses customarily allowed for lots of similar size that are not intended to be held in conservation.

(VII) Fails to maximize use of future public facilities and services.

This indicator does not apply. 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 intent of the proposed amendment is to restore uses customarily allowed for lots of similar size that are not intended to be held in conservation.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

This indicator does not apply. The subject lot has existed since 1986, and impacts to facilities and services provided by the City are expected to be negligible due to the limited intensity of uses allowed by the Agricultural Estates future land use category.

(IX) Fails to provide a clear separation between rural and urban uses.

This indicator does not apply. The subject property is a ±3.30-acre rural lot and is surrounded by rural lands held in conservation. The proposed amendment would maintain this compatibility of rural lands and uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

This indicator does not apply. The subject property is an existing lot, the development of which is anticipated to have negligible, if any, impacts on the infill development or the redevelopment of existing neighborhoods and communities.

(XI) Fails to encourage a functional mix of uses.

This indicator does not apply. The subject property is not in an area of the City that can support a functional mix of uses due to the location of the lot and the distance from major corridors and public water and wastewater infrastructure.

(XII) Results in poor accessibility among linked or related land uses.

This indicator does not apply. The subject property is an existing rural tract of land that cannot practically have interconnectivity or direct access to related land uses due to its location within the Myakka State Forest.

(XIII) Results in the loss of significant amounts of functional open space.

This indicator does not apply. The subject site does not presently contain functional open space. Furthermore, the site is a private tract of land that is unlikely to contribute the City's overall functional open space for purposes such as recreation, community gathering spaces, or conservation of natural lands due to the intentional exclusion of this site from the Myakka State Forest.

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The proposed future land use map amendment would enable the use of

an existing privately-owned tract of land that was not intended to be held in conservation. Based on the analysis of existing site characteristics provided earlier in this report and the regulatory controls stipulated by the ULDC and applicable state and federal regulations, staff concludes that the low-intensity uses that would be permitted by the Agricultural Estates future land use designation on the subject lot are not anticipated to have an adverse impact on the City's natural resources and the ecosystems on and surrounding the subject site.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

This indicator does not apply. As mentioned previously in this report, the site is an existing lot that would result in a negligible impact on the provision of public infrastructure and services and would not require extension of public infrastructure to serve the site.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

This indicator does not apply.

(IV) Promotes conservation of water and energy.

This indicator does not apply.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

The proposed amendment would enable the use of the property for agricultural purposes as limited by the Comprehensive Plan and by the assigned zoning category. However, the owner's expressed intended use of the property is as a single-family residence with ancillary residential uses.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

This indicator does not apply. The subject site is a privately owned vacant tract of land that does not currently and will not provide for public open space and recreation needs.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

This indicator does not apply. The site is existing and was not intended to provide a balance of land uses.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

This indicator does not apply. The subject lot is existing and would not result in densities greater than one primary residential unit. The amendment would have no effect on the remediation of existing or planned development patterns in the vicinity that constitutes urban sprawl.

Based on the analysis of all the provisions above, staff concludes that the proposed amendment does not contribute to urban sprawl as defined by the Florida Statutes and is consistent with Florida Statutes § 163.3177(6)(a)(9)(a) and (b).

COMPREHENSIVE PLAN

Future Land Use Element Policy 1.2.6 – Future Land Use Map Amendments

... Land use map amendments will be evaluated according to Florida Statutes 163.3177(6)(a)8., 9.a., and b. as may be amended, and the following criteria:

Criterion 1: *Consistent with policies in the Comprehensive Plan;*

The proposed future land use map amendment is consistent with the policies of the Comprehensive Plan and particularly with the following goals, objectives, and policies:

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 Conservation future land use 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 future land use category 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.

Conservation Element

Policy 1.1: The City shall review all future land use map amendment requests pertaining to rare, endangered and threatened species, and species of special concern. Prior to issuance of development permits, including land clearing, the applicant shall provide proof of compliance with appropriate state and federal regulations.

The subject petition has been reviewed with consideration of the information available to staff relating to rare, endangered, and threatened species including the endemic scrub jay and the gopher tortoise, and analysis has been provided throughout the present report relating to these considerations. Proof of compliance with appropriate state and federal regulations will be required prior to commencement of development on the site.

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.

Criterion 2: *Consistent with the applicable provisions of the ULDC;*

The subject petition meets all procedural and noticing requirements stipulated in ULDC Sections 2.2.6 and 2.1.4.L.2.f.2.

Criterion 3: *Compatible with existing and potential adjacent land uses;*

The subject property is surrounded by lands held in conservation; properties lying approximately 300 feet to the east within Charlotte County consist primarily of 10,000 square-foot platted residential lots, both vacant and developed. The proposed future land use category – Agricultural Estates – provides a compatible designation that would limit the intensity of uses permitted on the subject lot while providing the uses customarily afforded to similar properties throughout the City.

Criterion 4: *Justified by changing conditions on the site or in the City;*

The purpose of the subject petition is to correct a mapping error associated with the readoption of the FLUM on July 23, 2024, that rendered the site unbuildable for a single-family use. As mentioned previously, the subject privately-owned property was not intended to be held in conservation, and assignment of a land use category that restores property rights afforded to other similar properties is justified by the provisions of the Comprehensive Plan.

Criterion 5: *Resulting from demands on public facilities;*

This criterion is not applicable. Demands on public facilities are expected to be negligible due to the limited intensity of use allowed by the Agricultural Estates future land use category.

Criterion 6: *May be served by adequate capacity for public facilities, infrastructure, and services, including but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities;*

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 comprehensive plan amendment stage. However, demands on public facilities are expected to be negligible due to the limited residential density and intensity of use allowed by the Agricultural Estates future land use category.

Criterion 7: *Balancing impacts to the natural environment while allowing urban development;*

As stated previously in the present report, the proposed future land use amendment 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: *Forming an orderly and logical development pattern; and*

This criterion is not applicable. The subject lot has existed since 1986, and the proposed future land use map amendment would not result in the creation of any additional lots or development sites.

