



STAFF REPORT

Toledo Village

Comprehensive Plan Amendment (CPAL-22-061)

From: Carl Bengé, Planner III

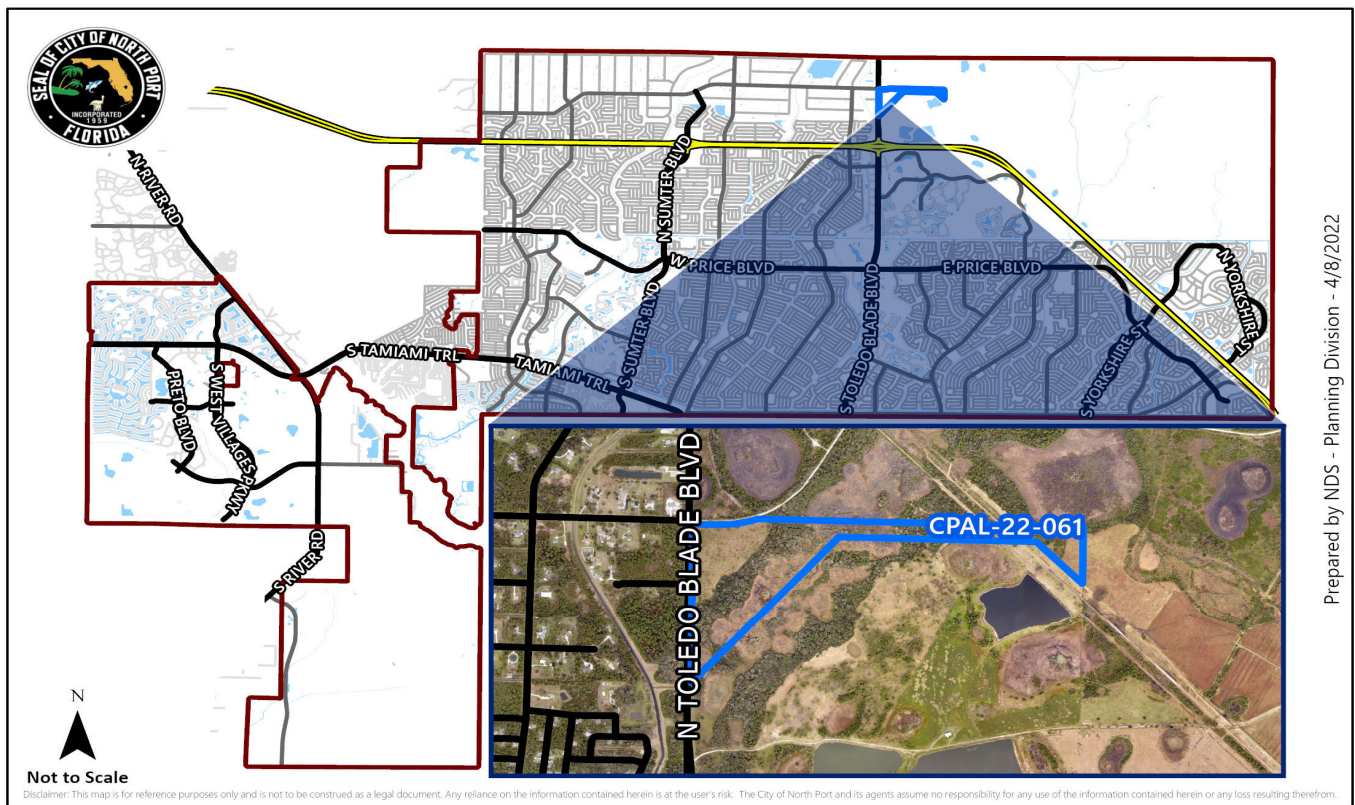
Thru: Lori Barnes, AICP, CPM Planning and Zoning Division Manager

Thru: Alaina Ray, AICP, Neighborhood Development Services Director

Thru: Jason Yarborough, ICMA-CM, Assistant City Manager

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

Date: August 18, 2022



Prepared by NDS - Planning Division - 4/8/2022

PROJECT: CPAL-22-061 Toledo Village
REQUEST: Approval of Toledo Village petition for Comprehensive Plan Amendment
APPLICANT: Tony Squitieri of Forestar Group on behalf of HMTA Real Estate LLC
OWNERS: H.M.T.A. Real Estate LLC
LOCATION: Parcels immediately east of Toledo Blade Blvd., south of Tropicaire Blvd., and north of Interstate 75 (PID 1092003000, 1092002000, 1089001000, 1111001000, and portions of 109000200, 1090001000, 1095001000)
PROPERTY SIZE: ± 789 acres

I. BACKGROUND

Tony Squitieri, on behalf of Forestar and H.M.T.A. Real Estate LLC (**Exhibit A**), has formally submitted a Comprehensive Plan Amendment application to the City of North Port for the ± 83 acre site with a Future Land Use of Agricultural, Estates and Activity Center. The Future Land Use of the subject parcel is encroached by Activity Center 4. The Activity Center 4 boundaries encroach an approximate 500,000 square feet portion of the subject parcel, a portion of which is an FPL easement. The Future Land Use of the surrounding property is Agricultural, Estates to the north and west, Activity Center 4 to the south, and Village to the east.

II. PETITION

The applicant is petitioning the City to change the future land use of the subject property to allow mixed development on the site.

- Large Scale Comprehensive Plan Amendment (CPAL-22-061)

COMPREHENSIVE PLAN AMENDMENT

The applicant is requesting a Large-Scale Comprehensive Plan Amendment to change the land use of ± 83 acres within the City of North Port. The subject property currently has a Future Land Use of “Agricultural, Estates” and “Activity Center 4.” The applicant is proposing a future land use of “Village” by amending the Future Land Use Map (**Exhibit B**).

III. NEIGHBORHOOD MEETING

Pursuant to Section 53-5.E. of the Unified Land Development Code, the applicant held a neighborhood meeting on July 13, 2022 at 5pm at the North Port Public Library located at 13800 Tamiami Trail, North Port, FL 34287. The meeting documents, including public notice, are attached as **Exhibit C**.

IV. REVIEW PROCESS

A pre-application meeting for the project (PRE-22-021) was held on February 16, 2022. The petition for the Comprehensive Plan Amendment was processed for management review and distributed to all Directors, of which no objection was received.

The proposed ordinance for the Comprehensive Plan Amendment petition has been reviewed and approved as to form and correctness by the City Attorney's Office.

V. DATA & ANALYSIS

FLORIDA STATUTES

FLA. STAT. § 163.3184(3) Expedited State review process for adoption of comprehensive plan amendments

Since the development is greater than 10 acres, the expedited state review process applies. This process requires that the amendment be transmitted to the State within 10 days from the initial public hearing, sets out the agencies who must receive the review, as well as establishing procedures to follow after the second public hearing.

