



NEIGHBORHOOD DEVELOPMENT SERVICES DEPARTMENT

Planning Division

STAFF REPORT

New Hope Community Church Rezone, Ordinance No. 2017-08 (REZ-17-027)

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.

To: Peter D. Lear, CPA, CGMA, Interim City Manager
Thru: Scott Williams, Neighborhood Development Services Director
Thru: Michele Norton, AICP, Planning Manager
From: Sherry Willette-Grondin, Zoning Coordinator
Date: April 20, 2017

I. GENERAL INFORMATION

Project: Petition No. REZ-17-027, Ordinance No. 2017-08, New Hope Rezone
Request: Approval of 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.
Applicant: Robert J. Doerrfeld, Vice-President (**Exhibit A-1, Affidavit**)
Owner(s): New Hope Community Church of North Port, an Affiliated Church of the Christian and Missionary Alliance, Inc. (**Exhibit A-2, Warranty Deed**)
Location: 5600 S. Biscayne Drive
Property Size: ± 3.7 acres

II. BACKGROUND

The New Hope Community Church was built in 1964 prior to the City's zoning regulations. The church property was previously owned by the First Presbyterian Church and then sold to its current owners, the New Hope Community Church in 2008. In 2013, the applicant had purchased three former modular classrooms for expansion of the church activities.

The New Hope Community Church property underwent a special exception in 2014 to allow for three (3) one-story modular buildings to be used as classrooms and as temporary structures for

a two-year period under SPX-13-075 which expired in 2016. When the Special Exception expired, the applicant had the option to apply for an extension pursuant to the provisions of the order of approval. It should be noted that the modular buildings have been permitted and all inspections have been met.

Staff received a request for a special exception extension on May 25, 2016, however, when staff began researching the special exception extension, it was found the current zoning of Residential Single-Family zoning district (RSF-2) is inconsistent with the Future Land Use (FLU) Map which classifies the property as Activity Center and the City’s Comprehensive Plan, Future Land Use Element, Goal 1: Policy 1.1 which states, “These lands are designated to provide an area for coordinated development of industrial, commercial, professional office, residential, public and recreational uses. This designation provides for a variety of uses where project components and land use relationships are physically and functionally integrated. This conflicts with the Comprehensive Plan’s Future Land Use Goals, Objectives and Policies (GOP’s) which defines the Density/Intensity (D/I) standards for Activity Centers. As shown in Figure 1 below, Low Density Residential is a non-permitted use (NPU), however, Professional Office is permitted.

Figure 1: Standards for Activity Centers

Activity Centers	AC#1 US-41	AC#2 Town	AC#3 Sumter	AC#4 Toledo Blade/I-75	AC#5 Toledo Blade/Price	AC#6 Yorkshire	AC#7 Warm Mineral Springs	AC#8 River Road Office Park (3,4)
Future Land Use Map Designation	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %
Low Density Residential	NPU 0	4.0/ 10	NPU 0	4.0/ 27	NPU 0	NPU 0	4.0/ 52 A: 0/0	n/a n/a
Medium Density Res.	5.5/ 2	10.0/ 16	NPU 0	10.0/ 5	10.0/ 9	10.0/ 9	0 / 0 A:10.0/30	n/a n/a
High Density Residential	15.0/ 2	15.0/ 27	NPU 0	15.0/ 4	15.0/ 9	15.0/ 9	0 / 0 A: 0/0	15.0/ 20
Professional Office	/0.95 18	/0.95 13	/0.95 23	/0.95 13	/0.95 13	/0.30 10	See foot note 2	/0.55 24
Commercial	/0.95 58	/0.95 22	/0.95 ¹ 75	/0.95 20	/0.95 39	/0.30 16	/0.15 12 A: .6/90	/0.55 20
Industrial	/0.95 9	/0.95 ² 1	/0.95 ² 2	/0.95 29	/0.95 26	/0.30 38	/0 0 A: 0/0	n/a n/a
Public – Rec/Open	___ 11	___ 11	___ 0	___ 1	___ 4	n/a 6	___ 36 A: 20 ⁶	___ 36
Utility Ind. Corr						n/a 12		

According to Sec. 53-120 of the Unified Land Development Code regarding the intent of the Residential Single-Family zoning district RSF-2 designation it states, **“these districts are intended to be single-family residential areas of low density”**.

Staff met with the representatives of New Hope Community Church to discuss the matter and provided the property owner with the option to extend the Special Exception or apply for rezone. The property owner through their submission of an application for rezone, opted for rezoning the property to Office, Professional, Institutional.

On February 13, 2017, Robert J. Doerrfeld, Vice-President of New Hope Community Church of North Port, an Affiliated Church of the Christian and Missionary Alliance, Inc., submitted a petition to the City of North Port requesting approval to rezone ± 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.

The subject property is located north of Tamiami Trail, US-41, east of and adjacent to S. Biscayne Drive.

The site is currently zoned Residential Single-Family zoning district (RSF-2) designation with a Future Land Use of Activity Center. The RSF-2 zoning district is intended to be single-family residential areas of low density. Under the current RSF-2 zoning regulations, houses of worship are neither a permitted or prohibited use. However, a house of worship can be considered through a special exception with a minimum parcel size of two acres. The existing church building currently functions as a sanctuary, fellowship hall, nursery and an afternoon meeting place for the Church’s youth ministries and other accessory types uses including a cold weather shelter when necessary.

Rezoning the property to Office, Professional, Institutional zoning district (OPI) designation as defined in the adopted Unified Land Development Code is consistent with these uses and states:

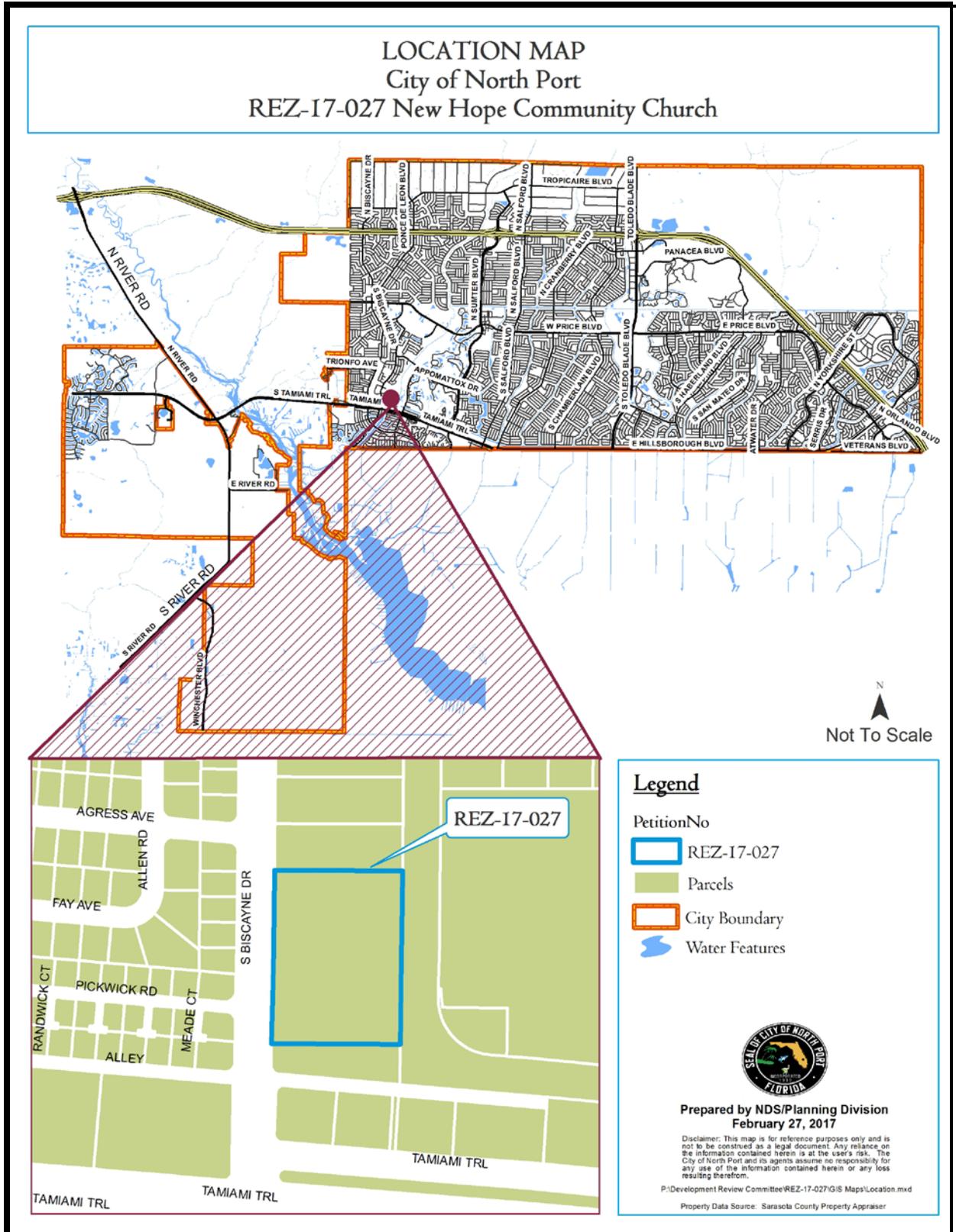
Sec. 53-89. - Intent.

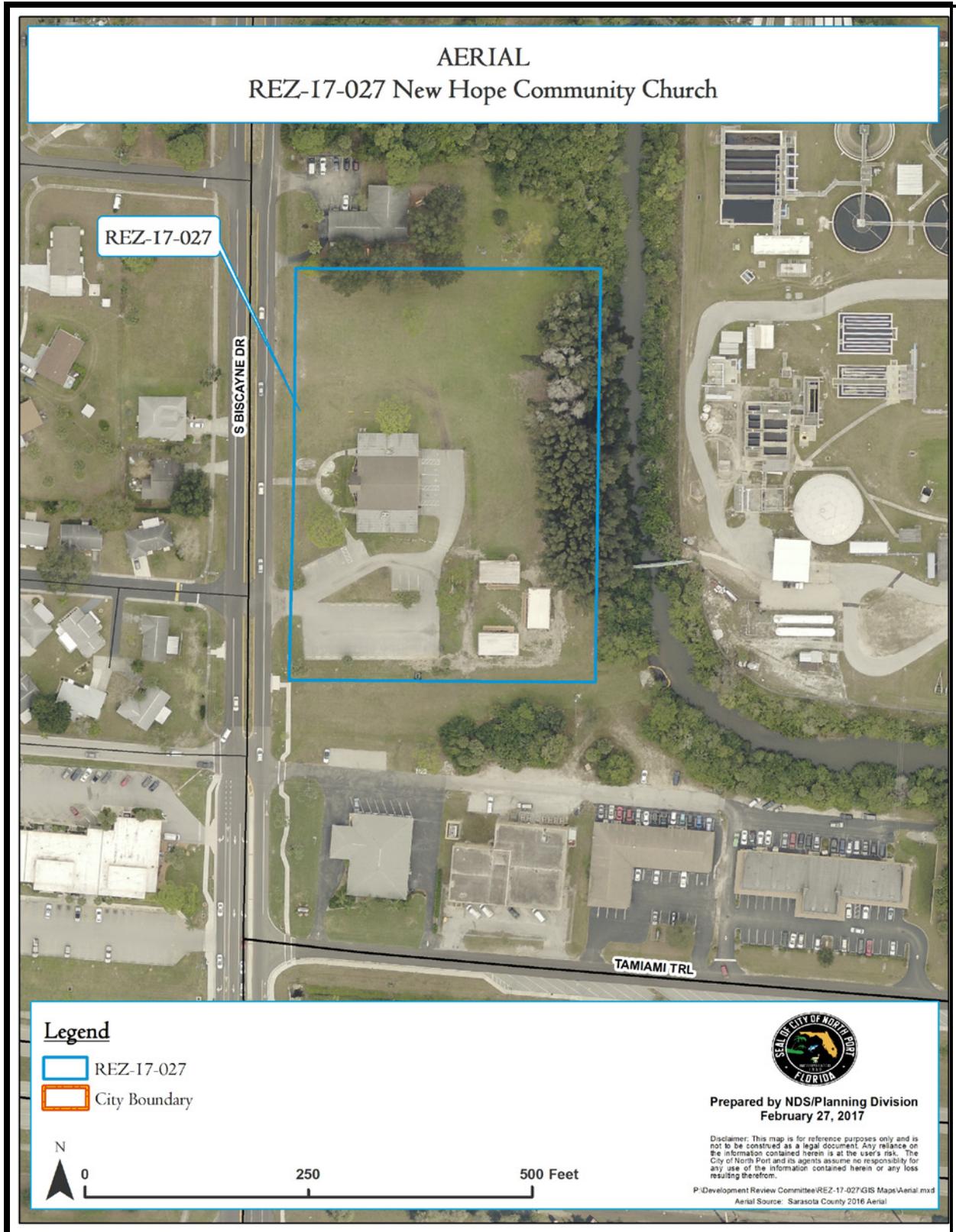
The OPI land use grouping is intended for professional and business offices, institutional, cultural and allied uses. The land use grouping is not commercial in character; however, certain very limited commercial uses may be permissible by special exception in demonstrated support of office and institutional uses in the specific OPI land use group. Large-scale office, professional, cultural and institutional uses are encouraged to locate in these areas. Houses of worship are a permitted use under the OPI zoning designation.

