



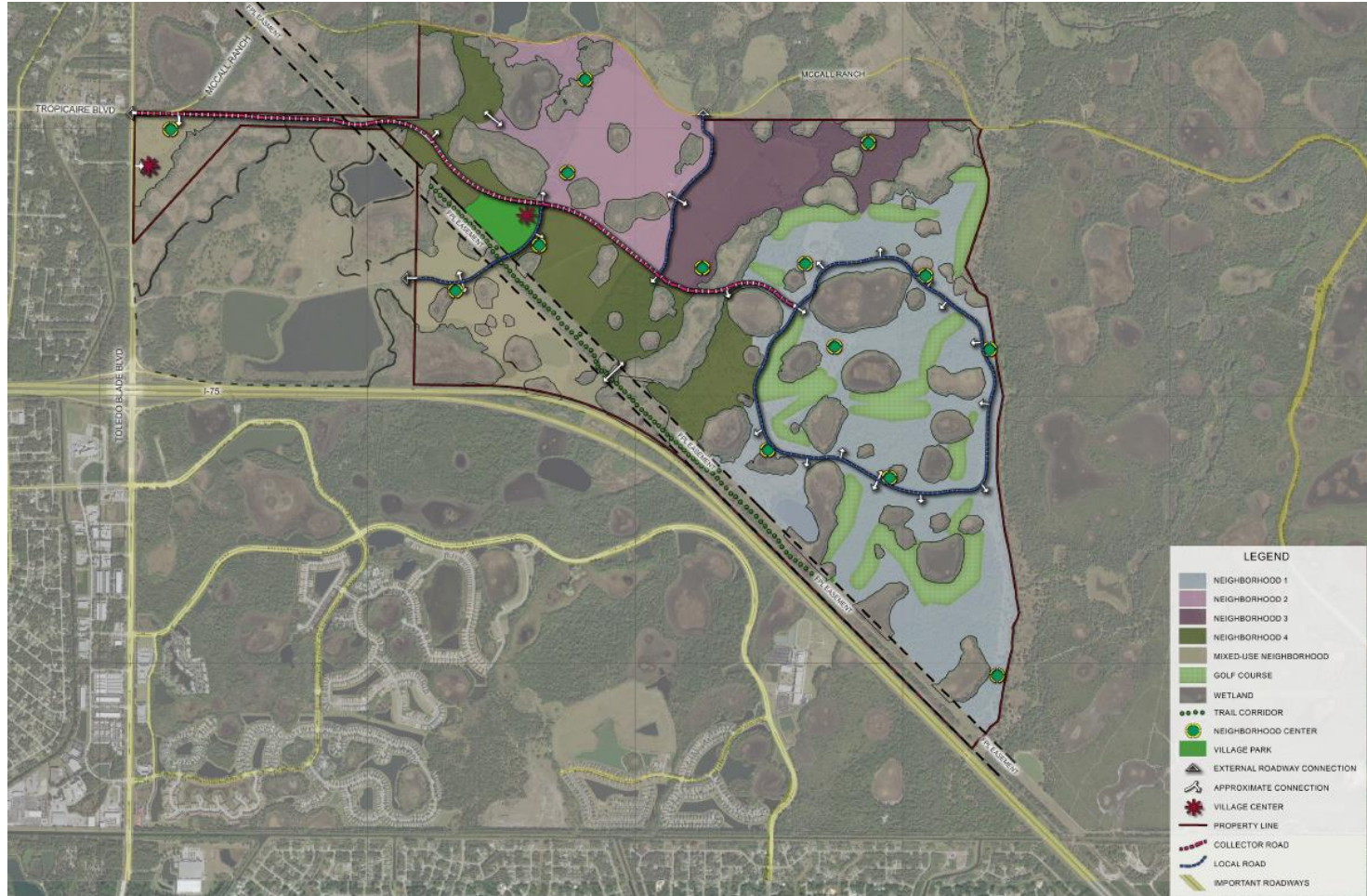
TOLEDO VILLAGE

PATTERN BOOK

City Commission

June 13, 2023

TOLEDO VILLAGE OVERVIEW



- 5 Different Neighborhoods with variety of housing types and recreational amenities
- 20-acre Village Park fully accessible to the public
- 2 commercial Village Centers fully accessible to the public
- Greenbelts, Trails & Wetland Preservation
- Public facilities to be addressed through Developers Agreement