Criterion 9: *Advancing the public interest and consistent with the purpose and intent of the Comprehensive Plan and ULDC.*

As demonstrated in the foregoing analysis, the proposed comprehensive plan amendment is consistent with the purpose and intent of the Comprehensive Plan and ULDC and achieves the necessary balance of preserving the public interest while recognizing reasonable private property rights.

PUBLIC NOTICE

The petition was advertised 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. of the City’s Unified Land Development Code as amended **(Exhibit E)**.

**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

Motion to Approve: I move to recommend that the City Commission approve PFLU-25-02427 via Ordinance No. 2025-22 and find that the amendment is consistent with the standards and intent of the City of North Port Comprehensive Plan and Florida Statutes.

CITY COMMISSION

FIRST READING

Approve Ordinance No. 2025-22 on first reading and continue to 2nd reading on September 23, 2025.

SECOND READING

I move to approve Ordinance No. 2025-22 and find the Comprehensive Plan Amendment is consistent with the standards and intent of the City of North Port Comprehensive Plan and the Florida Statutes.

VII. ALTERNATIVE MOTIONS

PLANNING AND ZONING ADVISORY BOARD

DENIAL of Petition PFLU-25-02427:

I move to recommend that the City Commission deny PFLU-25-02427 via denial of Ordinance No. 2025-22 and find that the amendment is not consistent with the standards and intent of the Florida Statutes, City of North Port Comprehensive Plan and the decision criteria listed in Section 2.2.6.D. of the Unified Land Development Code, including:

[Select one or more WITH SUPPORTING REASONS:]

- (1). Consistent with the Florida Statutes 163.3184 or 163.3187 as applicable;
- (2). Discourages the proliferation of sprawl pursuant to Florida Statutes 163.3177(6)(a) 9.a. and b.;
- (3). Consistent with the Comprehensive Plan;
- (4). Consistent with the Strategic Plan;
- (5). Consistent with this ULDC;
- (6). Forming an orderly and logical development pattern;
- (7). Capable of being made compatible with existing and potential adjacent land uses;
- (8). Justified by changing conditions on the site or in the City; and
- (9). Served or will be served by adequate capacity for public facilities, infrastructure, and services.

CITY COMMISSION

DENIAL of Ordinance No. 2025-22:

I move to deny Ordinance No. 2025-22 and find that the amendment is not consistent with the standards and intent of the Florida Statutes, City of North Port Comprehensive Plan and the decision criteria listed in Section 2.2.6.D. of the Unified Land Development Code, including:

[Select one or more WITH SUPPORTING REASONS:]

- (1). Consistent with the Florida Statutes 163.3184 or 163.3187 as applicable;
- (2). Discourages the proliferation of sprawl pursuant to Florida Statutes 163.3177(6)(a) 9.a. and b.;
- (3). Consistent with the Comprehensive Plan;
- (4). Consistent with the Strategic Plan;
- (5). Consistent with this ULDC;
- (6). Forming an orderly and logical development pattern;
- (7). Capable of being made compatible with existing and potential adjacent land uses;
- (8). Justified by changing conditions on the site or in the City; and
- (9). Served or will be served by adequate capacity for public facilities, infrastructure, and services.

VIII. EXHIBITS

A.	Deed
B.	Future Land Use Map
C.	Ordinance No. 2025-22 with Exhibits
D.	Neighborhood Meeting Materials and Notice
E.	Legal Notice Published in Newspaper (To be added for 2 nd reading)
F.	National Wetlands Inventory (NWI) Map
G.	Aquifer Recharge Map (FDEP)
H.	Scrub Jay Area Map (City of North Port)
I.	FLU 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