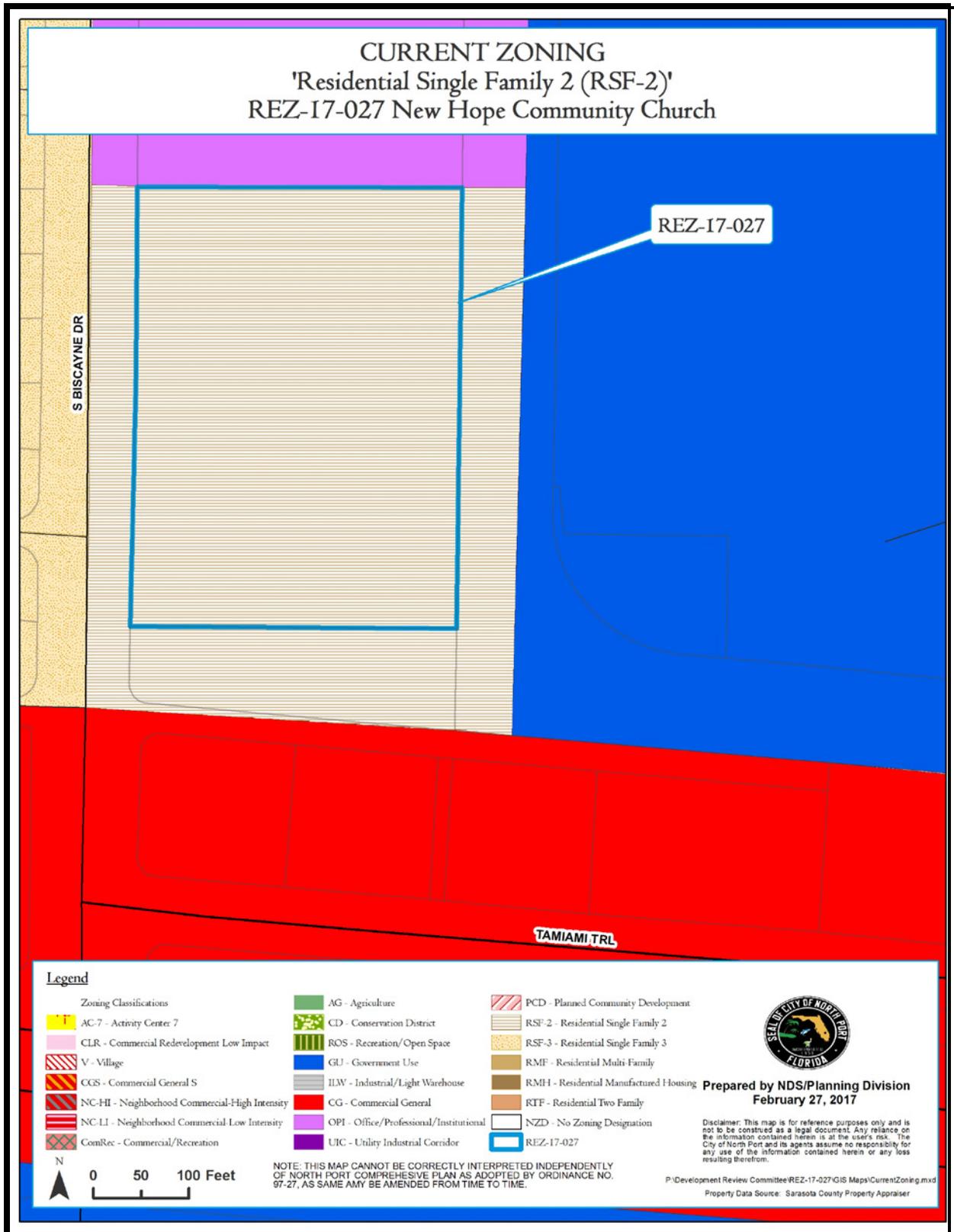
Rezoning the New Hope Community Church property to Office, Professional, Institutional is consistent with Comprehensive Plan, and the Future Land Use Map. In addition, the Office, Professional, Institutional zoning is compatible with the surrounding area. The property directly

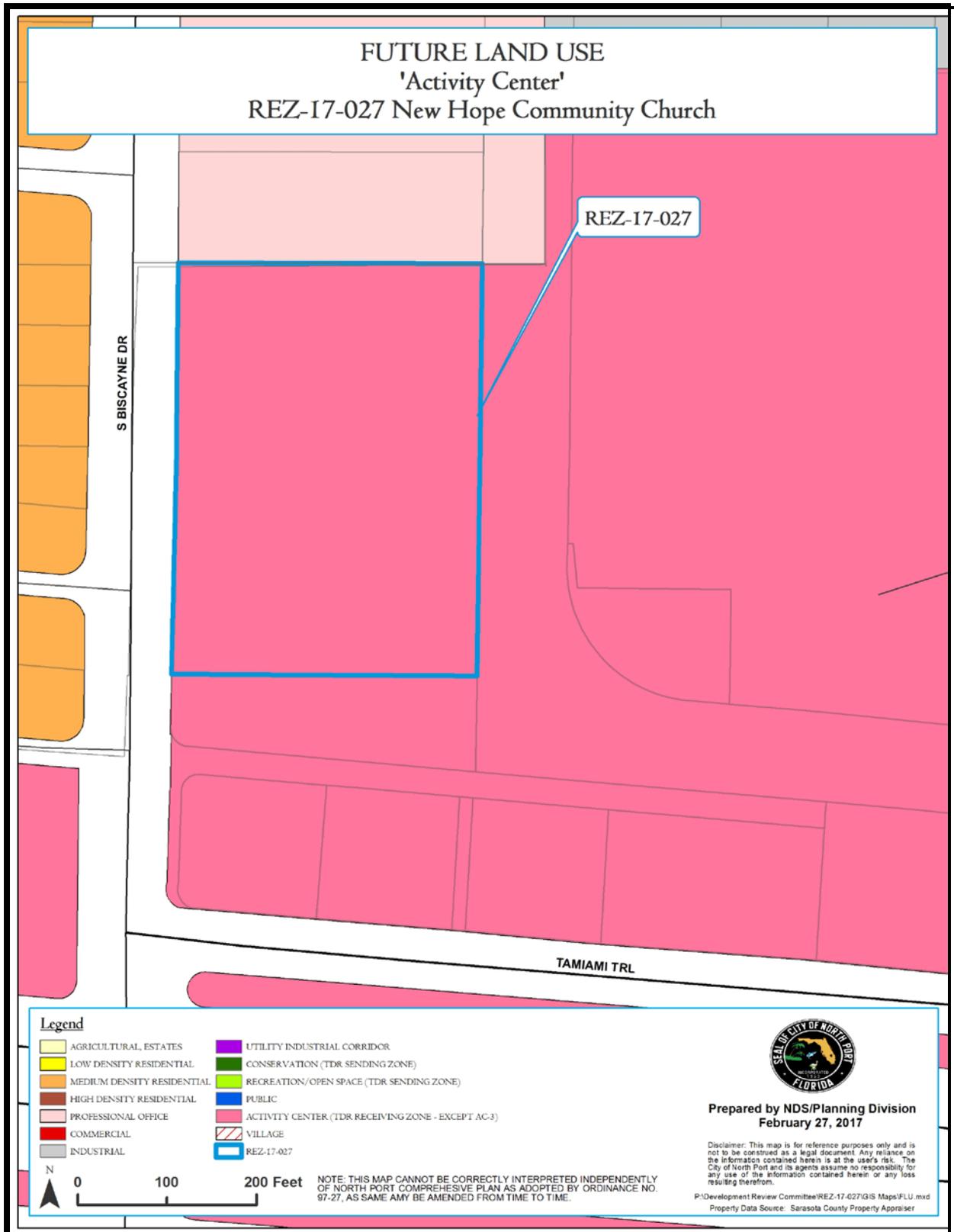
north and adjacent is zoned OPI (The Academy for Learning), the property directly to the east is zoned (GU) Government Use (The City of North Port Wastewater Treatment Plant), the property adjacent and south is (CG) Commercial General (Farley Funeral Home), and immediately to the west the area is zoned RSF-3 which is medium density residential (maximum of ten (10.0) residential units per gross acre). It should be noted, the strip of land between the Farley Funeral Home and the subject property is reserved as a 40-foot wide utility and drainage easement and is zoned RSF-2. In 2003, First Presbyterian Church sold this portion of property consisting of 0.78 acres to Farley Funeral Home. In addition to the utility and drainage easement, a portion of the property serves as an overflow rock parking area for Farley Funeral Home and is not included as part of the rezone.

