

# DEVELOPMENT MASTER PLAN (DMP) FOR TOLEDO BLADE CENTER



**SUMMARY:**

THE PROJECT IS LOCATED AT THE CORNER OF TOLEDO BLADE BLVD. AND WOODHAVEN DR. THE PARCEL ID IS 1007256327.

PROPOSED ON THIS 15.97 ACRE PARCEL IS A 6 LOT COMMERCIAL SUBDIVISION. THE PROJECT WILL BE SERVED WITH WATER AND SEWER BY THE CITY OF NORTH PORT UTILITIES. FPL WILL PROVIDE ELECTRIC.

THE INTERNAL ROADWAYS WILL BE PRIVATE ROADS WITHIN CROSS ACCESS EASEMENTS.

THE DRAINAGE SYSTEM WILL PROVIDE FOR THE "BUILD OUT" CONDITION OF ALL OF THE LOTS.

A PEDESTRIAN NETWORK IS PROPOSED TO INTERCONNECT THE EXISTING SIDEWALKS ON TOLEDO BLADE AND WOODHAVEN DR. TO THE LOTS.

**SITE DEVELOPMENT DATA:**

- |              |                              |
|--------------|------------------------------|
| 1. LAND USE  | RETAIL / OFFICE / COMMERCIAL |
| 2. LAND AREA | 15.97 ACRES                  |
| 3. ZONING    | CG - COMMERCIAL GENERAL      |
| 4. FEMA      | ZONE "X" ZONE "AE"           |
| 5. DATUM     | N.A./V.D. 1988 ELEVATIONS    |

**UTILITIES:**

- |       |                    |
|-------|--------------------|
| WATER | CITY OF NORTH PORT |
| SEWER | CITY OF NORTH PORT |

**OWNER / DEVELOPER:**

TAVORB LLC,  
16655 YONGE ST.  
NEWMARKET, ONTARIO, CANADA  
416-637-6470  
NICK\_TAVERNESE@HOTMAIL.COM

**ENGINEER:**

SOUTHWEST ENGINEERING & DESIGN, INC.  
660 CHARLOTTE STREET, UNIT 8  
PUNTA GORDA, FLORIDA 33950  
PHONE: 941-637-9655

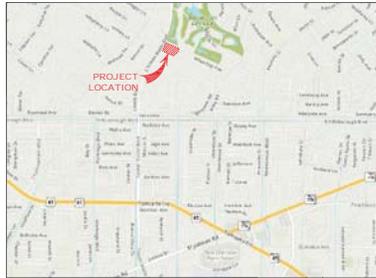
**SURVEYOR:**

STRAVER SURVEYING & MAPPING  
742 SHAMROCK BLVD  
VENICE, FL 34293  
PHONE: (841) 497-1290

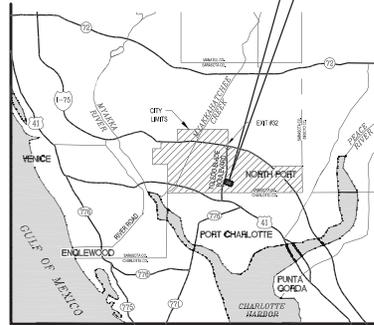
**NOTES:**

- ALL EASEMENTS, PER RECORD PLAT, ARE SHOWN.
- SLOPE EASEMENTS, IF REQUIRED, WILL BE OBTAINED BY THE OWNER.
- ELEVATIONS SHOWN ARE BASED ON NAVD 88.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES.
- ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH O.S.H.A SAFETY STANDARDS, INCLUDING O.S.H.A. TRENCH SAFETY STANDARDS AND PROJECT DOCUMENTS (CONSTRUCTION PLANS AND SPECIFICATIONS).
- CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF ANY ERRORS OR DISCREPANCIES ON THE PLANS PRIOR TO CONSTRUCTION.
- MAINTENANCE OF TRAFFIC THROUGH WORK ZONES WILL CONFORM TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
- SIGNAGE AND PAINT MARKINGS WILL CONFORM TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, DCA ACCESSIBILITY REQUIREMENTS AND THE LATEST ADA REQUIREMENTS.
- HANDICAP ACCESS TO MEET LATEST ADA REQUIREMENTS.

