

#### Ordinance No. 2025-22

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

From: Gabriel Quintas, AICP, CFM, Assistant Development Services Director

Through: Lori Barnes, AICP, CPM, Deputy Development Services

Director

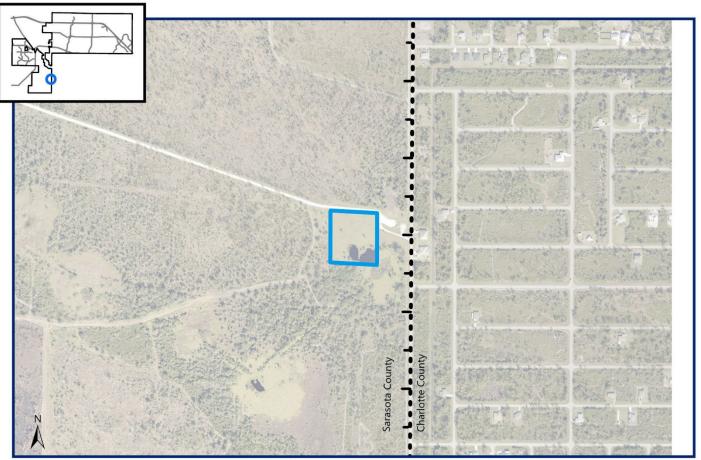
**Through:** Alaina Ray, AICP, Development Services Director

**Through:** Jason Yarborough, ICMA-CM, Deputy City Manager

**Through:** A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

Date: September 4, 2025





Disclarated: This map is for reference purposes only and is not to be construed as a legal document. Any relations on the information contained herein is at the users risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein is at the users risk.

**PROJECT:** PFLU-25-02427 "Ackerman"

**REQUEST:** Future Land Use Map Amendment from Conservation to Agricultural Estates

APPLICANT: City-intiated 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  $\pm 3.30$ -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 <u>+</u> 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  $\pm 3.30$ -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  $\pm 3.30$ -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  $\pm 3.30$ -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.

#### **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 <sup>nd</sup> 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			

Exhibit A to Ordinance No. 2025-22

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

1/19/2022 4:05 PM KAREN E. RUSHING CLERK OF THE CIRCUIT COURT SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2800302

**Doc Stamp-Deed:** \$1,732.50

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

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 Cirlce, 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 Degrees12'34" 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.

