



STAFF REPORT

Toledo Blade Center

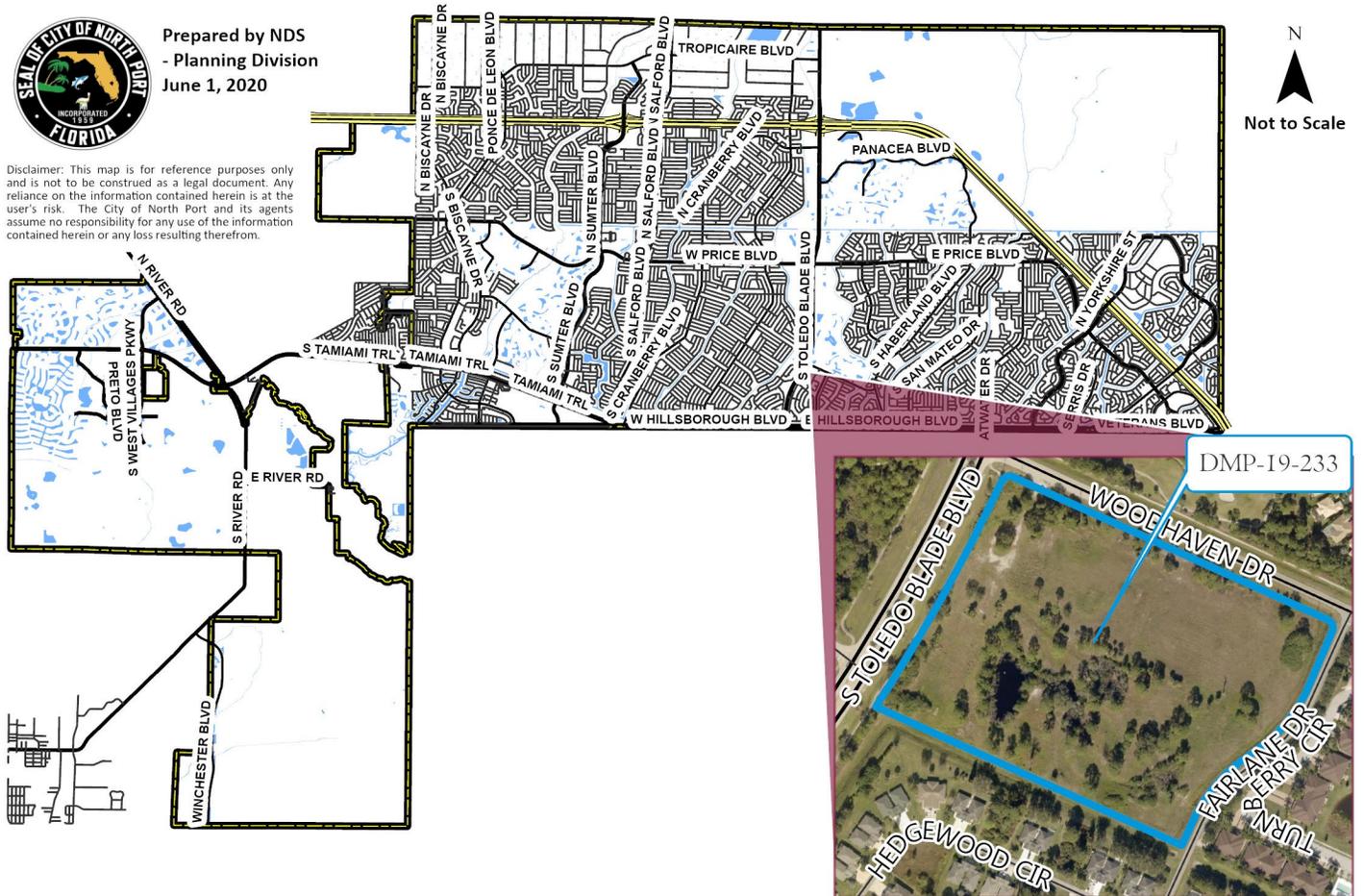
Development Master Plan

From: Noah Fossick, Planner I
 Alison Christie, AICP, Planner III
Thru: Nicole Galehouse, AICP, Planning & Zoning Manager
 Juliana B. Bellia, Acting Assistant City Manager
Date: January 5, 2021



Prepared by NDS
 - Planning Division
 June 1, 2020

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.



