



# STAFF REPORT

## First Slavic Pentecostal Church

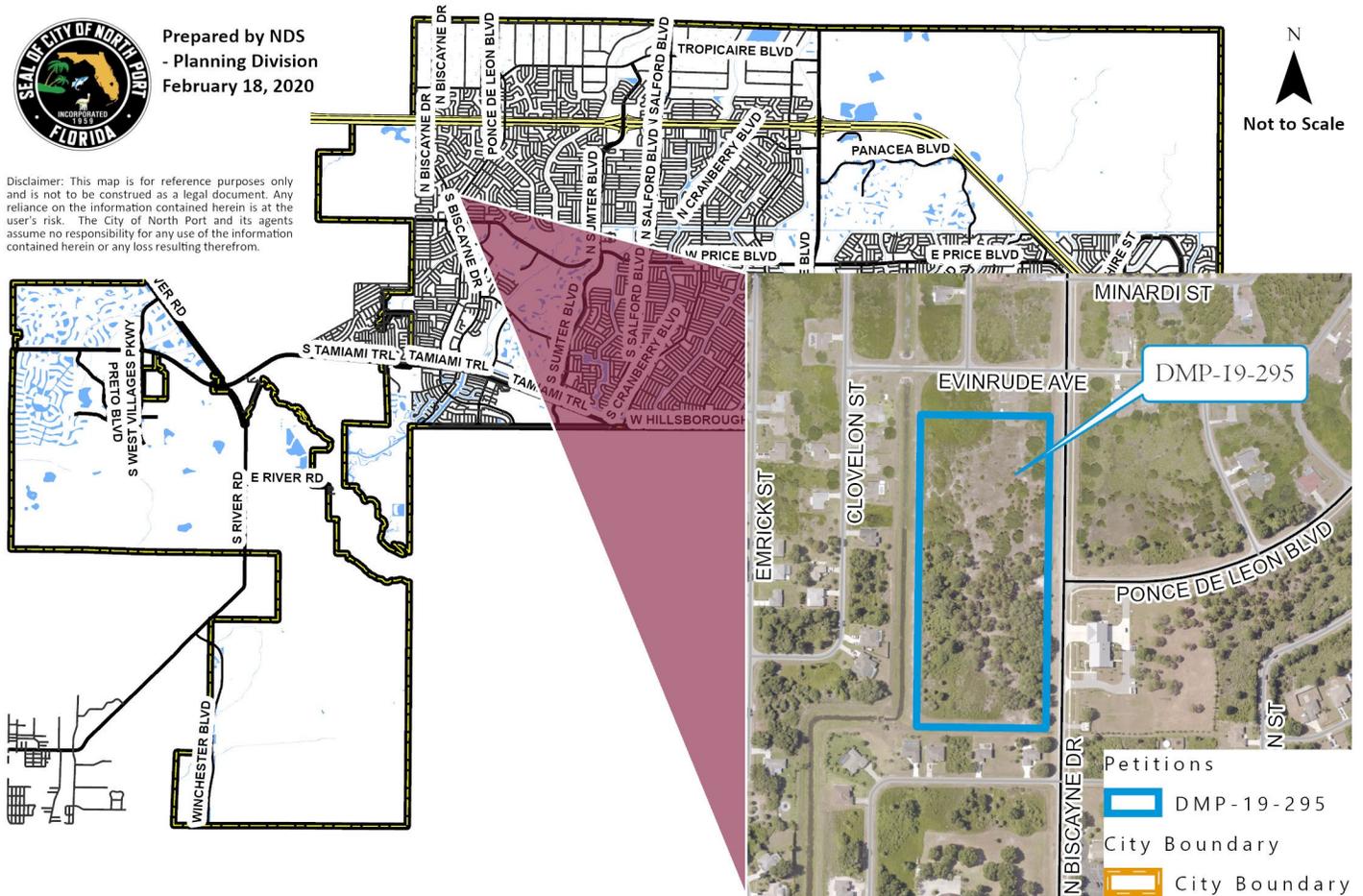
### Development Master Plan

**From:** Alison Christie, Senior Planner  
**Thru:** Nicole Galehouse, AICP, Planning Division Manager  
**Thru:** Frank Miles, MPA, Director, Neighborhood Development Services  
**Date:** February 19, 2020



Prepared by NDS  
 - Planning Division  
 February 18, 2020

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.



<b>PROJECT:</b>	First Slavic Pentecostal Church, DMP-19-295
<b>REQUEST:</b>	Approval of Development Master Plan application for a 45,500 SF church and accompanying infrastructure.
<b>APPLICANT:</b>	Miroslav Boychuk on behalf of First Slavic Pentecostal Inc. ( <b>Exhibit A-1, Affidavit</b> )
<b>OWNERS:</b>	First Slavic Pentecostal Inc. ( <b>Exhibit A-2, Warranty Deed</b> )
<b>LOCATION:</b>	North of Loxley Avenue, south of Evinrude Avenue, east of Clovelon Street, and west of North Biscayne Drive.
<b>PROPERTY SIZE:</b>	± 10 acres

## I. BACKGROUND

Miroslav Boychuk of First Slavic Pentecostal Inc. has formally submitted to the City of North Port a Development Master Plan application for a 45,500 square foot church facility, storage/maintenance building, dumpster enclosure, parking lot, landscaping, stormwater lake, and supporting utility/drainage infrastructure to serve the proposed project (**Exhibit B**). The application also includes a proposed 15,600 square foot facility with additional parking and infrastructure as a future phase 2. The project is proposed on a ±10.0 acre parcel located west of North Biscayne Drive and east of Clovelon Street. The parcel is zoned Neighborhood Commercial—High Intensity (NC-HI) which requires a development master plan as part of the approval process.