V. DATA & ANALYSIS (CONTINUED)

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 and Conclusion: The applicant proposes to change the future land use from "Agricultural, Estates" and "Activity Center" to "Village," creating an access point off Toledo Blade Blvd. for the future Toledo Villages development. The reclassification to "Village" has potential to increase the economic benefit of the property through development of mixed uses. Without the Future Land Use designation consistent with the balance of future projects within the area, the property as is would not be able to be developed and contribute to the economic growth of the surrounding area.

Staff concludes that the proposal is consistent with FLU Goal 1.

Future Land Use Element Policy 1.2

Expansion, reclassification, or replacement of land uses shall be compatible and consistent with the Future Land Use Map.

Staff Findings and Conclusion: The proposed "Village" Future Land Use for the property would be consistent with the surrounding Future Land Uses: Agricultural, Estates (north and west), Activity Center (south), and Village (east). Reclassifying the subject parcel's Future Land Use would help provide a connection from Toledo Blade Blvd. to the other parcels to the east currently owned by the applicant, which already has a Future Land Use designation of Village.

Staff concludes that the proposal is consistent with FLU Policy 1.2.

Future Land Use Element, Policy 2.24

Due to the fiscal importance of Activity Centers to the City's overall financial sustainability the geographic size of the Activity Centers shall not be decreased. In addition, any change of land use in the Activity Centers that does not further the financial sustainability of the City shall be prohibited. Land use changes for more residential use than is already permitted within the Activity Centers shall be prohibited, with the exception of projects that include loft apartments or similar mixed uses that provide low income housing.

Staff Findings and Conclusion: The creation of the AC4 boundaries is not consistent with all parcel boundaries. An audit of all the activity centers has shown that activity center boundaries are inconsistent with the property (parcels) located along the outer edge of the activity centers. The subject parcel is an example of how the ambiguous boundary can have negative and unintended impacts. This proposal includes parcel 1092-00-3000, which is around 72.82 acres in size. Approximately, 500,000 square feet of that parcel is encroached by the activity center future land use, along with an FPL easement (\pm 1 acre). The encroachment does not take into consideration the geographic boundaries and its affect on the parcels. In this case, the effect on

V. DATA & ANALYSIS (CONTINUED)

COMPREHENSIVE PLAN

the parcel's ability to be developed.

Policy 2.24 states, due to the fiscal importance of Activity Centers to the City's overall financial sustainability the geographic size of the Activity Centers shall not be decreased. The portion of PID 1092-00-3000 which has the encroachment of activity center is currently undevelopable as it is a narrow strip of land (± 12.3 ac), approximately 100 foot wide. The encroached portion of the parcel has a Florida Power and Light easement that crosses the entire parcel, which reduces the overall area by approximately an acre. The parcel is configured and encroached through easement such that development of the majority of the parcel as a stand-alone project would be infeasible. Changing the comprehensive plan amendment regarding this portion of the strip is consistent with the policy in that changing of the activity center Future Land Use portion of the parcel will provide a consistent Future Land Use connection from Toledo Blade Blvd. to the existing "Village" Future Land Use property to the east.

Staff recognizes that Policy 2.24 prohibits reduction of the size of Activity Centers, however, there should be a recognition that the conflict between the Activity Center boundaries and the reality of specific parcel boundaries creates conflicts which may justify some flexibility in order to implement and accomplish the overall goals of the Comprehensive Plan. In the case of Policy 2.24, the goal is to ensure financial stability by increasing the viability of development that will financially benefit the City's taxpayers. It is staff's position that the reduction in the activity center through the comprehensive plan amendment of this property will not reduce the area of AC 4's financial impact if approved, however, not allowing the change of this property will not only reduce, but in fact, inhibit PID 1092-00-3000 from being developed and providing connectivity to the existing "Village" Future Land Use parcels to the east. The approval of this amendment is providing a "Village" Future Land Use, which is important for unified development of the area. Without the approved amendment the existing and proposed "Village" Future Land Use parcels to the east will remain undevelopable due to lack of access.

Staff concludes that the proposal is consistent with FLU Policy 2.24, in that though it slightly reduces the size of the Activity Center to reflect the reality of existing parcel boundaries, it is necessary to actually accomplish the financial goals of the Activity Center by enabling the development of the property to the east and helping to spur non-residential development in the northeastern quadrant of the Activity Center.

Future Land Use Element Policy 4.12

The City shall preserve and promote community desired neighborhood character through subsequent zoning and land development regulation amendments.

Staff Findings and Conclusion: If approved, this FLU amendment would allow for cohesive development within the entirety of the Village, creating a consistent and desired neighborhood character in this area of the City.

V. DATA & ANALYSIS (CONTINUED)

COMPREHENSIVE PLAN

Staff concludes that the proposal is consistent with FLU Policy 4.12.

Future Land Use Element Policy 5.5

Prior to any further development approval for properties located within the northeast quadrant of the City shall encourage an area wide quadrant plan that establishes the guidelines for the coordinated development of the quadrant.

Staff Findings and Conclusion: The reclassification of this property is requested in conjunction with a larger plan for the area. Recently, the city was awarded a grant to extend City utilities to the area, and the proposed reclassification would connect a larger area for those City utilities to serve. The property being reclassified will provide a connection from Toledo Blade Blvd. to the future Toledo Village development. The Toledo Village development will provide an opportunity for "Village" development and uses to the area.

Staff concludes that the proposal is consistent with FLU Policy 5.5.

VI. PUBLIC NOTICE & HEARING SCHEDULE

PUBLIC NOTICE

The petition for Large Scale Comprehensive Plan Amendment was advertised in a newspaper of general circulation within the City of North Port on August 2, 2022 pursuant to the provisions of Section 166.041(3)(a), Florida Statutes and Section 7.01(c) of the Charter of the City of North Port, and Chapter 1 Article II, Section 1-12 of the City's Unified Land Development Code (ULDC) as amended (**Exhibit D**).

PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board	August 18, 2022 9:00 AM or as soon thereafter
City Commission 1st Reading	September 13, 2022 10:00 AM or as soon thereafter
City Commission 2nd Reading	November 22, 2022 6:00 PM or as soon thereafter

VII. RECOMMENDED ACTION

The Planning & Zoning Division recommends that the Planning & Zoning Advisory Board recommend approval of CPAL-22-061 and motion as follows:

I move to recommend approval of Ordinance No. 2022-22, Petition CPAL-22-061, and find that, based on competent substantial evidence, the Comprehensive Plan Amendment meets the standards in Florida Statutes § 163.3177, § 163.3184, and § 166.041.

VIII. ALTERNATIVE ACTIONS

1. DENIAL of Ordinance No. 2022-22, Petition CPAL-22-061, reclassification from “Agricultural, Estates” and “Activity Center” to Village.