PROJECT:	Toledo Blade Center, DMP-19-233
REQUEST:	Approval of Development Master Plan Application including five (5) commercial lots and stormwater management area
APPLICANT:	Nick Tavarnese of Tavorb, LLC (Exhibit A-1, Affidavit)
OWNERS:	Tavorb, LLC (Exhibit A-2, Warranty Deed)
LOCATION:	At the southeast corner of the intersection of S. Toledo Blade Boulevard and Woodhaven Drive
PROPERTY SIZE:	± 15.97 acres

I. BACKGROUND

Nick Tavernese of Tavorb, LLC. has formally submitted to the City of North Port a Development Master Plan (DMP) application for five (5) commercial lots of 1.57 acres, 1.52 acres, 1.51 acres, 4.60 acres, and 6.77 acres with a stormwater management area. The development is proposed on a ±15.97 acre parcel located on the southeast corner of the South Toledo Blade Boulevard and Woodhaven Drive intersection. The parcel is zoned Commercial General and has a Future Land Use of Commercial. Commercial activities are permitted uses in this zoning district.

II. NEIGHBORHOOD MEETING

Pursuant to Section 53-5.E. of the Unified Land Development Code (ULDC), Mark Pricer of Southwest Engineering and Design, on behalf of the applicant, held a neighborhood meeting on August 13, 2020 at 6:00 PM by digital media communications. The public notice, meeting agenda, and meeting minutes are attached as **Exhibit C**.

III. STAFF REVIEW

The following staff reviews are required for all Development Master Plan submittals prior to hearings held by the Planning and Zoning Advisory Board and City Commission:

- Pre-Application meeting with the Staff Development Review (SDR) team
- Formal Submittal/Resubmittal to be reviewed and approved by the SDR
- Review for consistency with the Comprehensive Plan and the Unified Land Development Code (See Section IV)
- Fiscal Impact Analysis (See Section IV)

Staff Development Review	
Planning & Zoning	Meets Requirements with Conditions
Building-Arborist	No Objection
Building-Structural	No Objection
Fire & Rescue	Meets Requirements with Conditions
Solid Waste	No Objection
Stormwater & Environmental	Meets Requirements with Conditions
Engineering-Infrastructure	No Objection
Utilities	Meets Requirements with Conditions
Finance	No Objection
Parks and Recreation	No Objection

The conditions from Planning & Zoning, Fire & Rescue, PW/Stormwater & Environmental, and Utilities will be required for future submittals and are listed in Section VI of this staff report.

IV. DATA & ANALYSIS

Staff has reviewed the proposed DMP for consistency with the City's Comprehensive Plan and Unified Land Development Code (ULDC).

COMPREHENSIVE PLAN

Future Land Use Element, Goal 1

Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

Staff Findings: The proposed project is located at the intersection of South Toledo Blade Boulevard and Woodhaven Drive adjacent to the Toledo Club, Bobcat Trail, Turnberry Trace, and Woodhaven Estates communities. The property is zoned Commercial General (CG) and has a future land use designation of Commercial. The property is bordered by Low, Medium, and High Density Residential future land use. The proposed development would include five commercial lots and a storm water management area. There is a small commercial center at Bobcat Square approximately 1/3 of a mile from the property and a larger commercial center at Price Crossings approximately 1 1/2 miles from the property. The property is conveniently located to service the surrounding residential developments and the platted lots of the Port Charlotte Subdivisions located between South Toledo Blade Boulevard and South Haberland Boulevard. The property would provide a commercial services to the City and surrounding neighborhoods.

Staff concludes that the proposed DMP is consistent with Goal 1 of the Future Land Use Element.

Economic Development Element, Goal 1

Promote and Maintain Balanced and Orderly Economic Growth.

Staff Findings: The proposed development creates five (5) commercial lots ranging from 1.51 acres to 6.77 acres. The range of parcel size would allow for a variety of commercial developments and projects that would both service the surrounding communities and provide additional employment opportunities. Proposed development would connect to local sidewalks and is within 4/10ths of a mile of a regional transit stop providing access to the development from alternative modes of transportation.

Staff concludes that the proposed DMP is consistent with Goal 1 of the Economic Development Element.

Chapter 53—Zoning Regulations, Part 1.—General Provisions, Section 53-7-Development Master Plan Submission

A development master plan (DMP) is required on this site pursuant to ULDC Sec. 53-6 as its zoned Planned Community Development (PCD) and is located within an activity center. ULDC Sec. 53-7 outlines the submission requirements for the DMP along with the submittal and approval process.

Staff Findings: A complete application packet was submitted to the Planning and Zoning Division in accordance with ULDC Sec. 53-7.C. on September 27, 2019. The Planning and Zoning Division reviewed and processed the application in accordance with ULDC Sec. 53-7.D. and E.

Staff concludes that the proposed Development Master Plan is consistent with this section.

FISCAL IMPACT ANALYSIS

Staff performed a fiscal impact analysis of the proposed Toledo Blade Center DMP using the City's Fiscal Analysis Model. The model assesses operating revenue and expenses to the City from new developments. The model employs a modified per capita, "average cost" approach to determining fiscal impacts (**Exhibit D**).

