RVi Planning + Landscape Architecture

TOLEDO VILLAGE
PATTERN BOOK

Planning & Zoning Advisory Board

May 4, 2023

2007 PATTERN BOOK

- Approved in 2007

- 1,999 Dwelling Units

- "Village Center" located in the adjacent North Port Gardens Activity Center

- No on-site commercial

- Minimal public land uses or parks

PROPOSED PATTERN BOOK

SECTION 5.1 GENERAL DESCRIPTION
Toledo Village will include at least one Village Park. The Village Park is intended to serve as the primary outdoor civic space and should be located relatively central to the Village or adjacent to the primary Village access point or the Village center. While conservation and environmental preserves are important passive recreational features within Villages and neighborhoods, the Village Park shall be usable outdoor space.

SECTION 5.2 VILLAGE PARK FRAMEWORK
Ideally, the Village Park location should be along primary roadways, central to neighborhoods, and in proximity to major environmental features. The general location of the Village Park shall comply with the Index Map. The final size, configuration, and design details, including the types of facilities, may be finalized in conjuction with the City at future site and development stages, and need City Approval.

FIGURE 5.3A The Village Park may include a variety of sports fields, playground and passive recreation connected by walkways and and bike trails. Photo example shown.

SECTION 5.3 DESIGN STANDARDS
The following design standards shall be applied when delignating and/or creating the Village Park for each Village.
a. The Village Park shall be located within the Village for convenience to the neighborhoods. It is preferred that the Village Park be located along the primary entry roadway and be accessible via local streets and the internal pedestrian pathway system.
b. The Village Park may be located and incorporated into a Village Center where practical to serve as a space for civic use and community gathering.
c. The Village Park should be designated to reflect the Village's natural setting. Village Parks should include connections to Village greenbelts and conservation tracts.
d. The Village Park shall include passive and active recreational amenities such as playgrounds, sports fields, shelters, pathways, gardens, and community centers to serve as gathering point for Village residents.
e. The Village Park shall be an appropriate size and configuration to hold community events such as festivals, sporting events, and other community gatherings.
f. Village Parks shall be effectively integrated into the Village design.
g. Vehicle parking areas shall be effectively screened from off-site view. Designated pedestrian and bicycle paths shall be included into the parking lot design. On-street parking and other traffic calming features are recommended on streets abutting the Village Park.
h. Pedestrian and bicycle pathways shall be provided to effectively accommodate multi-modal connectivity to all surrounding residential neighborhoods. The Village Park will be linked to the neighborhoods and Activity Center by bicycle and pedestrian infrastructure including sidewalks and pathways. A trail system within the abutting FPL easement will also provide for connectivity of this feature to the rest of the Village.
i. The Village Park shall be a minimum of 20 acres inclusive of the two (2) acre component of commercial uses to satisfy the Village Center requirements for Toledo Village.
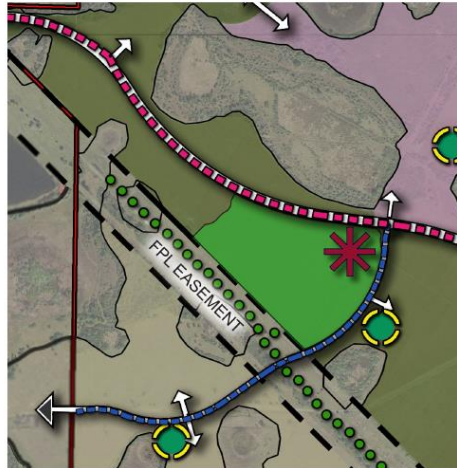
FIGURE 5.3B The Village Park is centrally located in the community and directly off of the main spine road and connected by trails to the neighborhoods.

SECTION 5 - VILLAGE PARK

- Conceptual Framework for mixed-use community with variety of dwelling types

- 5 Different Neighborhoods with variety of housing types

- 20-acre Village Park accessible to public

- 2 Village Centers accessible to public

- Greenbelts & Wetland Conservation

- Public Facilities to be addressed through Developers Agreement

NEIGHBORHOODS

- Mix of single-family and attached dwelling types in 5 Neighborhoods

- Townhome community along Toledo Blade Blvd.