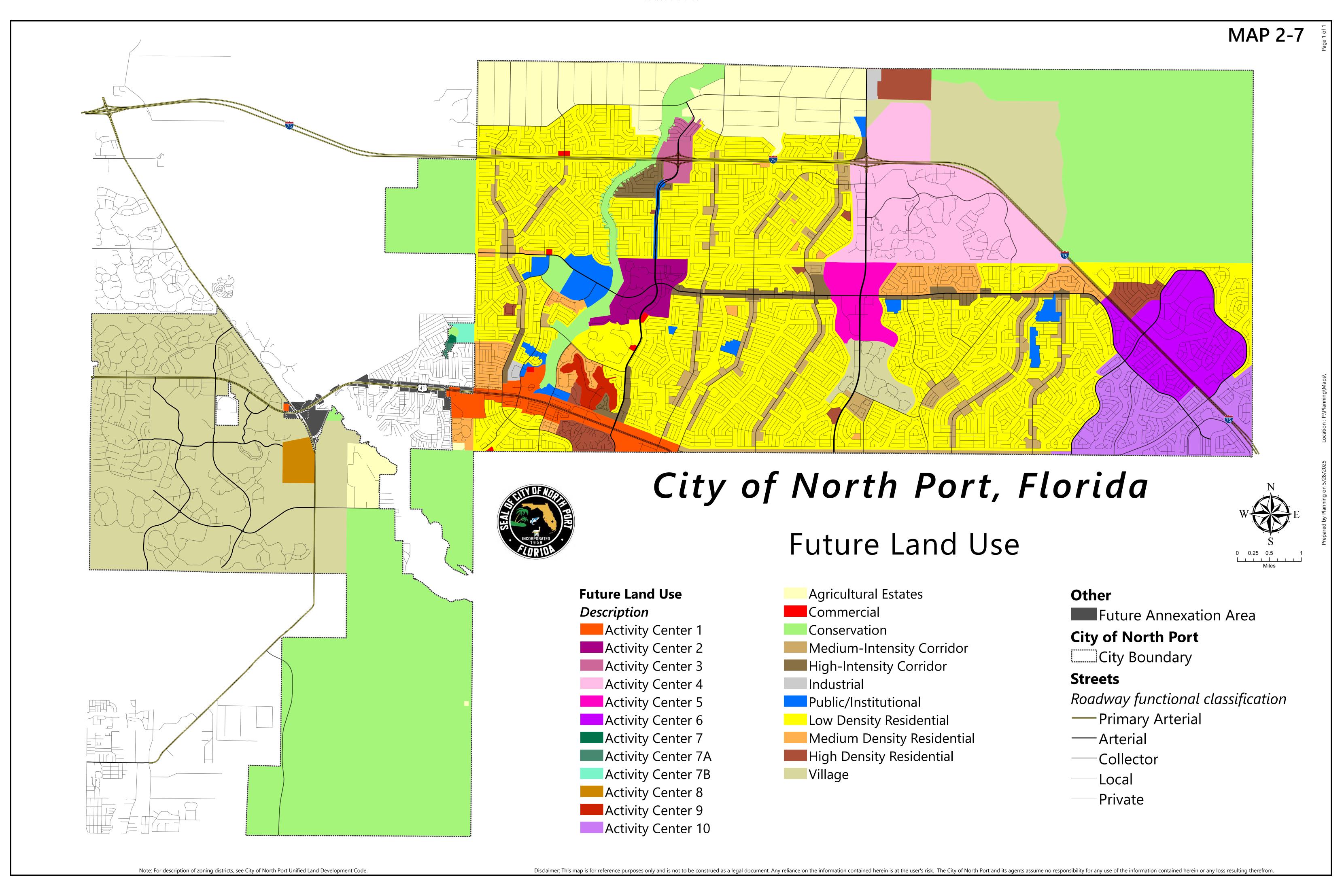
TO HAVE AND TO HOLD the same in fee simple forever.

Exhibit A to Ordinance No. 2025-22

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:	
Witness Signature	JEFFREY CORKHILL
WENNY AND 6 Printed Name of First Witness	LORI CORKHILL
<u>Mitness Signature</u> Witness Signature	
Printed Name of Second Witness	
STATE OF Florida COUNTY OF Lea	
The foregoing instrument was acknowledge online notarization, this day of who is/are personally known to me or who has/hav and who did take an oath.	Millialle
WENDY ADA LANG Commission # GG 228789 Expires June 14, 2022 Bonded Thru Troy Fain Insurance 800-385-7019	Notary Public, State of <u>Flov</u> 。 My Commission Expires: (全しり フス)