Staff Findings: The model estimates that the project will operate at a surplus of \$332,361 through the first 5-year period, and continue to increase over time. The total surplus over years 1-30 is \$4,988,917. This indicates the project would be an economic benefit to the City.

III. NET OPERATING		Years 1 - 5	Years 6 - 10	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	Years 1 - 30
SURPLUS/DEFICIT		\$332,361	\$577,150	\$751,749	\$936,737	\$1,110,339	\$1,280,580	\$4,988,917

V. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board	January 21, 2021
Public Hearing	9:00 AM or as soon thereafter
City Commission	February 9, 2021
Public Hearing	10:00 AM or as soon thereafter

VI. CONDITIONS & SAFEGUARDS

The **Development Master Plan** was approved by staff with the following conditions to be met with future submittals:

1. Following will be required in the later infrastructure (INF) SDR application:
 - A. An updated wildlife survey no older than 1 year.

2. Before FDEP permits will be signed, North Port Utilities requires the following:

A. Four complete sets of DEP permit applications (water and sewer) and four sets of construction plans; both sets of items shall be signed and sealed by the engineer of record.

B. One engineer certified (sealed) estimate for the cost of utility construction.

C. A check for the Utility Construction Inspection Fee. The fee shall be 6.5% of the utility construction costs for projects \$0 to \$2 million, plus 2.5% of utility construction cost over \$2 million. The minimum fee is \$250.00.

3. Prior to commencement of utility site construction, three copies of shop drawings plus any copies required by the applicant shall be submitted to the Utilities Department for review and approval.

4. Provide the Utilities Department with floor plans and plumbing riser drawings for each building so meter sizes and capacity fees can be calculated.

5. Prior to utility site construction, the Development Order, Department of Environmental Protection permit, and Department of Health permit shall be posted at the project site and provided at the preconstruction meeting.

VII. RECOMMENDED ACTION

1. **APPROVAL WITH CONDITIONS** of Petition DMP 19-233, Toledo Blade Center.

VIII. ALTERNATIVE ACTIONS

1. **APPROVAL** of Petition DMP 19-233, Toledo Blade Center without the conditions or with amended conditions.

2. **DENIAL** of Petition DMP 19-233, Toledo Blade Center with findings to support this action.

IX. EXHIBITS

Exhibits
A-1. Affidavit
A-2. Warranty Deed
B-1. Development Master Plan
B-2. Elevations
C. Neighborhood Meeting Documents
D. Fiscal Impact Analysis

AFFIDAVIT

I (the undersigned), NICOLA TAVERNESE 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 20 day of August, 2019

[Signature]
Signature of Applicant or Authorized Agent

NICOLA TAVERNESE, AUTHORIZED REPRESENTATIVE
Print Name and Title

Province Ontario
STATE OF Ontario

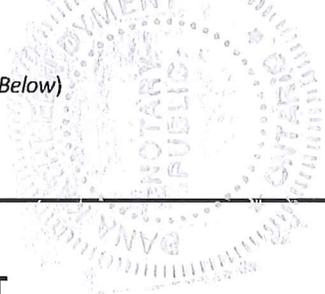
Regional Municipality York
COUNTY OF York

The foregoing instrument was acknowledged by me this 20 day of August, 2019, by Nicola Tavernese who is personally known to me or has produced Ontario Driver's Licence as identification, and who

did/did not take an oath.
[Signature]
Signature - Notary Public

DANA KATHLEEN DYMENT
Notary Public
in and for
the Province of Ontario
(no expiry)

(Place Notary Seal Below)



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

I (we), TAVORB, LLC, property owner(s), hereby authorize SOUTHWEST ENGINEERING AND DESIGN to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) SOUTHEASTERLY PORTION OF TRACT C, 51ST ADDITION TO PORT CHARLOTTE SUBDIVISION, PB 21, ZPG 8, 8A-8GG

[Signature] Signature of Owner Date AUGUST 20, 2019

Province Ontario
STATE OF Ontario

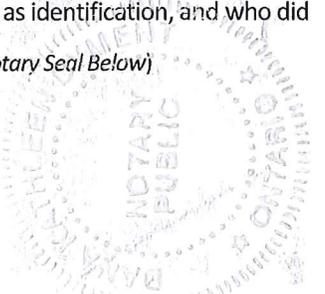
Regional Municipality York
COUNTY OF York

The foregoing instrument was acknowledged by me this 20 day of August, 2019, by Nicola Tavernese who is personally known to me or has produced Ontario Driver's Licence as identification, and who did

[Signature]
Signature - Notary Public

DANA KATHLEEN DYMENT
Notary Public
in and for
the Province of Ontario
(no expiry)

(Place Notary Seal Below)



3

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012086262 3 PGS
2012 JUL 05 01:41 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1515323

Prepared by and return to:

Kevin R. Lottes
Attorney at Law
Quarles & Brady LLP
1395 Panther Lane Suite 300
Naples, FL 34109-7874

Doc Stamp-Deed: 2,695.00

Consideration: \$385,000.00



[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 3rd day of July, 2012 between Stearns Bank, NA whose post office address is 22 South Links Avenue, Sarasota, FL 34236, grantor, and TAVORB, LLC, a Florida limited liability company whose post office address is 16655 Yonge Street, Suite 200, Newmarket, Ontario, Canada L3X1V6, 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 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 County, Florida, to-wit:

Tract C, 51ST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof as recorded in Plat Book 21, Page(s) 8, 8A-8GG, inclusive, of the Public Records of SARASOTA County, Florida.