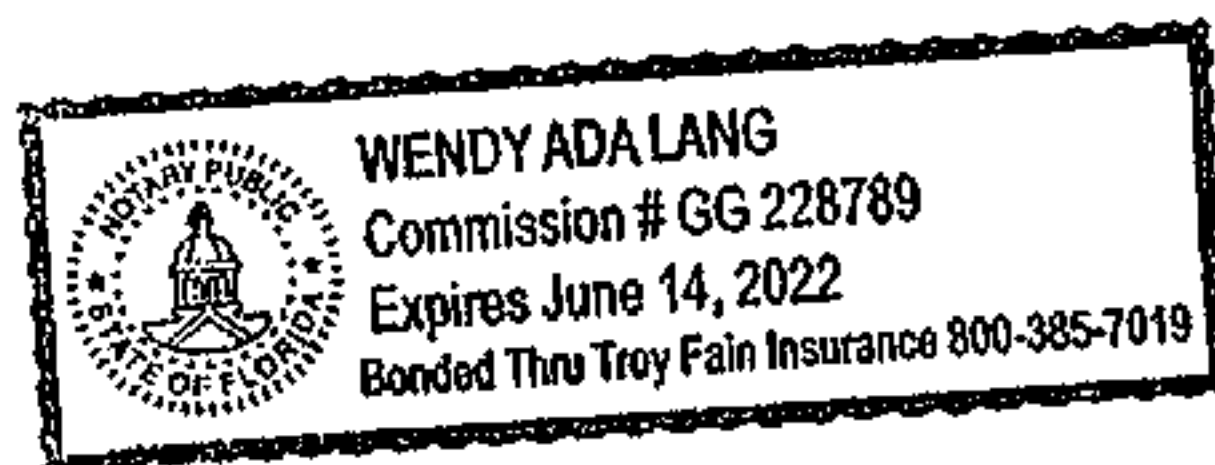
Naomi Wise
Witness Signature

Naomi Wise
Printed Name of Second Witness

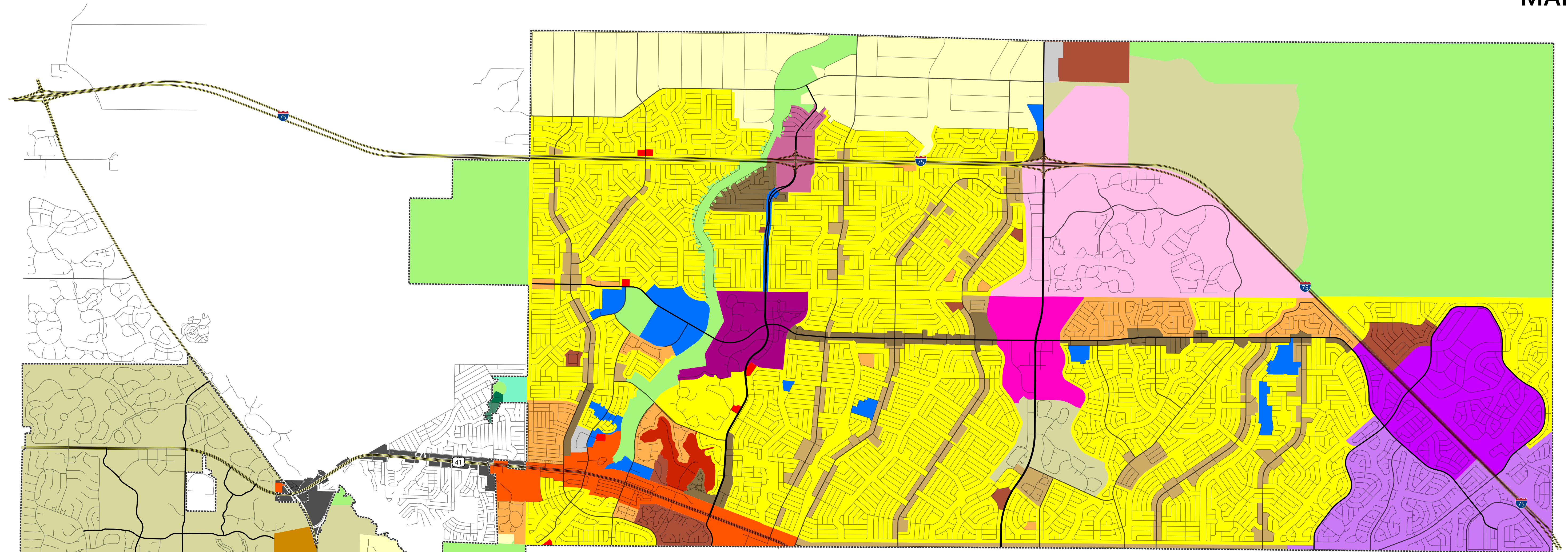
Jeffrey Corkhill
JEFFREY CORKHILL
Lori Corkhill
LORI CORKHILL

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.

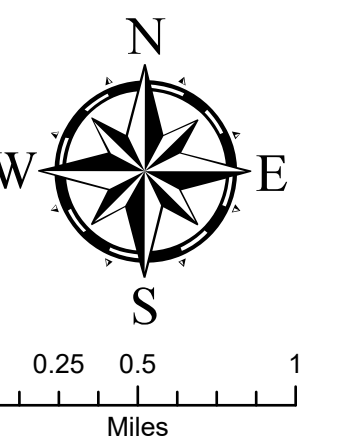


Wendy Ada Lang
Notary Public, State of Florida
My Commission Expires: 6/14/22
(Seal)



City of North Port, Florida

Future Land Use



Future Land Use

Description

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

- Agricultural Estates
- Commercial
- Conservation
- Medium-Intensity Corridor
- High-Intensity Corridor
- Industrial
- Public/Institutional
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Village

Other

- Future Annexation Area

City of North Port

- City Boundary

Streets

Roadway functional classification

- Primary Arterial
- Arterial
- Collector
- Local
- Private



City of North Port

ORDINANCE NO. 2025-22

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE FUTURE LAND USE DESIGNATION FROM CONSERVATION TO AGRICULTURAL ESTATES FOR ± 3.30 ACRES OF LAND GENERALLY 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; AMENDING THE CITY OF NORTH PORT COMPREHENSIVE PLAN CHAPTER 2, FUTURE LAND USE MAP 2-7; PROVIDING FOR FINDINGS; PROVIDING FOR ADOPTION; PROVIDING FOR TRANSMITTAL OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

1
2 **WHEREAS**, the City of North Port is committed to planning and managing the future growth and
3 development of the City; and
4

5 **WHEREAS**, pursuant to Article VIII, Section 2(b) of the Constitution of the State of Florida, the North Port
6 City Charter, and the Community Planning Act ("Act"), Florida Statutes Chapter 163, Part II, the City is
7 authorized and required to adopt a Comprehensive Plan; and
8

9 **WHEREAS**, on March 15, 1989, the City Commission adopted Ordinance No. 89-3, establishing the North
10 Port Comprehensive Plan ("Comprehensive Plan"), as revised and updated in its entirety; and
11

12 **WHEREAS**, on June 27, 2017, the City Commission adopted Ordinance No. 2016-34, approving the
13 Evaluation and Appraisal Report-based Amendments to the Comprehensive Plan; and
14

15 **WHEREAS**, on July 23, 2024, the City Commission adopted Ordinance No. 2024-09, approving
16 amendments to the Comprehensive Plan; and
17

18 **WHEREAS**, petition PFLU-25-02427 seeks to change the future land use designation of a ± 3.30 acre area
19 from Conservation to Agricultural Estates, and to amend the Comprehensive Plan Future Land Use Map
20 2-7 ("Amendment"); and
21

22 **WHEREAS**, the present application constitutes a small-scale comprehensive plan amendment which is
23 defined by Florida Statutes Section 163.3187 as a proposed amendment involving a use of 50 acres or fewer
24 and such amendments follow the small-scale review process as stipulated in Florida Statutes Section
25 163.3184(1)(2)(b); and
26

WHEREAS, on September 4, 2025, the Planning and Zoning Advisory Board, acting as the Local Planning Agency for the City of North Port, held a duly advertised public hearing and recommended approval of the proposed Amendment to the City Commission; and

WHEREAS, the City Commission of the City of North Port held duly noticed public hearing at first and second reading of this ordinance to review the recommendations of the Planning and Zoning Advisory Board and to receive public comment on the subject matter of this ordinance; and

WHEREAS, the City Commission determined that the proposed amendments serve the public health, safety, and welfare of the citizens of the City of North Port, Florida.