- 5 Different Neighborhoods with variety of housing types

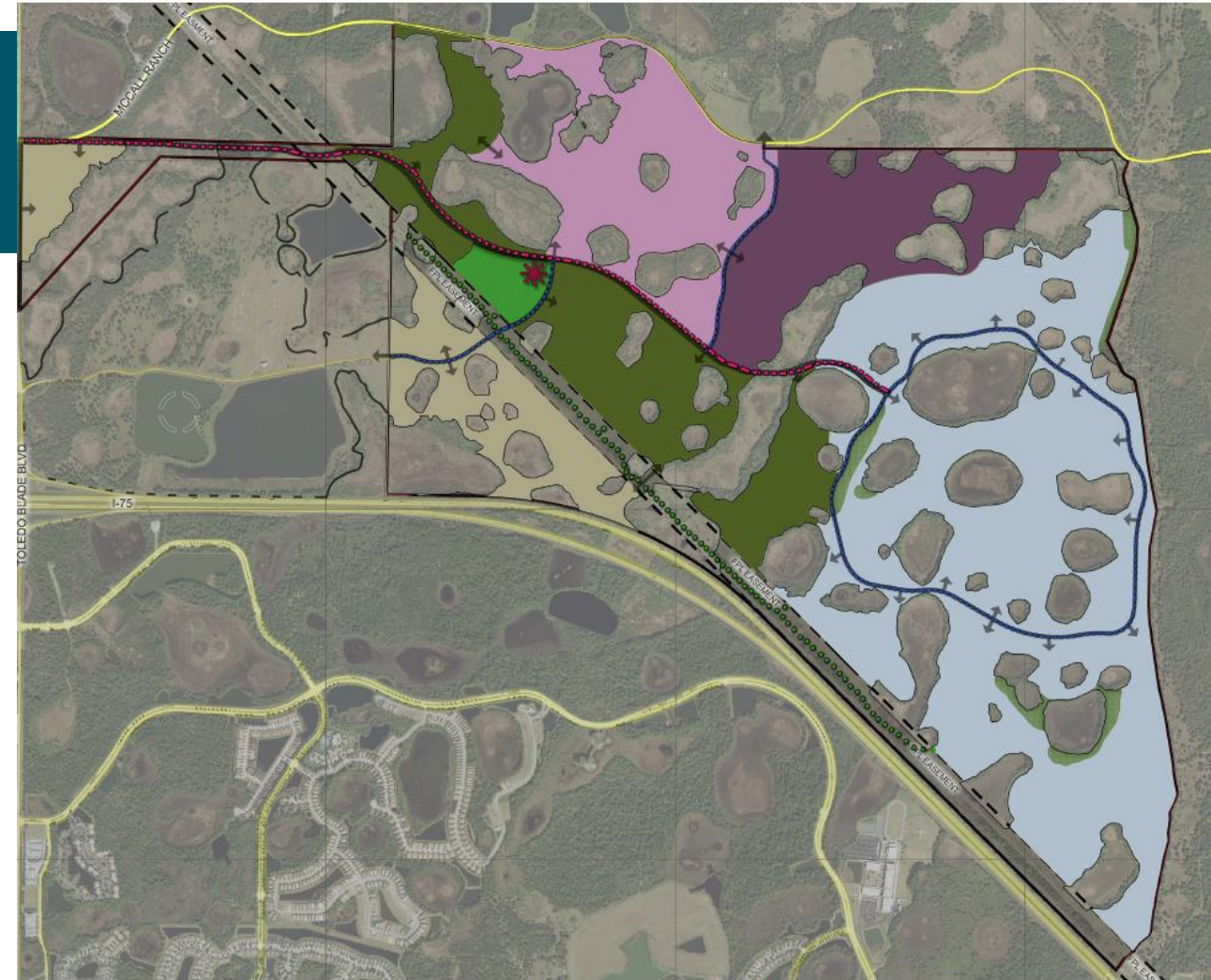