2 MOTIONS TO INCREASE COMMERCIAL

Motion 1:

Increase Village Center acreage to 35 acres per Village Center, 70 acres in total

Motion 2:

Add commercial uses to Neighborhood Centers

- Village Centers
- Neighborhood Centers
- Other Concerns:
 - Housing Diversity
 - Access
- Public Benefits to the City

OVERVIEW

An aerial photograph of a rural landscape, showing a mix of green fields, brown patches, and a network of roads and paths. A semi-transparent teal rectangular box is overlaid on the right side of the image, containing the text 'VILLAGE CENTERS' in white, uppercase letters.

VILLAGE CENTERS

TOLEDO VILLAGE BY THE NUMBERS

- 2,087+/- Acres Total Village Area
- Excluding Site Constraints, 723 +/- acres (35%) available for development
- 64+/- acres of non-residential use areas (Park, Village Center, Neighborhood Center)
- *Only 659 +/- acres of residential developable area*

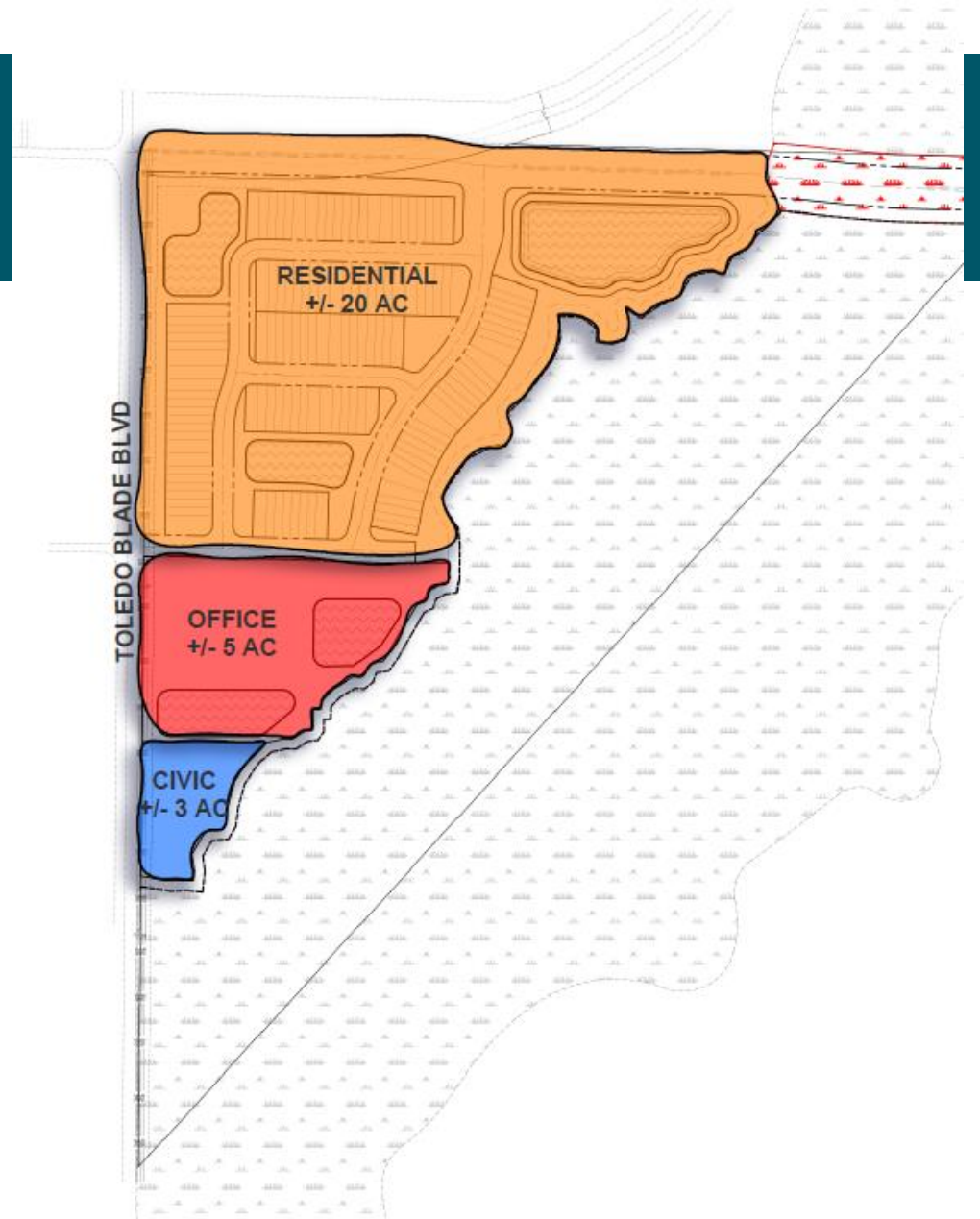
PROPOSED VILLAGE CENTERS



- 2 Village Centers
- *Increasing Village Center (Business Use) acreage to 10 acres total between the two locations*
- Both Village Centers will be fully accessible by the public
- No Minimum Village Center Requirement
- *Proposed Village Centers fully comply with ULDC & Comprehensive Plan requirements*

ENTRANCE PARCEL

- Access and visibility on Toledo Blade Blvd.
- *5+/- acres of Business Uses (Office + Retail)*
- Higher density residential
- Civic use tract



VILLAGE PARK

- 20 +/- Acres
- 5 +/- acres of Business Use
- Potential Uses
 - Ballfields, Sports Courts & Playgrounds
 - Daycare/Child Care
 - Coffee Shop
 - Ice Cream Parlor
 - Small-Scale Retail & Services
- *Fully Accessible to the public and professionally managed by Developer (including staffing & maintenance costs)*