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

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 Pursuant to Section 14 of Chapter 2023-304, Laws of Florida, this comprehensive plan amendment is not more restrictive or burdensome than current regulations.
- 1.04 All identified exhibits are incorporated in this ordinance by reference.

SECTION 2 – ADOPTION

- 2.01 The City Commission hereby amends the City of North Port Comprehensive Plan Future Land Use designation from Conservation to Agricultural Estates for a 3.3015-acre area, generally located west of Winchester Boulevard and described on the boundary survey attached as Exhibit “A” (“Subject Property”).
- 2.02 The City Commission hereby amends the North Port Comprehensive Plan Future Land Use Map 2-7 as shown in the attached “Exhibit B,” reflecting the amended land use designation of the Subject Property.
- 2.03 All identified exhibits are incorporated in this ordinance by reference.

SECTION 3 – CONFLICTS

- 3.01 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 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 – EFFECTIVE DATE

5.01 The effective date of this Comprehensive Plan Amendment shall be thirty-one (31) days after adoption, unless timely challenged pursuant to Section 163.3187, Florida Statutes. If challenged, the amendment shall not become effective until the Florida Department of Commerce (“DOC”) or the Administration Commission issues a final order determining the amendment to be in compliance. No land uses dependent on this amendment may be established on the subject property prior to its effective date.

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

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

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM
INTERIM CITY ATTORNEY

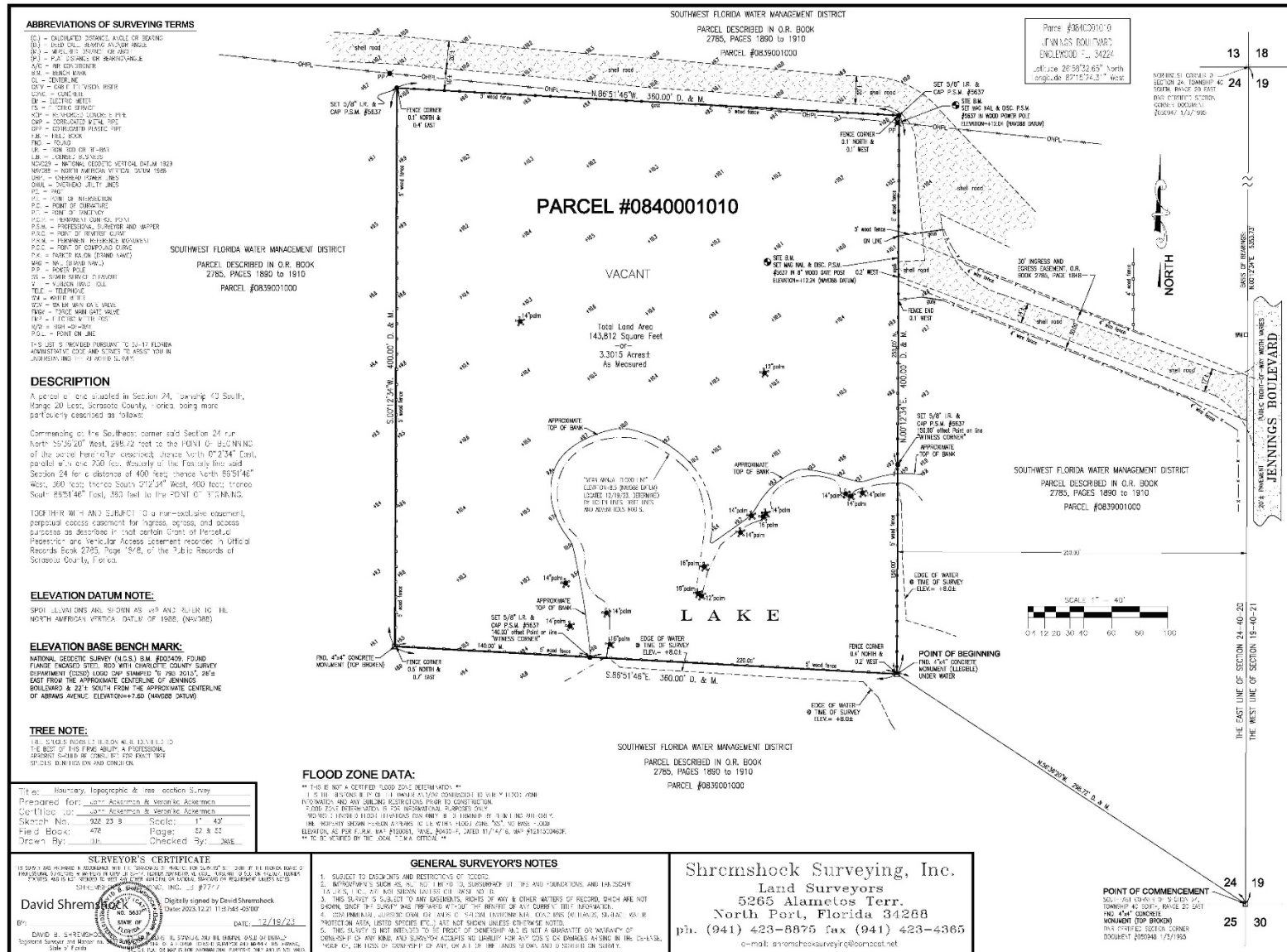
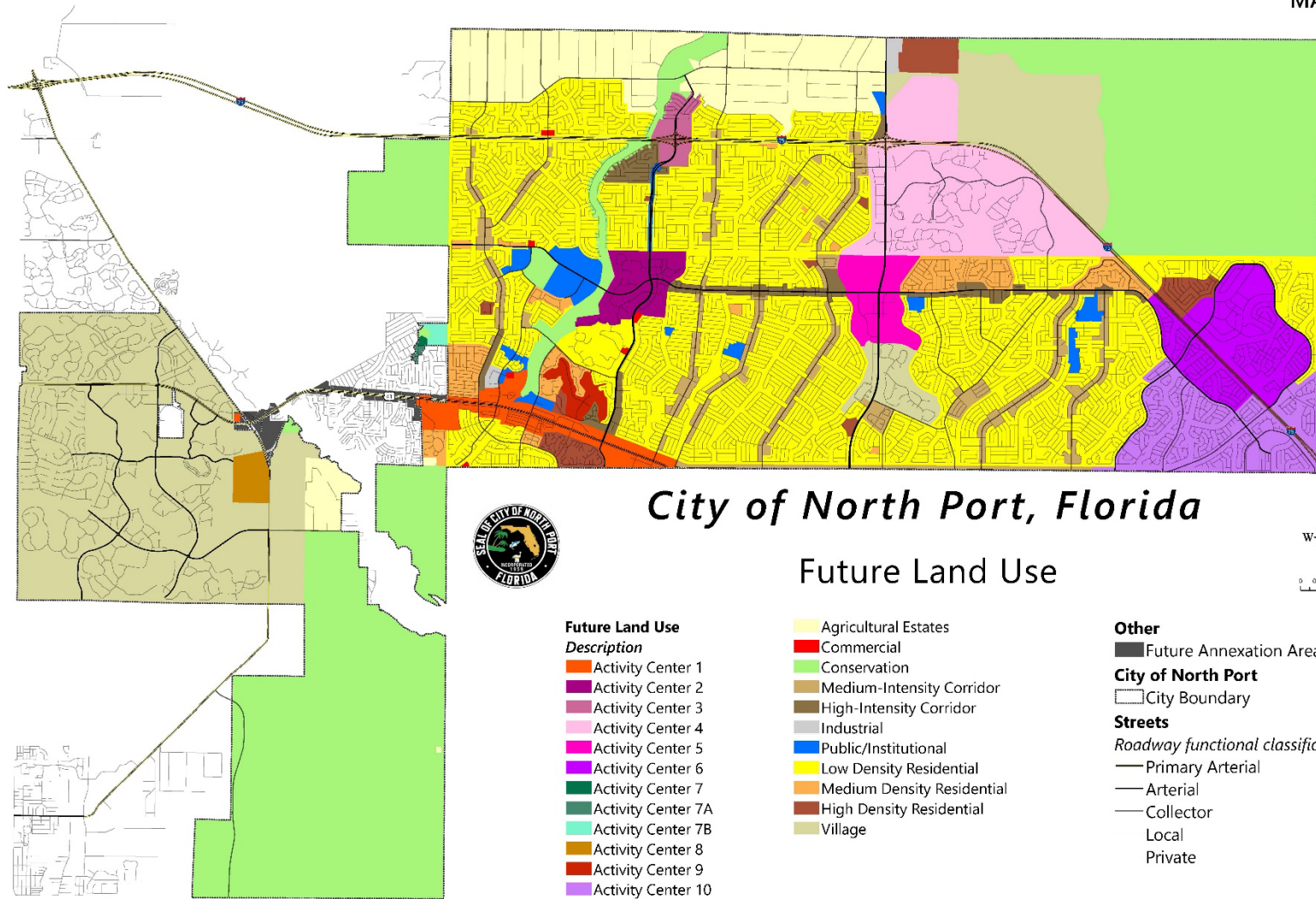