**LESS AND EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
THE SOUTHEASTERLY PORTION OF TRACT C, 51ST ADDITION TO PORT CHARLOTTE SUBDIVISION, PER PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE (s) 8, 8A 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 65°45'00" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT C, A DISTANCE OF 396.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 24°15'00" EAST, A DISTANCE OF 728.58 FEET TO THE NORTHEASTERLY LINE OF SAID TRACT C; THENCE SOUTH 65°45'00" 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°00'00", A CHORD BEARING OF SOUTH 20°45'00" EAST, AND A CHORD LENGTH OF 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE ON THE SOUTHEASTERLY LINE OF SAID TRACT C; THENCE SOUTH 24°15'00" 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°00'00", A CHORD BEARING OF SOUTH 39°15'00" WEST, AND A CHORD LENGTH OF 191.53 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°15'00" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 30°00'00", A CHORD BEARING OF SOUTH 39°15'00" WEST AND A CHORD LENGTH OF 222.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 225.15

CONSIDERATION \$250,000.00
DOC TAX \$ 1,750.00
RECORD \$ 27.00

Prepared by and return to:
Richard C. Lawrence, Esq.
Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236

Parcel ID#: 1007-25-6325

of
Quarles & Brady
1395 Panther Lane
Suite 300
Naples, FL 34109

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012081678 3 PGS
2012 JUN 25 04:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETD Receipt#1512304
Doc Stamp-Deed: 1,750.00

INDENTURE



This Indenture, made this 31st day of May 2012, by and between NEXT NINE HOLDINGS, LLC, a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 805 Idlewild Way, Sarasota, FL 34242, and TAVORB, LLC, a Florida limited liability company, hereinafter referred to as Grantee, whose post office address is 16655 Yonge Street, Newmarket, Ontario, Canada L3X 1V6.

Witnesseth: Grantor, in consideration of the sum of ten dollars (\$10.00) and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, its successors and assigns forever, all of Grantor's interest in the following described property situate in Sarasota County, Florida:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF;

Subject to covenants, easements, reservations, and restrictions of record; matters of plat; existing zoning and governmental regulations; oil, gas and mineral rights of record if there is no right of entry; and taxes for the current year and thereafter;

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee will have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, "Grantor" and "Grantee" will include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

[Signature and notary page follows.]

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:

TAVORS 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

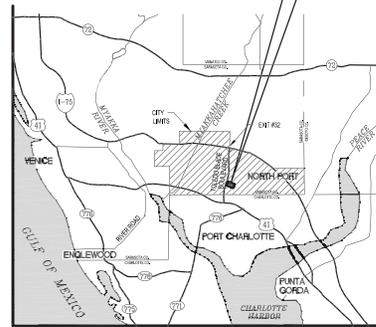
NOTES:

- 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 NORTHEASTLY LINE OF SAID TRACT C; THENCE SOUTH 66.4500° EAST, ALONG SAID NORTHEASTLY 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 36.36 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE ON THE SOUTHEASTLY LINE OF SAID TRACT C; THENCE SOUTH 24.1500° WEST, ALONG SAID SOUTHEASTLY 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 60.00 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, BA THROUGH 8GG, INCLUSIVE, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

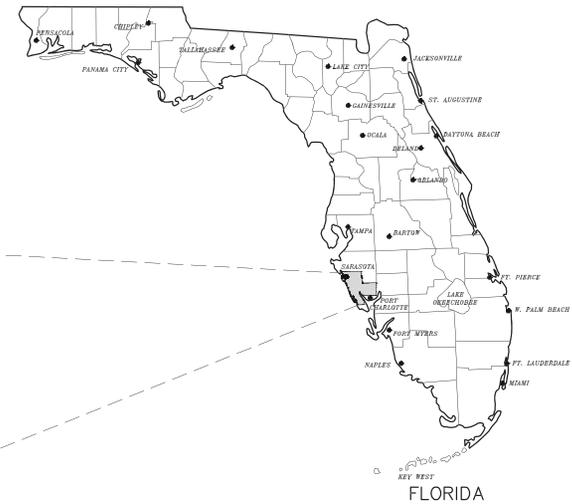
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Edward P. Lomski Jr., P.E.
State of Florida, Professional Engineer
License No. 672507
This item has been digitally signed and sealed by:
Edward P. Lomski Jr., P.E., on the date adjacent to the seal.
Printed copies of this document are not considered 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@sedfi.com, c=US
Reason: I am the signer of this document.
Date: 2024.10.10 15:30:21
File: W:\Work\PDF 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 |