## II. REQUESTED WAIVERS

Pursuant to ULDC Sec. 53-118—Modifications of regulations, the Commission may approve waivers to regulations during the Development Master Plan hearing process. The applicant is requesting three waivers from the ULDC. A description of the requested modifications are outlined below:

### WAIVER #1

#### **ULDC Sec. 53-182.A.1(b)vii - Buffer Zone and Landscaping**

**A. If the landscape buffer area is adjacent to a residential zoning district, the landscape buffer area shall be a minimum twenty (20) feet in width. The buffer area shall not include any portion of the required easement. The landscape buffer and easement are separate areas which do not overlap and are mutually exclusive. Stormwater facilities shall be designed and utilized as an additional buffer to residential land uses.**

**1. The landscape buffer area shall contain at least one of the following to be approved by City Commission at the development master plan (DMP) application approval:**

...

**(b). A berm utilized as a planted buffer if sufficient erosion control methods are deemed maintainable.**

...

**vii. The berm shall not block any drainage flow, and the stormwater runoff from the berm shall not cause adverse impact(s) to off-site or on-site properties. No portion of the berm shall be located within the easement or right-of-way.**

This waiver request is to overlap the proposed 35-ft landscape buffer by 10-ft into the existing 20-ft maintenance easement provided that all the required plantings will be outside existing maintenance easement at west and south sides.

Staff Response: The ULDC requires a minimum 20-foot landscape buffer where neighborhood commercial properties are adjacent to residential uses and that it cannot overlap with an easement. The applicant in this case is proposing a

35-foot landscape buffer which overlaps the existing 20-foot maintenance easement by 10 feet. Essentially, this results in a 25-foot landscape buffer as there cannot be any plantings within the maintenance easement. The applicant is proposing this overlap as a part of the slope requirements of the berm, which is an option for the landscape buffer outlined in ULDC Sec. 53-182. This 10-foot overlap area has the appropriate slope for the berm. This results in a combined width of 45-feet where a 40-foot width is required. Public Works staff has recommended maintenance conditions if this waiver is approved.

**Staff has no objection to this waiver request with the conditions recommended by Public Works. Staff does not support this waiver without Conditions 3-5 recommended by Public Works.**

**WAIVER #2**

**ULDC Sec. 53-182.A.1(b).v—Buffer Zone and Landscaping**

**A. If the landscape buffer area is adjacent to a residential zoning district, the landscape buffer area shall be a minimum twenty (20) feet in width. The buffer area shall not include any portion of the required easement. The landscape buffer and easement are separate areas which do not overlap and are mutually exclusive. Stormwater facilities shall be designed and utilized as an additional buffer to residential land uses.**

**1. The landscape buffer area shall contain at least one of the following to be approved by City Commission at the development master plan (DMP) application approval:**

...

**(b). A berm utilized as a planted buffer if sufficient erosion control methods are deemed maintainable.**

...

**v. A City approved six-foot decorative fence shall be provided along the property line adjacent to residential uses.**

This waiver request is to omit a six-foot decorative fence adjacent to existing maintenance easement at west and south sides of the property.

Staff Response: Landscape buffers adjacent to residential properties are intended to provide both noise abatement and a visual barrier between different land uses. There is added distance between the residential uses and this neighborhood commercial use on the west and south sides due to the City's drainage rights-of-way. Though this additional distance could help with noise abatement measures, the 6-foot fence is essential in providing a visual barrier for residents. The proposed use on this property is a 45,000+ square foot house of worship. Due to its scale, it is important to leave protective measures in place to provide more visual screening and noise abatement for neighboring residential properties. As an alternative, the applicant could provide a different form of visual screening in place of the required 6-foot

fence, such as a denser landscape buffer.

**Staff does not support this waiver request without an additional form of screening.**

**WAIVER #3**

**ULDC Sec. 25-5.A.(2) - Off-Street Vehicular Facilities**

**A. Off-street parking facilities and other vehicular facilities, both required and provided, shall:**

...

**(2) Commercial: Be surfaced with asphalt, bituminous concrete, some other suitable impervious surface material, or City approved pervious pavement and be maintained in a smooth, well-graded condition; if the closest point of the principal structure is greater than one hundred (100) feet from the property line on which the driveway is situated, the driveway may be constructed with an approved pervious pavement or impervious material.**

The waiver is request is to only pave 50% of the required parking, leaving the remaining 50% as grass. Church use of all parking is estimated to only occur 1-2 times a week.

Staff Response: The applicant is requesting to utilize grass parking for 50% of their required parking rather than an impervious material. Though this would increase the green space on the site and reduce the amount of land covered by impervious surface, staff has concerns with the potential damage to the site that could occur. If vehicles are using this space 1-2 times per week, the grass will deteriorate and inclement weather could make traversing this area of the site difficult for residents. ULDC Sec. 25-5.A.(2)b does allow the use of shell and gravel for parking on a case-by-case basis after a review of aesthetics, feasibility and safety by the City Manager or designee, but does not include grass or a reference to not paving.

**Staff does not support this waiver request.**

### III. NEIGHBORHOOD MEETING

Pursuant to Section 53-5.E. of the ULDC, the applicant held a neighborhood meeting on February 6, 2020 at the Morgan Family Community Center in the City of North Port. The public notice, meeting agenda, and meeting minutes are attached as **Exhibit C**.

### IV. STAFF REVIEW

The following staff reviews are required for all Development Master Plan submittals prior to hearings held by the Planning and Zoning Advisory Board and City Commission:

- Pre-Application meeting with the Staff Development Review (SDR) team
- Formal Submittal/Resubmittal to be reviewed and approved by SDR

- Review for consistency with the Comprehensive Plan and Unified Land Development Code (See Section V)
- Fiscal Impact Analysis (See Section V)

<b>Staff Development Review</b>	
NDS/Planning	Meets requirements with conditions
NDS/Building-Arborist	No objection
NDS/Building-Structural	No objection
Fire & Rescue	Meets requirements with conditions
PW/Solid Waste	Meets requirements with conditions
PW/Stormwater & Environmental	Meets requirements with conditions
PW/Engineering-Infrastructure	No objection
Utilities	Meets requirements with conditions
Finance	No objection

Conditions from NDS/Planning, Fire & Rescue, Utilities, and PW/Solid Waste were addressed with final plans submittal prior to public hearing with Planning and Zoning Advisory Board.