SECTION 36 TOWNSHIP 39 SOUTH, RANGE 21 EAST  
NORTH PORT, FLORIDA



VICINITY MAP



NORTH PORT MAP

**LEGAL DESCRIPTION:**

THE SOUTHEASTERLY PORTION OF TRACT C, 51ST ADDITION TO PORT CHARLOTTE SUBDIVISION, PER PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE(S) 8, BA THROUGH 8GG, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C; THENCE SOUTH 66.4500° EAST, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT C, A DISTANCE OF 386.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 24.1500° EAST, A DISTANCE OF 728.58 FEET TO THE NORTHEASTERLY LINE OF SAID TRACT C; THENCE SOUTH 66.4500° EAST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 627.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90.0000°, A CHORD BEARING OF SOUTH 20.4500° EAST AND A CHORD LENGTH OF 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE ON THE SOUTHEASTERLY LINE OF SAID TRACT C; THENCE SOUTH 24.1500° WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 185.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 30.0000°, A CHORD BEARING OF SOUTH 38.1500° WEST AND A CHORD LENGTH OF 193.73 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 193.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 54.1500° WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 30.0000°, A CHORD BEARING OF SOUTH 39.1500° WEST AND A CHORD LENGTH OF 222.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 225.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 24.1500° WEST, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C; THENCE NORTH 66.4500° WEST, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT C, A DISTANCE OF 520.15 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 9.990 ACRES, MORE OR LESS.

TOGETHER WITH THAT PORTION OF TRACT C, FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 8, AND BA THROUGH 8GG, INCLUSIVE, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C; THENCE SOUTH 66.4500° EAST, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT C, A DISTANCE OF 386.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 24.1500° EAST, A DISTANCE OF 728.58 FEET TO THE NORTHEASTERLY LINE OF SAID TRACT C; THENCE SOUTH 66.4500° EAST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 627.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90.0000°, A CHORD BEARING OF SOUTH 20.4500° EAST AND A CHORD LENGTH OF 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE ON THE SOUTHEASTERLY LINE OF SAID TRACT C; THENCE SOUTH 24.1500° WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 185.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 30.0000°, A CHORD BEARING OF SOUTH 38.1500° WEST AND A CHORD LENGTH OF 193.73 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 193.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 54.1500° WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 30.0000°, A CHORD BEARING OF SOUTH 39.1500° WEST AND A CHORD LENGTH OF 222.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 225.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 24.1500° WEST, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C; THENCE NORTH 66.4500° WEST, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT C, A DISTANCE OF 520.15 FEET TO THE POINT OF BEGINNING.

Edward P. Lomski Jr., P.E.  
State of Florida, Professional Engineer  
License No. 621507  
This item has been digitally signed and sealed by:  
Edward P. Lomski Jr., P.E., on the date adjacent to the seal.  
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Edward P. Lomski  
DN: cn=Edward P. Lomski, o=Southwest Engineering & Design, ou=SEED, email=ed@sedll.com, c=US  
Reason: I am the signer of this document.  
Date: 2024.10.10 15:30:20  
File: MasterPlanPDF Version: 9.0.0

**UTILITY NOTIFICATION**

UTILITY LOCATIONS DEPICTED WITHIN THIS CONSTRUCTION PLAN SET HAVE BEEN COMPILED FROM FIELD SURVEYS AND DOCUMENTS SUPPLIED BY THE VARIOUS UTILITY COMPANIES. THE ENGINEER MAKES NO CLAIM TO THE ACCURACY OF THE UTILITY LOCATIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES AND IS RESPONSIBLE FOR VERIFYING THE DEPTHS AND FIELD LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ACTUAL UTILITY LOCATIONS AND DEPTHS MAY VARY FROM THOSE DEPICTED WITHIN THIS CONSTRUCTION PLAN SET. PROTECTION OF ALL UTILITIES WITHIN THE AREA OF CONSTRUCTION AND ALL COSTS TO REMEDY DAMAGES TO EXISTING UTILITIES AND DISTURBED AREAS SHALL BE BORNE BY THE CONTRACTOR.