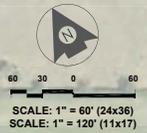
PLANS PREPARED BY:

SED
Southwest Engineering & Design

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

JOB NUMBER : 18-0418

Exhibit B-1



SED
Southwest Engineering & Design

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

REV.	DATE	BY	CK'D	DESCRIPTION

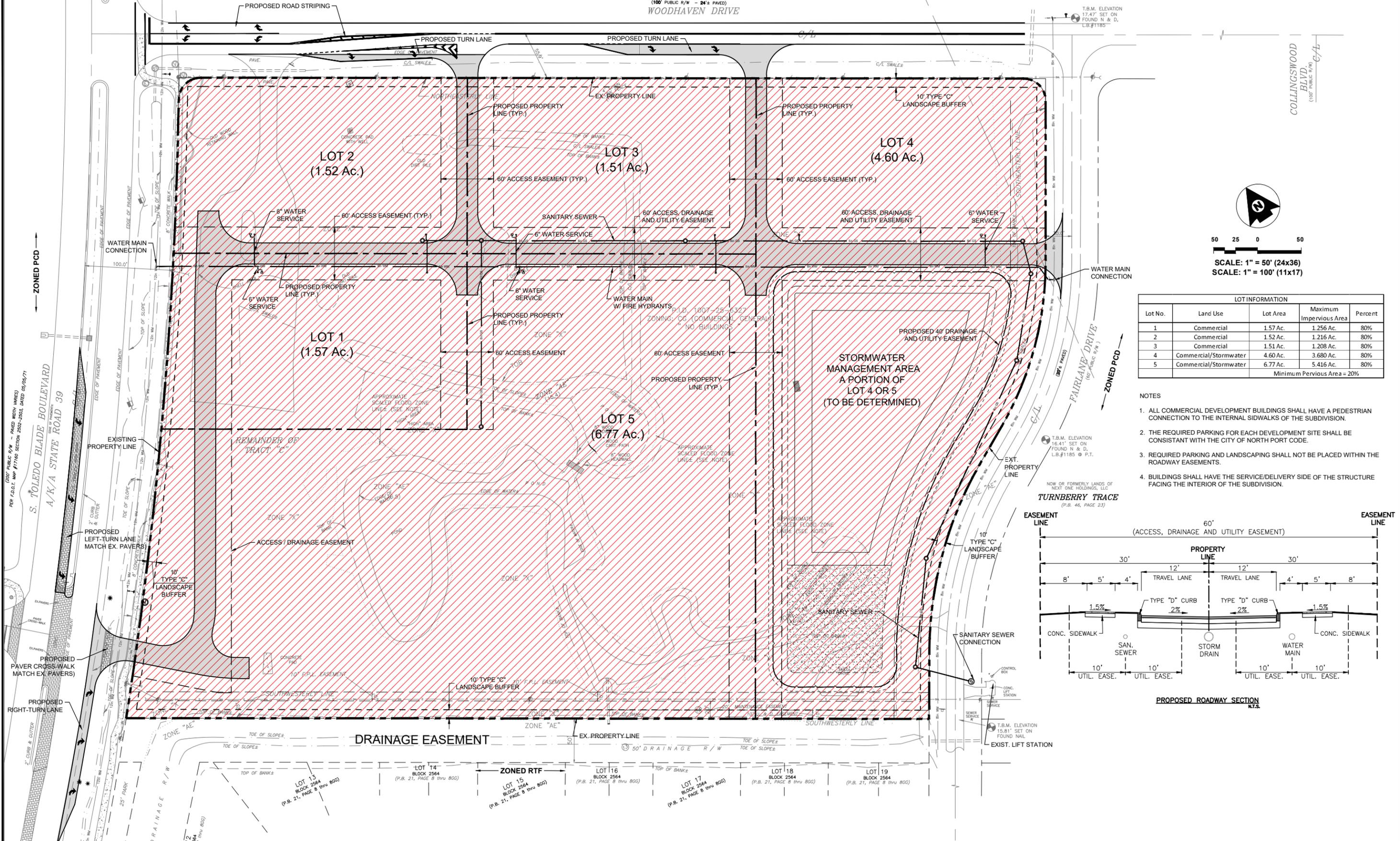
Project No.: 18-0418
Project Manager: K.H.R.
Project Engineer: E.P.L.
Project Designer: M.P.C.
Checked By: K.H.R.
Approved By: E.P.L.