# 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.

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

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

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

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

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

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

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

**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

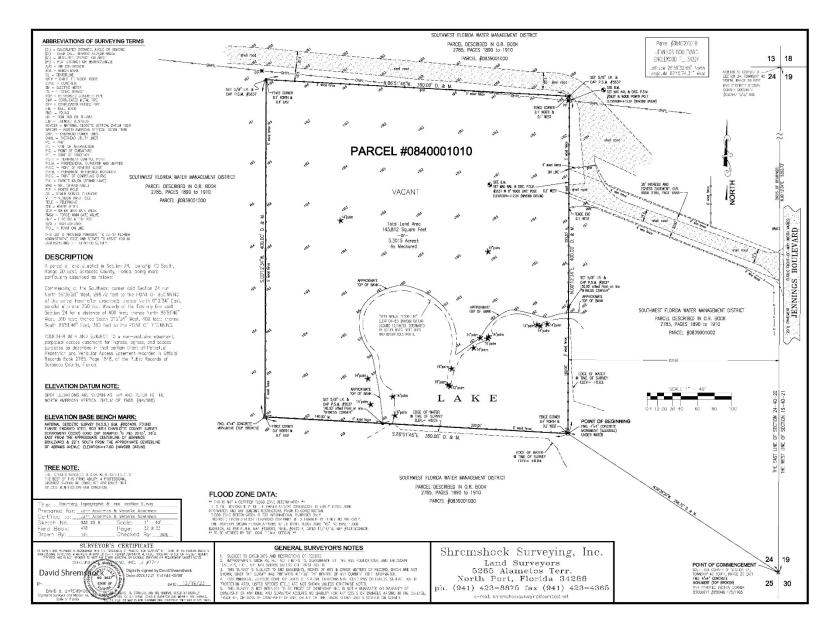
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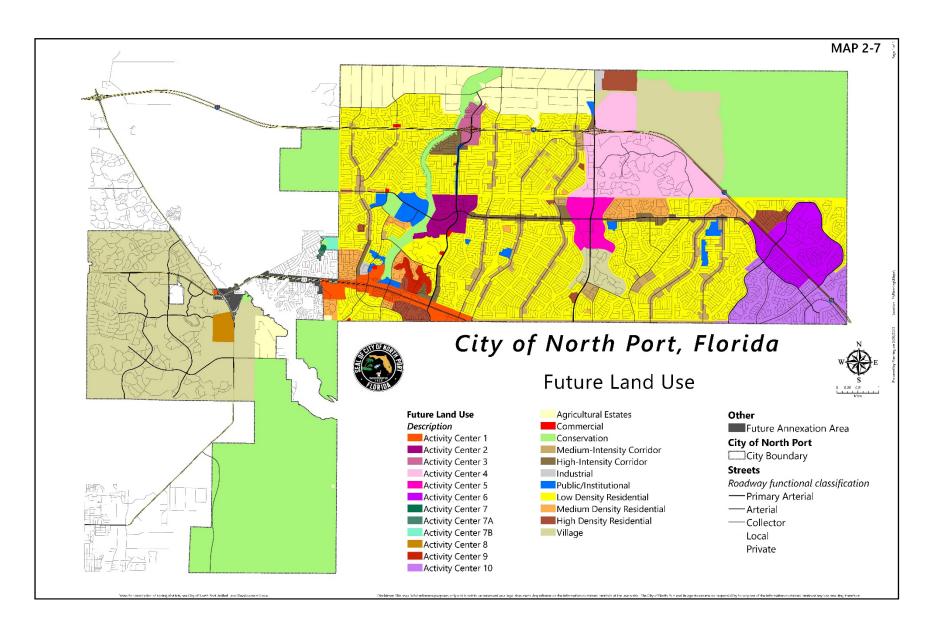
29	proposed Amendment to the City Commission; and						
30							
31	WHEREAS, the City Commission of the City of North Port held duly noticed public hearing at first and						
32		reading of this ordinance to review the recommendations of the Planning and Zoning Advisory					
33 34	Board and to receive public comment on the subject matter of this ordinance; and						
35	WHERE	EAS, the City Commission determined that the proposed amendments serve the public health,					
36	safety, and welfare of the citizens of the City of North Port, Florida.						
37							
38	NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:						
39							
40 41	SECTIO	N 1 – FINDINGS					
42	1.01	The above recitals are true and correct and are incorporated in this ordinance by reference.					
43	1.01	The above recitals are true and correct and are meorporated in this oralinance by reference.					
44	1.02	Pursuant to Florida Statutes Section 166.041(4)(a), the City timely posted a business impact					
45		estimate on the City's website on or before the date the newspaper published notice of the final					
46		reading of this ordinance.					
47							
48	1.03	Pursuant to Section 14 of Chapter 2023-304, Laws of Florida, this comprehensive plan amendment					
49		is not more restrictive or burdensome than current regulations.					
50							
51	1.04	All identified exhibits are incorporated in this ordinance by reference.					
52							
53	SECTIO	N 2 – ADOPTION					
54							
55	2.01	The City Commission hereby amends the City of North Port Comprehensive Plan Future Land Use					
56		designation from Conservation to Agricultural Estates for a 3.3015-acre area, generally located					
57		west of Winchester Boulevard and described on the boundary survey attached as Exhibit "A"					
58		("Subject Property").					
59	2.02	The City Commission havely amonds the North Port Communicative Dien Future Land Lies Man					
60	2.02	The City Commission hereby amends the North Port Comprehensive Plan Future Land Use Map					
61 62		2-7 as shown in the attached "Exhibit B," reflecting the amended land use designation of the					
63		Subject Property.					
64	2.03	All identified exhibits are incorporated in this ordinance by reference.					
65	2.03	All identified exhibits are incorporated in this ordinance by reference.					
66	SECTIO	N 3 – CONFLICTS					
67	0_0						
68	3.01	In the event of any conflict between the provisions of this ordinance and any other ordinance, in					
69		whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.					
70		p. 7					
71	SECTION 4 – SEVERABILITY						
72							
73	4.01	If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase,					
74	or provision of this ordinance is for any reason invalid or unconstitutional, that provision will be						

