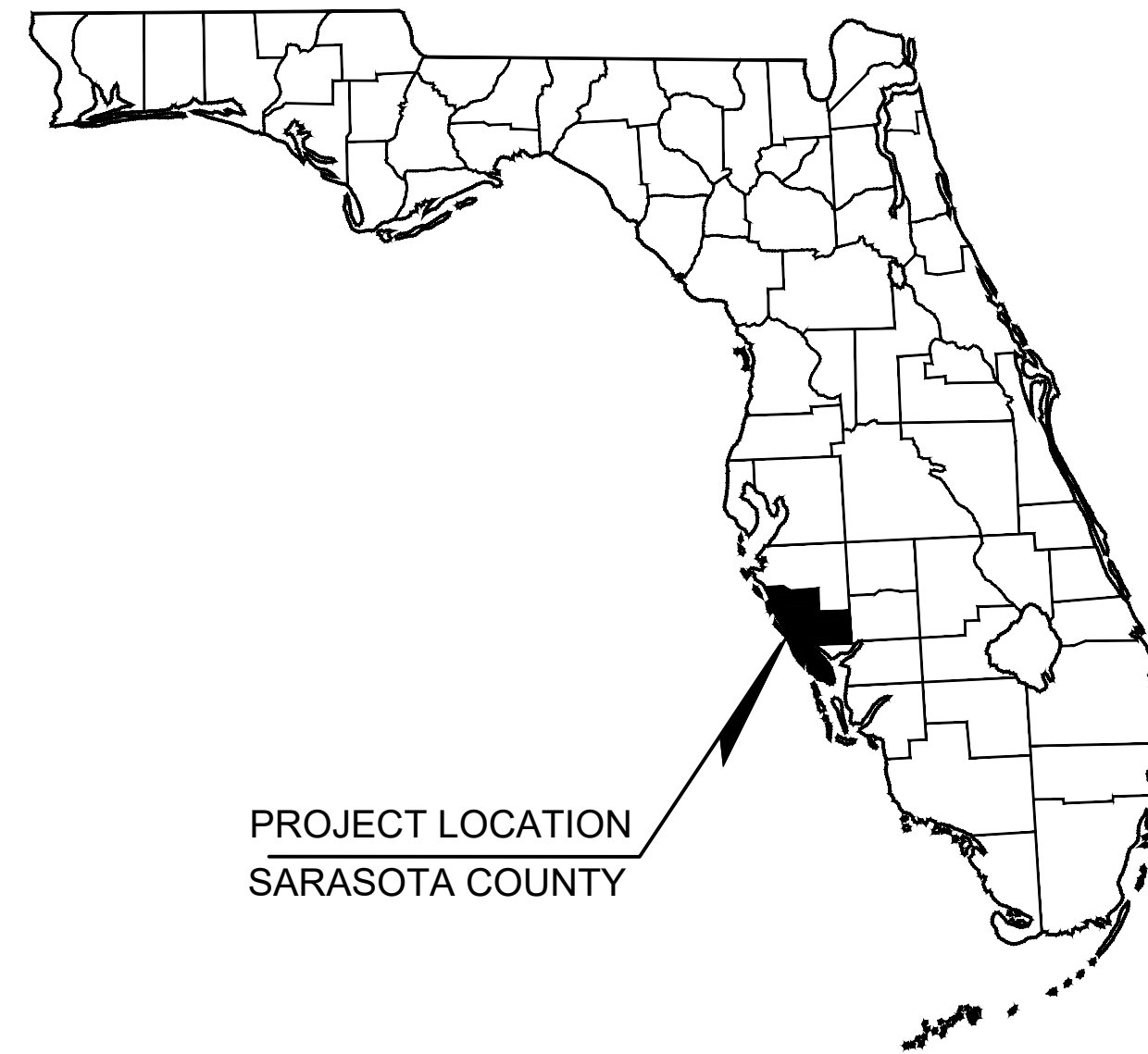


# DEVELOPMENT MASTER PLAN TOLEDO BLADE FLATS

SECTION 12, TOWNSHIP 39S, RANGE 21E  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

JANUARY 2022



**OWNER:**  
ECG ACQUISITIONS, LLC  
118 16TH AVENUE SOUTH, SUITE 200  
NASHVILLE, TN 37203  
PHONE: (615) 636-6452  
CONTACT: RICK ESTEP

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1412 JACKSON STREET, SUITE 2  
FORT MYERS, FL 33901  
PHONE: (239) 984-6524  
CONTACT: SINA EBRAHIMI, P.E.