A Comprehensive Plan Amendment is not required as the Future Land Use Map Designation is Activity Center. Rezoning the property to Office, Professional Institutional district zoning (OPI) would bring the site in compliance with the Comprehensive Plan, the Future Land Use Map, and under the OPI zoning designation the house of worship would be a permitted use. However, any future expansion or phasing of the property is subject to the zoning requirements as provided by the Unified Land Development Code and would require the property to undergo a Development Master Plan and Major Site and Development Plan.

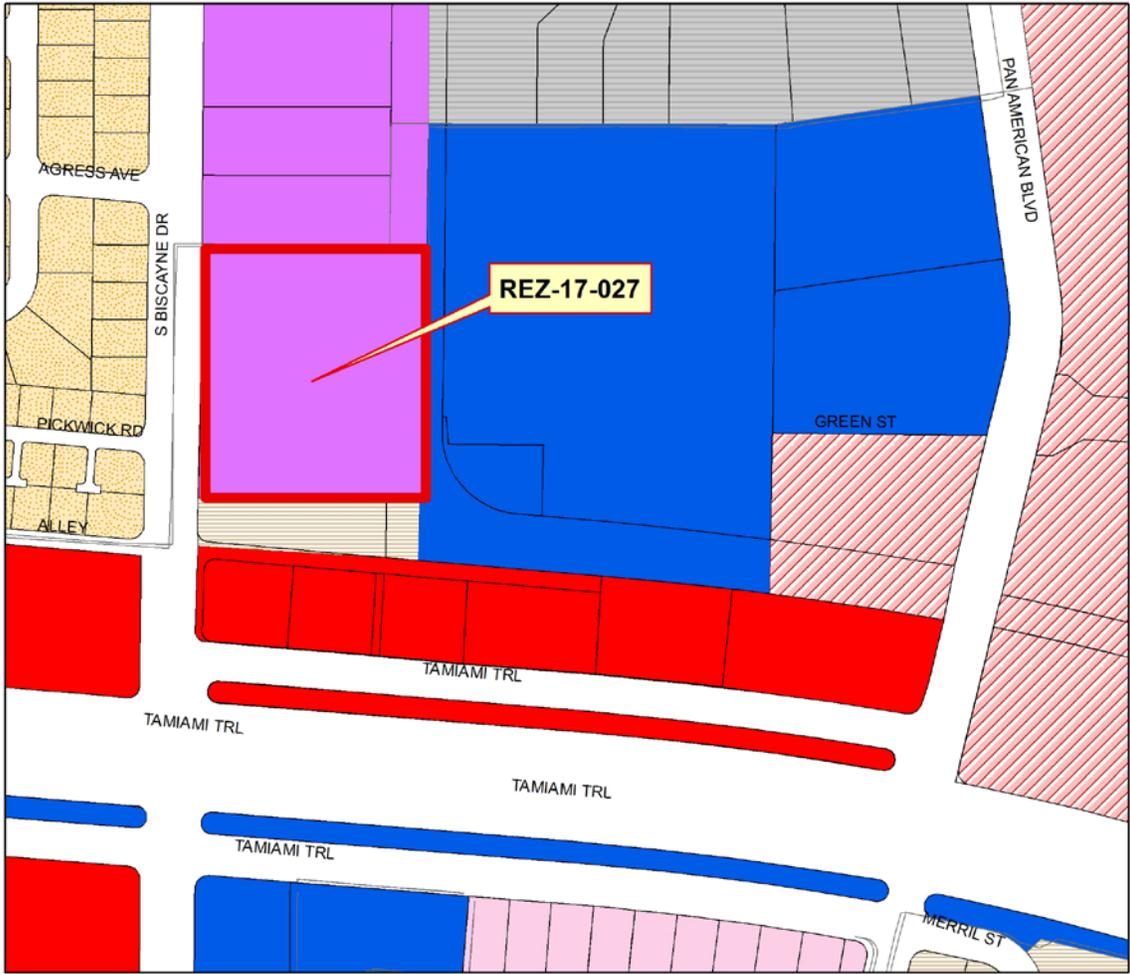








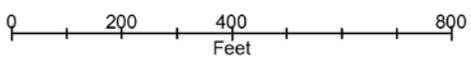
**City of North Port Office, Professional, Institutional (OPI) Zoning Designation
REZ-17-027 - New Hope Community Church Rezone**



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.
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III. STAFF RECOMMENDATION

Based on staff’s evaluation and stated findings, staff recommends the City Commission approve Ordinance No. 2017-08, Petition No. REZ-17-027, New Hope Community Church Rezone for second reading.

PLANNING & ZONING ADVISORY BOARD RECOMMENDATION

The Planning and Zoning Advisory Board (PZAB) at their regularly scheduled meeting of April 20, 2017, recommended that the City Commission approve Ordinance No. 2017-08, Petition No. REZ-17-027 with a 4-1 vote. The board member dissenting gave no reason for the dissenting vote. There were no issues raised.

SITE INFORMATION

Land Use

Adopted Future Land Use Map Designation: Activity Center

Adopted Zoning Map Designation: RSF-2

Existing Land Use(s): Institutional - House of worship

Surrounding Land Uses:

Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
North	Private School	Professional Office	Office, Professional, Institutional (OPI)
South	Vacant (owned by mortuary/40 wide drainage easement) Commercial/Developed	Activity Center	Residential Single-Family (RSF-2) Commercial General (CG)
West	Residential/Developed	Medium Density Residential	Residential Single-Family (RSF-3)
East	Drainage R-O-W; Utility Facilities across drainage	Activity Center	Drainage R-O-W Government Use (GU)

Services and Facilities

Potable Water or Well: North Port Utilities

Sanitary Sewer or Septic: North Port Utilities

Transportation: US-41 Tamiami Trail, Biscayne Drive

Environmental

Conservation: The site is not located within the Conservation Restricted Overlay.
Flood Zone: Zone B, Panel 1202790010B

IV. STAFF ANALYSIS

This section includes the applicable findings of rezoning per the Unified Land Development Code (ULDC) Section 1-33 E (1) ULDC citations, ULDC criteria relevant to the request in **bold**, followed by findings of fact and conclusions related to each criterion in *italics*.