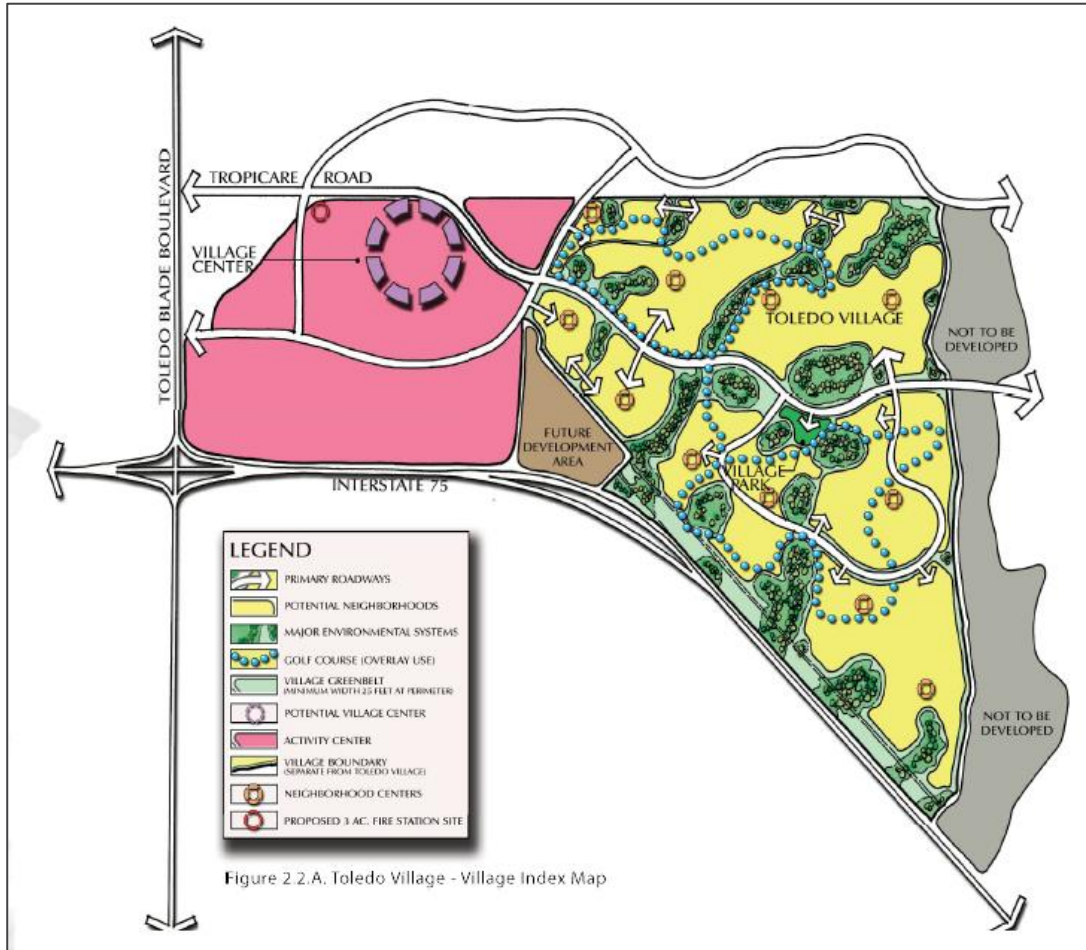
LEGEND

1. ENTRY WITH SIGNAGE
2. BASEBALL FIELD
3. PARKING
4. VILLAGE PLAYGROUND
5. AMPHITEATER
6. VILLAGE GREENEVENT LAWN
7. VILLAGE PROMENADE
8. VILLAGE RETAIL/SERVICE
9. VILLAGE GREENWAY