EXHIBIT B

MAP 2-7



Note: For description of zoning districts, see City of North Port Unified and Development Code.

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.

Location: 28th Street/Highway 98
Prepared by: Planning on 08/08/2025



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.

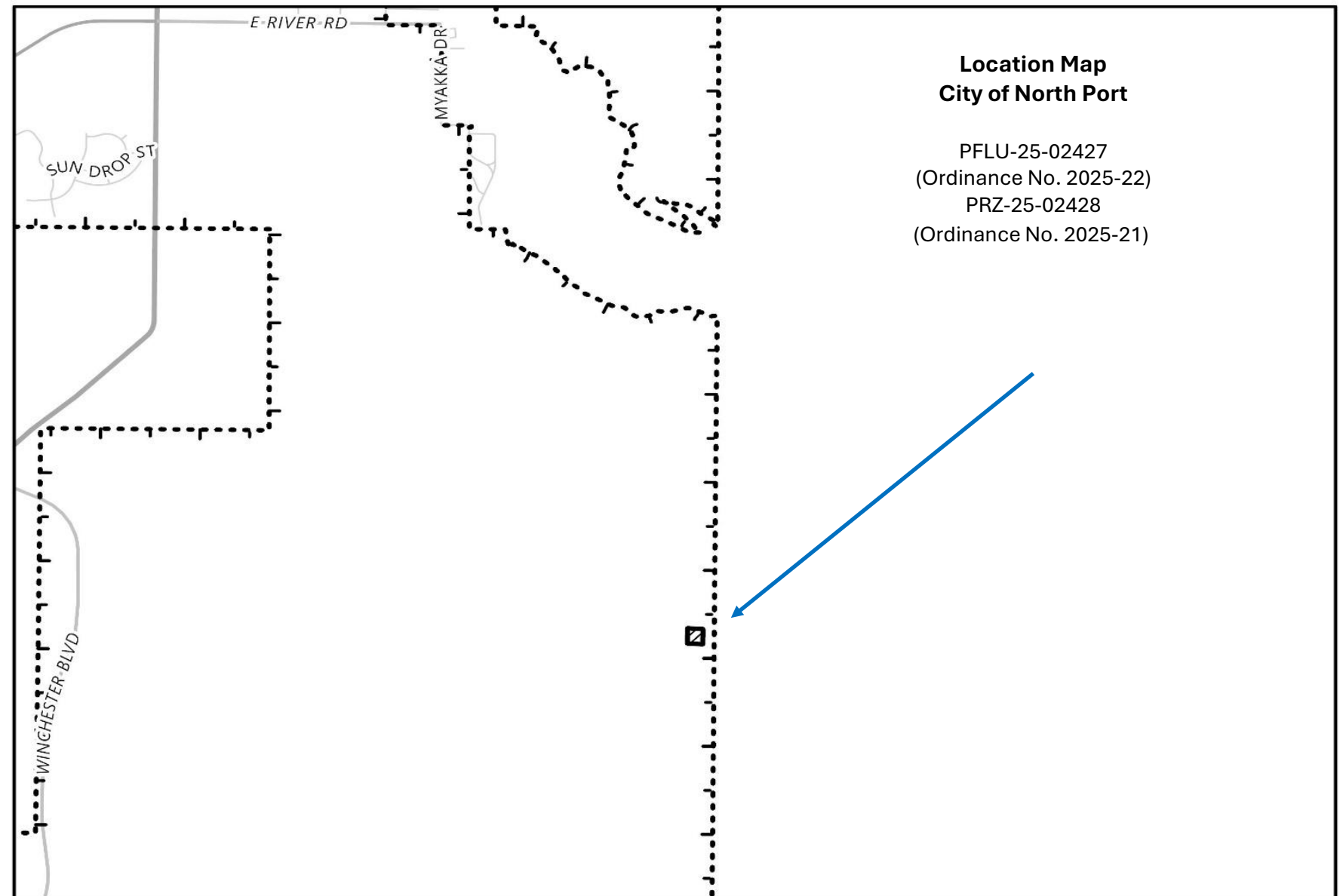
"The meeting will be held virtually on Teams on August 28, 2025, at 5 PM. If you wish to participate in this meeting, please contact our office at 941-429-7157 to provide your email address for addition to the list of attendees."