75 76		deemed a separate, distinct, and independ remaining portions of the ordinance.	lent provision and will not affect the validity of the				
77 78	SECTIO	SECTION 5 – EFFECTIVE DATE					
78 79	SECTIO	ON 3 - EFFECTIVE DATE					
80	5.01	The effective date of this Comprehensive	Plan Amendment shall be thirty-one (31) days after				
81		adoption, unless timely challenged pursuant to Section 163.3187, Florida Statutes. If challenged,					
82		the amendment shall not become effective until the Florida Department of Commerce ("DOC")					
83		or the Administration Commission issues a final order determining the amendment to be in					
84		compliance. No land uses dependent on this amendment may be established on the subject					
85		property prior to its effective date.					
86	5545	DV TITLE ONLY 15' 1 II II II O'L O'L					
87		• • • • • • • • • • • • • • • • • • • •	mmission of the City of North Port, Florida, in public				
88 89	sessioi	on on September 9, 2025.					
90	۸۵۵۵	OTED by the City Commission of the City of No	orth Port, Florida, on the second and final reading in				
91		c session on September 23, 2025.	in the second and initial reading in				
92	p 0.10.10	э ээээ ээр ээг ээр ээг ээр ээг ээг					
93		CIT	Y OF NORTH PORT, FLORIDA				
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108	APPRO	OVED AS TO FORM AND CORRECTNESS					
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110							
111		AFI COLEN CDM					
112 113		AEL GOLEN, CPM RIM CITY ATTORNEY					
112	INIEKI	MINI CITT ATTORNET					

#### **EXHIBIT A**



#### **EXHIBIT B**





# 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.

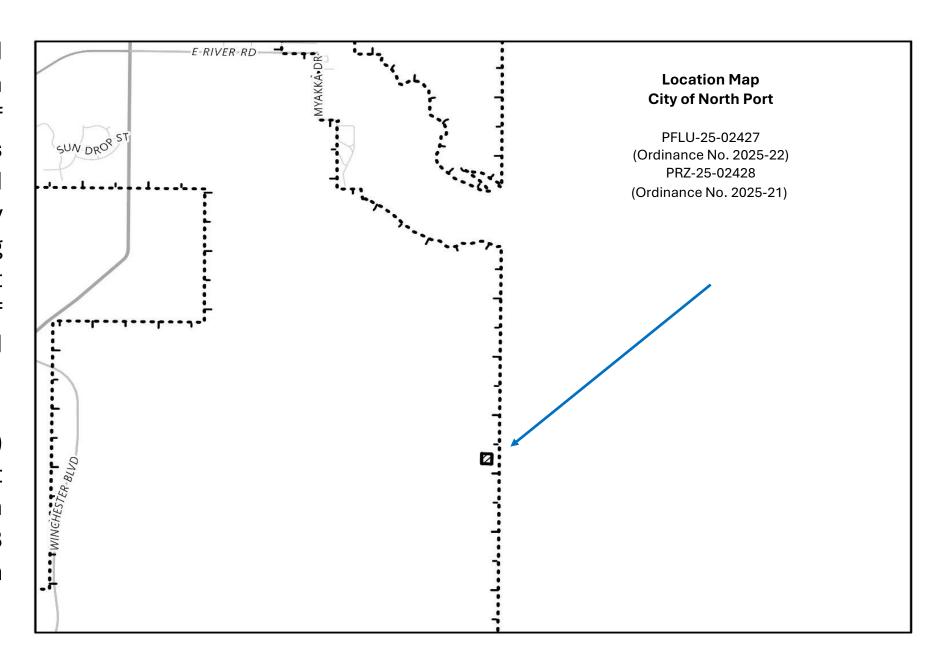
"The meeting will be held virtually on Teams on August 28, 2025, at 5 PM. If you wish to participate in this meeting, please contact our office at 941-429-7157 to provide your email address for addition to the list of attendees."