VILLAGE PARK

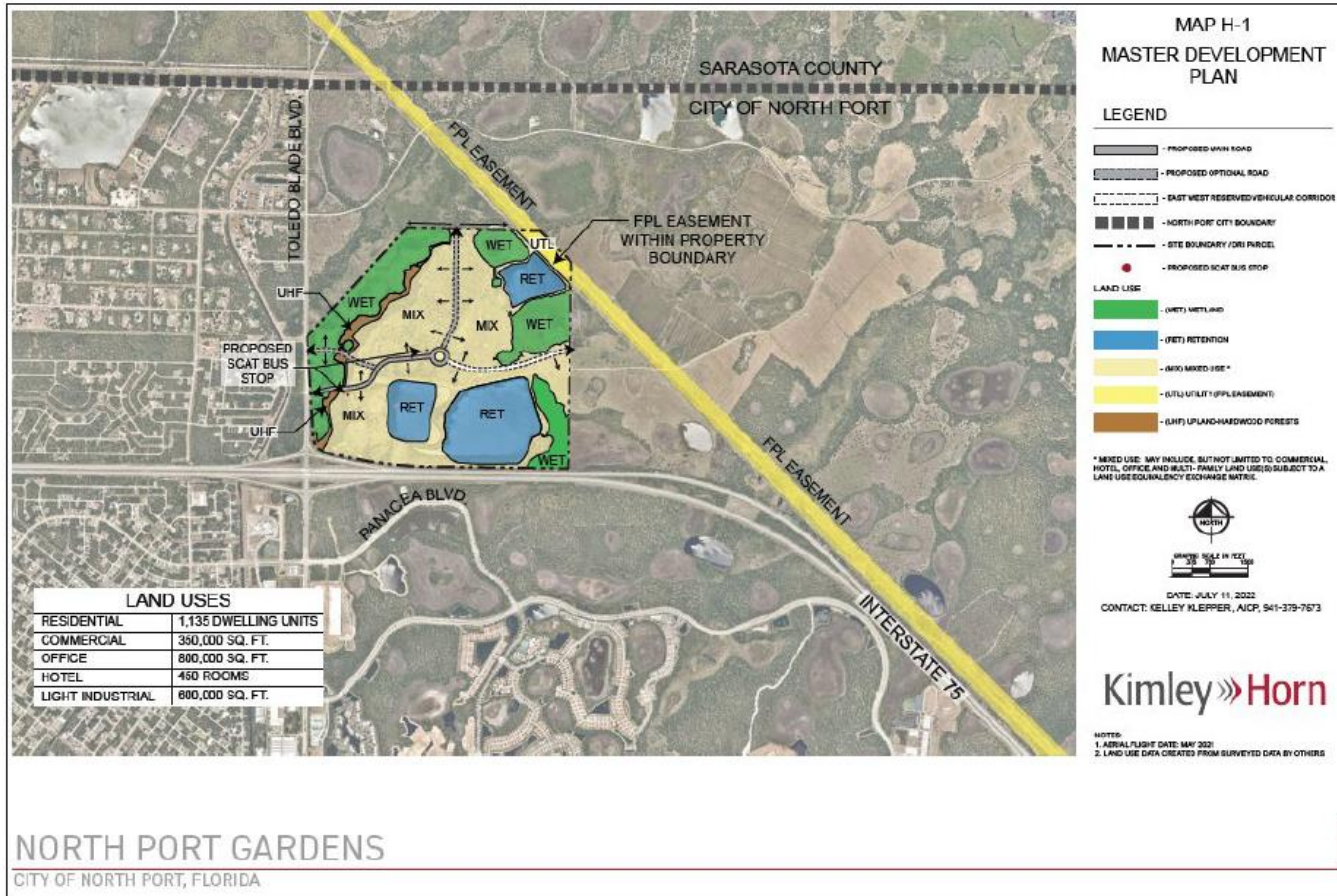


HISTORIC APPROVAL



- Approved in 2007
- *Minimal public land uses or parks*
- *No on-site commercial due to adjacency to North Port Gardens with 2M square feet non-residential uses*

NORTH PORT GARDENS SYNERGY



- 1,135 Residential Dwelling Units
- 450 Hotel/Lodging Rooms,
- 800,000 square feet of Office
- 350,000 square feet of Retail
- 600,000 square feet of Light Industrial
- Toledo Village will provide more demand for North Port Gardens to move forward

An aerial photograph of a rural landscape, showing a mix of green fields, brown patches, and a network of roads and paths. A semi-transparent teal horizontal bar is overlaid across the middle of the image. The text "NEIGHBORHOOD CENTERS" is written in white, uppercase, sans-serif font within this bar.

NEIGHBORHOOD CENTERS

NEIGHBORHOOD CENTER COMMERCIAL



- 13 Neighborhood Centers
- Commercial uses not supported within Neighborhood Centers as seen with Wellen Park
 - Limited clientele/through traffic
 - Access
 - Incompatibility with residential and recreation uses
- *Neighborhood Centers are not required to have commercial uses per ULDC & Comprehensive Plan*

NEIGHBORHOOD CENTER VISION

- *Focal Points for the Community*
- Walkable distance from dwellings
- Passive & Active Recreation
- “Village Green”/Event Lawn Concept
- Multimodal Connectivity to Trail System and Public Park



An aerial photograph of a landscape, possibly a wetland or agricultural area, with a teal overlay on the right side. The overlay contains the text "OTHER CONCERNS" in white, uppercase letters. The background shows a mix of green and brown patches, with some linear features like roads or canals.