APPLICABLE FINDINGS FOR REZONING:

- a. **Whether the proposed change would be consistent with the future land use map and the goals, objectives and policies of the Comprehensive Plan (See Comprehensive Plan - Future Land Use Element).**

Response: This amendment is consistent with the Comprehensive Plan Future Land Use Goals, Objectives, & Policies (GOP's) Policy 1.1 Activity Centers - These lands are designated to provide an area for coordinated development of industrial, commercial, professional office, residential, public and recreational uses, and will bring the zoning in conformance with the Future Land Use Category of Activity Center and with the existing land use of Institutional-House of Worship.

- b. **The relationship of the proposed change to the existing land use pattern.**

Response: The properties adjacent to the site are zoned Office, Professional, Institutional to the north, Government Use to the east, Commercial General to the south, and Medium Density Residential (RSF-3) to the west. The proposed change to rezone to Office, Professional, Institutional zoning district (OPI) designation for the ±3.7 acres would fit in existing land use pattern.

- c. **Whether the proposed change would lead to the creation of an isolated zoning unrelated to adjacent and nearby districts.**

Response: The subject property with its current zoning of Residential Single-Family (RSF-2) low density residential is in of itself an isolated zoning district unrelated to adjacent and nearby districts as shown with the existing uses surrounding the subject property. Rezoning the property to Office, Professional, Institutional zoning district (OPI) designation for the ±3.7 acres fits with the current land use of Institutional-House of Worship.

- d. **The impact on the availability of adequate public facilities consistent with the level of service standards adopted in the Comprehensive Plan and as defined and implemented through the City's Concurrency Management System Regulations as set forth in Chapter 5 of this Unified Land Development Code.**

Response: The levels of service will not be impacted by the rezoning as the house of worship and associated buildings have already been constructed and have been onsite for a number of years. At the time the church would expand the property, they would be required to complete a Development Master Plan and a Major Site and Development Plan which will be reviewed for impacts on the level of services and any required infrastructure and traffic analysis through the development process.

- e. **Whether changes or changing conditions make the passage of the proposed amendment necessary.**

Response: The rezone is necessary to bring the zoning designation in conformance with the Comprehensive Plan, the Future Land Use Map, the existing use, and the surrounding zoning.

- f. **Whether the proposed change will adversely influence living conditions in the neighborhood.**

Response: The proposed change will not adversely influence current living conditions in the neighborhood. The church has been in existence since 1964. The change is for a rezone only to bring the land use designation to be consistent with the existing land use and the Comprehensive Plan.

- g. **Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.**

Response: There is no proposed expansion of the church site at this time. The existing traffic pattern will not increase nor will there be an impact on public safety.

- h. **Whether the proposed change will create a drainage problem.**

Response: At this time, there is no proposed expansion of the church site. However, when the church decides to expand, they will be required to complete a Development Master Plan and a Major Site and Development Plan. At that time the stormwater and drainage systems will be addressed as part of the development process.

- i. **Whether the proposed change will seriously reduce light and air to adjacent areas.**

Response: The rezone will not seriously reduce light and air.

- j. **Whether the proposed change will adversely affect property values in the adjacent area.**

Response: Rezoning the property will not adversely affect the property values in the adjacent area as the area proposed for rezone to the Office, Professional, Institutional (OPI) zoning designation is the same as the surrounding area zoning to the north and compatible to the zoning to south, east and west of the subject property.

- k. **Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.**

Response: The change in zoning designation will not be a deterrent to the improvement or development of adjacent property.

l. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Response: Approval of this request will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare. This rezoning request is intended to bring the land into conformance with the underlying Future Land Use Category of Activity Center.

m. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Response: The property is zoned Residential Single-Family (RSF-2) which is intended for low density residential. Although the existing church has been in place since before the zoning regulations came into effect, the current zoning has created an enclave with the surrounding area.

n. Whether the change suggested is out of scale with the character of the neighborhood.

Response: The zoning changes are within the scale of the surrounding neighborhood as depicted on the current zoning map and the future land use map.

o. Whether the use causes a decrease in level of service, concurrency in any area listed in Chapter 5, or causes adverse effects on health, safety and welfare of the citizens of North Port and it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use that would maintain the adopted level of service, concurrency levels as listed in Chapter 5 or adequate services for the health, safety and welfare of the citizens of North Port.

Response: There is no proposed change to the existing use only to the zoning designation. At this time, the use is not decreasing level of service or causing adverse affects on the health, safety and welfare of the citizens of North Port.

The applicant has provided a written narrative pursuant to Article IV, Section 1-33 E.(1) of the Unified Land Development Code (ULDC) attached as (Exhibit B).

V. REVIEW PROCESS

The City Attorney reviewed and approved Ordinance 2017-08 as to form and correctness.

VI. PUBLIC NOTICE

- Courtesy notices of public hearing were mailed to property owners within 1,320 feet of the subject property on March 31, 2017. **(Exhibit C).**
- The petition was advertised in a newspaper of general circulation within the City of North Port on April 1, 2017 pursuant to the provisions of Section 166.041(3)(a), Florida Statutes and Section 9.01(b) of the Charter of the City of North Port, and Chapter 1

Article II, Section 1-12 of the City's Unified Land Development Code (ULDC) as amended
(Exhibit D).

VII. PUBLIC HEARING SCHEDULE

**Planning and Zoning Advisory Board
Public Hearing**

April 20, 2017
9:00 AM or as soon thereafter

**City Commission 1st Reading
Public Hearing**

May 10, 2017
1:00 PM or as soon thereafter

**City Commission 2nd Reading
Public Hearing**

May 23, 2017
6:00 PM or as soon thereafter

Exhibit A-1

AFFIDAVIT

Robert J. Doerrfeld, Vice President, New Hope Community Church, I (the undersigned), an affiliated Church of the Christian Missionary Alliance 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 17 day of March, 2017.

Signature of Applicant or Authorized Agent

Robert J. Doerrfeld, Vice President
Print Name and Title

STATE OF Florida

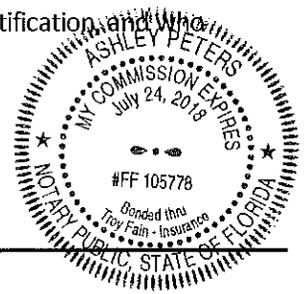
COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 17 day of March, 2017, by Robert James Doerrfeld who is personally known to me or has produced D614 770 53 0080 as identification, and who

did/did not take an oath.