I move to recommend denial of Ordinance No. 2022-22, Petition CPAL-22-061, and find that, based on the competent substantial evidence:

- The proposed Comprehensive Plan Amendment DOES NOT COMPLY WITH THE Florida Statutes § 163.3177, § 163.3184, and § 166.041.

IX. EXHIBITS

A.	Affidavit
B.	Ordinance No. 2022-22 with Exhibits
C.	Notice of Public Hearing
D.	Legal Advertisement

IX. EXHIBITS

AFFIDAVIT

I (the undersigned), Jeffery A. Boone, Esq. (agent) being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; 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 accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *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 3rd day of February, 2022


Signature of Applicant or Authorized Agent

Jeffery A. Boone, Esq.
Print Name and Title

STATE OF Florida

COUNTY OF Sarasota

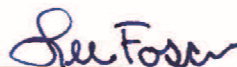
The foregoing instrument was acknowledged by me this 3rd day of Febraury, 2022, by

Jeffery A. Boone, Esq.

who is personally known to me or has produced

NA

as identification.


Signature - Notary Public



AFFIDAVIT

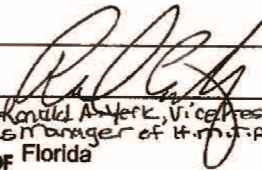
AUTHORIZATION FOR AGENT/APPLICANT

I, H.M.T.A. Real Estate LLC

property owner, hereby

authorize Forestar Group, Atwell, RVI Planning and Jeffery Boone, Esq. to act as Agent on our behalf to apply

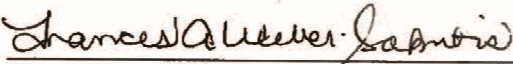
for this application on the property described as (legal description) see attached.


Owner Ronald A. York, Vice President of H.M.T.A. Real Estate, Inc., as manager of H.M.T.A. Real Estate, LLC, Date 01/31/2022
STATE OF Florida, COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 31st day of January, 2022, by

Ronald A. York, Vice President of H.M.T.A. Real Estate, Inc., as manager of H.M.T.A. Real Estate, LLC who is personally known to me or has produced

as identification.


Signature - Notary Public

Frances A. Weber-Sabutis



Revised 8-30-19 (Reviewed by CAO)

IX. EXHIBITS

Ordinance No. 2022-22



City of North Port

ORDINANCE NO. 2022-22

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE FUTURE LAND USE DESIGNATION FROM AGRICULTURAL, ESTATES (AG) AND ACTIVITY CENTER (AC) TO VILLAGE (V) FOR A ± 83.417 ACRE AREA GENERALLY LOCATED NORTH OF INTERSTATE 75 AND EAST OF TOLEDO BLADE BOULEVARD; 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.

- 1
2 **WHEREAS**, the City of North Port is committed to planning and managing the future growth and
3 development of the City; and
4
5 **WHEREAS**, pursuant to Article VIII, Section 2(b) of the Constitution of the State of Florida, the North Port
6 City Charter, and the Community Planning Act, Florida Statutes Chapter 163, Part II, the City is authorized
7 and required to adopt a Comprehensive Plan; and
8
9 **WHEREAS**, on March 15, 1989, the City Commission adopted Ordinance No. 89-3, establishing the North
10 Port Comprehensive Plan (“Comprehensive Plan”), as revised and updated in its entirety; and
11
12 **WHEREAS**, on June 27, 2017, the City Commission adopted Ordinance No. 2016-34, approving the
13 Evaluation and Appraisal Report-based Comprehensive Plan Amendment; and
14
15 **WHEREAS**, petition CPAL-22-061 seeks to change the designation of a ± 83.417 acre area from
16 Agricultural, Estates (AG) and Activity Center (AC) to Village (V), and to amend the Comprehensive Plan
17 Future Land Use Map 2-7 (Amendment); and
18
19 **WHEREAS**, on August 18, 2022, the Planning and Zoning Advisory Board, acting as the Local Planning Agency
20 for the City of North Port, held a duly advertised public hearing and recommended approval of the proposed
21 Amendment to the City Commission; and
22
23 **WHEREAS**, the City Commission of the City of North Port held a duly noticed public hearing at first and
24 second reading of this ordinance to review the recommendations of the Planning and Zoning Advisory
25 Board and to receive public comment on the subject matter of this ordinance: and
26
27 **WHEREAS**, the City Commission of the City of North Port approved the transmittal of the proposed
28 Amendment, together with supporting documentation, which was transmitted to the State Land Planning

IX. EXHIBITS

Ordinance No. 2022-22

26 Agency of the Florida Department of Economic Opportunity and the various agencies and governments as
27 appropriate for review and comment; and

28

29 **WHEREAS**, pursuant to Florida Statute Section 163.3184(3)(b)2., the State Land Planning Agency of the Florida
30 Department of Economic Opportunity reviewed the proposed Amendment for impacts to important state
31 resources and facilities not within the jurisdiction of other state agencies; and

32

33 **WHEREAS**, the City Commission has determined that the proposed Amendment serves the public health,
34 safety, and welfare of the citizens of the City of North Port, Florida.

35

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

37

38 **SECTION 1 – FINDINGS**

39

40 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.

41

42 1.02 Pursuant to Florida Statutes Section 163.3184(3), the City followed the expedited state review
43 process for large scale land use designation changes and map amendments to a local
44 government’s comprehensive plan, as follows:

45

46 1. Within ten (10) working days after the initial public hearing, the City transmitted the
47 amendment and appropriate supporting data and analyses to the reviewing agencies and
48 other local governments that filed a written request;

49

50 2. Not later than thirty (30) days after the date the reviewing agencies and local governments
51 first received the amendment, the City received the reviewing agencies’ and local
52 governments’ comments;

53

54 3. The adoption hearing was held within 180 days after receipt of the agency comments; and

55

56 4. Within ten (10) working days after the second public hearing, the City transmitted the
57 adopted comprehensive plan amendment and supporting data and analyses to the state land
58 planning agency and any affected person that provided comments; and

59

60 5. The City did not receive notice of any deficiencies within five (5) working days after the
61 agency’s receipt of the amendment.

62

63 **SECTION 2 – ADOPTION**

64

65 2.01 The City Commission hereby amends the City of North Port Comprehensive Plan Future Land Use
66 designation from Agricultural, Estates (AG) and Activity Center (AC) to Village (V) for a ± 83.417
67 acre area, generally located north of Interstate 75 and east of Toledo Blade Boulevard and
68 described on the boundary survey attached as Exhibit A (“Subject Property”).

69

70 2.02 The City Commission hereby amends the North Port Comprehensive Plan Future Land Use
71 Map 2-7 as shown in the attached Exhibit B, reflecting the amended land use designation of the
72 Subject Property.