OTHER CONCERNS

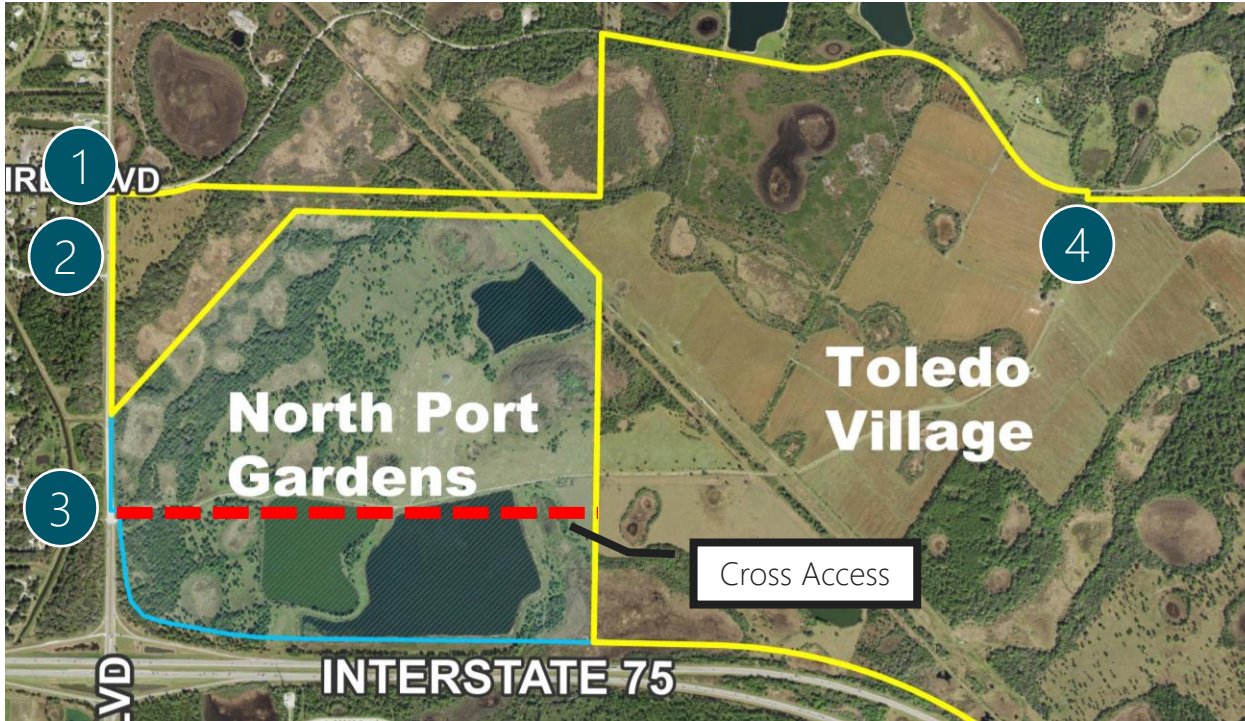
HOUSING DIVERSITY

- Mix of housing types for multiple price points
- Current Mix of Housing Types:
 - ✓ Single Family Detached: 1,632 units
 - ✓ Single Family Attached (Twin Villa): 846 units
 - ✓ Townhomes: 514 units
 - ✓ Multi-Family: 136 units
- *Provides opportunities for entry-level buyers, workforce, young families and retirees*