Signature - Notary Public

(Place Notary Seal Below)



AFFIDAVIT AUTHORIZATION FOR AGENT/APPLICANT

I (we), _____, property owner(s), hereby authorize _____ to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) _____

Signature of Owner Date

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged by me this _____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification, and who did not take an oath. (Place Notary Seal Below)

Signature - Notary Public

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2008167606 1 PG
2008 DEC 30 04:12 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#1120599

5 (M)

Prepared by and return to:
Lisa K. Hillman
Closer
NORTH PORT TITLE, LLC
13801 Tamiami Trail Suite A
North Port, FL 34287
941-423-0360
080197



[Space Above This Line For Recording Data]

Doc Stamp-Deed: 9,397.50

Warranty Deed

This Warranty Deed made this 24 day of December 2008, between First Presbyterian Church of North Port, Florida, Inc. a Florida Not for Profit Corporation, and Ralph Gross and Arnold A. Brevick, as Trustees of the First Presbyterian Church of North Port Florida, and not individually, whose post office address is 5600 S. Biscayne Drive, North Port, Florida 34287, grantor, and New Hope Community Church of North Port, an Affiliated Church of the Christian and Missionary Alliance, Inc. whose post office address is 5600 S. Biscayne Drive, North Port, Florida 34287, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida to-wit:

See attached "A", Sarasota County, Florida

Parcel Identification Number: 0997-00-5030

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Lisa K. Hillman

Witness Name: Lisa K. Hillman

Roberta Hillman
Witness Name: ROBERTA HILLMAN

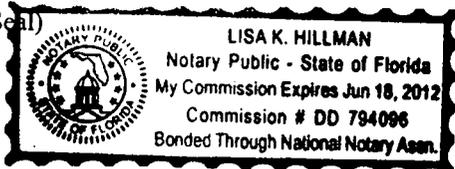
First Presbyterian Church of North Port, Florida, Inc.
a Florida not for profit corporation

Ralph Gross
By: Ralph Gross, President

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 24 of December, 2008 by Ralph Gross - President, First Presbyterian Church of North Port Florida, who is personally known or has produced a driver's license as identification.

(Notary Seal)



Lisa K. Hillman
Notary Public

Printed Name: Lisa K. Hillman

My Commission Expires: _____



Exhibit B

ONE CHURCH * MULTIPLE LOCATIONS

Main Campus: 5600 S. Biscayne Dr., Sat @7pm or Sun @9:30am

East Campus: Imagine School 1000 Innovation Ave., Sun @10am

Spanish Campus: 5600 S. Biscayne Dr. - Sun 1:30pm

February 28, 2017

Written narrative explaining the following:

- (a) Whether the proposed change would be consistent with the future land use map and the goals, objectives and policies of the Comprehensive Plan (See Comprehensive Plan - Future Land Use Element).

Proposed change will be consistent with future land use map and goals, objectives and policies of the Comprehensive Plan.

- (b) The relationship of the proposed change to the existing land use pattern.

There are no proposed changes to the existing land use pattern.

- (c) Whether the proposed change would lead to the creation of an isolated zoning unrelated to adjacent and nearby districts.

The proposed change would not lead to the creation of an isolated zoning unrelated to adjacent and nearby districts.

- (d) The impact on the availability of adequate public facilities consistent with the level of service standards adopted in the Comprehensive Plan and as defined and implemented through the City's Concurrency Management System Regulations as set forth in Chapter 5 of this Unified Land Development Code.

The availability of adequate public facilities is consistent with the level of service standards implemented through the City's Concurrency Management System Regulation.

- (e) Whether changed or changing conditions make the passage of the proposed zoning necessary.

There are no changed or changing conditions.

- (f) Whether the proposed change will adversely influence living conditions in the neighborhood.

There will be no proposed change to adversely influence the living conditions in the neighborhood.

- (g) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Proposed change will not excessively increase traffic congestion or otherwise affect public safety.

- (h) Whether the proposed change will create a drainage problem.

Proposed change will not create a drainage problem.

- (i) Whether the proposed change will seriously reduce light and air to adjacent areas.

Proposed change will not reduce light and air to adjacent areas.

- (j) Whether the proposed change will adversely affect property values in the adjacent areas.

Proposed change should not adversely affect property values in the adjacent areas.

- (k) Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

Proposed change will not be a deterrent to the improvement or development of the adjacent property in accord with existing regulations.

- (l) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

P.O. Box 7317, North Port, FL 34287 Phone (941) 276-5770

www.newhopenp.org * info@newhopenp.org

Proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

- (m) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

No response

- (n) Whether the change suggested is out of scale with the character of the neighborhood.

The change suggested is not out of scale with the character of the neighborhood.

- (o) Whether the use causes a decrease in level of service, concurrency in any area listed in Chapter 5, or causes adverse effects on the health, safety and welfare of the citizens of North Port and it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use that would maintain the adopted level of service, concurrency levels as listed in Chapter 5 or adequate services for the health, safety and welfare of the citizens of North Port.

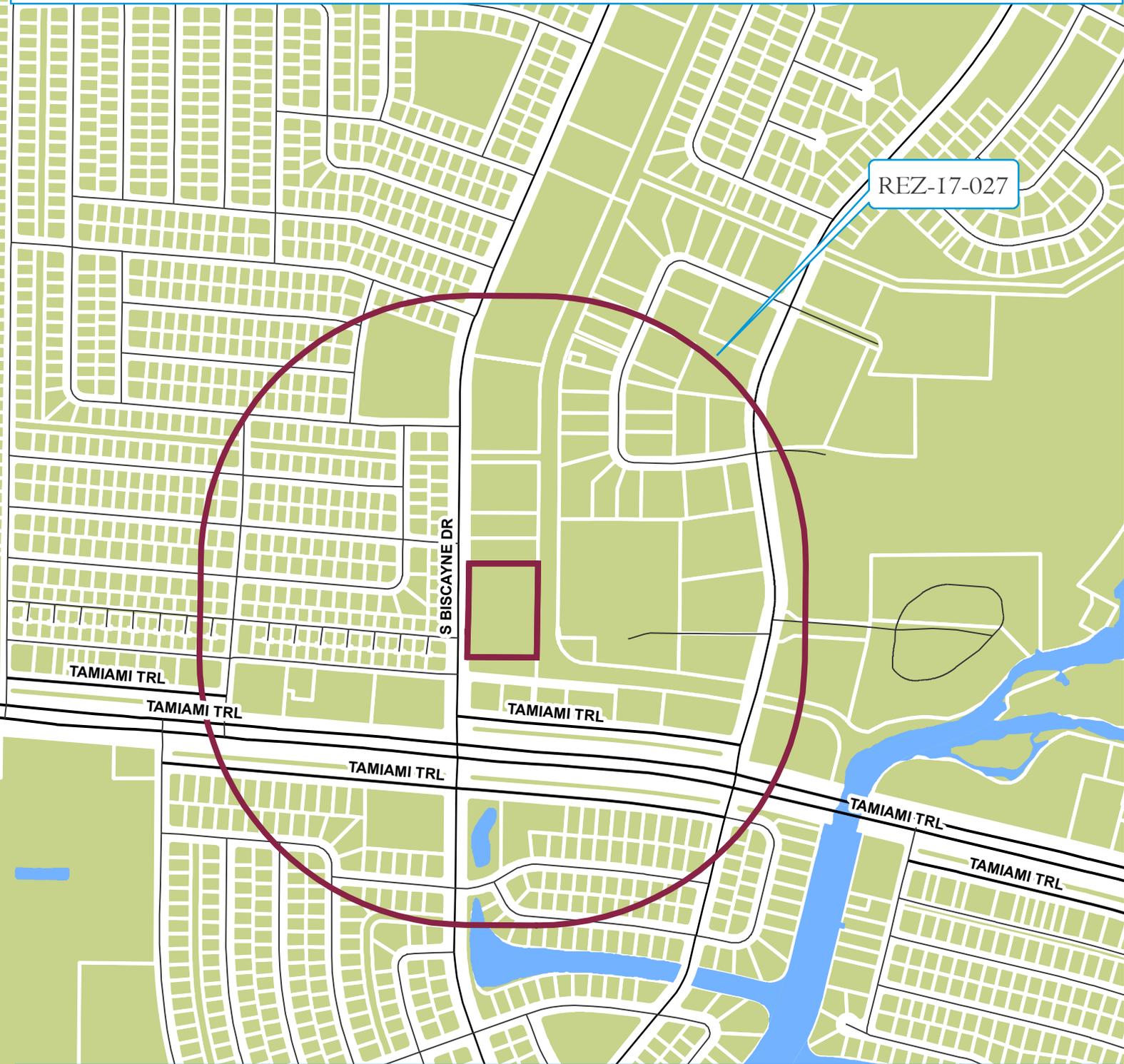
The proposed change will not cause a decrease in the level of services, or cause adverse effects on the health, safety and welfare of the citizens of North Port.