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 Development Code Land requires 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.



Owners Name	mailingaddress	Suite	Mailing Address	City	State Country	Zip code
SELECTED PROPERTIES LTD  MARTINEZ CHRISTIAN  OEI HUI CHEN JANE & R M DIRLEWANGER		STE 41	VICTORIA HOUSE 26 MAIN ST  1 CHEMIN DE LA TOUR CHAMPEL HOHLE GASSE 44 OBERGLATT	GX111AA GIBRALTAR 1206 GENEVA 8154 ZURICH	UNITED KINGDOM SWITZERLAND SWITZERLAND	
ONE STEP 317 LLC IMHAUSER GABRIELE			4-14-24-403 SETAGAYA SETAGAYA-KU GEYSTR 36	TOYKO 154-0017 80469 MUNICH	JAPAN GERMANY	
DOROUMIAN GEORGES & NAZIK PIU THIERRY & CELINE PRAT			19 BLD LOUIS FOURNIER 289 BLVD ALBERT EINSTEIN	13012 MARSEILLE 13013 MARSEILLE	FRANCE FRANCE	
RIVOIRE CHRISTIAN & MICHELE FLORIDA CONCEPT SCI			9 AVE DU BERRY 276 AV DU DOUARD	13180 GIGNAC LA NERTHE 13400 AUBAGNE	FRANCE FRANCE	
JONNART FRANCOIS CALANDAR JACQUELINE			1 RUE DU VAL 29 AV DE L ETOILE 13240 SEPTEME	60128 MORTEFONTAINE LES VALLONS	FRANCE FRANCE	
ROLAND BROCARD ROUGE CORINNE			23 RUE DE BOUDONVILLE 10 RUE DU MAS DE LA SCIE	NANCY 54000 STE MARIEDE CUINES 73130	FRANCE FRANCE	
HONG LIU MAN WEI LIU	<null></null>		117-119 FU ZHUANG JIE 117-119 FU ZHUANG JIE	TIANGIN 300100 TIANGIN 300100	CHINA CHINA	
DOUGLAS KARL A & BRENDA J BAGSHAW DOUG & GREG EADE	<null></null>		10341 PINETREE DR 60 WEXFORD AVE SOUTH	GRAND BEND HAMILTON	ON CANADA ON CANADA	NOM 1TO L8K 2N6
NASCIMENTO OZEIAS MOREIRA DO & GSDAM HENRETTA RODNEY J			T59 GINSENG TER STTITEVILLE 18206 MUIR WOODS CT	OTTAWA FOUNTAIN VALLEY	ON CANADA CA	K2S 1S7 92708
MORAD ILAN AVANT MARK E & S D AVANT	<null></null>	UNIT B	110 W COHRAN ST 11724 SUTTER AVE	SIMI VALLEY YUCAIPA	CA CA	93065 92399
BORTFELDT PAUL & SUSAN GROFF KEVIN			1345 ONYX CIR 7706 NW 218 ST	LONGMONT ALACHUA	CO FL	80504 32615
NGUYEN MAI & HAM THOMAS ROMELLE			951 NW 11TH CT 19736 DINNER KEY DR	BOCA RATON BOCA RATON	FL FL	33486 33498
SHARP & CLEAR CORP GONZIE CARLOS LLC		STE 103	431 NE 26TH AVE 4645 SE 11TH PL	BOYNTON BEACH CAPE CORAL	FL FL	33435 33904
HUA WEN HUA WEN			2806 IMPERIAL PINT TER 2806 IMPERIAL POINT TER	CLERMONT	FL FL	34711 34711
ANY STATE REAL ESTATE LLC HAUN JAMES A & REGINA M		STE 198	4613 N UNIVERSITY DR 11649 SW 12TH PL	CORAL SPRINGS DAVIE	FL FL	33067 33325
CAE INVESTMENTS LLC CGM GROUP LLC	C/O TITULAW.COM LLC	STE 602-A	3105 NW 107TH AVE 10372 NW 68TH TER	DORAL DORAL	FL FL	33172 33178
P&NH LLC CARR TAMMY & JACKIE			POB 27130 741 CARLA DR	EL JOBEAN ENGLEWOOD	FL FL	33927 34223