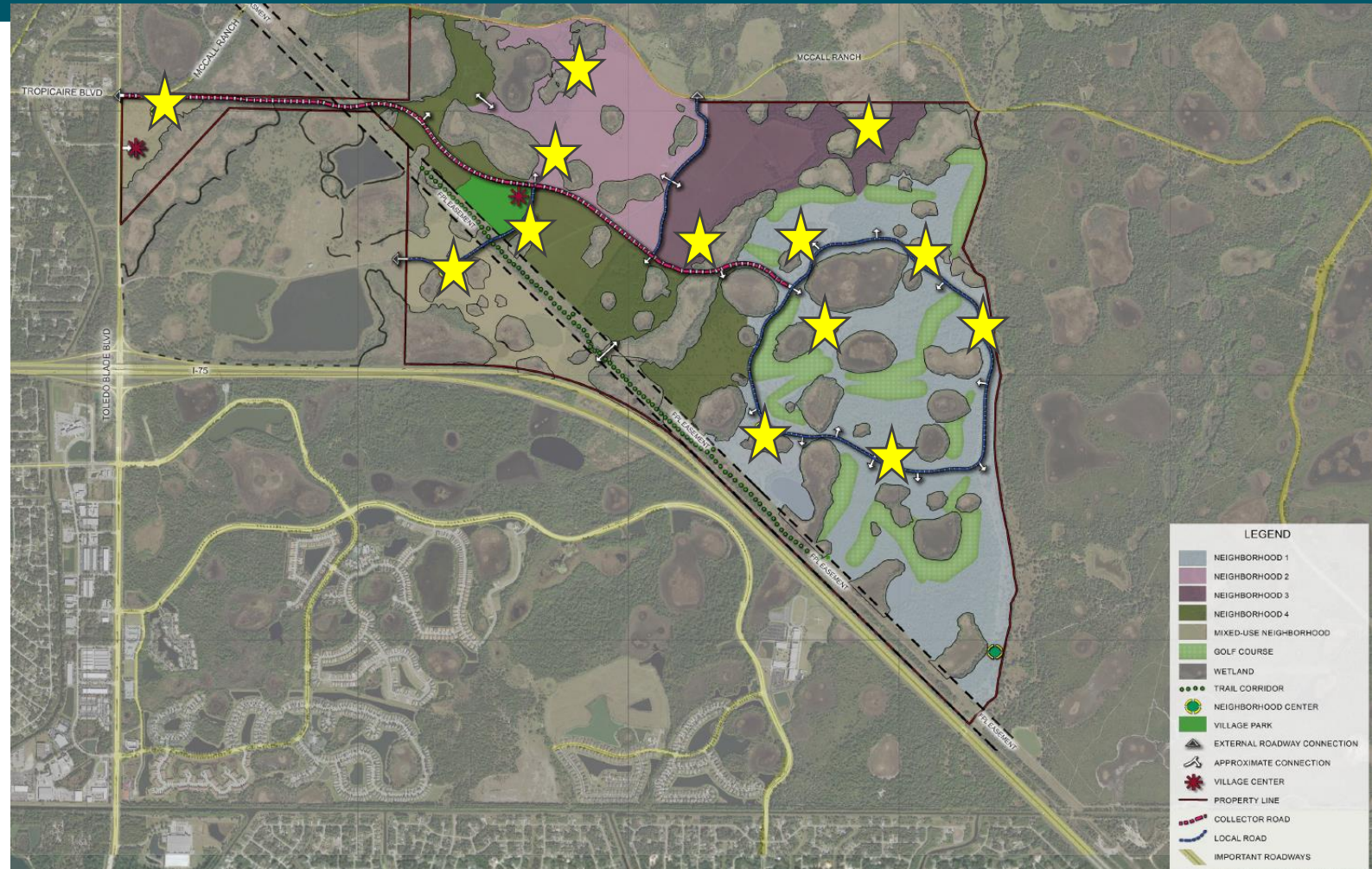- Each served by one or more neighborhood centers