73

IX. EXHIBITS

Ordinance No. 2022-22

74 2.03 All identified exhibits are incorporated in this ordinance by reference.

75

76 **SECTION 3 – TRANSMITTAL OF DOCUMENTS**

77 3.01 Pursuant to Florida Statutes Section 163.3184, the City Clerk is directed to transmit, within ten
78 (10) days after first reading, this ordinance and the appropriate supporting data and analyses
79 provided by the City Manager or designee to:

80 a. Florida Department of Economic Opportunity;

81 b. Southwest Florida Regional Planning Council;

82 c. Southwest Florida Water Management District;

83 d. Florida Department of Environmental Protection;

84 e. Florida Department of State;

85 f. Florida Department of Transportation;

86 g. Sarasota County, Florida; and

87 h. Any other local government or governmental agency who has filed a request with the City.

88

89 3.02 Pursuant to Florida Statutes Section 163.3184, the City Clerk is directed to transmit, within ten
90 (10) days of final adoption of this ordinance, all documents to the Florida Department of Economic
91 Opportunity and any other agency or local governments that provided timely comments.

92

93 **SECTION 4 – CONFLICTS**

94

95 4.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in
96 whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.

97

98 **SECTION 5 – SEVERABILITY**

99

100 5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phase, or
101 provision of this ordinance is for any reason invalid or unconstitutional that provision will be
102 deemed a separate, distinct, and independent provision and will not affect the validity of the
103 remaining portions of the ordinance.

104

105 **SECTION 6 – EFFECTIVE DATE**

106

107 6.01 If not timely challenged, this ordinance takes effect thirty-one (31) days after the Florida
108 Department of Economic Opportunity notifies the City that the Amendment package is complete,
109 as provided in Florida Statutes Section 163.3184(3)(c).

110

111 6.02 If timely challenged, this ordinance takes effect upon the Florida Department of Economic
112 Opportunity or Administration Commission entering a final order determining the adopted
113 Amendment complies with Florida Statutes Section 163.3184(3)(c).

114

IX. EXHIBITS

Ordinance No. 2022-22

115 READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public
116 session on September 13, 2022.

117
118 ADOPTED by the City Commission of the City of North Port, Florida on the second and final reading in
119 public session on _____, 2022.

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121

122

CITY OF NORTH PORT, FLORIDA

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PETE EMRICH

127

MAYOR

128

129 ATTEST:

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133 _____
HEATHER FAUST, MMC

134 CITY CLERK

135

136

137 APPROVED AS TO FORM AND CORRECTNESS:

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139

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141 _____
AMBER L. SLAYTON

142 CITY ATTORNEY

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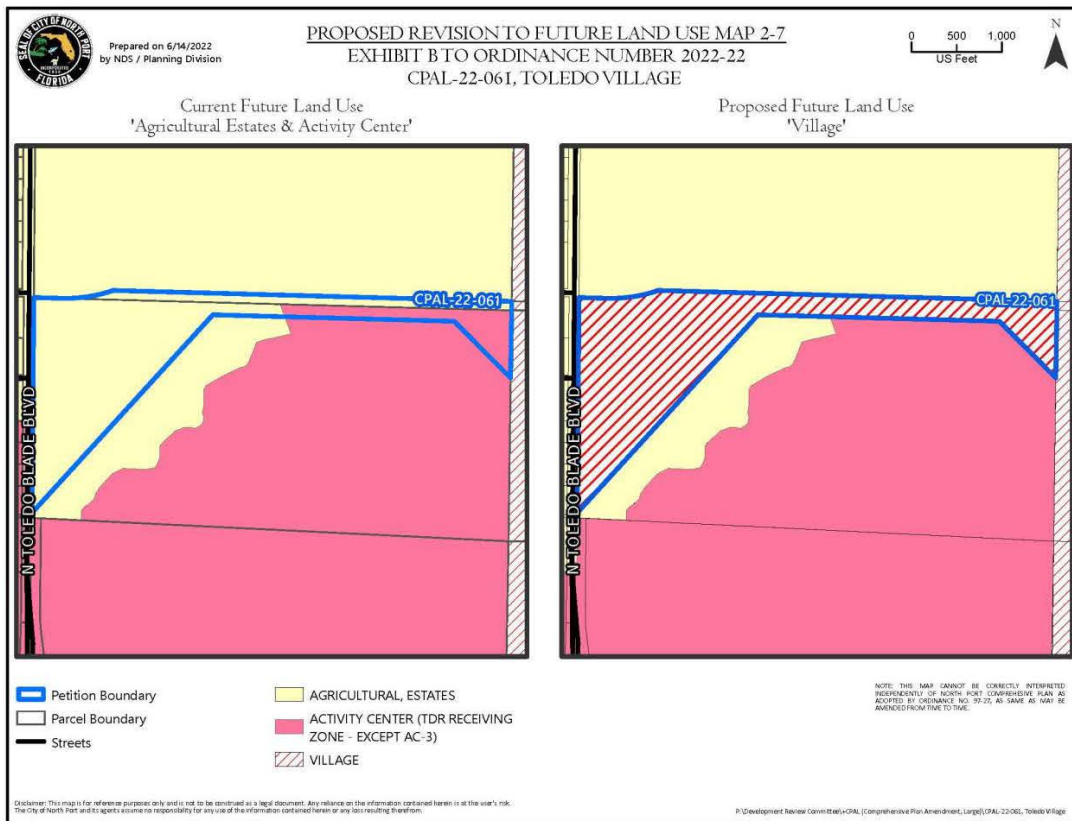
162

IX. EXHIBITS

Ordinance No. 2022-22

163

Exhibit A



164

IX. EXHIBITS



Toledo Village CPA / REZ / VIA / VDPB / VDPP Neighborhood Meeting

**Wednesday, July 13, 2022, 5:00 p.m.
North Port Public Library, 13800 Tamiami Trail, North Port, FL 34287**

Forestar and their consultant team hosted a Neighborhood Meeting at the North Port Public Library, at 5:00 p.m., on Wednesday, July 14, 2022. The meeting was held for the Comprehensive Plan Amendment, Rezone, Village Index Map, Village District Pattern Book, and Village District Pattern Plan applications for the Toledo Village development ("Project"), that are under review or planned to be submitted in the near future. The meeting was noticed to property owners listed on Exhibit "A" attached, per the requirements of Section 53-5 and 37-55 of the Unified Land Development Code (ULDC). The meeting notice is provided as Exhibit "B".

The list of participants is attached as Exhibit "C" and demonstrates approximately 13 in-person attendees were present at the meeting. The applicant and consultant team included an additional 10 attendees.