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.

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

Exhibit D to Ordinance No. 2025-22

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			HORNLE GASSE 34 OBERGLATT	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 PIAT			289 BLVD ALBERT EINSTEIN	13013 MARSEILLE		FRANCE	
RYOIRE CHRISTIAN & MICHELE			9 AV DU BERRY	1180 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 MARIEE 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			8333 MURR 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 OLIVEDO			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
ZAHRAKHA 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	DRAULT	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&AJR&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 PRAIRIE	MN		55344-1884
BEDROS SUZANNE M			6612 PAWNEE RD	EDINA	MN		55439
JENKINS WILLIAM STEPHEN			5160 MALIBU DR	EDINA	MN		55436-2714
ROSOW 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	2840 HEAD ISLAND	NC		28461
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 D to Ordinance No. 2025-22

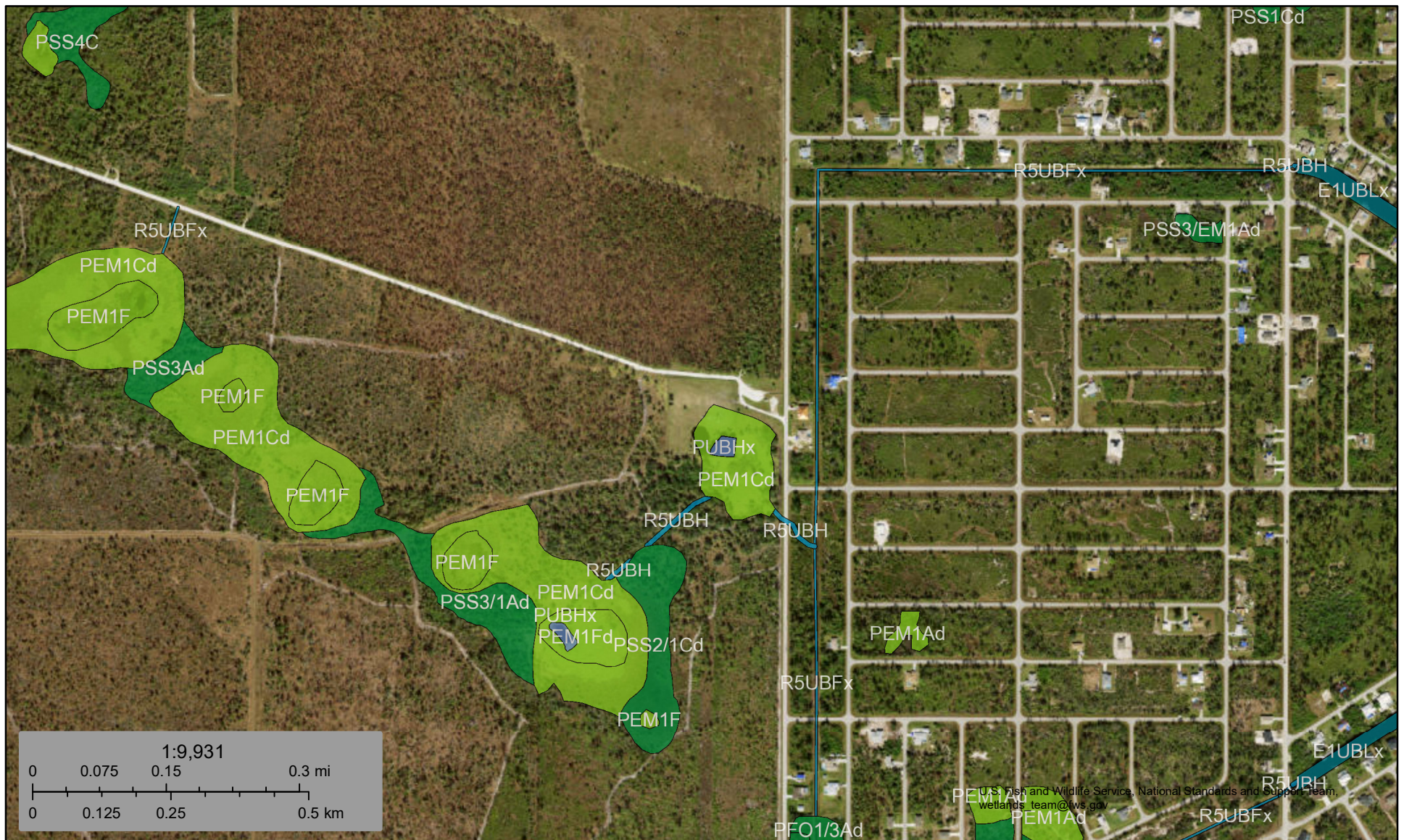
AMERICAN ESTATE & TRUST	FBO ERIC OWENS IRA	STE 603	6900 WESTCLIFF DR	LAS VEGAS	NV	89145
FLOOD JOCELYN	<Null>		8 VAN CEDAR ST	BRENTWOOD	NY	11717
RIDS FRANCES	<Null>		1102 OLD COUNTRY RD	ELMSFORD	NY	10523-2025
ALABASTRO ANGELICA			2029 INDEPENDENCE DR	NEW WINDSOR	NY	12553
MISTLER JAMES E			149 MOUNT VERNON 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	HOUSTON	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