**SURVEYOR:**  
T2 UTILITY ENGINEERS  
5670 ZIP DRIVE  
FORT MYERS, FL 33905  
PHONE: (239) 277-0722  
CONTACT: SCOTT R. URQUHART

**ENVIRONMENTAL CONSULTANT:**  
IAN VINCENT & ASSOCIATES ENVIRONMENTAL  
CONSULTING SERVICES  
4050 ROCK CREEK DRIVE  
PORT CHARLOTTE, FL 33948  
PHONE: (941) 457-6272  
CONTACT: IAN VINCENT

**LIST OF CONTACTS:**

**POTABLE WATER AND SANITARY SEWER**  
CITY OF NORTH PORT UTILITIES  
JENNIFER FEHRS  
664 W PRICE BLVD  
NORTH PORT, FL 34291  
PHONE: (941)240-8008

**ELECTRIC**  
FLORIDA POWER AND LIGHT (FPL)  
JOEL BRAY  
10650 PALM BEACH BLVD.  
FORT MYERS, FL 33905  
PHONE: (386) 586-6403

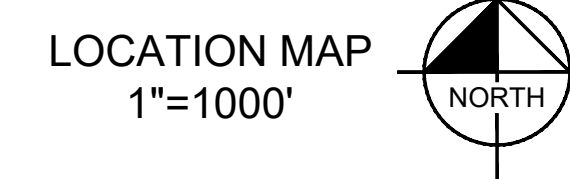
**FIBER**  
FRONTIER COMMUNICATIONS  
3712 W WALNUT ST  
TAMPA, FL 33607  
PHONE: (813)875-1014  
CONTACT: TONI CANNON

**CROWN CASTLE NG**  
1500 CORPORATE DR  
CANONSBURG, PA 15317  
PHONE: (888) 632-0931 EXT: 2  
CONTACT: FIBERDIG TEAM

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)**  
78 SARASOTA CENTER BLVD.  
SARASOTA, FL 34240  
PHONE: (941) 377-3722

**NORTH PORT PLANNING AND ZONING**  
4970 CITY HALL BOULEVARD  
NORTH PORT, FL 34286  
PHONE: (941) 429-7156

**FDOT DISTRICT 1**  
10041 DANIELS PARKWAY  
FORT MYERS, FLORIDA 33913  
PHONE: (239) 225-1900



PREPARED BY  
**Kimley»Horn**

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1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901  
PHONE: 239-271-2650 FAX: 941-379-4352  
WWW.KIMLEY-HORN.COM REGISTRY No. 696

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING MY PERSONAL DIRECTION AND CONTROL COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE FOR THE STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTION 335.075(1) AND (4), FLORIDA STATUTES AND THE CITY OF NORTH PORT LAND DEVELOPMENT REGULATIONS.

FLA. P.E. LICENSE # \_\_\_\_\_ DATE: \_\_\_\_\_

Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C1.00	AERIAL LOCATION MAP
C2.00	EXISTING CONDITIONS
C3.00	TOPOGRAPHY EXHIBIT
C4.00	DEVELOPMENT MASTER PLAN
C5.00	PRELIMINARY PAVING GRADING AND DRAINAGE PLAN
C6.00	PRELIMINARY WATER AND SEWER PLAN

**Kimley»Horn**

1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901  
PHONE: 239-271-2650 FAX: 941-379-4352  
WWW.KIMLEY-HORN.COM CA 696

LICENSED PROFESSIONAL

SINA EBRAHIMI, P.E.

FLORIDA LICENSE NUMBER  
82332

KHA PROJECT  
045958000

DATE  
11/01/2021

SCALE AS SHOWN

DESIGNED BY SE

DRAWN BY JTN

CHECKED BY SE DATE:

COVER SHEET

TOLEDO BLADE FLATS  
PREPARED FOR  
EGG ACQUISITIONS, LLC

FLORIDA

NORTH PORT

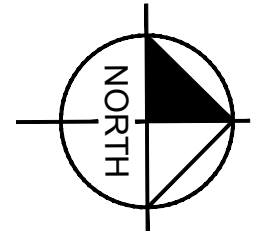
SHEET NUMBER  
C0.00

REVISIONS  
No. \_\_\_\_\_ BY \_\_\_\_\_ DATE \_\_\_\_\_

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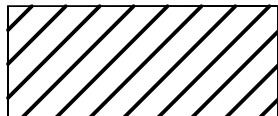


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GRAPHIC SCALE IN FEET  
0 125 250 500

**LEGEND**

 PROJECT AREA

TOLEDO BLADE FLATS  
PREPARED FOR  
EGG ACQUISITIONS, LLC  
NORTH PORT FLORIDA

**AERIAL LOCATION  
MAP**

KHA PROJECT  
04-5956000  
DATE  
11/01/2021  
SCALE AS SHOWN  
DESIGNED BY SE  
DRAWN BY JTN  
CHECKED BY SE DATE:

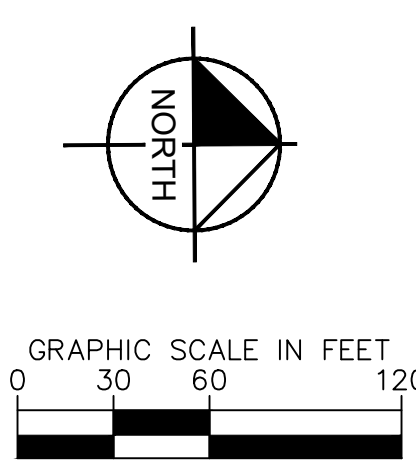
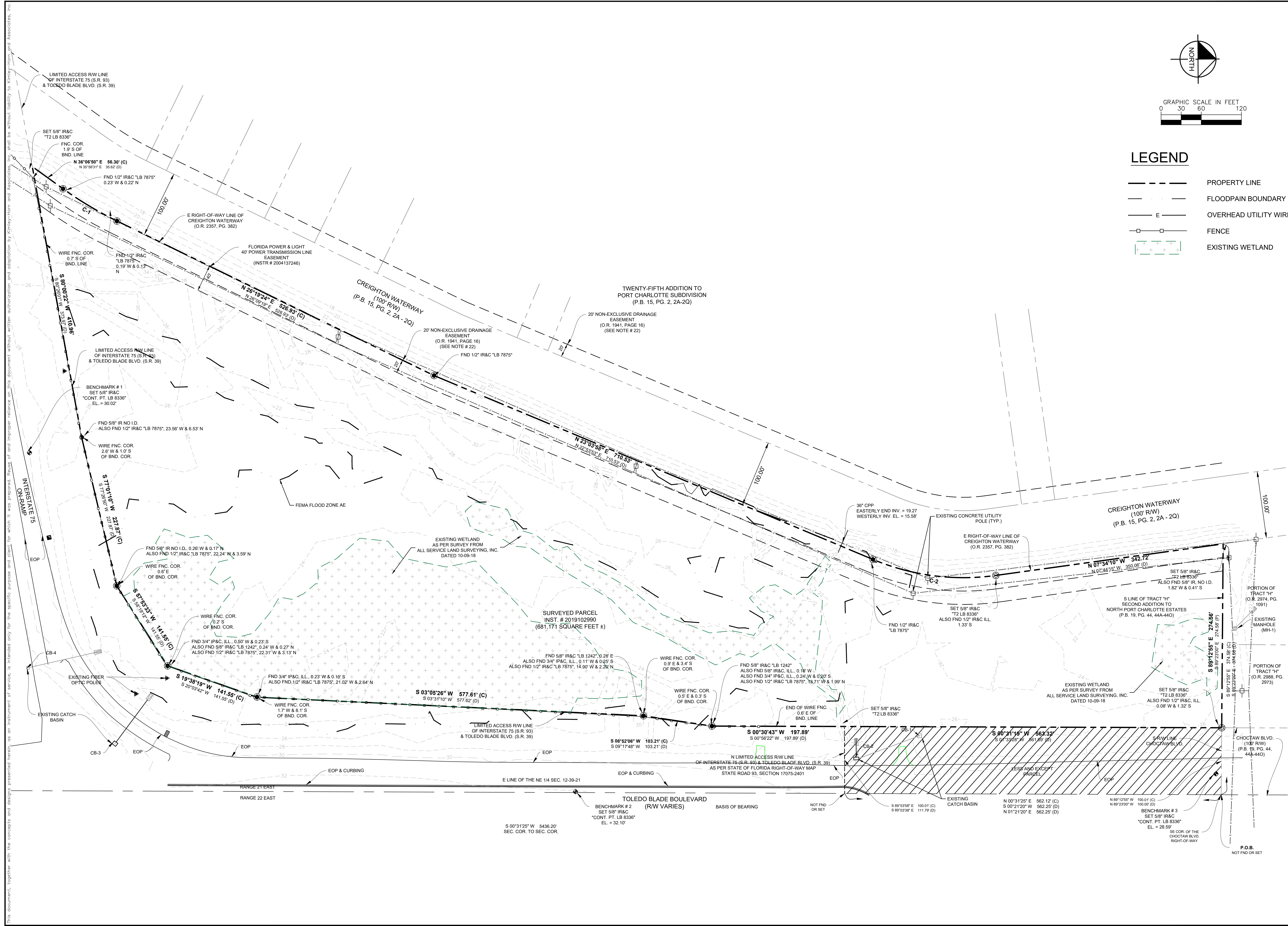
LICENSED PROFESSIONAL  
SINA EBRAHIMI, P.E.  
FLORIDA LICENSE NUMBER  
82332

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901  
PHONE: 239-271-2650 FAX: 941-379-4352  
WWW.KIMLEY-HORN.COM CA 696

SHEET NUMBER  
**C1.00**





**LEGEND**

	PROPERTY LINE
	FLOODPLAIN BOUNDARY
	OVERHEAD UTILITY WIRE
	FENCE
	EXISTING WETLAND

NO.	REVISIONS	DATE	BY

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 PHONE: 239-271-2650 FAX: 941-379-4352  
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KHA PROJECT	LICENSED PROFESSIONAL
045958000	SINA EBRAHIMI, P.E.
DATE	SCALE
11/07/2021	AS SHOWN
DESIGNED BY	FLORIDA LICENSE NUMBER
SE	82332
DRAWN BY	CHECKED BY
JTN	SE
DATE	DATE