Jeff Boone, John Barnott, and Alexis Crespo welcomed attendees, introduced the team, and provided an overview of the project. Four stations were set up each covering a different aspect of the Project, and attendees were directed to move freely around the room and visit these stations. The four stations covered (1) General Planning & Zoning, (2) Transportation, (3) Engineering & Environmental, and (4) Community Vision and Design. The introductory presentation and images of the Stations and meeting are included as Exhibit "D".

The Applicant explained that the Project builds on prior approvals from 2007, under a new developer, Forestar. It was noted that Forestar has a vision for a master-planned residential community which caters to demographics of all ages. The community is planned with interconnected residential neighborhoods, maximum protection to environmentally sensitive habitat and active and passive recreational amenities. The project also includes a public park, which will be dedicated to the City of North Port. The Applicant also explained the next steps in the review and approval process.

Discussion at the Stations are summarized below:

(1) General Planning & Zoning

- There were questions on the types of housing, and it was explained where townhomes would be located as well as single-family communities.
- There were questions on the park locations, and those were provided.
- There was a question on if the project would impact the Orange Hammock wildlife preserve to the east and it was indicated the project would not impact the preserve, and coordination would occur prior to development with the FWC. It was also noted that homebuyers would be notified of the preserve and allowed hunting activity.

IX. EXHIBITS

- There was a question on the trail system in the FPL easement and it was explained this will be open to the public.

(2) Transportation

- There were questions on whether or not there will be bridge/flyover to connect the project to the south side of I-75. It was indicated this type of improvement is not planned.
- There were questions on the road widening improvements to Toledo Blade Blvd. and Tropicaire. It was explained that a transportation study will be required for the project and based on the results of that study required improvements will be identified. The developer will be responsible for funding identified improvements as required by the City Code. The developer will also work with surrounding property owners who will also be funding these improvements based on their development.
- There were also questions on Toledo Blade Blvd. improvements in the 2040 Transportation Plan.
- An attendee inquired whether there any other interchanges planned near the site.

(3) Engineering & Environmental

- An attendee inquired whether the development would affect their property rights, it was clarified that there would be no impacts.
- There were questions on the location of greenbelts and conservation areas, which the team was able to provide details on.
- There was concern whether the project would impact drainage, especially west of Toledo Blade Blvd. It was explained the after development the runoff/flow will be less than the current sheet flow conditions. Through the permitting process there can be no adverse impacts to off-site properties.

(4) Community Vision and Design

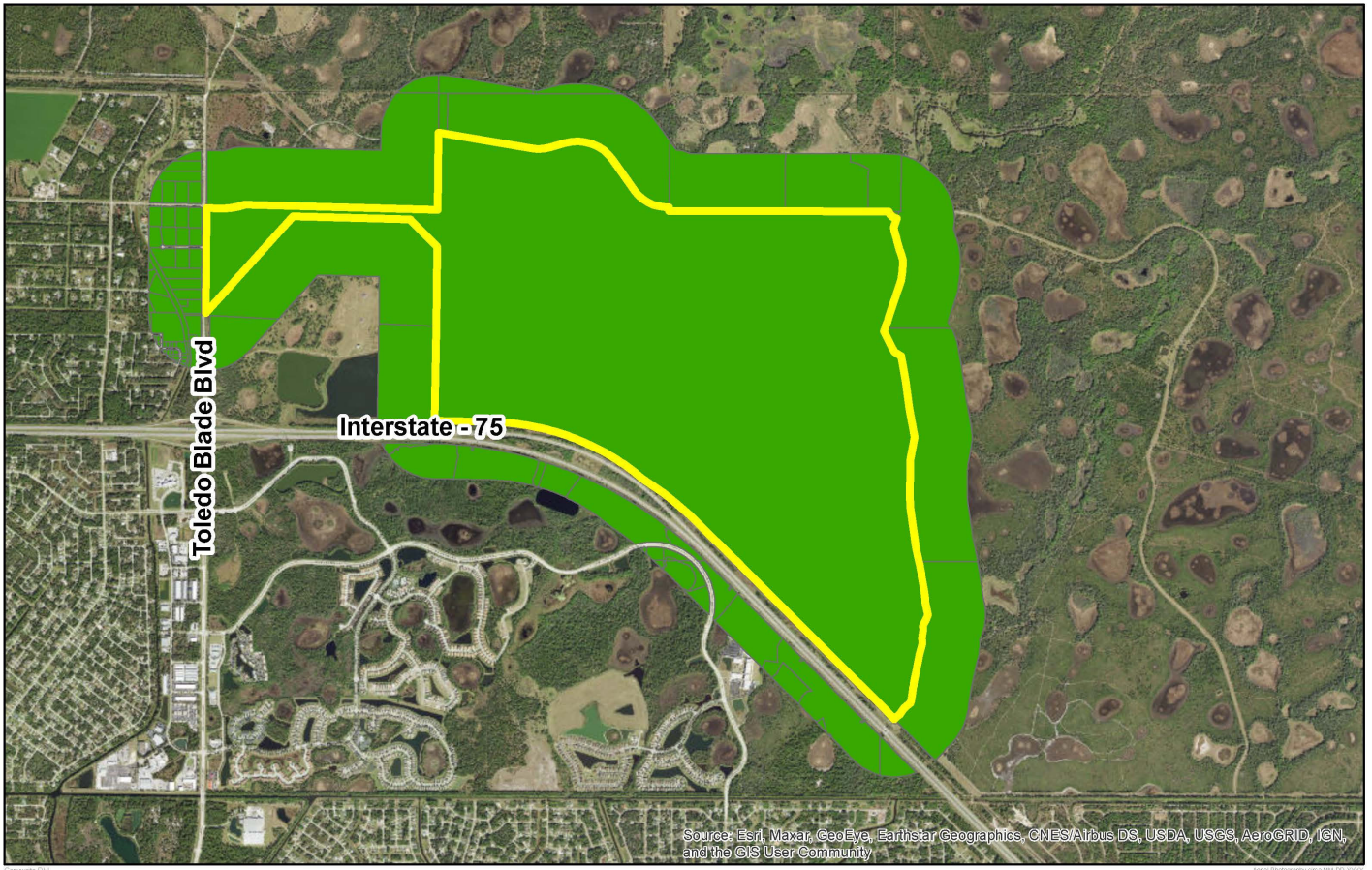
- There were questions on the planned phasing of the project.
- There was discussion on buffers planned to the north of the development, adjacent to agricultural properties, through landscaping and site design.
- There was positive feedback regarding the planned public park and trail along the FPL easement corridor.
- A resident provided input on the history of the site and its natural features, from his experience as well as the use of property to the north as a hunting ground.
- The team responded to questions on site design considerations including protection of wetlands, trees, flowways and situating wildlife corridors.
- There were concerns regarding high-density multi-family development on the Toledo Blade Boulevard frontage. The team explained that townhomes are planned for this area, which addressed these concerns.
- There was a discussion regarding roadway design and whether the neighborhoods would be gated.