## V. DATA & ANALYSIS

### COMPREHENSIVE PLAN

#### **Future Land Use Element, Goal 1**

The first goal of the Future Land Use Element is to properly locate land uses so as to 'maximize the economic benefit and enjoyment of natural and man-made resources' while 'minimizing the threat to health, safety and welfare.'

Staff Findings: The proposed project is located on North Biscayne Drive on the west side of the City. The property is surrounded by Low Density Residential Future Land Use and Residential Single Family Zoning. This property, as well as the parcel across North Biscayne Drive, are zoned Neighborhood Commercial—High Intensity, therefore, it has the ability to be developed into a range of retail uses including restaurants, convenience stores, personal services, offices, etc. There are design standards for development in NC-HI districts, which includes a maximum 5,000 square feet per use. Churches are exempt from this requirement. This proposed development includes a 45,500 square foot church which is not comparable in scale to the rest of the neighborhood. Additionally, as the proposed use of this property is a house of worship as opposed to the other types of commercial uses listed above, the City will not receive tax benefits from this development. A more detailed explanation of the fiscal impact can be found in Exhibit D to this staff report. Though the City will not receive tax benefits from the development of a church on this parcel, the use serves the community and allows the neighborhood more enjoyment from the property than if it were to remain vacant.

***Staff concludes that the proposed Development Master Plan is not consistent with Goal 1.***

**Future Land Use Element, Objective 1**

Objective 1 encourages the use of innovative land development regulations while using sound planning principles and maintaining the community character.

Staff Findings: As seen in the proposed elevations attached to the Development Master Plan, the applicant intends to create an aesthetically pleasing product. Additionally, the zoning designation of this property is Neighborhood Commercial—High Intensity which includes more stringent landscape buffer requirements. These buffer zones are intended to provide noise abatement and visual screening for adjacent residential properties. The visual screening is required to include a mix of planting of trees and shrubs in addition to a wall or berm to obstruct sightlines. This development master plan proposes plantings in addition to a berm to visually obstruct their development from adjacent residential uses.

***Staff concludes that the proposed Development Master Plan is consistent with Objective 1.***

**Future Land Use Element, Objective 4.19**

Encourage and support site and design features that promote neighborhood gathering points and stimulate social relationships.

Staff Findings: The proposed development will promote neighborhood gathering points by extending the current sidewalk creating better walkability for surrounding residents. The church will also hold events throughout the year in the facilities and open space on the property that are open to the public encouraging interaction among neighbors.

***Staff concludes that the proposed Development Master Plan is consistent with Policy 4.19.***

**Chapter 53—Zoning Regulations, Part 1.—General Provisions, Section 53-7—Development Master Plan Submission**

A development master plan (DMP) is required on this site pursuant to ULDC Sec. 53-6 as it is zoned Neighborhood Commercial—High Intensity (NC-HI). ULDC Sec. 53-7 outlines the submission requirements for the DMP along with the submittal and approval process.

Staff Findings: A complete application packet was submitted to the Planning Division of Neighborhood Development Services in accordance with ULDC Sec. 53-7.C on November 22, 2019. The Planning Division reviewed and processed the application in accordance with ULDC Sec. 53-7.D. and E.

***Staff concludes that the proposed Development Master Plan is consistent with this section.***

**Chapter 53—Zoning Regulations, Part 2, Schedule of District Regulations, Article XIV—NC-HI/NC-LI Neighborhood Commercial High/Low Intensity Districts**

The Neighborhood Commercial (NC) Districts are intended to provide for the customary and traditional conduct of limited trade, retail sales, and commerce in a manner convenient to and yet not disruptive to, adjacent residential areas.

Staff Findings: This property is specifically zoned Neighborhood Commercial-High Intensity which allows for other, higher intensity uses than Neighborhood Commercial—Low Intensity. A house of worship is permitted by right in NC-HI districts and by special exception in NC-LI districts. There are additional design standards required of developments in Neighborhood Commercial, of which churches are explicitly exempt from per ULDC Sec. 53-181(C). This includes the 5,000 square feet per use requirement. The proposed facility is 45,500 square feet with an additional 15,600 square foot structure proposed for a future phase. This structure is proposed at a much larger scale than anything else in the neighborhood and has the potential to be disruptive if appropriate protective measures are not taken. Though they are exempt from architectural standards, the attached elevations show a structure which is aesthetically pleasing. The use of a church on a Neighborhood Commercial site is convenient for residents in the adjacent residential single-family district.

***Staff concludes that the proposed Development Master Plan is not consistent with this section.***

**FISCAL IMPACT ANALYSIS**

Staff performed a fiscal impact analysis of the proposed First Slavic Pentecostal Church Development Master Plan using the City's Fiscal Analysis Model (NP FAM). The model assesses operating revenue and expenses to the City from new developments. The model employs a modified per capita, "average cost" approach to determining fiscal impacts (**Exhibit D**).

Staff Findings: The model estimates that the project operates at a deficit of \$421,119 through the first 5-year period, and continues to decrease over time. The total deficit over years 1-30 is \$2,833,290. However, this deficit does not take into account the revenue lost from a commercial development that could have been constructed on this property. The City loses tax revenue from both a church does not pay ad valorem taxes and from losing the ability to locate a commercial development on the property.