**EXISTING CONDITIONS**

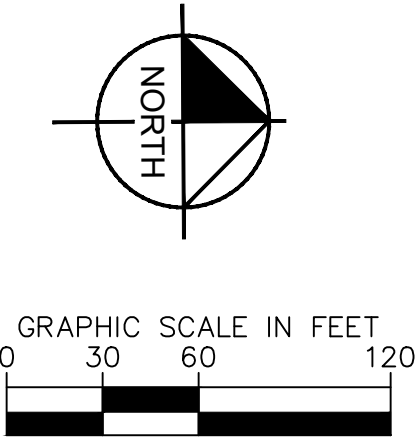
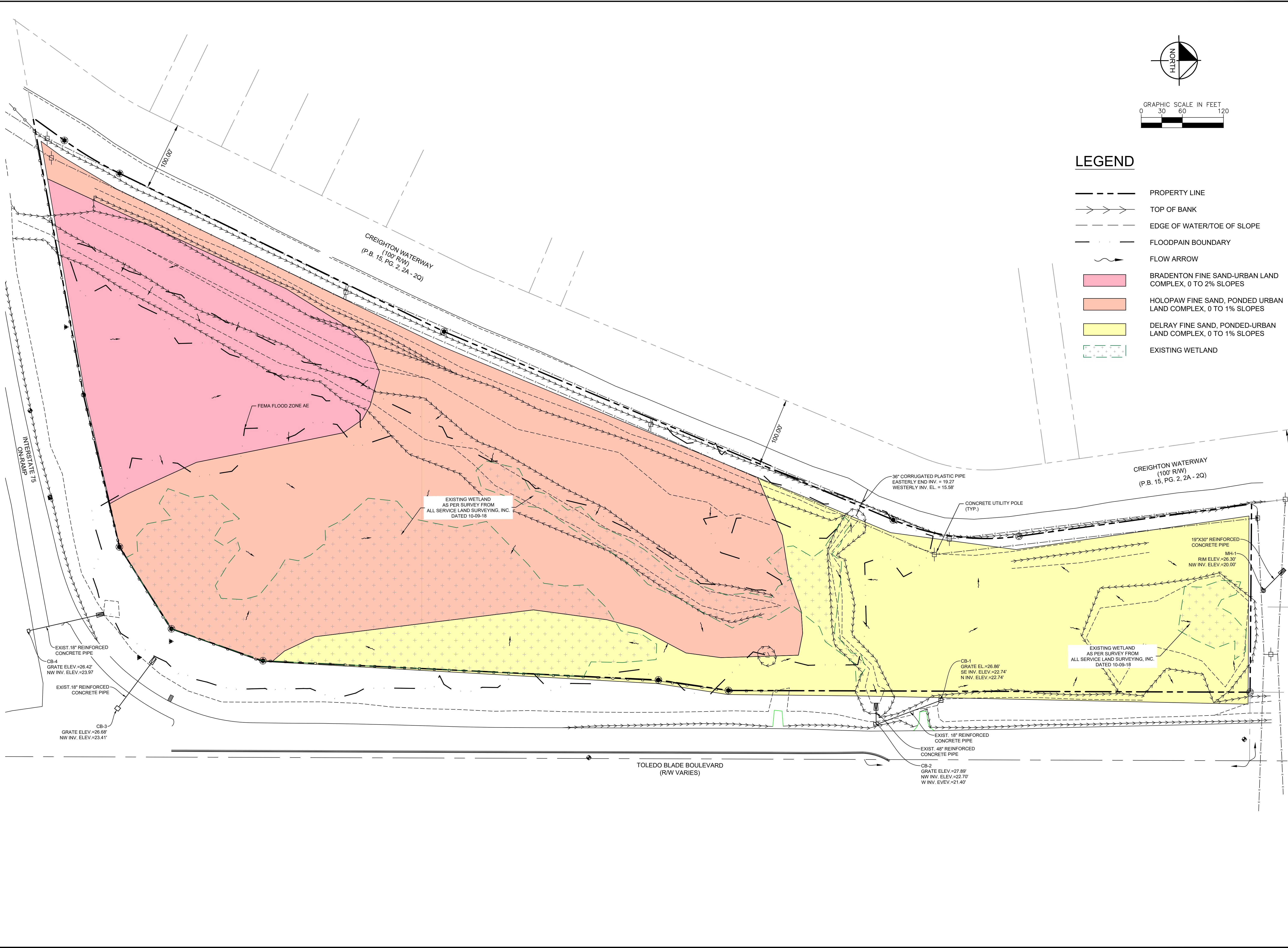
**TOLEDO BLADE FLATS  
 PREPARED FOR  
 ECG ACQUISITIONS, LLC**