The meeting was concluded at approximately 6:15 p.m.

IX. EXHIBITS



EXHIBIT A

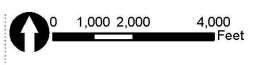
IX. EXHIBITS



RVI
 551 N Cattlemen Rd
 Suite 304
 Sarasota, FL 324232
 Tel: 941.379.8400
 www.rviplanning.com

TOLEDO VILLAGE • BUFFER MAP

- 📍 City of North Port, FL
- 📅 Date: 6/14/2022
- # 220001261
- 🏢 Forestar Group, Inc.
-  Subject Boundary
-  1320ft. Buffer



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

IX. EXHIBITS

DENICE HAGGERTY INC
1861 PRIMROSE LN
WELLINGTON FL 33414

HAYWARD DOUGLAS G
2021 IVOR AVE
NORTH PORT FL 34288-0853

NORTH PORT CITY OF
4970 CITY HALL BLVD
NORTH PORT FL 34286-4100

MYERS RICHARD L JR
1565 MUSA RD
NORTH PORT FL 34286-9168

NEMBHARD AVERIL E
2728 PAULDING AVE FL 2
BRONX NY 10469

WONG LORNA ARLENE
11 MILLER PL
HEMPSTEAD NY 11550

BALDASSARI MARJORIE M
1620 OVERLOOK RD
BELLE ISLE FL 32809-6139

INTERCHANGE THIRTY-TWO INC
701 J C CENTER CT UNIT 7
PORT CHARLOTTE FL 33954-2826

WICHERS JOSHUA
3498 ALBIN AVE
NORTH PORT FL 34286

MACEY DONNA L
1600 SOUTH MAY AVE
NORTH PORT FL 34286

NORTH PORT ROAD & DRAINAGE DISTRICT
4970 CITY HALL BLVD
NORTH PORT FL 34286-4100

I-75 INTERCHANGETHIRTYTWO LLC
182 ISLAND CIR
SARASOTA FL 34242

MOFFAT ROBERT
1448 DUFFERIN AVE
NORTH PORT FL 34286

LUCAS DON E
5646 N CHAMBERLIN BLVD
NORTH PORT FL 34286

STRELKOV YEVGENIY
200 ROOSEVELT CIR
EPHRATA PA 17522

C-NOTE INVESTMENTS LLC
3600 JACKSON ST APT 28
HOLLYWOOD FL 33021

BETHEL BAPTIST CHURCH OF NORTH PORT
INC
PO BOX 7259
NORTH PORT FL 34290-0259

TEN POW GEORGE S
1244 CASTLE TRAIL DR
ST JOHNS FL 32259

YUPONCE LEO R
6201 BELVA WAY
NORTH HIGHLANDS CA 95660-4103

BRYCH YURIY
3827 TONKIN DR
NORTH PORT FL 34287

I-75 INTERCHANGETHIRTYTWO LLC
182 ISLAND CIR
SARASOTA FL 34242

VELASCO JULIA
10504 S AVENUE G
CHICAGO IL 60617-6321

NGUYEN LAN ANH
759 FORDINGBRIDGE WAY
OSPREY FL 34229

COMIAN XII TAX LIEN FUND LLC
700 RTE 130 N STE 101
CINNAMINSON NJ 08077

BACHOFNER WILLIAM E
12 CENTER ST
ROCKLAND ME 04841-2247

PATEL NISARG P
2505 HOBBLEBRUSH DR
NORTH PORT FL 34289

BESSIRE JENNIFER M
1470 NESTOR CT
NORTH PORT FL 34286-9159

OCEANICA DE INVERSIONES S A
7A AV 5-62 SECTOR A-3
MIXCO 01057

NORTH PORT CITY OF
4970 CITY HALL BLVD
NORTH PORT FL 34286-4100

I-75 INTERCHANGETHIRTYTWO LLC
182 ISLAND CIR
SARASOTA FL 34242

IX. EXHIBITS

COURTNEY LANA TOM TR UW WILMA
HOWELL TRUST
1519 TROPICAIRE BLVD
NORTH PORT FL 34286

EVANS MARK W
4030 OLIVE AVE
SARASOTA FL 34231-7608

WILLIAM G WELK REAL ESTATE TRUST
PO BOX 2312
BONITA SPRINGS FL 34133

POMERLEAU ERIC
1713 MAY AVE
NORTH PORT FL 34286

PAXSON LLC
2240 BAY VILLAGE CT
PALM BEACH GARDENS FL 33410

SWEERIS LARRY WAYNE
5896 N CHAMBERLAIN BLVD
NORTH PORT FL 34286

CICAK MICHAEL P
1581 CLOW CT
NORTH PORT FL 34286-9141

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUN
C/O FLORIDA DEPARTMENT OF
ENVIRONMENTAL P
TALLAHASSEE FL 32399
NORTH PORT CITY OF
4970 CITY HALL BLVD
NORTH PORT FL 34286-4100

SARASOTA COUNTY
PO BOX 8
SARASOTA FL 34230-0008

I-75 INTERCHANGETHIRTYTWO LLC
182 ISLAND CIR
SARASOTA FL 34242

BEAL CRAIG G
1568 CLOW CT
NORTH PORT FL 34286-9139

NORTH PORT ROAD & DRAINAGE DISTRICT
4970 CITY HALL BLVD
NORTH PORT FL 34286-4100

BARACK JOSEPH A
8301 SHARALYN DR
BRIDGEVILLE PA 15017

WEST COAST PLAZA PROPERTIES LLC
1926 CLOW CT
NORTH PORT FL 34286-9117

AGUILAR WALTER
720 JENNINGS AVENUE
WEST HEMPSTEAD NY 11552

BUFFALO-NORTHPORT ASSOCIATES II LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

HUNTINGTON NATIONAL REAL ESTATE
INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