**VI. PUBLIC HEARING SCHEDULE**

**PUBLIC HEARING SCHEDULE**

<b>Planning &amp; Zoning Advisory Board Public Hearing</b>	March 5, 2020 9:00 AM or as soon thereafter
<b>City Commission Public Hearing</b>	March 24, 2020 6:00 PM or as soon thereafter

## VII. CONDITIONS & SAFEGUARDS

The **Development Master Plan** was approved by staff with the following conditions:

1. A 100% gopher tortoise survey done on December 18, 2019 and 24 burrows were found. If the survey is older than 90-days from the proposed start of land clearing, another gopher tortoise survey needs to be done per FWC Gopher Tortoise Permitting Guidelines for the site. The gopher tortoise survey must be completed prior to scheduling the pre-construction meeting or applying for a land clearing permit. All gopher tortoise burrows found on-site must be avoided with the required 25 ft radius. If gopher tortoises are proposed to be relocated, an FWC relocation permit for the relocation is needed, and a copy provided to the City. On completion of the relocation actions, submit a summary After Action report to the City that identifies the total number of tortoises relocated to the designated property.
2. The existing scrub jay survey was done on April 4-7, 2019. An updated scrub jay survey no older than 1 year, will be needed with the formal submittal of the later detailed MAS design phase if it is submitted after April 7, 2020.
3. The property owner will maintain the 10 feet that overlap into the 20-foot easement in perpetuity.
4. Any damage incurred to the proposed berm in the 10-foot overlap by City Public Works Staff during maintenance will be at the expense of the property owner.
5. Public Works must maintain access to the City drainage rights-of-way on the south and west sides of the property.

## VIII. POSSIBLE ACTIONS

1. **APPROVAL WITH WAIVERS AND CONDITIONS** of Petition DMP-19-295, First Slavic Pentecostal Church.
2. **APPROVAL WITH CONDITIONS** of Petition DMP-19-295, First Slavic Pentecostal Church without the requested waivers or with amended waivers.
3. **DENIAL** of Petition DMP-19-295, First Slavic Pentecostal Church with findings to support this action.

## IX. EXHIBITS

<b>Exhibits:</b>	A-1. Affidavit
	A-2. Warranty Deed
	B. Development Master Plan, with elevations
	C. Neighborhood Meeting documents
	D. Fiscal Impact Analysis

AFFIDAVIT

I (the undersigned), Anatoliy Olimpiyuk being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 22 day of November, 2019

Anatoliy Olimpiyuk Signature of Applicant or Authorized Agent      ANATOLIY OLIMPIYUK Print Name and Title

STATE OF FL COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 22 day of November, 2019, by Anatoliy Olimpiyuk who is personally known to me or has produced FL DL #0451-000-83-342-0 as identification, and who did/did not take an oath.

Michelle Holt Signature - Notary Public



AFFIDAVIT AUTHORIZATION FOR AGENT/APPLICANT

I (we), Miroslav Boychuk, property owner(s), hereby authorize Anatoliy Olimpiyuk to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) Tract 5 NEAR BLK 1293

26th Add to Port Charlotte  
MBB Signature of Owner      11-22-19 Date

STATE OF FL COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 22 day of November, 2019, by Miroslav Boychuk who is personally known to me or has produced FL DL #B220-558-67-419-0 as identification, and who did not take an oath.

Michelle Holt Signature - Notary Public



RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2016073403 2 PG(S)

6/13/2016 4:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1995211

This Instrument Prepared by:

IRYNA IVASHCHUK, ESQ.  
BERGER SINGERMAN LLP  
350 EAST LAS OLAS BLVD.  
SUITE 1000  
FORT LAUDERDALE, FLORIDA 33301

Property Appraiser's Folio No.:  
0972129306.

Doc Stamp-Deed: \$1,540.00

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made and executed this 8<sup>th</sup> day of June, 2016 by The Most Reverend Bohdan J. Danylo, Bishop of **St. Josaphat Ukrainian Catholic Diocese in Parma, Ohio**, having an address of P.O. Box 347180, Parma 44134-7180 ("**Grantor**"), to **First Slavic Pentecostal Inc.**, a Florida not-for-profit corporation, having an address of 5848 Tropicair Blvd., North Port, FL 34291 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents does grant, sell, and convey, unto Grantee, and its successors and assigns forever, that certain real property (the "**Property**") located and situated in Sarasota County, Florida and fully described as follows:

Tract J, Block 1293, TWENTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 15, Pages 3, 3A through 3S, of the Public Records of Sarasota County, Florida.

TOGETHER WITH all improvements, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining to the Property.

SUBJECT TO: (1) taxes for the year 2016 and all subsequent years thereafter, (2) all applicable building, zoning, land use and environmental ordinances and regulations, and (3) all covenants, conditions, easements, encumbrances, agreements, limitations, reservations, restrictions and other matters of record, without hereby reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed as of the day and year first above written.

WITNESSES:

GRANTOR:

[Signature]  
Print Name: Sichan Gamble

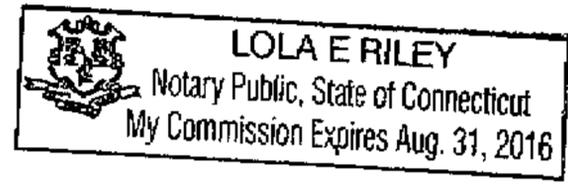
[Signature]  
The Most Reverend Bohdan J. Danylo, Bishop  
of St. Josaphat Ukrainian Catholic Diocese in  
Parma, Ohio

[Signature]  
Print Name: DeShonna Murray

STATE OF Connecticut )  
COUNTY OF Fairfield ) Stamford

The foregoing instrument was acknowledged before me this 8 day of June, 2016 by The Most Reverend Bohdan J. Danylo, as Bishop of St. Josaphat Ukrainian Catholic Diocese in Parma, Ohio, on behalf of the diocese. He is personally known to me or has produced U.S. PASSPORT as identification.