FLORIDA  
 NORTH PORT

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**LEGEND**

- PROPERTY LINE
- TOP OF BANK
- EDGE OF WATER/TOE OF SLOPE
- FLOODPLAIN BOUNDARY
- FLOW ARROW
- BRADENTON FINE SAND-URBAN LAND COMPLEX, 0 TO 2% SLOPES
- HOLOPAW FINE SAND, PONDED URBAN LAND COMPLEX, 0 TO 1% SLOPES
- DELRAY FINE SAND, PONDED-URBAN LAND COMPLEX, 0 TO 1% SLOPES
- EXISTING WETLAND

NO.	REVISIONS	DATE	BY

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 1417 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901  
 PHONE: 239-271-2650 FAX: 941-379-4352  
 WWW.KIMLEY-HORN.COM CA 696

KHA PROJECT 045958000	LICENSED PROFESSIONAL
DATE 11/07/2021	SINA EBRAHIMI, P.E.
SCALE AS SHOWN	FLORIDA LICENSE NUMBER 82332
DESIGNED BY JTN	CHECKED BY SE
DRAWN BY JTN	DATE

**EXISTING DRAINAGE  
AND SOILS MAP**

**TOLEDO BLADE FLATS  
PREPARED FOR  
EGG ACQUISITIONS, LLC**

SHEET NUMBER  
**C3.00**



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⚠ DEVIATION 1: CITY OF NORTH PORT SECTION 53-106.B.1 - "NO MINIMUM LOT SIZE SHALL BE REQUIRED; PROVIDED, HOWEVER, THAT NO STRUCTURE SHALL BE LOCATED CLOSER TO ANY PERIPHERAL PROPERTY LINE THAN TWO (2) TIMES THE HEIGHT OF SUCH STRUCTURE."

⚠ DEVIATION 2: CITY OF NORTH PORT SECTION 55-4.B.4 - "IT IS THE RESPONSIBILITY OF THE DEVELOPER OF PARCELS ABUTTING LOWER INTENSITY LAND USES OR UNLIKE LAND USES TO PROVIDE A TEN (10) FOOT WIDE LANDSCAPE BUFFER AND AN EIGHT (8) FOOT SOLID MASONRY WALL OR A LANDSCAPED BERM WITH PLANTINGS TO MAINTAIN AN EIGHT (8) FOOT HEIGHT ALONG THE PERIMETER OF THE ACTIVITY CENTER ZONE, TO REDUCE ADVERS IMPACTS."

**SITE SUMMARY:**

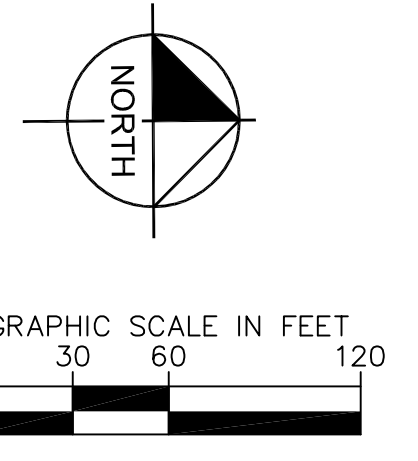
GROSS SITE AREA: 15.64 ACRES  
 SITE CURRENT ZONING: COMMERCIAL GENERAL (CG)  
 SITE PROPOSED ZONING: PLANNED COMMERCIAL DEVELOPMENT (PCD)  
 PROPOSED USE: HIGH DENSITY RESIDENTIAL  
 FLOOD ZONES: AE/X  
 FUTURE LAND USE: ACTIVITY CENTER  
 DWELLING UNITS: 224  
 DENSITY: 14 UNITS PER ACRE  
 BUILDING HEIGHT: 53 FT

**SETBACKS:**

FRONT: 25 FT  
 REAR: 25 FT  
 SIDE: 25 FT

**PARKING SUMMARY:**

REQUIRED: 361 SPACES (1.6 SPACES/UNIT \* 2)  
 PROVIDED: 382 SPACE - (4 VAN PARKING 18 HC SPACE)  
 SURFACE PARKING: 362 SURFACE SPACES  
 1.6 SPACES/UNIT \* 2