PANACEA GULF COAST INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

KANG JOHN S
3651 CORONADO DR
FULLERTON CA 92835-1527

WILLIAM G WELK REAL ESTATE TRUST
PO BOX 2312
BONITA SPRINGS FL 34133

MOUBSIRE BONNIE L
1235 NESTOR CT
NORTH PORT FL 34286-9159

AKIYAMA TOMOKA
BLUESKY 202 3-19-18 AIHARA MIDORI-KU
SAGAMIHARA-SHI KANAGAWA 25

PAXSON LLC
2240 BAY VILLAGE CT
PALM BEACH GARDENS FL 33410

KAPADIA MANISH K
1669 TROPICAIRE BLVD
NORTH PORT FL 34286-9202

TEIXEIRA MARK
1655 CLOW CT
NORTH PORT FL 34286-9142

HARNISH MARK E
1222 TROPICAIRE BLVD
NORTH PORT FL 34286-9122

PANACEA GULF COAST INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

BEAL CRAIG G
1568 CLOW CT
NORTH PORT FL 34286-9139

THORPE DAVID K
6215 TOLEDO BLADE BLVD
NORTH PORT FL 34286

IX. EXHIBITS

JORGE MARY T
6449 TOLEDO BLADE BLVD
NORTH PORT FL 34286-9155

H M T A REAL ESTATE LLC
4524 SE 16TH PL STE 3
CAPE CORAL FL 33904-7475

SARASOTA COUNTY
PO BOX 8
SARASOTA FL 34230-0008

NORTH PORT CITY OF
4970 CITY HALL BLVD
NORTH PORT FL 34286-4100

SCHOOL BOARD OF SARASOTA CO
C/O MGR OF PROPERTY RECORDS
SARASOTA FL 34231-3330

SARASOTA COUNTY
PO BOX 8
SARASOTA FL 34230-0008

HEYWARD DEVELOPMENT LLC
C/O ACCOUNTS PAYABLE
BUFFALO NY 14202

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUN
C/O FLORIDA DEPARTMENT OF
ENVIRONMENTAL P
TALLAHASSEE FL 32399
CURRIE RANCH LIMITED PRSHP
5815 N DALE MABRY HWY
TAMPA FL 33614-5605

PANACEA GULF COAST INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

BUFFALO-NORTHPORT ASSOCIATES II LLC
C/O E JOHN WAGNER II
SARASOTA FL 34236-6802

I-75 INTERCHANGETHIRTYTWO LLC
182 ISLAND CIR
SARASOTA FL 34242

PANACEA GULF COAST INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

ALAN AND LISA KURECKI REVOCABLE
TRUST
1700 MAY AVE
NORTH PORT FL 34286-9134

PANACEA PROPERTIES LTD
570 DELAWARE AVE
BUFFALO NY 14202

SCHOOL BOARD OF SARASOTA CO
C/O MGR OF PROPERTY RECORDS
SARASOTA FL 34231-3331

HEYWARD DEVELOPMENT LLC
7978 COOPER CREEK BLVD
UNIVERSITY PARK FL 34201

CARLTON SARASOTA LLC
C/O LEE F PALLARDY III
TAMPA FL 33602-4933

SCHOOL BOARD OF SARASOTA CO
C/O MGR OF PROPERTY RECORDS
SARASOTA FL 34231-3330

EMPIRE NATIONAL ADVERTISING GROUP
LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUN
C/O FLORIDA DEPARTMENT OF
ENVIRONMENTAL P
TALLAHASSEE FL 32399
NORTH PORT CITY OF
4970 CITY HALL BLVD
NORTH PORT FL 34286-4100

PANACEA GULF COAST INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

NORTH PORT CITY OF
4970 CITY HALL BLVD
NORTH PORT FL 34286-4100

PANACEA GULF COAST INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

HEYWARD DEVELOPMENT LLC
7978 COOPER CREEK BLVD
UNIVERSITY PARK FL 34201

EMPIRE NATIONAL ADVERTISING GROUP
LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUN
C/O FLORIDA DEPARTMENT OF
ENVIRONMENTAL P
TALLAHASSEE FL 32399
EMPIRE NATIONAL ADVERTISING GROUP
LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

BUFFALO-NORTHPORT ASSOCIATES II LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

IX. EXHIBITS

PANACEA GULF COAST INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

PANACEA GULF COAST INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

EMPIRE NATIONAL ADVERTISING GROUP
LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

HUNTINGTON NATIONAL REAL ESTATE
INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

HEYWARD DEVELOPMENT LLC
C/O ACCOUNTS PAYABLE
BUFFALO NY 14202

CURRIE RANCH LTD PRTSHP
5815 N DALE MABRY HWY
TAMPA FL 33614-5605

DEER HAMMOCK LLC
7111 SADDLE CREEK WAY
SARASOTA FL 34241-9797

CARLTON SARASOTA LLC
C/O LEE F PALLARDY III
TAMPA FL 33602-4933

CURRIE RANCH LIMITED PRTSHP
457 3RD AVE N
TIERRA VERDE FL 33715-1722

PANACEA GULF COAST INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

R&K ENTERPRISES OF NP LLC
4449 WEBB RD
CHATTANOOGA TN 37416

CURRIE RANCH LIMITED PRTSHP
5815 N DALE MABRY HWY
TAMPA FL 33614-5605

IX. EXHIBITS

EXHIBIT B

IX. EXHIBITS



June 29, 2022

RE: Toledo Village Neighborhood Meeting

Dear Property Owner:

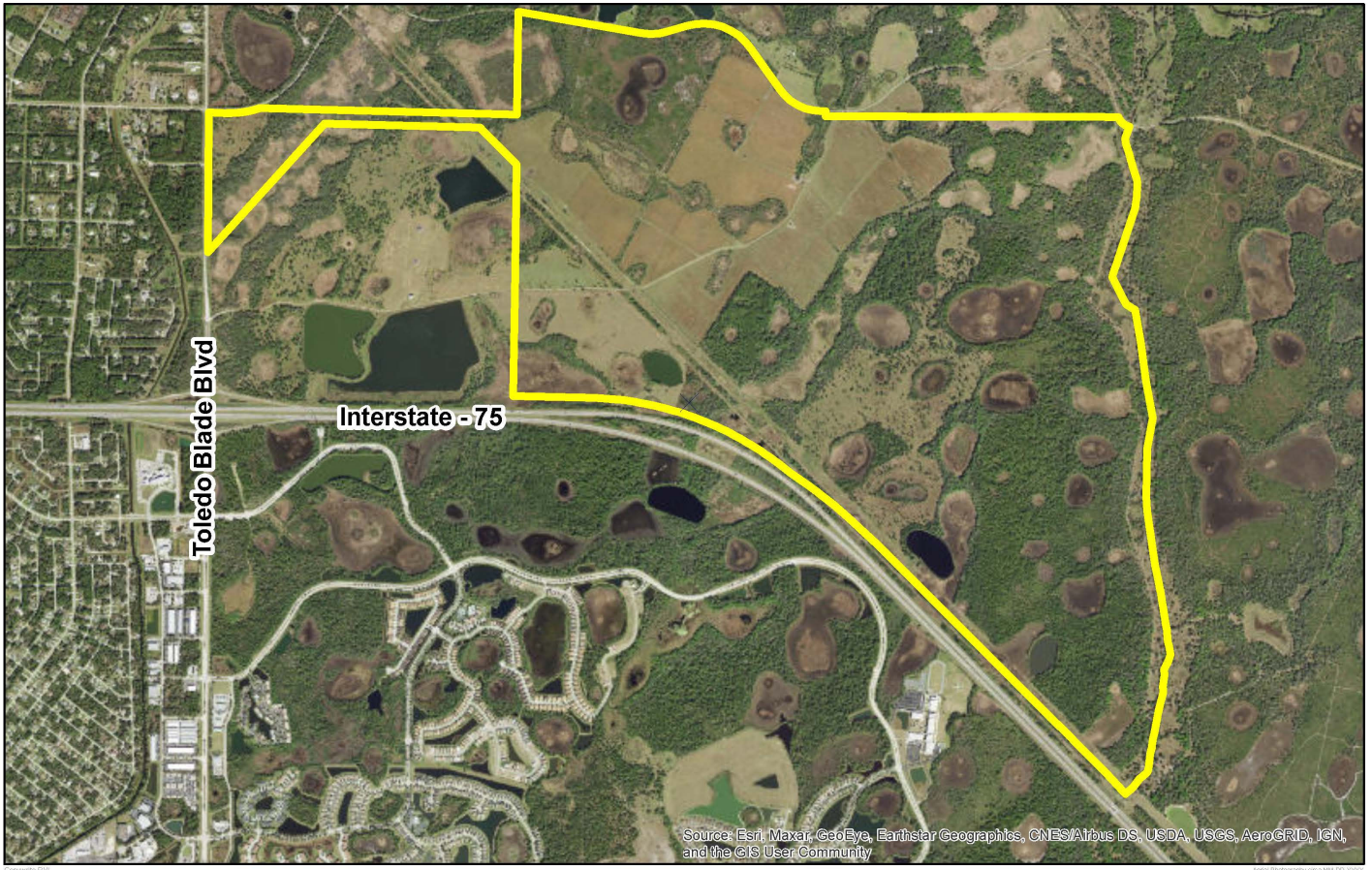
In compliance with the City of North Port Unified Land Development Code requirements relating to Section 53-5 and 37-55, Forestar Group Inc., the owner of the above-referenced properties, is holding the required Neighborhood Meeting in relation to Toledo Village ("Project"). The meeting is in regard to the Comprehensive Plan Amendment, Rezoning, Village Index Map, and Village District Pattern Book applications under review by the City of North Port.

The Toledo Village Project consists of 2,086 +/- acres located in northeast section of the City of North Port, east of Toledo Blade Blvd., and approximately one (1) mile north of the I-75 interchange. The development is planned with a series of residential neighborhoods with civic components, and requisite infrastructure, arranged to preserve and take advantage of the natural features of the site. The purpose of the meeting is to educate community members and nearby landowners about the proposed Project and to address any questions.

The Neighborhood Meeting will be held on Wednesday, July 13th, 2022, at 5:00 p.m. at the North Port Public Library located at 13800 Tamiami Trail, North Port, FL 34287.

For questions, please contact Lindsey Craig at LCraig@RViPlanning.com or (407) 488-0051.

IX. EXHIBITS



Coperville, RI

Aerial Photography circa 2018-2022

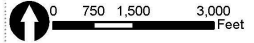


551 N Cattleman Rd
Suite 304
Sarasota, FL 324232
Tel: 941.379.8400
www.rviplanning.com

TOLEDO VILLAGE • AERIAL MAP

- 📍 City of North Port, FL
- 📅 Date: 4/27/2022
- # 220001261
- 🏢 Forestar Group, Inc.

Subject Boundary



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

IX. EXHIBITS

EXHIBIT C

IX. EXHIBITS

TOLEDO VILLAGE NEIGHBORHOOD MEETING

July 13, 2022 – 5:00 p.m.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Billy + Rhonda Currie	2005	INMP - rbcurrie@verizon.net Currietreefarm@verizon.net
Ben + Christina Bucknell		Christina.bucknell@gmail.com
Marc Knodler	6541 N. Toledo Blk	marckno@gmail.com
Alan + Lisa Kurecki		
Craig Garrett		Craig.garrett@yowsyn.com
Craig BEAL	1568 Clow Ct North Port, FL	ELSA.BEAL@VERIZON.NET
Jennifer Strieby	1366 Creek View Dr	JANSTRIBBY@yahoo.com
NISARA PATEL	NESTOR CT PROPERTY	

IX. EXHIBITS

TOLEDO VILLAGE NEIGHBORHOOD MEETING

July 13, 2022 – 5:00 p.m.

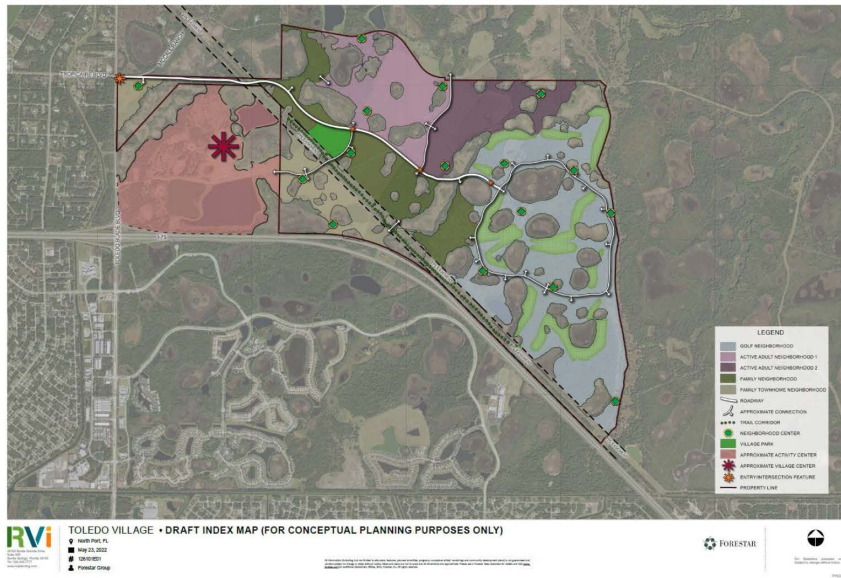
Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Bill Welk	2569 Tropicana	
Manish Kapadia	1669 Tropicana	
Kerri Mac Nutt	ECT	

IX. EXHIBITS

EXHIBIT D

IX. EXHIBITS

INDEX MAP/CONCEPTUAL PLAN



JULY 13, 2022

TOLEDO VILLAGE – NEIGHBORHOOD MEETING

4

IX. EXHIBITS

QUESTIONS?

ACRESPO@RVIPLANNING.COM

(239) 850-8525

IX. EXHIBITS

MEETING STATIONS



JULY 13, 2022



TOLEDO VILLAGE

IX. EXHIBITS

MEETING IN-PROGRESS



JULY 13, 2022



TOLEDO VILLAGE