EXAMPLE HOUSING TYPES



SITE ACCESS

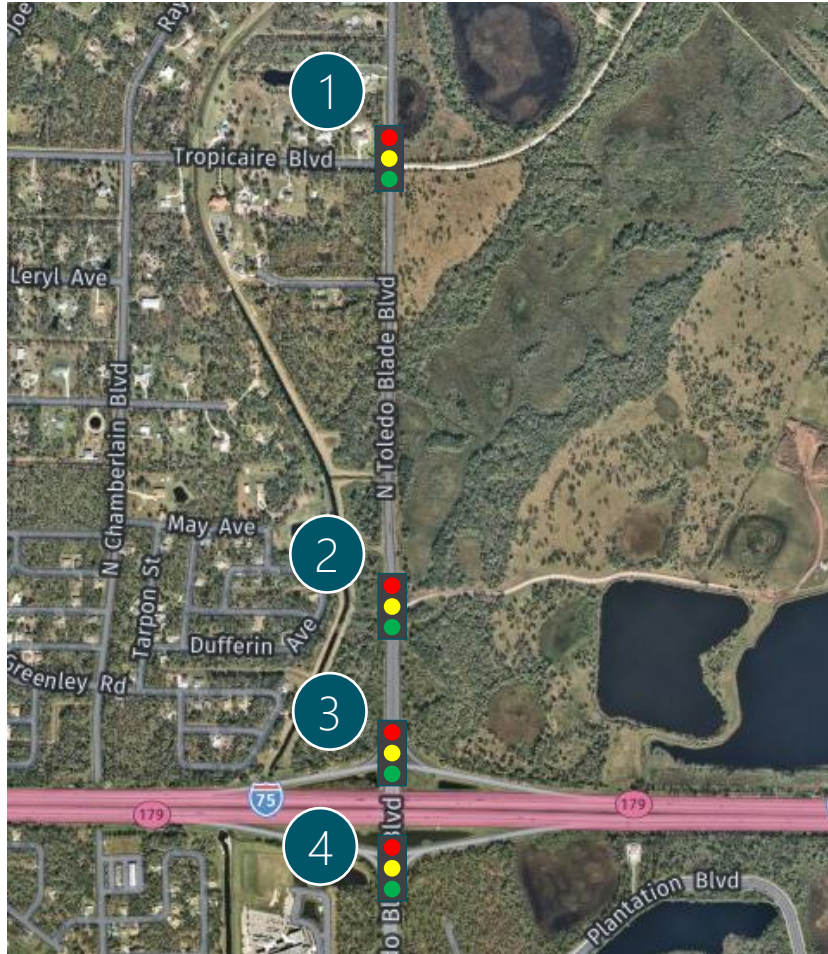


Site Access for the Toledo Village development is proposed via the following access points and driveway connections:

- 1) Existing intersection of Toledo Blade Blvd. at Tropicaire Blvd.
 - Main Project Driveway