[Signature]  
My commission expires: Aug. 31, 2016  
NOTARY PUBLIC, State of ~~Florida~~ Connecticut  
Print Name: LOLA E. RILEY

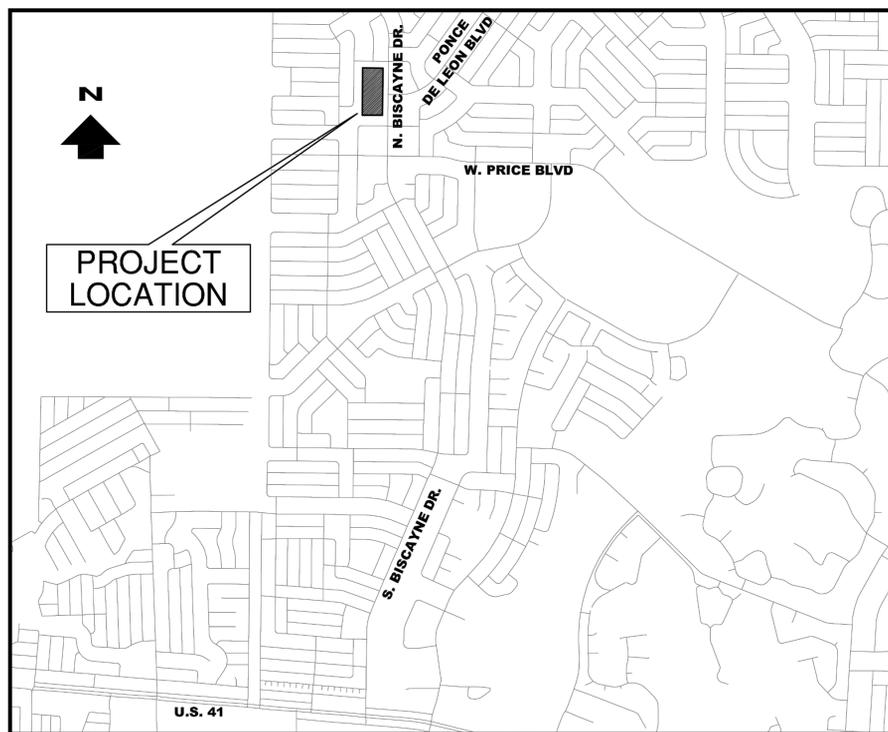


**DEVELOPMENT DATA:**

1. PARCEL ID: 0972-12-9306
2. PROPERTY AREA: 10.0 AC
3. SEC-TWS-RGE: 18-39S-21E
4. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.-88), N.G.S. TRIANGULATION STATION "HAVOLINE 2". TO CONVERT THE ELEVATIONS SHOWN TO THE N.G.V.D.-1929 DATUM, ADD 1.11 FEET.
5. FLOOD ZONE: X  
COMMUNITY MAP: 120279  
FIRM PANEL: 0378F
6. EXISTING ZONING: NCHI - NEIGHBORHOOD COMMERCIAL HIGH INTENSITY
7. EXISTING USE: VACANT COMMERCIAL
8. PROPOSED USE: CHURCH FACILITY
9. SETBACKS:  
NORTH SIDE / RESIDENTIAL = 30-FT  
WEST SIDE / REAR / WATER = 25-FT  
SOUTH SIDE / WATER = 25-FT  
EAST SIDE / FRONT / STREET = "0" LOT LINE PERMITTED
10. PROPOSED SITE COVERAGE:  
BUILDINGS = 1.2 AC (12%)  
PAVEMENT, WALKS = 3.9 AC (39%)  
GRASS PARKING = 0.9 AC (9%)  
OPEN SPACE = 4.0 AC (40%)  
TOTAL AREA = 10.0 AC (100%)
11. PHASING & PARKING CALCULATION:  
PHASE 1: 45,500 SF HOUSE OF WORSHIP, MAINTENANCE BUILDING, DUMPSTER ENCLOSURE  
  
REQUIRED: 1 SPACE / EACH 3 SEATS  
944 SEATS/3 = 315 SPACES  
  
PROPOSED: 158 PAVED (19 ADA COMPLIANT) & 157 GRASS PARKING  
= 315 SPACES  
  
PHASE 2: 15,600 SF GYM/OFFICE  
REQUIRED: 1 SPACE / 200 SF  
15,600 / 200 = 78 SPACES  
PROPOSED: 39 PAVED & 39 GRASS PARKING  
= 78 SPACES  
  
TOTAL PARKING PROPOSED: 393 SPACES (19 ADA)
12. MAINTENANCE OF FACILITIES: FIRST SLAVIC PENTECOSTAL INC. WILL MAINTAIN ALL FACILITIES ONSITE.
13. REFUSE COLLECTION: ON-SITE DUMPSTER W/SERVICE BY CITY OF NORTH PORT
14. UTILITY SERVICES:  
WATER SERVICE BY CITY OF NORTH PORT  
SEWER SERVICE BY CITY OF NORTH PORT  
ELECTRICAL SERVICE BY FP&L
15. FIRE PROTECTION: HYDRANT & SPRINKLED
16. BICYCLE AND PEDESTRIAN AMENITIES:  
  
REQUIRED: 41,000+ GROSS FLOOR AREA = 3 BENCHES & 3 BIKE RACKS  
  
PROPOSED: 3 BENCHES & 3 BIKE RACKS



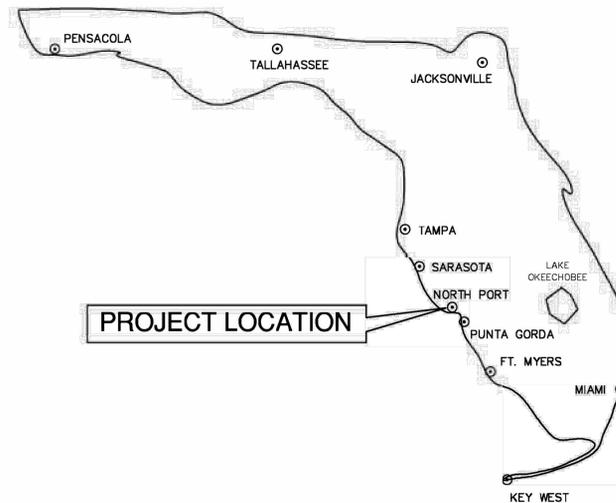
# FIRST SLAVIC PENTECOSTAL CHURCH DEVELOPMENT MASTER PLAN 1101 N BISCAYNE DR NORTH PORT, FL, 34291



**LOCATION MAP**

**DESCRIPTION OF REAL ESTATE**

TRACT "J", 26th ADDITION TO PORT CHARLOTTE SUBDIVISION, PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 3 AND 3A THROUGH 3S, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.