Robert J. Doerrfeld

President New Hope Community Church of North Port Trustee Board

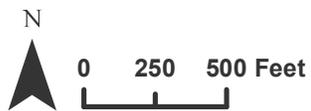
BUFFER MAP **Exhibit C**
(1320 foot distance from property)
REZ-16-027 New Hope Community Church



Legend

PetitionNo

-  REZ-17-027
-  City Boundary



Prepared by NDS/Planning Division
February 27, 2017

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.

P:\Development Review Committee\REZ-17-027\BufferLabelsMap.mxd
Property Data Source: Sarasota County Property Appraiser



City of North Port
 Neighborhood Development Services
 Planning Division
 4970 City Hall Boulevard
 North Port, FL 34286

**PUBLIC NOTICE - CITY OF NORTH PORT
 NOTICE OF PUBLIC HEARING FOR
 ORDINANCE NO. 2017-08
 REZONING OF LAND**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Section 166.041(3)(a), Florida Statutes and Section 9.01(b) of the Charter of the City of North Port, and Chapter 1, Article II, Section 1-12 of the City's Unified Land Development Code (ULDC), that the City of North Port proposes to adopt Ordinance No. 2017-08, Rezoning (*Changing the permitted use of*) ± 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 (OP1) designation.

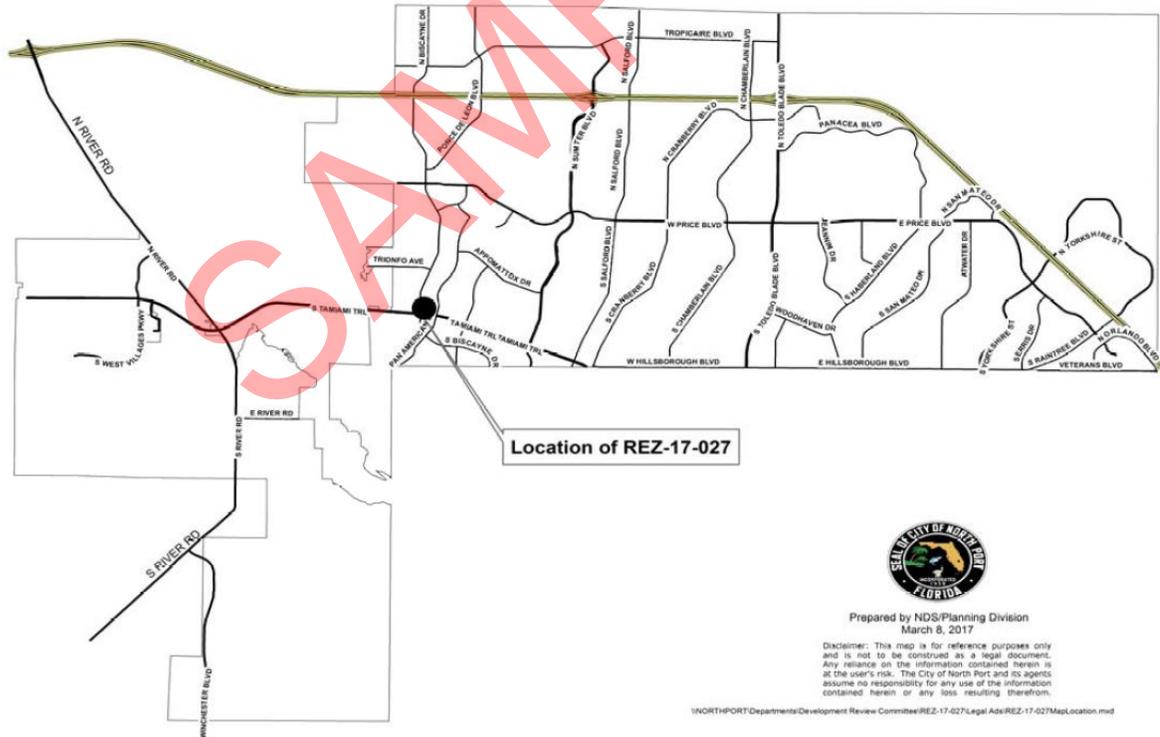
A Public Hearing will be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) on **Thursday, April 20, 2017 at 9:00 a.m.**, or as soon thereafter as the matter may be heard, in the **City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286.**

A Public Hearing for the first reading of Ordinance 2017-08 will be held before the North Port City Commission in Commission Chambers on **Wednesday, May 10, 2017 at 1:00 p.m.**, or as soon thereafter as the matter may be heard. The second and final reading will be held before the North Port City Commission in Commission Chambers on **Tuesday, May 23, 2017 at 6:00 p.m.**, or as soon thereafter as the matter may be heard to consider enactment of Ordinance No. 2017-08.

These Public Hearings will be held in the North Port City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida, 34286.

FILIDORO KAREN
 8220 PICKWICK RD
 NORTH PORT, FL 34287-2063

**City of North Port
 Ordinance No. 2017-08 - Petition No. REZ-17-027**



Prepared by NDS/Planning Division
 March 8, 2017

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.