- 2) New driveway connection along Toledo Blade Blvd.
 - For the retail portion of the site
- 3) Cross access through North Port Gardens
- 4) Emergency access to McCall Ranch

Exceeds City's requirement for 2 access points

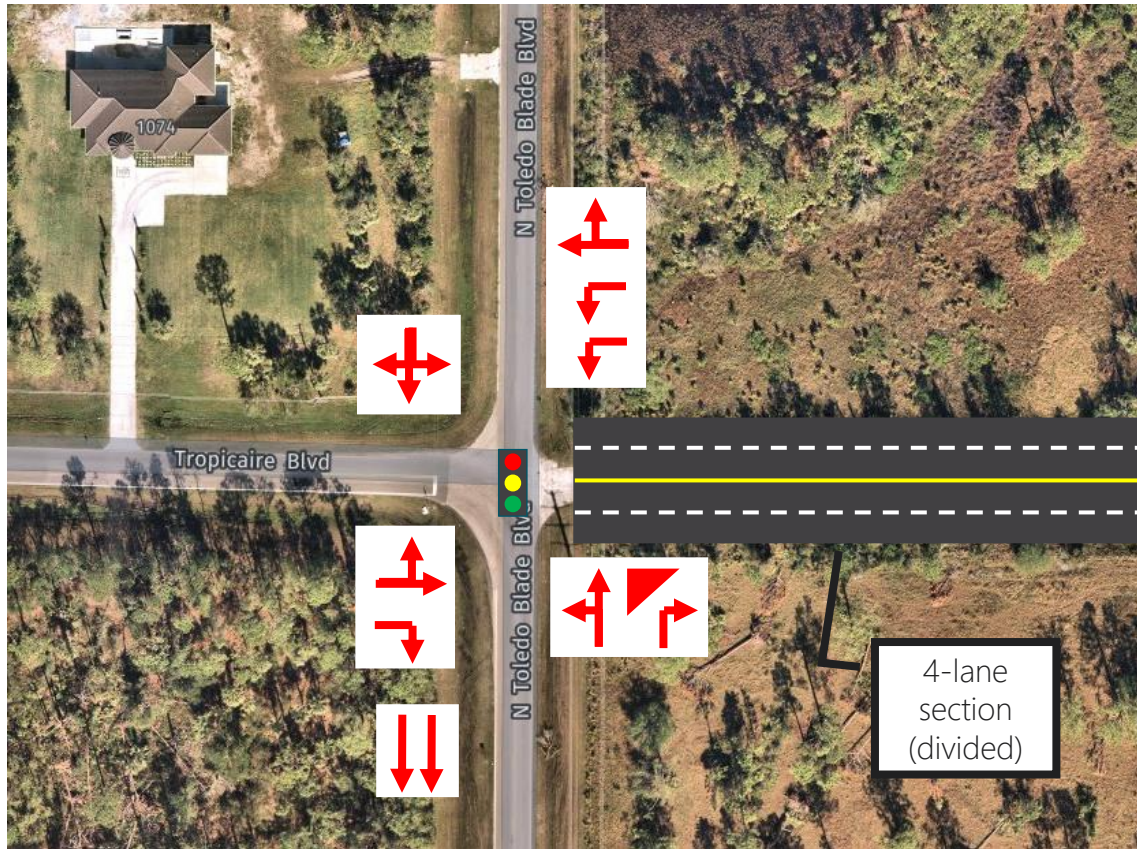
IMPROVEMENTS: TOLEDO BLADE BLVD.