TOLEDO BLADE COMMERCIAL CENTER
PROJECT AERIAL

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

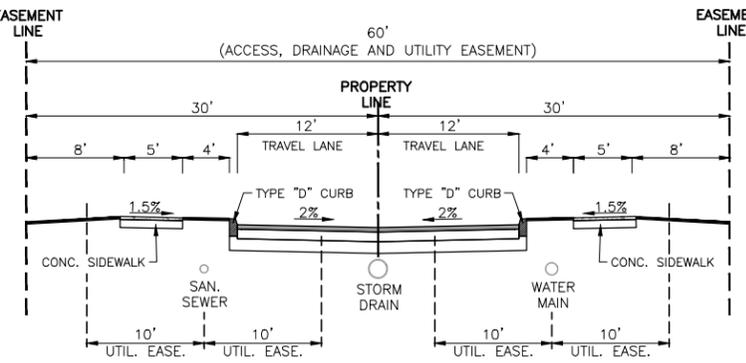
Edward P. Lovell, Jr., P.E.
State of Florida, Professional Engineer
License No. 65307
I hereby certify that I am the
designer of the drawings on this sheet.
Edward P. Lovell, Jr., P.E.
Printed copies of this document are not controlled.
Approved and sealed this 18th day of October, 2020.
E.P.L. (Signature) E.P.L. (Printed Name)

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



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.



1/5/2021 2:21:19 PM - P:118-0418 TOLEDO BLADE COMMERCIAL CENTER DEVELOPMENT MASTER PLAN SET-D - MIKE COEN

SED Southwest Engineering & Design
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 Punta Gorda, Florida 33950
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REV.	DATE	BY	CK'D	DESCRIPTION

**TOLEDO BLADE COMMERCIAL CENTER
 DEVELOPMENT MASTER PLAN**

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

Exhibit B-2



Virtual Neighborhood Meeting

You are invited to join Southwest Engineering and Design (SED) as they present to the community the anticipated **Toledo Blade Center**, a Commercial Subdivision at the corner of Woodhaven Drive and Toledo Blade Boulevard

(PID: 1007-25-6327)

Date

Thursday, August 13th, 2020

Time

6:00 pm – 7:00 pm

Location

Due to the COVID 19 pandemic, we are holding this meeting on-line. The format will be presented on Microsoft “Teams” if you do not have access to this format, you may contact SED to request that the presentation materials be sent to you via US Mail.

If you are interested in joining this meeting, please email c.scaletta@sedfl.com or call the office (941) 637-9655, provide us with your email address and we will send the meeting link to you.

Host

Mark Pricer

SOUTHWEST ENGINEERING AND DESIGN

Tel: 941-637-9655

660 Charlotte Street, Suite 8

Punta Gorda, FL 33950

Exhibit C

6:00 We will begin in a few minutes to give everyone time to join

6:05-6:10 Begin Meeting

WELCOME to the neighborhood meeting for the Toledo Blade Commercial Center

My name is Mark Pricer- I am a Project Engineer with Southwest Engineering

This is an informative meeting to let the neighbors adjacent to the project know what is being built in your area.

I will spend the next few minutes going over the project and then I will take any questions that you may have.

(SHOW GOOGLE PAGE MAP)

Project Location is southeast corner of Toledo Blade and Woodhaven Drive.

Location used to be the site of the Next 9 Golf and Driving Range

The site has been vacant for over 10 years

(SHOW RENDEERING)

The development will be named Toledo Blade Commercial Center

This project currently has no specific commercial development planned.

The property is zoned as general commercial suitable for office space, retail, restaurant and similar development

(SHOW SITE PLAN)

Project size will be just under 16 acres

Divided in to 5 lots

This project only will install the infrastructure necessary for future development of the property.

This infrastructure will include:

Exhibit C

- roads to provide traffic conveyance through the site
- Woodhaven Drive lane alignment will be adjusted
- Turn lanes on Toledo Blade and Woodhaven
- sidewalks to provide pedestrian access through the site- these sidewalks will connect to the existing sidewalks on Toledo Blade for access to the surrounding neighborhood.
- A sidewalk will be added to Fairlane Drive from Woodhaven Drive to the southern property line.
- Water and Sewer will be installed for easy connection when future development comes in
- Fire hydrants will be installed per code
- Stormwater pond and pipe network will be installed

Virtual Neighborhood Meeting Summary

A virtual neighborhood meeting was held to inform the surrounding neighborhood of the Toledo Blade Center Project, a Commercial Subdivision at the corner of Toledo Blade Boulevard and Woodhaven Drive, PID #: 1007-25-6327. The meeting was hosted by Mark Pricer of Southwest Engineering and Design (SED) on Thursday, August 13th, 2020 from 6 to 7 P.M. Kevin Rainey of SED was also present at the meeting.