DIXON SYLVESTER L MARREN MARGARET L	<null></null>		2145 KENTUCKY AVE 7375 QUARRY ST	ENGLEWOOD ENGLEWOOD	FL FL	34224 34224
PICKETT TRAVIS R & ALYSSA SCHUH THOMAS SASCHA & KATRIN DORIS	C/O TMI ENGLEWOOD		11124 JACQUELINE AVE 1354 MANASOTA BEACH RD	ENGLEWOOD ENGLEWOOD	FL FL	34224 34223
DONOFRIO VINCEN L AFFORDABLE HOMEOWNERSHIP FOUNDATION		STE 100	4901 SW 160TH AVE 5264 CLAYTON CT	FORT LAUDERDALE FORT MYERS	FL FL	33331 33907
CERRA WAYNE & GC MILLER CHARLES ERIC			8333 BAMBOO RD 1454 CARMELLE DR	FORT MYERS FORT MYERS	FL FL	33967 33919
NICE SCOTT & MARION A EXTENT GROUP LLC			2218 CRYSTAL DR 3443 W 100TH TER	FORT MYERS HIALEAH	FL FL	33907 33018
LUXEL INC VALLE RAMON & MIRIAM		STE 2	944 W 30TH ST 9858 NW 122ND TER	HIALEAH HIALEAH	FL FL	33012 33018
VALLE RAMON & MIRIAN VILLANUEVA RODRIGUEZ & ASSOC INC			9858 NW 122ND TER 9135 NW 191ST TER	HIALEAH HIALEAH	FL FL	33018 33018
BATKILIN LEON SOUTHERN IMPRESSION HOMES LLC		STE 201B BLDG 400 STE 300	4330 SHERIDAN ST 10151 DEERWOOD PARK BLVD	HOLLYWOOD JACKSONVILLE	FL FL	33021 32256
ELEFTERIU RADU CAE INVESTMENTS LLC		UNIT 1880	2800 MARTIN AVE 18117 BISCAYE BLVD	LEHIGH ACRES	FL FL	33973 33160
CAPITAL INVESTMENTS OF MIAMI INC ISLAND FLOORING CORP			4821 SW 136TH PL 7027 SW 127 CT	MIAMI MIAMI	FL FL	33175 33183
LOPEZ BRUNO LOPEZ BRUNO SAUREZ		APT 228 APT 228	9300 W FLAGER ST 9300 W FLAGLER ST	MIAMI	FL FL	33174 33174
MULTI MEDIA CONCEPTS INC NEW VISTA PROPERTIES INC			PO BOX 613054 1750 SW 4TH AVE	MIAMI	FL FL	33261 33129
WALCOTT CAROL J & D N J WILLIAMS BAUMANN PAUL		UNIT 303	265 NW 193RD TER 10201 BELLAVISTA CIR	MIAMI GARDENS MIROMAR LAKES	FL FL	33169 33913
WASSERMAN MARK S WOODS LANA D		UNIT 608	13675 VANDERBILT DR 2076 PAR DR	NAPLES NAPLES	FL FL	34110 34120
WOODSTOCK ANN SUPREME BUILDERS INC	DEFINED BENEFIT TRUST		1903 81ST TER 701 KITTYHAWK WAY	NORTH LAUDERDALE NORTH PALM BEACH	FL FL	33068 33408
MORLEY CARLYN LEIGH FERNANDEZ MANUEL HERRERAS	DEFINED BENEFIT TROST		4540 SE 58TH PL 56 WINTERGREEN WAY	OCALA ORLANDO	FL FL	34480 32828
GONZALEZ LOUIS E KOPP MARKET INC			10047 MARGUEX CR 13083 PERGOLA AVE	ORLANDO ORLANDO	FL FL	32825 32832
DAVIS JAMES H JR & JOAN SHOER DORIS M & LS & JS			127 E CAMELOT DR 30 ZEBULAHS TRL	PALATKA PALM COAST	FL FL	32177 32164
CLEMENCIA PROP INVESTMENTS LLC SKY UNLIMITED GROUP CORP			16549 NW 4TH ST 1200 NW 184TH PL	PEMBROKE PINES PEMBROKE PINES	FL FL	33028 33029
COMMITMENT MEMS LLC VAUGHAN HOLDINGS 2020 LLC		APT 412 UNIT B	3095 N COURSE DR 2250 NW 15TH AVE	POMPANO BEACH POMPANO BEACH	FL FL	33069 33069