\\NORTHPORT\Departments\Development Review Committee\REZ-17-027\Legal Ads\REZ-17-027\Map\Location.mxd

PUBLIC NOTICE - CITY OF NORTH PORT NOTICE OF PUBLIC HEARING FOR ORDINANCE NO. 2017-08 REZONING OF LAND

Exhibit D

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Section 166.041(3)(a), Florida Statutes and Section 9.01(b) of the Charter of the City of North Port, and Chapter 1, Article II, Section 1-12 of the City's Unified Land Development Code (ULDC), that the City of North Port proposes to adopt Ordinance No. 2017-08, Rezoning (*Changing the permitted use of*) ± 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.

A Public Hearing will be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) on **Thursday, April 20, 2017 at 9:00 a.m.**, or as soon thereafter as the matter may be heard, in the **City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286.**

A Public Hearing for the first reading of Ordinance 2017-08 will be held before the North Port City Commission in Commission Chambers on **Wednesday, May 10, 2017 at 1:00 p.m.**, or as soon thereafter as the matter may be heard. The second and final reading will be held before the North Port City Commission in Commission Chambers on **Tuesday, May 23, 2017 at 6:00 p.m.**, or as soon thereafter as the matter may be heard to consider enactment of Ordinance No. 2017-08.

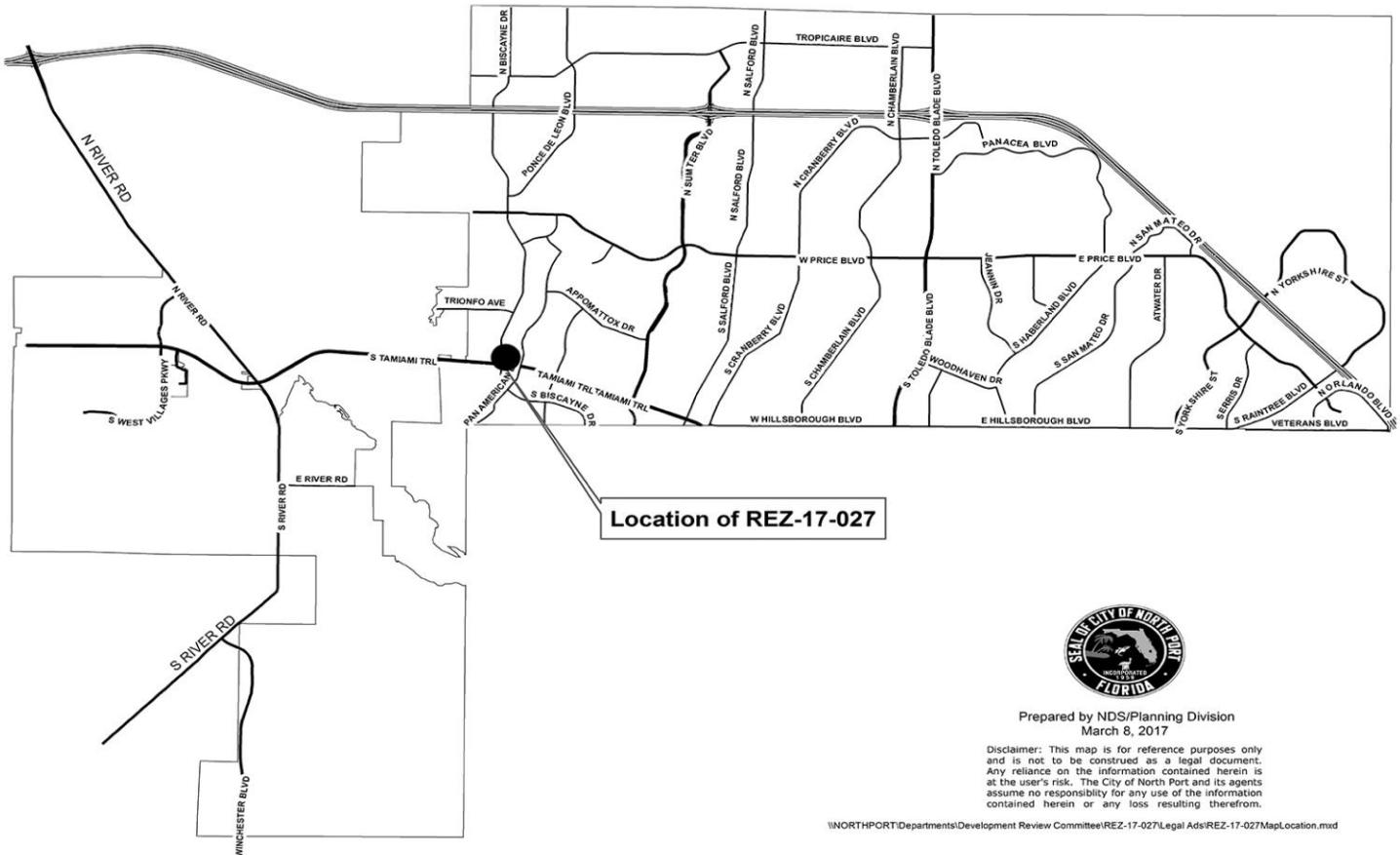
These Public Hearings will be held in the **North Port City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida, 34286.**

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.

City of North Port Ordinance No. 2017-08 - Petition No. REZ-17-027



Prepared by NDS/Planning Division
March 8, 2017

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.

\\NORTHPORT\Departments\Development Review Committee\REZ-17-027\Legal Ads\REZ-17-027MapLocation.mxd

Note: Proposed Ordinance No. 2017-08 Rezoning (*changing the permitted use of*) ± 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 is depicted on this map. The subject property is located on PID#09977005030.

All interested parties are invited to appear and be heard in respect to this Ordinance at the public hearings in the City Hall Commission Chambers. Written comments filed with the Planning and Zoning Advisory Board and the City Commission will be heard and considered and will be made a matter of public record at these meetings. These public hearings may be continued from time to time as announced at the hearings, as may be found necessary. The file pertinent to Ordinance 2017-08, REZ-17-027, may be inspected by the public at the Neighborhood Development Services Department, Planning Division, and in the City of North Port City Clerk's Office, 4970 City Hall Boulevard, North Port, Florida 34286, during regular business hours.

NO STENOGRAPHIC RECORD BY A CERTIFIED COURT REPORTER IS MADE OF THESE MEETINGS. ACCORDINGLY, ANY PERSON WHO MAY SEEK TO APPEAL A DECISION INVOLVING THE MATTERS NOTICED HEREIN WILL BE RESPONSIBLE FOR MAKING A VERBATIM RECORD OF THE TESTIMONY AND EVIDENCE AT THESE MEETINGS UPON WHICH ANY APPEAL IS TO BE BASED (SEE F.S.S. 286.0105).

NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE 48 HOURS IN ADVANCE OF THE MEETING (SEE F.S.S. 286.26).

NONDISCRIMINATION: The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities or services.

AMERICAN WITH DISABILITIES ACT OF 1990 - The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.

Patsy C. Adkins, MMC
City Clerk

Publish on Saturday, April 1, 2017.