



City of North Port

ORDINANCE NO. 2017-08

(Rezoning ± 3.7 acres from City of North Port Residential Single-Family zoning district (RSF-2) designation to City of North Port Office, Professional, Institutional zoning district (OPI) designation located in Sections 30 and 31, Township 39 South, Range 21 East)

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA REZONING ± 3.7 ACRES LOCATED IN SECTIONS 30 AND 31, TOWNSHIP 39 SOUTH, RANGE 21 EAST, FROM RESIDENTIAL SINGLE-FAMILY ZONING DISTRICT (RSF-2) DESIGNATION TO OFFICE, PROFESSIONAL, INSTITUTIONAL ZONING DISTRICT (OPI) DESIGNATION; PROVIDING FOR FINDINGS; PROVIDING FOR REZONING OF LANDS; PROVIDING FOR FILING OF ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1- FINDINGS

- 1.01 On February 13, 2017, Robert J. Doerrfeld, Vice-President on behalf of New Hope Community Church of North Port, an Affiliated Church of the Christian and Missionary Alliance, Inc. submitted petition number REZ-17-027 to rezone ± 3.7 acres of certain real property located wholly within the corporate limits of the City of North Port, Florida; and
- 1.02 The ± 3.7 acres located in Sections 30 and 31, Township 39 South, Range 21 East is shown on the location map, attached hereto and incorporated herein as Exhibit “A” comprises of ±

- 3.7 acres currently zoned as Residential Single-Family zoning district (RSF-2) designation; and
- 1.03 The proposed petition requests ± 3.7 acres be rezoned to City of North Port Office, Professional, Institutional zoning district (OPI) designation; and
 - 1.04 The public notice requirements pursuant to Chapter 163, Florida Statutes, have been adhered to and satisfied; and
 - 1.05 After consideration of a staff report from the Neighborhood Development Services, Planning Division, the North Port Planning and Zoning Advisory Board (PZAB) acting as the Local Planning Agency, at its regular meeting of Thursday, April 20, 2017, held a duly noticed public hearing at which time all interested parties had an opportunity to appear and be heard regarding Ordinance No. 2017-08; and
 - 1.06 The North Port City Commission held duly noticed public hearings on May 10, 2017, first reading and May 23, 2017 adoption hearing, received and reviewed this petition and recommendation of the Local Planning Agency and found this Ordinance to be consistent with the adopted North Port Comprehensive Plan and Unified Land Development Code.

SECTION 2 -REZONING

- 2.01 The zoning classification of ± 3.7 acres currently zoned as Residential Single-Family zoning district (RSF-2) designation, as shown herein on the location map, attached hereto and incorporated as Exhibit "A" is hereby changed to City of North Port Office, Professional, Institutional zoning district (OPI) designation.
- 2.02 The City of North Port Commission hereby approves and adopts amendment REZ-17-027 to the City of North Port Zoning Map.

SECTION 3 – FILING OF ORDINANCE

- 3.01 Upon adoption of this Ordinance, the City Clerk is directed to cause a copy of this Ordinance to be filed with the Clerk of the Circuit Court for Sarasota County, Florida and with the Florida Department of State.

SECTION 4 – SEVERABILITY

- 4.01 If any section, subsection, sentence, clause, phase, or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 5 – CONFLICTS

5.01 In the event of any conflicts between the provisions of this Ordinance and any other ordinance, the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 6 – EFFECTIVE DATE

6.01 This Ordinance shall take effect immediately after adoption by the City of North Port Commission. No development order, or development permits dependent on this Ordinance may be issued before it has become effective.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public session this _____ day of _____, 2017.

PASSED and DULY ADOPTED by the City Commission of the City of North Port, on the second and final reading in public session this _____ day of _____, 2017.

CITY OF NORTH PORT, FLORIDA

LINDA M. YATES
MAYOR

ATTEST:

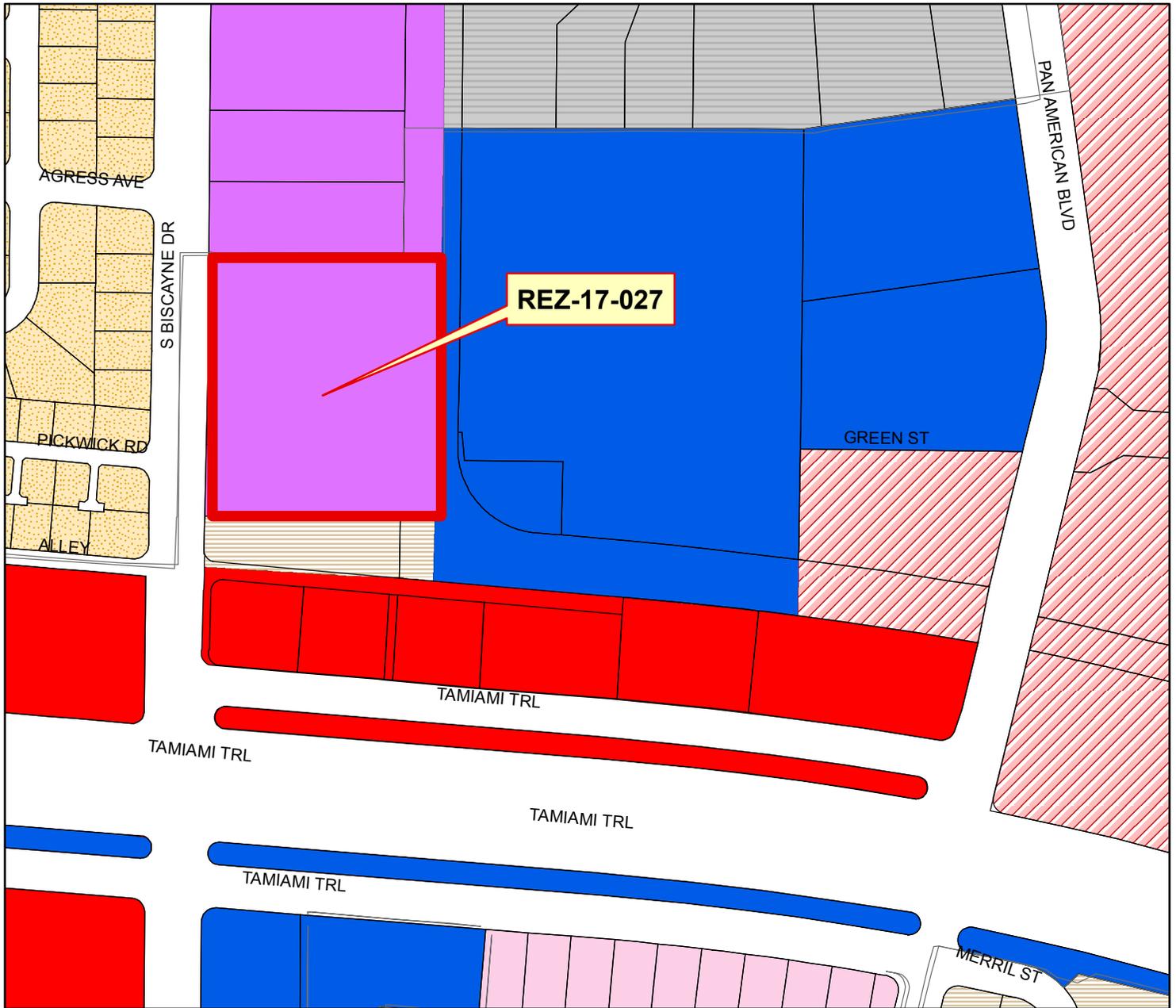
PATSY C. ADKINS, MMC
CITY CLERK

APPROVED AS TO FORM AND
CORRECTNESS:

MARK MORIARTY
CITY ATTORNEY

Exhibit "A"

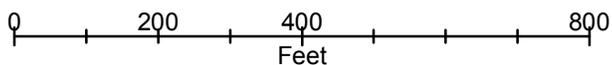
City of North Port Office, Professional, Institutional (OPI) Zoning Designation
 REZ-17-027 - New Hope Community Church Rezone



Zoning Classifications					
	AC-7 - Activity Center 7		AG - Agriculture		PCD - Planned Community Development
	CLR - Commercial Redevelopment Low Impact		CD - Conservation District		RSF-2 - Residential Single Family 2
	V - Village		ROS - Recreation/Open Space		RSF-3 - Residential Single Family 3
	CGS - Commercial General S		GU - Government Use		RMF - Residential Multi-Family
	NC-HI - Neighborhood Commercial-High Intensity		ILW - Industrial/Light Warehouse		RMH - Residential Manufactured Housing
	NC-LI - Neighborhood Commercial-Low Intensity		CG - Commercial General		RTF - Residential Two Family
	ComRec - Commercial/Recreation		OPI - Office/Professional/Institutional		NZD - No Zoning Designation
			UIC - Utility Industrial Corridor		REZ-17-027



Prepared by NDS/Planning Division
 February 28, 2017



NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF THE CITY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME MAY BE AMENDED FROM TIME TO TIME.

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at 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.