Exhibit D to Ordinance No. 2025-22

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 E to Ordinance No. 2025-22

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



August 4, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Private Member
Cossppgis

The Aquifer Recharge layer identifies areas of potential recharge and prioritizes them based on importance for natural systems and human use. This dataset was developed as part of the Florida Forever Conservation Needs Assessment.

[View Full Details](#)

 Imagery Dataset
Image Service

June 10, 2025 at 2:04:36 PM EDT
Info Updated

June 10, 2025 at 2:04:36 PM EDT
Data Updated

May 24, 2024 at 9:38:31 AM EDT
Published Date

I want to use this

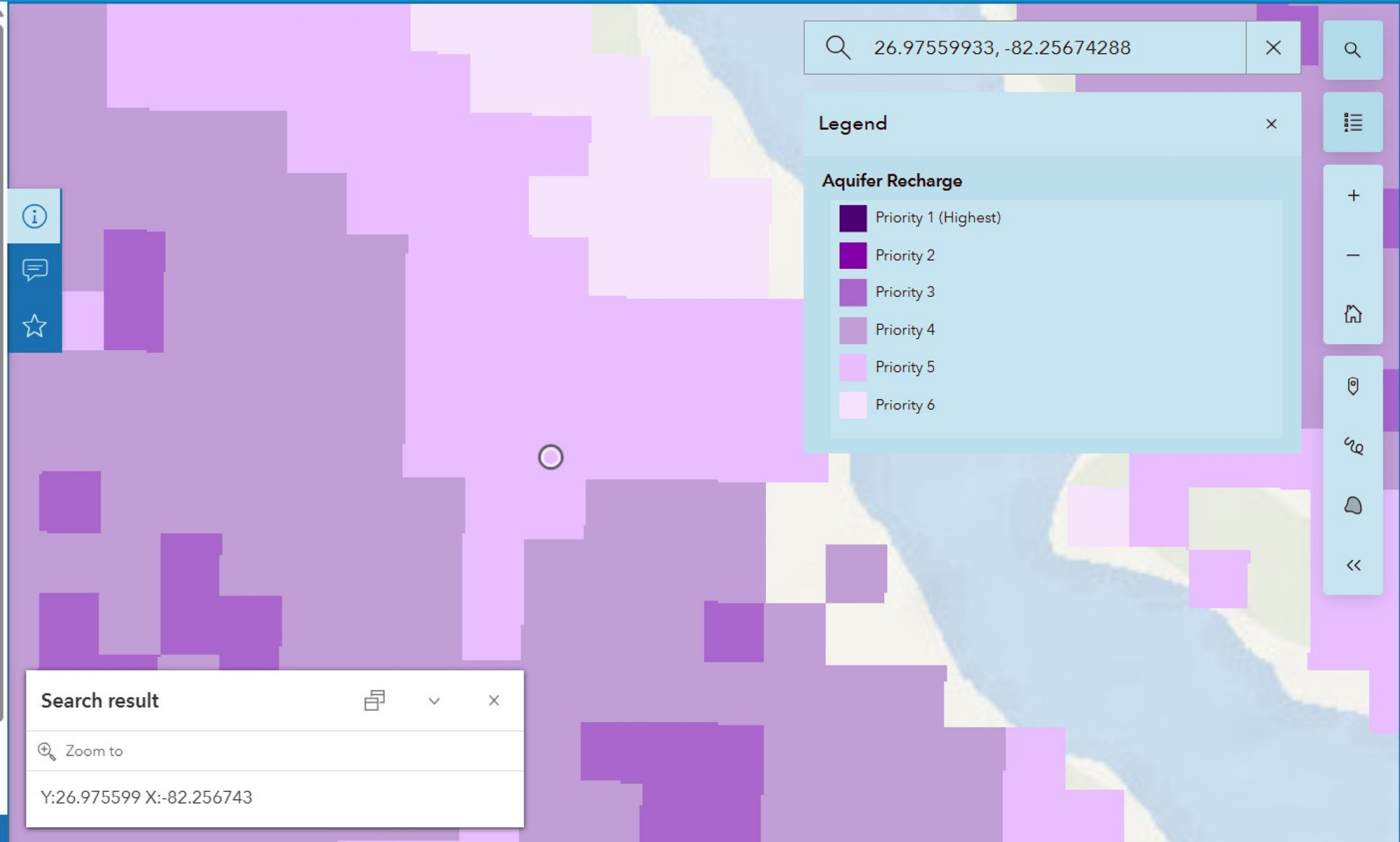


Exhibit H to Ordinance No. 2025-22

Web Map for Planning and Zoning

>Sarasota Clerk - Official Records >SC-PA Property Search >City of North Port Website >Municode >Maps

+

0840001010

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Q

Show search results for 08400...