**INDEX TO SHEETS:**

- 1 COVER SHEET
- 2 DEVELOPMENT MASTER PLAN

**OWNER / APPLICANT:**

MIRON BOYCHIK  
FIRST SLAVIC PENTECOSTAL INC  
5848 TROPICAIRES BLVD, NORTH PORT, FL, 34291  
(941) 661-1540

**AGENTS:**

ANATOLIY OLIMPIYUK, P.E., (941) 628-8752  
IGOR SIMONTCHIK, (941) 270-7224

**SURVEYOR:**

ALAN K. FISH, P.S.M., FL CERT No.3941  
VAN BUSKIRK / FISH & ASSOC. INC.  
(941) 426-0681

**CIVIL ENGINEER:**

A.J. WICKERSON, P.E., FL P.E. No. 58397  
GIFFELS-WEBSTER ENGINEERS, INC.  
(941) 475-7981

**ENVIRONMENTAL SCIENTIST:**

DOROTHEA P. ZYSCO, C.E., PWS  
THE ECOLOGY GROUP, INC.  
(941) 639-4011

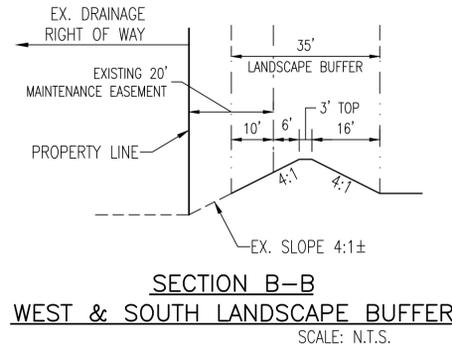
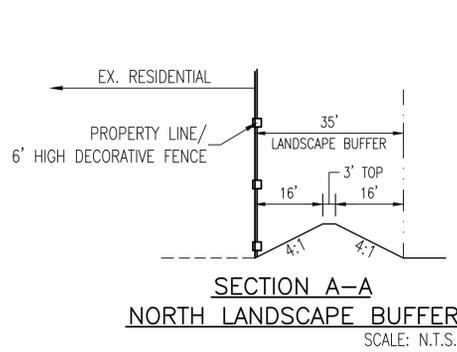
**ARCHITECT:**

ARCHITECT, T.A. KREBS LLC, AA26002462  
(941) 475-7327

**TRAFFIC ENGINEER**

CHRISTOPHER HATTON, P.E.  
KIMLEY-HORN AND ASSOCIATES, INC.  
813-620-1460

THESE PLANS PREPARED BY:  
ANATOLIY OLIMPIYUK, P.E. 85286  
DATE: NOVEMBER 2019



**PROPOSED SITE COVERAGE:**

BUILDINGS = 1.2 AC (12%)  
PAVEMENT, WALKS = 3.9 AC (39%)  
GRASS PARKING = 0.9 AC (9%)  
OPEN SPACE = 4.0 AC (40%)  
TOTAL AREA = 10.0 AC (100%)

**WAIVER REQUEST TABLE**

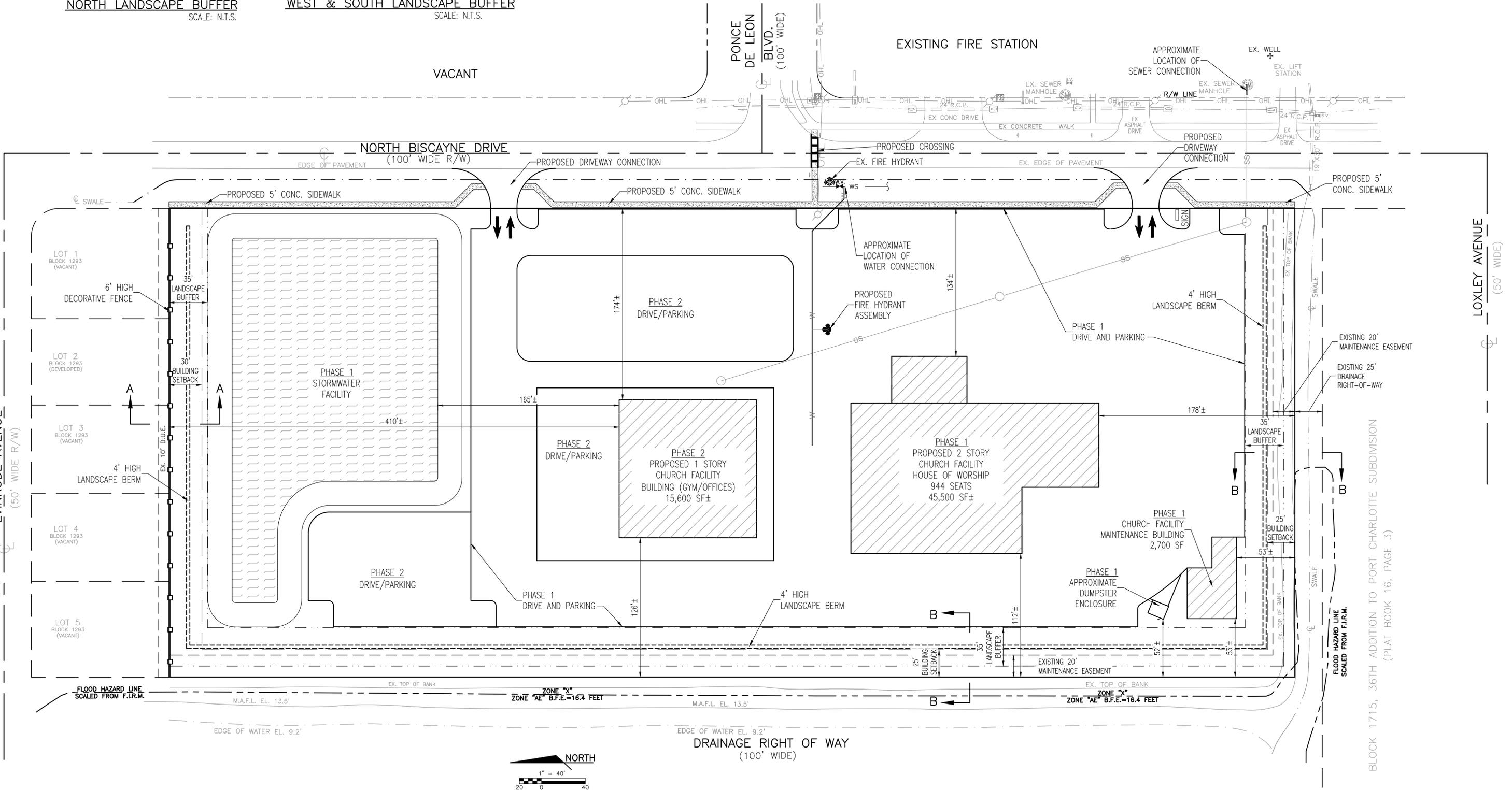
Waiver A: ULDC 53-182.A.(b)vii: A waiver to overlap proposed 35-foot landscape buffer by 10-foot into existing 20-foot maintenance easement provided that all the required plantings will be outside existing maintenance easement at West and South side.