An aerial map of the project location showing the surrounding areas was presented (attached). The project location is on the southeast corner of Toledo Blade and Woodhaven Drive. This location used to be the site of the Next 9 Golf and Driving Range and the site has been vacant for over approximately 10 years.

This project currently has no specific commercial development planned. The property is zoned as general commercial suitable for office space, retail, restaurant and similar development. A rendering showing the style of buildings that will be typical for the development was presented (attached).

The site plan for the project was presented (attached).

Project size will be just under 16 acres and will be divided into 5 lots. This project only will install the infrastructure necessary for future development of the property. This infrastructure will include:

- Roads to provide traffic conveyance through the site.
- Turn lanes on Toledo Blade and Woodhaven.
- Woodhaven Drive lane alignment will be adjusted to accommodate the turn lanes
- Sidewalks to provide pedestrian access through the site. These sidewalks will connect to the existing sidewalks on Toledo Blade for access to the surrounding neighborhood.
- A sidewalk will be added to Fairlane Drive from Woodhaven Drive to the southern property line.
- Water and Sewer will be installed for easy connection when future development comes in.
- Fire hydrants will be installed per code.
- Stormwater pond and pipe network will be installed.

Questions asked during the meeting:

Q: What kind of buffers will be provided on the project?

A: The project will have 10-foot type "C" buffers with landscaping.

Exhibit C

Q: Can home owners have any input on the types of businesses that can go in the Toledo Blade Center?

A: Public input will be allowed at the Zoning and Planning meeting as well as the final City Council approval meeting. The dates of these meetings will be posted on the property when they are determined.

Q: Will this project require signals at the intersections?

A: The traffic study that was done for the project indicated that a signal will not be necessary as a result of this project.

Q: Will this project affect the speed and increase traffic on Woodhaven Drive.

A: This project will have no effect to the speed limit on Woodhaven Drive. The development may increase the traffic on Woodhaven Drive.

Q: Who will be responsible to pay for the offsite improvements?

A: The developer will be responsible to pay for any improvements that are necessary as a result of this project.

Q: Will the pond attract critters and who will be responsible to have them removed?

A: The stormwater management system will have a maintenance plan and will be required to be kept in good working order. Animal control would be called to deal with unwanted pests that may enter the pond.

Q: Will a gas station be allowed to go in this development?

A: Yes

Q: Will there be street lights on Fairlane Drive?

A: There will be streetlights on the internal streets, but there are no plans to provide streetlights on Fairlane Drive.

Q: What business can go in this development?

A: The property if zoned general commercial, any business meeting the general commercial requirements will be permitted in the development.

Q: What direction will the business face?

A: Specific site plans have not been developed at this time; however, it would be reasonable to expect that the business would face the adjacent road to them.

Q: Why is Lot 4 listed as being larger than Lots 2 and 3?

A: Lot 4 included the stormwater management pond.

Q: Will there be additional meetings?

A: There will be two additional meetings; a Zoning and Planning meeting as well as the final City Council approval meeting. The dates of these meetings will be posted on the property

Exhibit C

when they are determined.

Q: Will the loading zones for the businesses be in the buffers?

A: North Port City ordinances would prohibit loading zones from being located in buffer areas.

Exhibit D

**CITY OF NORTH PORT, FLORIDA
DEVELOPMENT ECONOMIC AND FISCAL IMPACT MODEL
Toledo Blade Center
SUMMARY OF ECONOMIC AND FISCAL IMPACTS**