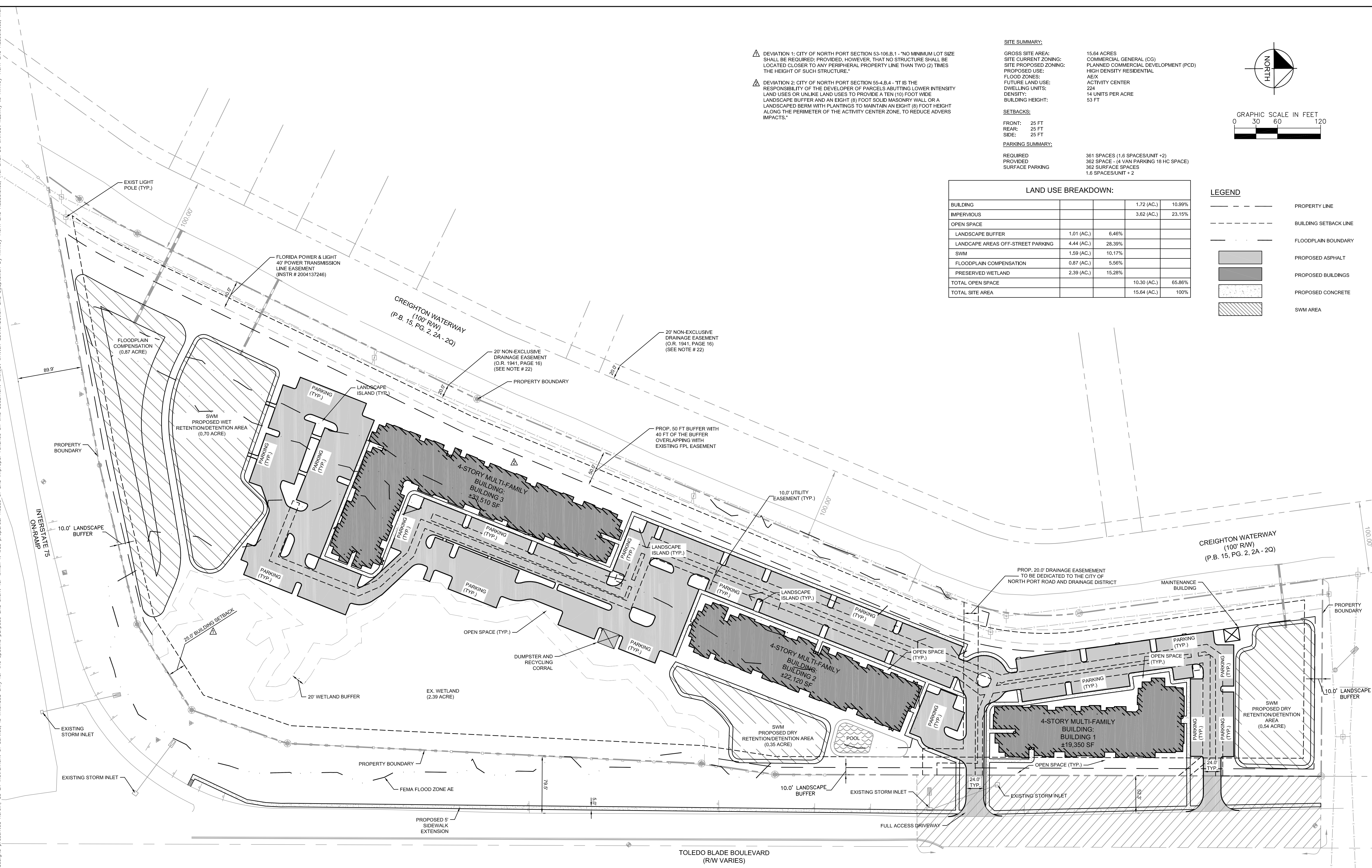


**LAND USE BREAKDOWN:**

LAND USE	AREA (AC.)	PERCENTAGE
BUILDING	1.72 (AC.)	10.99%
IMPERVIOUS	3.62 (AC.)	23.15%
OPEN SPACE		
LANDSCAPE BUFFER	1.01 (AC.)	6.46%
LANDSCAPE AREAS OFF-STREET PARKING	4.44 (AC.)	28.39%
SWM	1.59 (AC.)	10.17%
FLOODPLAIN COMPENSATION	0.87 (AC.)	5.56%
PRESERVED WETLAND	2.39 (AC.)	15.28%
<b>TOTAL OPEN SPACE</b>	<b>10.30 (AC.)</b>	<b>65.86%</b>
<b>TOTAL SITE AREA</b>	<b>15.64 (AC.)</b>	<b>100%</b>

**LEGEND**

- PROPERTY LINE
- BUILDING SETBACK LINE
- FLOODPLAIN BOUNDARY
- PROPOSED ASPHALT
- PROPOSED BUILDINGS
- PROPOSED CONCRETE
- SWM AREA



NO.	REVISIONS	DATE	BY

**Kimley»Horn**

1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901  
 PHONE: 239-271-2650 FAX: 941-379-4352  
 WWW.KIMLEY-HORN.COM CA 696

LICENSED PROFESSIONAL  
 KHA PROJECT 045958000  
 DATE 11/01/2021  
 SCALE AS SHOWN  
 DESIGNED BY SE  
 DRAWN BY JTN  
 CHECKED BY SE  
 DATE:

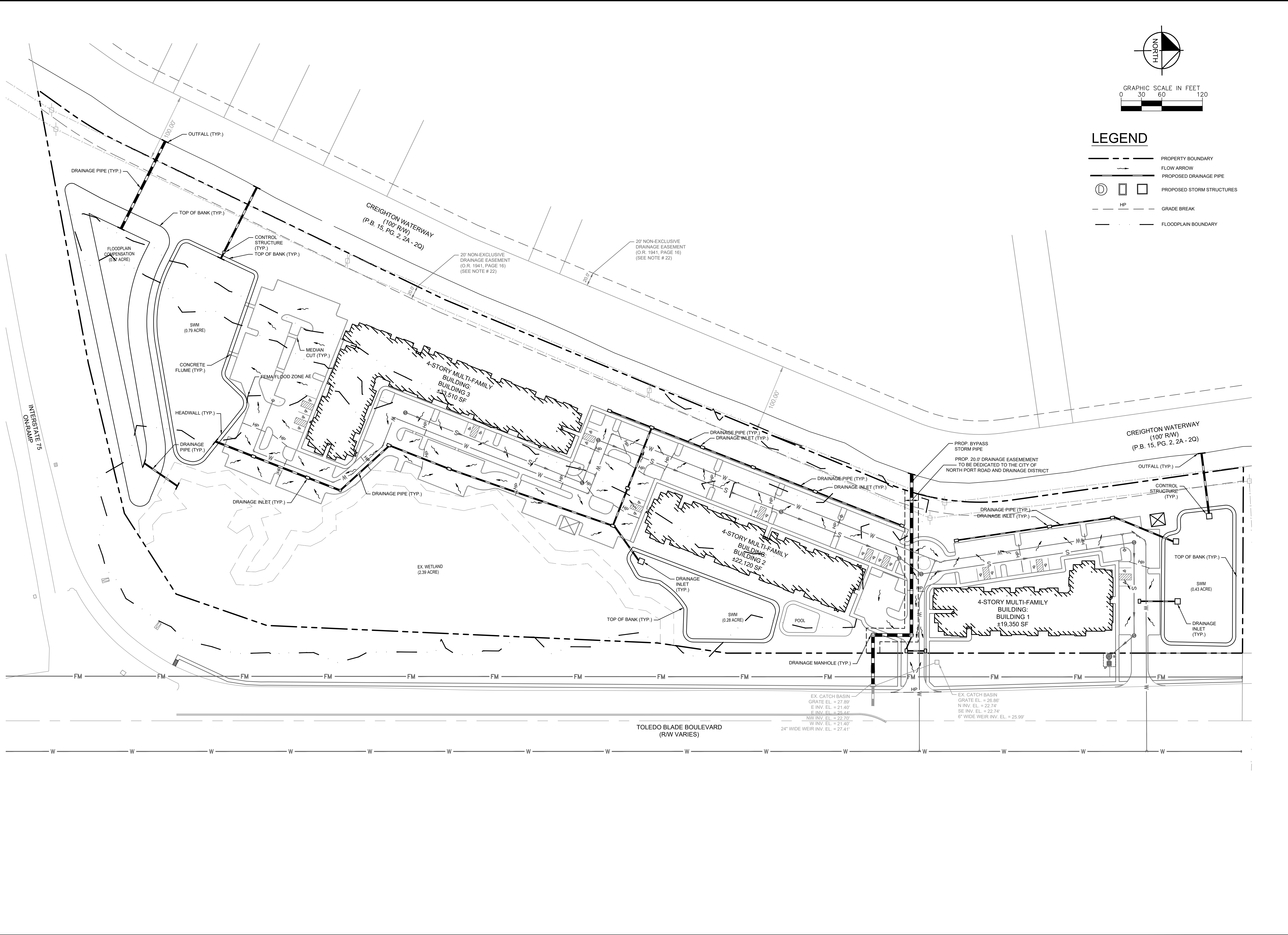
**DEVELOPMENT MASTER PLAN**

**TOLEDO BLADE FLATS  
 PREPARED FOR  
 ECG ACQUISITIONS, LLC**

SHEET NUMBER  
**C4.00**



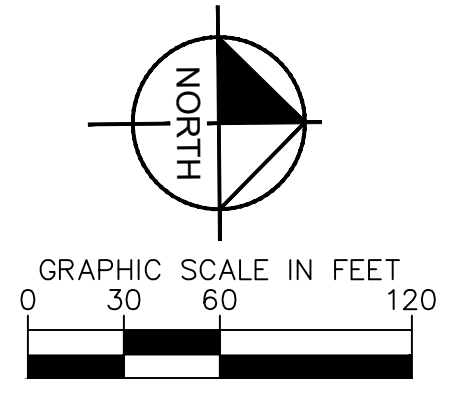
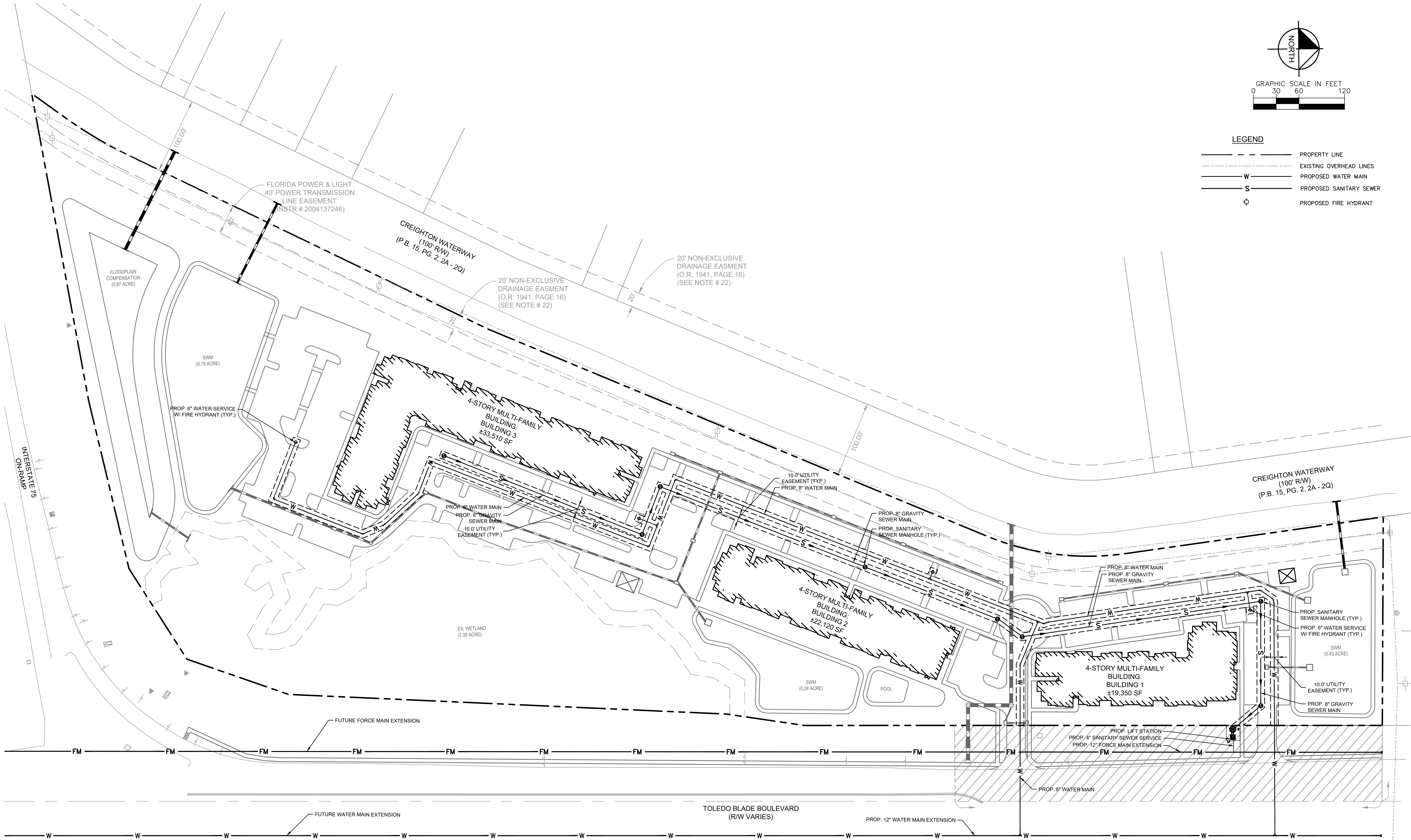
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<b>TOLEDO BLADE FLATS PREPARED FOR EGG ACQUISITIONS, LLC</b>		<b>PRELIMINARY PAVING GRADING AND DRAINAGE PLAN</b>		<b>FLORIDA</b>	
CITY OF NORTH PORT		SHEET NUMBER <b>C5.00</b>		KHA PROJECT 045958000	
DATE 11/01/2021		SCALE AS SHOWN		DESIGNED BY JTN	
DRAWN BY JTN		CHECKED BY SE		DATE	
LICENSED PROFESSIONAL		SINA EBRAHIMI, P.E.		FLORIDA LICENSE NUMBER 82332	
<b>Kimley»Horn</b>		1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901 PHONE: 239-271-2650 FAX: 941-379-4352 WWW.KIMLEY-HORN.COM CA 696		REVISIONS	
No.		Date		By	



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**LEGEND**

---	PROPERTY LINE
- - - -	EXISTING OVERHEAD LINES
W	PROPOSED WATER MAIN
S	PROPOSED SANITARY SEWER
⊕	PROPOSED FIRE HYDRANT

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
 1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901  
 PHONE: 239-271-2650 FAX: 941-379-4352  
 WWW.KIMLEY-HORN.COM CA 696

LICENSED PROFESSIONAL  
 SINA EBRAHIMI, P.E.  
 FLORIDA LICENSE NUMBER 82332  
 DATE: 11/01/2021  
 SCALE: AS SHOWN  
 DESIGNED BY: SE  
 DRAWN BY: JTN  
 CHECKED BY: SE

**PRELIMINARY  
 WATER AND SEWER  
 PLAN**

**TOLEDO BLADE FLATS  
 PREPARED FOR  
 EGG ACQUISITIONS, LLC**  
 CITY OF NORTH PORT FLORIDA

SHEET NUMBER  
**C6.00**