Waiver B: ULDC 53-182.A.(b)v: A waiver to omit a six-foot decorative fence adjacent to existing maintenance easement at West and South side.

Waiver C: ULDC 25-5.A.(2): A waiver to use 50% parking spaces as pervious grass & 50% as impervious. Church use of all parking is limited to 1-2 times a week. This is also consistent with Low Impact Development Design ULDC 18-10.D.(1)

**LEGEND**

- STORMWATER FACILITY
- CONCRETE SIDEWALK
- BUILDING



BLOCK 1715, 36TH ADDITION TO PORT CHARLOTTE SUBDIVISION (PLAT BOOK 16, PAGE 3)



**FIRST SLAVIC PENTECOSTAL CHURCH**  
N. Biscayne Blvd. North Port, FL

  
Architect, T.A. Krebs llc



**FIRST SLAVIC PENTECOSTAL CHURCH**  
N. Biscayne Blvd. North Port, FL

  
Architect, T.A. Krebs llc



**FIRST SLAVIC PENTECOSTAL CHURCH**  
N. Biscayne Blvd. North Port, FL

  
Architect, T.A. Krebs llc

**Exhibit C**

**FIRST SLAVIC PENTECOSTAL INC for  
First Slavic Pentecostal Church**  
5848 TROPICAIRE BLVD,  
NORTH PORT, FL, 34291  
941-270-7224, alt. 941-628-8752  
tolimpiyuk@gmail.com

CITY OF NORTH PORT  
PLANNING

JAN 28 2020

RECEIVED

January 16, 2020  
File: 094

**RE: Neighborhood Meeting  
Project Name: First Slavic Pentecostal Church  
Application No.: DMP 19-295**

Dear Property Owner:

Please be advised that a formal application has been submitted to the City of North Port seeking approval of a Development Master Plan for the following property:

*1101 N BISCAYNE DR NORTH PORT, FL, 34291  
At the intersection of Biscayne Dr. and Ponce de Leon Blvd.*

The applicant, First Slavic Pentecostal Inc., is asking the City of North Port to approve the application to allow development of First Slavic Pentecostal Church on the described above property.

In compliance with the Unified Land Development Code requirements, a Neighborhood Meeting will be held to provide you an opportunity to become fully aware of our development intentions and to give you an opportunity to influence the form of development.

The Neighborhood Meeting will be held on February 6, 2020 at 6.30 pm at  
MORGAN FAMILY COMMUNITY CENTER  
6207 West Price Boulevard  
North Port, FL 34291

At this meeting the applicant will make every effort to illustrate how the property will be developed and to answer any questions. Should you have any questions prior to meeting, please contact me.

Sincerely,



Anatoliy Olimpiyuk, P.E.



## Neighborhood Meeting Agenda

Date: 2/6/2020

Time: 6:30 pm

Type of Meeting: Neighborhood Meeting for DMP 19-295

Meeting Facilitator: First Slavic Pentecostal Church

Invitees: Neighbors per list provided by the City on North Port

- I. Set up development master plan and project visuals
- II. Meet with neighbors coming in
- III. Presentation of proposed project
- IV. Answer questions
- V. Adjournment





## Exhibit C

### Neighborhood Meeting Minutes

Date: 2/6/2020

Time: 6:30 pm

Speaker Anatoliy Olimpiyuk

Thank you everyone for coming to the Neighborhood Meeting. Our project consists of constructing a new church building for First Slavic Pentecostal Church. The development will consist of two phases. Phase 1 will include construction of the church facility, storage/maintenance building, dumpster enclosure, parking lot, landscaping, stormwater lake, and supporting utility drainage infrastructure. Phase 2 will consist of an additional church facility with additional parking and supporting utility/drainage infrastructure.

There was a lot of information that were gathered for this project. We did traffic study, environmental studies, vegetated surveys, and everything was submitted to the City of North Port. The city has reviewed these studies and we received their preliminary comments with no objections or meets the cities requirements with conditions. We do have the SWFWMD Storm Water permit already approved. This was one of the requirements for moving forward.

So far everything is going great and we are excited about this project. We are hoping that the groundbreaking will be soon. Many of our church members are waiting with anticipations and keep asking us when things will move forward.

Now I will leave room for questions. (No one had any questions).

If there are no questions the meeting is dismissed.

**Note:** Many questions were answered during the discussions in front of the presented visuals in the back. See pictures below of the visuals.