**SHEET INDEX**

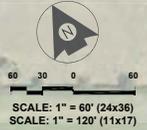
1	-----	COVER SHEET
2	-----	AERIAL MAP
3	-----	EXISTING CONDITIONS / DEMOLITION PLAN
4	-----	DEVELOPMENT MASTER PLAN

**PLANS PREPARED BY:**

**SED**  
Southwest Engineering & Design

660 Charlotte Street, Suite 8  
Punta Gorda, Florida 33950  
Tel. (941) 637-9655 | Fax (941) 637-1149  
www.sedll.com  
Certificate of Authorization No. 26551

JOB NUMBER : 18-0418



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Certificate of Authorization No. 26551

REV.	DATE	BY	CK'D	DESCRIPTION

Project No.: 18-0418  
Project Manager: K.H.R.  
Project Engineer: E.P.L.  
Project Designer: M.P.C.  
Checked By: K.H.R.  
Approved By: E.P.L.

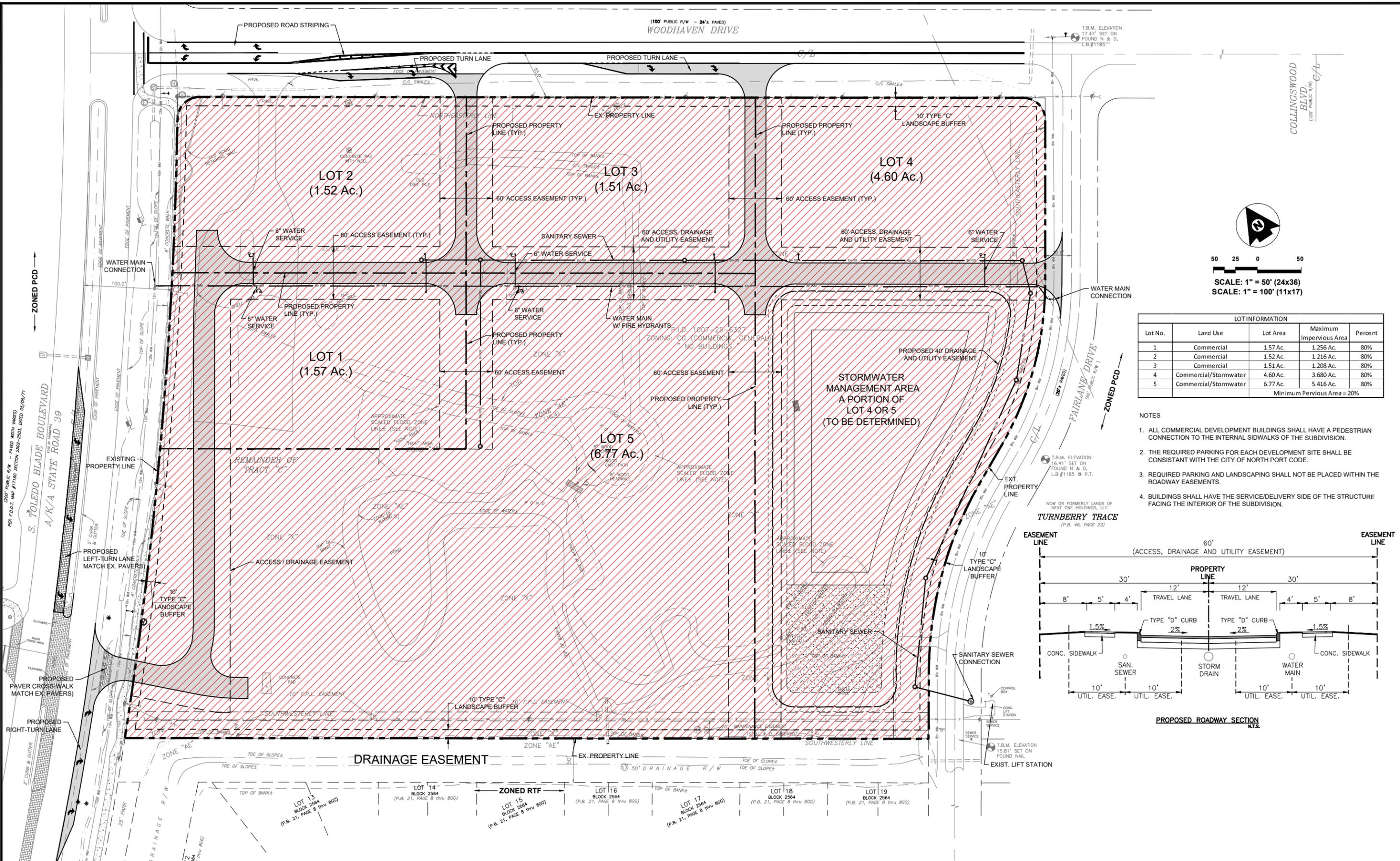
**TOLEDO BLADE COMMERCIAL CENTER**  
**PROJECT AERIAL**  
NORTH PORT SECTION 36 TOWNSHIP 39 SOUTH, RANGE 21 EAST FLORIDA