At each intersection analyzed, traffic signals were identified as possible required improvements. These future improvements would be the responsibility of the applicant, approved developments, or FDOT.

- 1) Toledo Blade Blvd. at Tropicaire Blvd.
 - Expected to be warranted at 800 COs (~2027)
 - If multi-lane approaches are constructed at this intersection, a signal may need to be installed with the construction of these turn lanes.
 - Actual need for this improvement to be determined through annual traffic monitoring
- 2) Toledo Blade Blvd. at North Port Gardens Driveway
 - Actual need for this improvement to be determined through annual traffic monitoring
- 3) Toledo Blade Blvd. at I-75 Northbound Ramps
 - FDOT Improvement
 - Timing of this signal would be based upon FDOT schedule
- 4) Toledo Blade Blvd. at I-75 at Southbound Ramps
 - FDOT Improvement
 - Timing of this signal would be based upon FDOT schedule

IMPROVEMENTS: TOLEDO BLADE BLVD. AT TROPICAIRE BLVD



The following geometric improvements are recommended at the Main Project Driveway upon full build-out of Toledo Village:

- Northbound channelized right-turn lane
- Additional eastbound receiving lane
- Dual Westbound left-turn lanes
- Eastbound right-turn lane
- Additional Southbound receiving lane

Actual need for these improvements to be confirmed through annual traffic monitoring.

PUBLIC BENEFITS

- ✓ 20+/-acre Public Park with Active Recreation Uses
- ✓ Public Trail System
- ✓ Commercial land uses will produce additional employment
- ✓ Reduce Vehicle Miles Travelled (VMT) via Village & Neighborhood Center uses and services within the community
- ✓ Preserving 98% (573 acres) of On-Site Wetlands with 25-foot average buffers (2% Impacts for Critical Infrastructure)
- ✓ ***\$7M in Annual Property Tax Revenue & Special District Revenue***
- ✓ ***\$20.7M in Impact Fees***



- Addresses the City of North Port's projected future population growth and housing needs
- Public park and non-residential uses areas incorporated into Plan
- Supports the Goals, Objectives, and Policies of the City of North Port Comprehensive Plan
- Consistent with the ULDC Criteria
- Compatible with surrounding land use pattern
- Staff Recommendation: **APPROVAL**
- PZAB Recommendation: **APPROVAL**

CONCLUSION

THANK YOU