I. OPERATING REVENUE IMPACT	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
A. Ad Valorem Taxes	\$1,103,171	\$1,632,331	\$1,806,930	\$1,991,918	\$2,165,520	\$2,335,761	\$11,035,630
B. Other Taxes	\$183,646	\$251,398	\$251,398	\$251,398	\$251,398	\$251,398	\$1,440,635
C. Permits, Fees, & Special Assessments	\$212,133	\$290,394	\$290,394	\$290,394	\$290,394	\$290,394	\$1,664,103
D. Intergovernmental Revenue	\$250,691	\$343,177	\$343,177	\$343,177	\$343,177	\$343,177	\$1,966,578
E. Charges for Services	\$1,973,980	\$2,702,232	\$2,702,232	\$2,702,232	\$2,702,232	\$2,702,232	\$15,485,141
F. Fines & Forfeitures	\$3,768	\$5,158	\$5,158	\$5,158	\$5,158	\$5,158	\$29,557
G. Miscellaneous Income	\$36,878	\$50,483	\$50,483	\$50,483	\$50,483	\$50,483	\$289,291
TOTAL OPERATING REVENUE IMPACT	\$3,764,267	\$5,275,173	\$5,449,771	\$5,634,760	\$5,808,362	\$5,978,603	\$31,910,935
II. OPERATING EXPENDITURE IMPACT	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
General Government	\$1,161,662	\$1,590,228	\$1,590,228	\$1,590,228	\$1,590,228	\$1,590,228	\$9,112,802
Economic Environment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Physical Environment	\$216,449	\$296,303	\$296,303	\$296,303	\$296,303	\$296,303	\$1,697,963
Human Services	\$27,737	\$37,969	\$37,969	\$37,969	\$37,969	\$37,969	\$217,584
Transportation	\$456,819	\$625,352	\$625,352	\$625,352	\$625,352	\$625,352	\$3,583,578
Public Safety	\$1,154,427	\$1,580,325	\$1,580,325	\$1,580,325	\$1,580,325	\$1,580,325	\$9,056,051
Culture/Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital	\$414,811	\$567,845	\$567,845	\$567,845	\$567,845	\$567,845	\$3,254,038
Debt & Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENDITURE IMPACT	\$3,431,905	\$4,698,022	\$4,698,022	\$4,698,022	\$4,698,022	\$4,698,022	\$26,922,017
III. NET OPERATING SURPLUS/DEFICIT	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
	\$332,361	\$577,150	\$751,749	\$936,737	\$1,110,339	\$1,280,580	\$4,988,917
IV. AD VALOREM INCREMENTAL REVENUE	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 21 - 25</u>	<u>Years 26 - 30</u>	<u>Years 1 - 30</u>
	\$1,048,012	\$1,550,714	\$1,716,583	\$1,892,322	\$2,057,244	\$2,218,973	\$10,483,848
V. TOTAL IMPACT FEES	<u>Years 2 - 6</u>	<u>Years 7 - 11</u>	<u>Years 12 - 16</u>	<u>Years 17 - 21</u>	<u>Years 22 - 26</u>	<u>Years 27 - 31</u>	<u>Years 2 - 31</u>
Law Enforcement	\$9,020	\$0	\$0	\$0	\$0	\$0	\$9,020
Fire	\$11,279	\$0	\$0	\$0	\$0	\$0	\$11,279
Parks & Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transportation	\$198,856	\$0	\$0	\$0	\$0	\$0	\$198,856
Solid Waste	\$2,800	\$0	\$0	\$0	\$0	\$0	\$2,800
General Government	\$10,251	\$0	\$0	\$0	\$0	\$0	\$10,251
TOTAL IMPACT FEES	\$232,206	\$0	\$0	\$0	\$0	\$0	\$232,206
VI. UTILITY CONNECTION FEES	<u>Years 2 - 6</u>	<u>Years 7 - 11</u>	<u>Years 12 - 16</u>	<u>Years 17 - 21</u>	<u>Years 22 - 26</u>	<u>Years 27 - 31</u>	<u>Years 2 - 31</u>
Water	\$1,178,458	\$0	\$0	\$0	\$0	\$0	\$1,178,458
Wastewater	\$1,605,571	\$0	\$0	\$0	\$0	\$0	\$1,605,571
TOTAL CONNECTION FEES	\$2,784,028	\$0	\$0	\$0	\$0	\$0	\$2,784,028
VII. SUMMARY OF ANNUAL ECONOMIC IMPACTS (Output and Earnings in Current Dollars)	<u>Year 5</u>	<u>Year 10</u>	<u>Year 15</u>	<u>Year 20</u>	<u>Year 25</u>	<u>Year 30</u>	
Direct Output From Development	\$234,194,218	\$234,194,218	\$234,194,218	\$234,194,218	\$234,194,218	\$234,194,218	
Direct Employment From Development	870	870	870	870	870	870	
Direct Earnings From Development	\$29,422,652	\$29,422,652	\$29,422,652	\$29,422,652	\$29,422,652	\$29,422,652	
Indirect Output From Development	\$112,436,644	\$112,436,644	\$112,436,644	\$112,436,644	\$112,436,644	\$112,436,644	
Indirect Employment From Development	2,222	2,222	2,222	2,222	2,222	2,222	
Indirect Earnings From Development	\$56,853,083	\$56,853,083	\$56,853,083	\$56,853,083	\$56,853,083	\$56,853,083	
Total Output From Development	\$349,282,505	\$349,282,505	\$349,282,505	\$349,282,505	\$349,282,505	\$349,282,505	
Total Employment From Development	3,091	3,091	3,091	3,091	3,091	3,091	
Total Earnings From Development	\$86,275,735	\$86,275,735	\$86,275,735	\$86,275,735	\$86,275,735	\$86,275,735	

Note: If entire jurisdiction growth forecasts are used in scenario modeling, disregard indirect and total impact categories. For this case, direct impacts represent total impacts.

Note: Impact fees have been updated to reflect 100% of the 2011 Impact Fee Study.