Edward P. Lovell, Jr., P.E.  
State of Florida, Professional Engineer  
License No. 65307  
I hereby certify that I am the  
designer of the project shown on  
this drawing.  
Edward P. Lovell, Jr., P.E.  
Printed copies of this document are not controlled.  
Approved and sealed this 18th day of October, 2020.  
See the electronic report.

DATE: OCT, 2020 SCALE: 1"=60'  
SHEET: 2  
PROJECT NO.: 18-0418

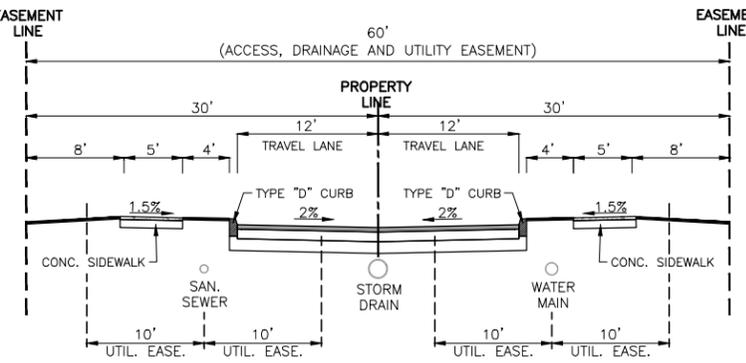


1/5/2021 2:21:19 PM - P:18-0418 TOLEDO BLADE COMMERCIAL CENTER DEVELOPMENT MASTER PLAN SET 4 - DEVELOPMENT MASTER PLAN DWG - MIKE COEN



LOT INFORMATION				
Lot No.	Land Use	Lot Area	Maximum Impervious Area	Percent
1	Commercial	1.57 Ac.	1,256 Ac.	80%
2	Commercial	1.52 Ac.	1,216 Ac.	80%
3	Commercial	1.51 Ac.	1,208 Ac.	80%
4	Commercial/Stormwater	4.60 Ac.	3,680 Ac.	80%
5	Commercial/Stormwater	6.77 Ac.	5,416 Ac.	80%
Minimum Pervious Area = 20%				

- NOTES
- ALL COMMERCIAL DEVELOPMENT BUILDINGS SHALL HAVE A PEDESTRIAN CONNECTION TO THE INTERNAL SIDEWALKS OF THE SUBDIVISION.
  - THE REQUIRED PARKING FOR EACH DEVELOPMENT SITE SHALL BE CONSISTANT WITH THE CITY OF NORTH PORT CODE.
  - REQUIRED PARKING AND LANDSCAPING SHALL NOT BE PLACED WITHIN THE ROADWAY EASEMENTS.
  - BUILDINGS SHALL HAVE THE SERVICE/DELIVERY SIDE OF THE STRUCTURE FACING THE INTERIOR OF THE SUBDIVISION.



PROPOSED ROADWAY SECTION N.T.S.

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 www.sedfl.com  
 Certificate of Authorization No. 26551

REV.	DATE	BY	CK'D	DESCRIPTION

**TOLEDO BLADE COMMERCIAL CENTER DEVELOPMENT MASTER PLAN**  
 SECTION 36 TOWNSHIP 39 SOUTH, RANGE 21 EAST  
 NORTH PORT, FLORIDA

Project No.: 18-0418  
 Project Manager: K.H.R.  
 Project Engineer: E.P.L.  
 Project Designer: M.P.C.  
 Checked By: K.H.R.  
 Approved By: E.P.L.

Edward P. Lomski, Jr., P.E.  
 State of Florida, Professional Engineer  
 License No. 62597  
 This item has been digitally signed and sealed by Edward P. Lomski, Jr., P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: JAN, 2021  
 SHEET: 4  
 PROJECT No.: 18-0418

SCALE: 1"=50'