# Exhibit D

**CITY OF NORTH PORT, FLORIDA  
DEVELOPMENT ECONOMIC AND FISCAL IMPACT MODEL  
First Slavic Pentecostal Church  
SUMMARY OF ECONOMIC AND FISCAL IMPACTS**

<b>I. OPERATING REVENUE IMPACT</b>	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
A. Ad Valorem Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B. Other Taxes	\$100,332	\$103,810	\$117,723	\$117,723	\$117,723	\$117,723	\$675,034
C. Permits, Fees, & Special Assessments	\$115,895	\$119,913	\$135,984	\$135,984	\$135,984	\$135,984	\$779,744
D. Intergovernmental Revenue	\$136,961	\$141,709	\$160,701	\$160,701	\$160,701	\$160,701	\$921,474
E. Charges for Services	\$1,078,452	\$1,115,838	\$1,265,384	\$1,265,384	\$1,265,384	\$1,265,384	\$7,255,825
F. Fines & Forfeitures	\$2,058	\$2,130	\$2,415	\$2,415	\$2,415	\$2,415	\$13,850
G. Miscellaneous Income	\$20,147	\$20,846	\$23,640	\$23,640	\$23,640	\$23,640	\$135,552
<b>TOTAL OPERATING REVENUE IMPACT</b>	<b>\$1,453,846</b>	<b>\$1,504,246</b>	<b>\$1,705,846</b>	<b>\$1,705,846</b>	<b>\$1,705,846</b>	<b>\$1,705,846</b>	<b>\$9,781,478</b>
<b>II. OPERATING EXPENDITURE IMPACT</b>	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
General Government	\$634,655	\$656,656	\$744,662	\$744,662	\$744,662	\$744,662	\$4,269,958
Economic Environment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Physical Environment	\$118,254	\$122,353	\$138,751	\$138,751	\$138,751	\$138,751	\$795,610
Human Services	\$15,153	\$15,679	\$17,780	\$17,780	\$17,780	\$17,780	\$101,953
Transportation	\$249,576	\$258,228	\$292,836	\$292,836	\$292,836	\$292,836	\$1,679,146
Public Safety	\$630,702	\$652,567	\$740,024	\$740,024	\$740,024	\$740,024	\$4,243,366
Culture/Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital	\$226,625	\$234,482	\$265,907	\$265,907	\$265,907	\$265,907	\$1,524,735
Debt & Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL OPERATING EXPENDITURE IMPACT</b>	<b>\$1,874,965</b>	<b>\$1,939,964</b>	<b>\$2,199,959</b>	<b>\$2,199,959</b>	<b>\$2,199,959</b>	<b>\$2,199,959</b>	<b>\$12,614,768</b>
<b>III. NET OPERATING SURPLUS/DEFICIT</b>	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
	<b>-\$421,119</b>	<b>-\$435,718</b>	<b>-\$494,113</b>	<b>-\$494,113</b>	<b>-\$494,113</b>	<b>-\$494,113</b>	<b>-\$2,833,290</b>
<b>IV. AD VALOREM INCREMENTAL REVENUE</b>	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>V. TOTAL IMPACT FEES</b>	<u>Years 2 - 6</u>	<u>Years 7 - 11</u>	<u>Years 12 - 16</u>	<u>Years 17 - 21</u>	<u>Years 22 - 26</u>	<u>Years 27 - 31</u>	<u>Years 2 - 31</u>
Law Enforcement	\$4,320	\$1,481	\$0	\$0	\$0	\$0	\$5,801
Fire	\$5,402	\$1,852	\$0	\$0	\$0	\$0	\$7,254
Parks & Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transportation	\$28,655	\$33,825	\$0	\$0	\$0	\$0	\$62,480
Solid Waste	\$1,378	\$472	\$0	\$0	\$0	\$0	\$1,850
General Government	\$4,909	\$1,683	\$0	\$0	\$0	\$0	\$6,593
<b>TOTAL IMPACT FEES</b>	<b>\$44,665</b>	<b>\$39,314</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$83,978</b>
<b>VI. UTILITY CONNECTION FEES</b>	<u>Years 2 - 6</u>	<u>Years 7 - 11</u>	<u>Years 12 - 16</u>	<u>Years 17 - 21</u>	<u>Years 22 - 26</u>	<u>Years 27 - 31</u>	<u>Years 2 - 31</u>
Water	\$77,396	\$26,536	\$0	\$0	\$0	\$0	\$103,931
Wastewater	\$105,446	\$36,153	\$0	\$0	\$0	\$0	\$141,599
<b>TOTAL CONNECTION FEES</b>	<b>\$182,842</b>	<b>\$62,689</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$245,530</b>
<b>VII. SUMMARY OF ANNUAL ECONOMIC IMPACTS (Output and Earnings in Current Dollars)</b>	<u>Year 5</u>	<u>Year 10</u>	<u>Year 15</u>	<u>Year 20</u>	<u>Year 25</u>	<u>Year 30</u>	
Direct Output From Development	\$34,585,465	\$47,165,725	\$47,165,725	\$47,165,725	\$47,165,725	\$47,165,725	
Direct Employment From Development	300	352	352	352	352	352	
Direct Earnings From Development	\$15,530,400	\$18,145,584	\$18,145,584	\$18,145,584	\$18,145,584	\$18,145,584	
Indirect Output From Development	\$20,218,663	\$26,794,365	\$26,794,365	\$26,794,365	\$26,794,365	\$26,794,365	
Indirect Employment From Development	399	471	471	471	471	471	
Indirect Earnings From Development	\$1,790,001	\$5,219,632	\$5,219,632	\$5,219,632	\$5,219,632	\$5,219,632	
Total Output From Development	\$54,804,128	\$73,960,090	\$73,960,090	\$73,960,090	\$73,960,090	\$73,960,090	
Total Employment From Development	699	823	823	823	823	823	
Total Earnings From Development	\$17,320,401	\$23,365,216	\$23,365,216	\$23,365,216	\$23,365,216	\$23,365,216	

Note: If entire jurisdiction growth forecasts are used in scenario modeling, disregard indirect and total impact categories. For this case, direct impacts represent total impacts.