

Ackerman Small-Scale Comprehensive Plan Amendment to the Future Land Use Map

Petition No. PFLU-25-02427

Ordinance No. 2025-22

Presented by: The Planning & Zoning Division

Overview

Applicant: City of North Port

Property owner: John Ackerman and Veronika Ackerman

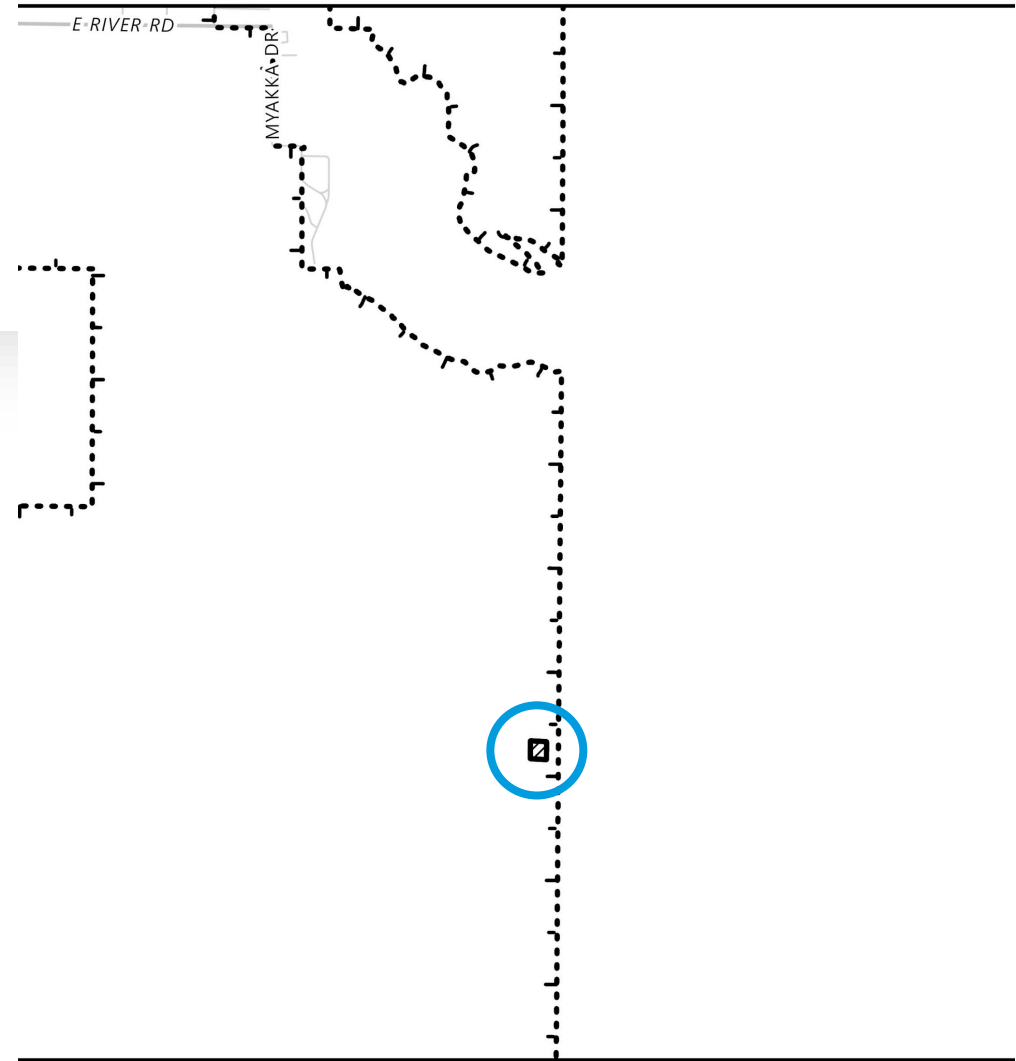
Request: Consideration to change the future land use designation of the ±3.30-acre subject property from Conservation to Agricultural Estates

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 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.

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

- PFLU-25-02427 was processed for management review; no comments were issued by the reviewing departments.
- The City Attorney's Office reviewed and approved the proposed Ordinance 2025-22 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 163.3184

➤ Small-Scale Amendment

- Involves a use that does not exceed the 50-acre threshold
- Proposes only a future land use map amendment
- Does not involve property in an area of critical state concern, staff concludes that the present petition qualifies as a small-scale amendment

➤ Transmittal to State is NOT required between first and second reading of the Ordinance



Florida Statutes 163.3177

- Impacts to facilities and services provided by the City are expected to be.
- 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 indicating a lower recharge potential.
- 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.
- 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.
 - the owner's expressed intended use of the property is as a single-family residence
- The proposed amendment does not contribute to urban sprawl.

Comprehensive Plan Property Rights Element



Future Land Use 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: Future Land Use
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).



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.

Comprehensive Plan 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.

Comprehensive Plan 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...

Compliance with the ULDC

- Chapter 2—Development Review, Article II.—
Development Application Types, Section 2.2.6. –
Comprehensive Plan Amendments details the process
and standards for amending the Future Land Use Map
within the City.
- Chapter 2—Development Review, Article III. —
Application Requirements, Section 2.3.1. details
submission requirements for a Comprehensive Plan
Amendment 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 (ULDC) as amended.




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 river flowing through a city. The river is dark and winding, bordered by lush green trees and vegetation. On the right side of the river, there are several large, multi-story buildings with brown roofs, likely residential or commercial developments. In the background, a highway with multiple lanes and some smaller buildings are visible under a clear sky.

Staff Recommendations

- The Planning & Zoning Division recommends approval of Petition No. PFLU-25-02427 through Ordinance No. 2025-22 (Ackerman).
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Thank you!