BOODOO HAROLD & SURUIDAI		UNITB	3492 JENNINGS BLVD 3492 JENNINGS BLVD	PORT CHARLOTTE PORT CHARLOTTE	FL FL	33981 33981
BODDOO HAROLD & SURUIDAI FOX MICHAEL E GOFF JERRINE	<null></null>		3500 JENNINGS BLVD 12009 RICHARDS AVE	PORT CHARLOTTE PORT CHARLOTTE PORT CHARLOTTE	FL FL	33981 33981 33981
HIZER GEORGE E & MELODY J HIZER HYTER KIM & MARY GRACE RODRIGUEZ			4081 CHIPPEWA ST 12042 GRADY AVE	PORT CHARLOTTE PORT CHARLOTTE PORT CHARLOTTE	FL FL	33981 33981
HITER KIM & MART GRACE RODRIGGEZ LOCKHART TAMMY M MARTIN LEONARD J JR&KARRIE A ATHANS-			12032 GROUT AVE 12035 RICHARDS AVE 3477 CHIPPEWA ST	PORT CHARLOTTE PORT CHARLOTTE PORT CHARLOTTE	FL FL	33981 33981
MARTINE Z NELLY B & RICARDO A PIURI IC WATERS			12530 GALLAGHER BLVD 18500 MURDOCK CIR	PORT CHARLOTTE	FL FL	33981 33948
PUBLIC WATERS REDMANN KELLIE RIDGE KYLE & JENNA L EVERS	C/O CHARLOTTE COUNTY		18500 MURDOCK CIR 12043 RICHARDS AVE 9405 HASTRAND CIR	PORT CHARLOTTE PORT CHARLOTTE PORT CHARLOTTE	FL FL	33948 33981 33981
WEINHARDT FRANK ERIC & MONIKA WOLF CODE INVESTMENTS LLC			2392 VANCE TER 18786 AYRSHIRE CIR	PORT CHARLOTTE PORT CHARLOTTE PORT CHARLOTTE	FL FL	33981 33948
CHEN ZHILI CHAR CO HABITAT/HUMANITY INC			11800 SW SILVERLAKE FALLS DR 1750 MANZANA AVE	PORT CHARLOTTE  PORT ST LUCIE  PUNTA GORDA	FL FL	34987 33950
PRO 4 PROPERTIES LLC MAVILIA MICHAEL ANTHONY			1349 RAZORBILL LN	PUNTA GORDA	FL	33983
MAVILIA MICHAEL ANTHONY NGUYEN NGHIEM CI OCEAN DEVELOPERS LLC			67 ROTONDA CIR 3216 58TH AVE N	ROTONDA WEST ST PETERSBURG	FL FL	33947 33714
JAGPERSAD RICHARD & LEELA			5259 N HIATUS RD 8710 NW 57TH LN	SUNRISE TAMARAC	FL FL	33351 33321
OCAMPO OLMEDO SHILLINGLAW ANDREW JR & MARIA			6462 CATALINA LN 16004 WINDLEAF PL	TAMARAC TAMPA	FL FL	33321 33624-1740
VERO ATLANTIC 2 LLC DEBELLEVUE JONATHAN	C/O CHARLES BROOKS HOLDING CO 401K	STE 1	1500 HWY A1A 5811 20TH ST	VERO BEACH ZEPHYRHILLS	FL FL	32963 33542
TRAN NGHIA TRONG & PHUNG KIM NHAN ZAHRADKA STEVEN & JOAN			2193 TRINITY GROVE CT 2490 RIVER RUN DR	DACULA DACULA	GA GA	30019 30019
BAKER ROBERT DIEP LAN NGOC			6474 LICK SKILLET RD 401 LAKEVIEW WAY	HAMILTON LAGRANGE	GA GA	31811 30241
BRUNELLE RICHARD F CF KL ASSETS 2021-2 LLC	<null></null>	STE 1275	55 BEAU BROOK LN 320 NORTH SANGAMON ST	SHARPSBURG CHICAGO	GA IL	30277-9551 60607
COLES ROBIN G TRUSTEE WALOR SANDRA J	<null></null>		8 NORCROSS ST 615 WHEELER RD	ARLINGTON DRACUT	MA MA	02474 01826-4239
VIGLIONE SALVATORE B & GM MCGRAIL SIMMONS-MAVILIA PATRICIA K			PO BOX 1604 PO BOX 1082	EASTON GROTON	MA MA	02334 01450