+

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Home

(1 of 3)

Area Parcels: 0840001010, JENNINGS BLVD
ENGLEWOOD FL, 34224

ACCOUNT	0840001010
ASSD	215,490.00
BATH	0
BEDR	0
BLOCK	
CENSUS	121150027332
CITY	ENGLEWOOD
COUNTRY	
EXEMPT1	
EXEMPTIONS	0.00
FullAddress	JENNINGS BLVD ENGLEWOOD FL, 34224
GRND_AREA	

[Zoom to](#)

400ft

-82.264 26.979 Degrees

POWERED BY

esri

Charlotte County, State of Florida, Maxar



PROPOSED REVISION TO FUTURE LAND USE MAP

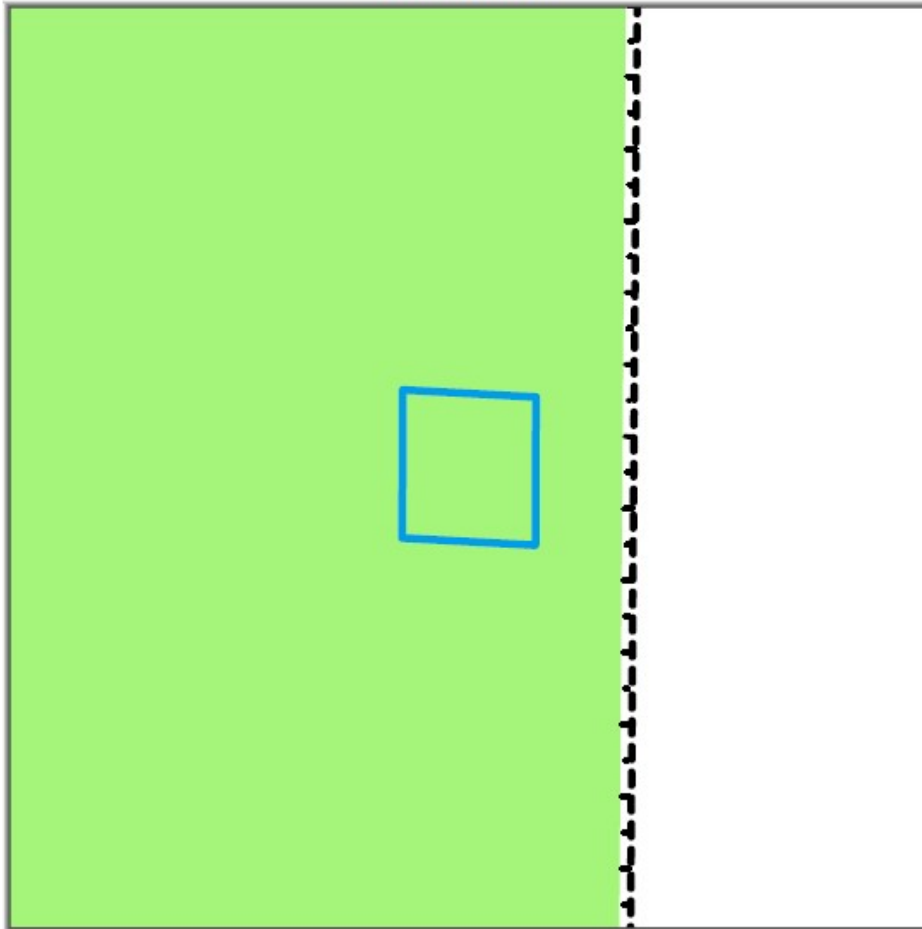
PFLU-25-02427

\\northport\department\Planning\Map\Petition Maps

0 250 500
Feet

Current Future Land Use
Conservation

Proposed Future Land Use
Agricultural Estates



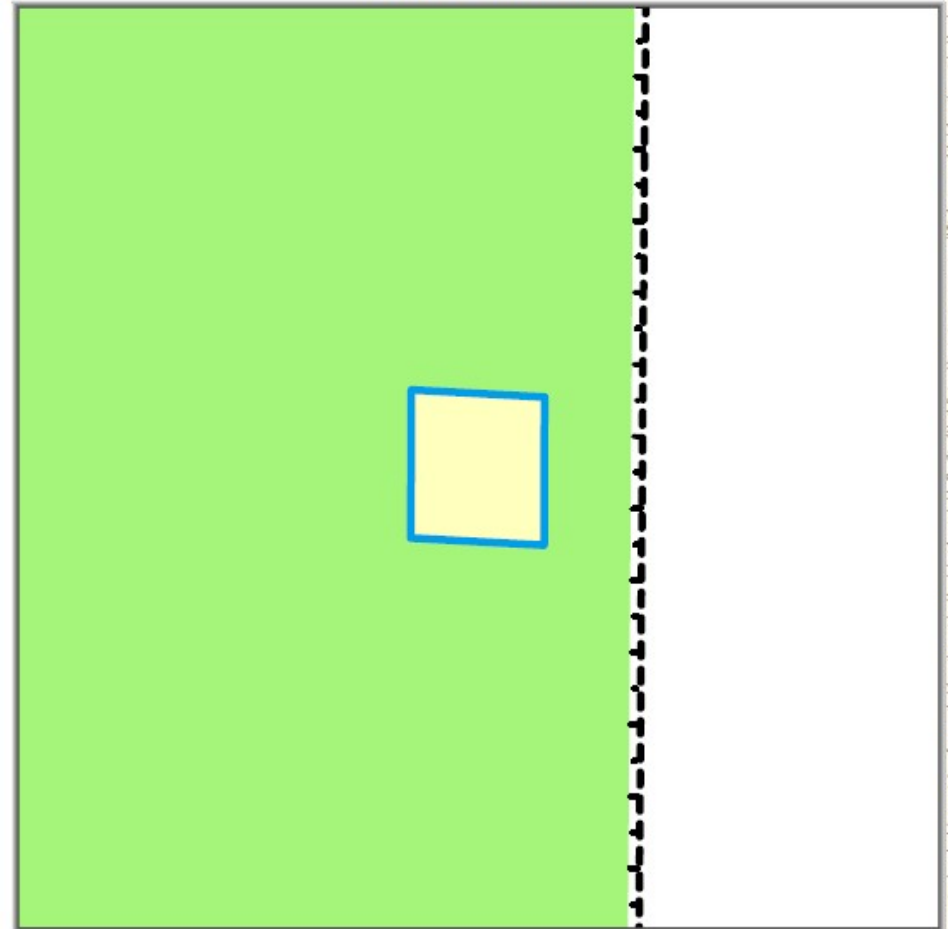
Current Zoning

Conservation

Legend

Petition Boundary

City Boundary



Proposed Zoning

Agricultural Estates

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

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 Petitioner'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.