TORRISI ALFRED C & CAROL J TR DUFFY PATRICIA E L/E	<null></null>		191 COVENTRY LN 26 BIGELOW RD	NORTH ANDOVER WALTHAM	MA MA	01845 02154-0930
LEONARD DIANE R BUENTELLO GABRIELLE MARIE	<null></null>		61 MYOPIA RD 8 MECHANIC ST	WINCHESTER WOODVILLE	MA MA	01890-3751 01784
BEECHER FLOYD R KORMOS ALBERT J&SALLY&AJKJR&SK	C/O BEECHER BRUCE <null></null>		2A WILDROSE LN 39678 WILLIS RD	SCARBOROUGH BELLEVILLE	ME MI	04074-0000 48111-9146
CENTRELLA MICHAEL L EST GOODWIN PAUL	C/O FRYER SUSAN & PAUL		6082 MIDDLE LAKE RD 39480 LAKESHORE DR	CLARKSTON HARRISON TWP	MI MI	48346 48045
BARTLE DANIEL W OLSON VALERIE			34365 FLORENCE ST 15379 TRILLIUM CIR	WESTLAND EDEN PRAIRIE	MI MN	48185 55344-1884
BEDROS SUZANNE M JENKINS WILLIAM STEPHEN			6612 PAWNEE RD 5160 MALIBU DR	EDINA EDINA	MN MN	55439 55436-2714
ROSOW RICHARD F & VICKI U BRANDT STEPHEN P		UNIT 19C	1111 W RIVER PKWY 719 VALLEY RD	MINNEAPOLIS TWO HARBORS	MN MN	55415 55616-1476
WATERS INVESTMENTS LLC DARBY REBECCA M & HANNAH M DARBY			PO BOX 3191 132 JADE ST	BALD HEAD ISLAND BEAUFORT	NC NC	28461 28516
PANDEY AJAY COATES MICHAEL ANTHONY			109 AZALEA VIEW WAY 128 WHITEROCK DR	HOLLY SPRINGS MT HOLLY	NC NC	27540-5415 28120
CARLOTA 213 LAND TRUST 03/01/2021 BANGS PAUL F & BEVERLY		UNIT 19844	500 WESTOVER DR 257 TIMBERTOP RD	SANFORD NEW IPSWICH	NC NH	27330 03071
BANGS PAUL F & BEVERLY R VAZQUEZ RAFAEL & E MOWERY-PADILLA			257 TIMBERTOP RD 118 WARREN AVE	NEW IPSWICH BELLMAWR	NH NJ	03071 08031
JIMENEZ BELLARIA JARAMILLO- CARMICHE EILEEN R-& MGC JR			92 HOLMES MILL RD 31 MEADOW ST	CREAM RIDGE DENVILLE	NJ NJ	08514 07834
MP GREENWOOD HOUSE LLC ZASTOCKI KENNETH			8 DOUGLAS DR 23 SUNSET DR	HOLMDEL HOWELL	NJ NJ	07733 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></null>		8 VAN CEDAR ST	BRENTWOOD	NY	11717
RIOS FRANCES	<null></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	ОН	44805
NORVAC LLC			1902 SUNNY CREEK CT	GROVE CITY	ОН	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
WATER MANAGEMENT DISTRICT & TIITF SOUTHWEST FLORID

NAME\_ADD2 NAME\_ADD3 NAME\_ADD4 NAME\_ADD5 CITY STATE ZIP COUNTRY
29.0 S RIVER RD
23.79 BROAD ST BROOKSVILLE FLORID
23.79 BROAD ST BROOKSVILLE FLORID

#### Exhibit E to Ordinance No. 2025-22

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



# **National Wetlands Inventory**





August 4, 2025

#### Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Pond

Freshwater Forested/Shrub Wetland

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.