FIGURE 6.1 NEIGHBORHOODS MAP

above map depicts the different Neighborhoods being provided within the Toledo Village Community. Each Neighborhood will provide a variety of housing types and neighborho centers providing a mix of amenities and community gatherings spaces.

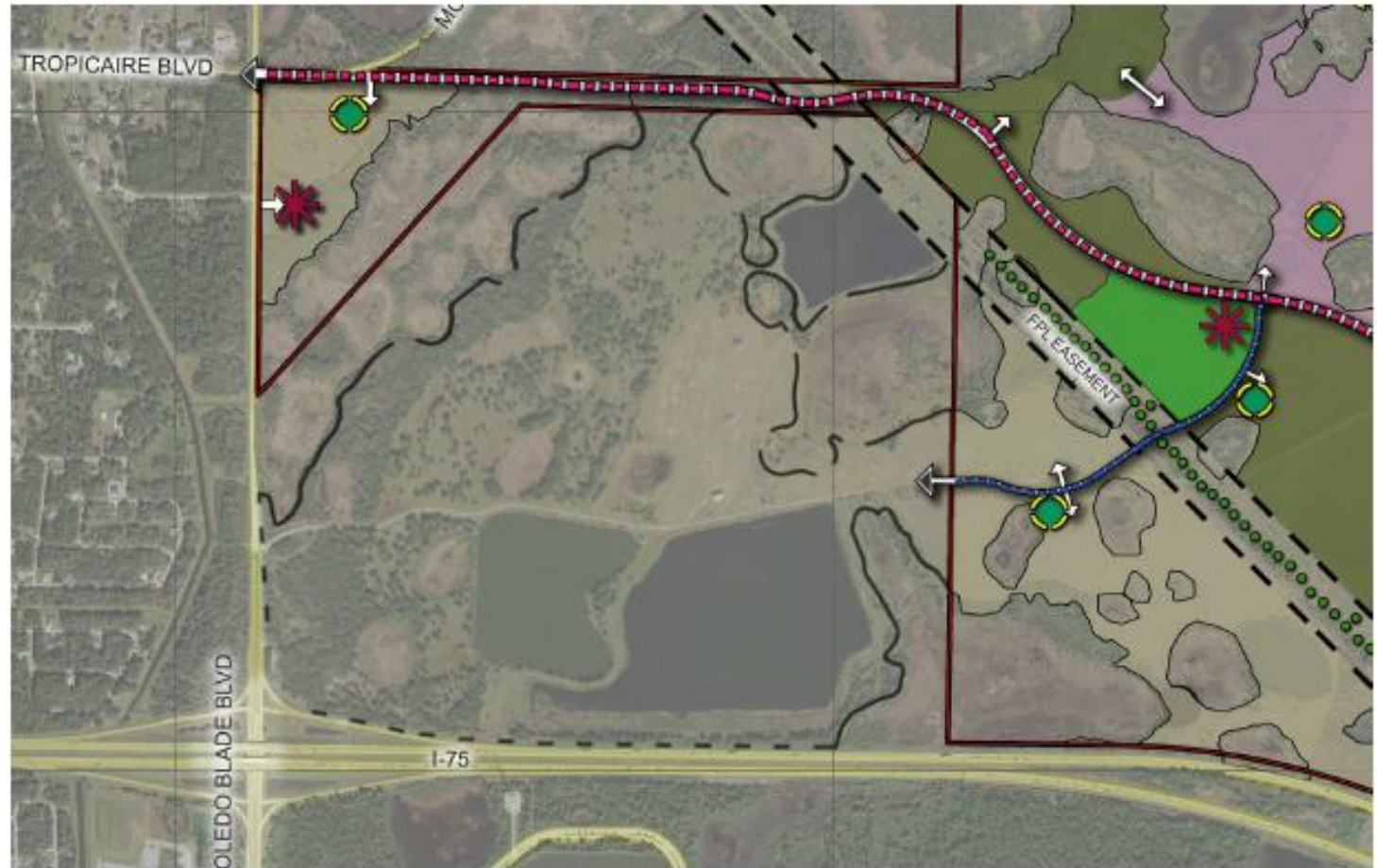|			
NEIGHBORHOOD 1		GOLF COURSE	
NEIGHBORHOOD 2		VILLAGE PARK	
NEIGHBORHOOD 3		VILLAGE CENTER	
NEIGHBORHOOD 4		APPROXIMATE CONNECTION	
MIXED-USE NEIGHBORHOOD		MCCALL RANCH ROADWAY (FIRE ACCESS)	

NEIGHBORHOOD CENTERS

- Multiple Neighborhood Centers per Neighborhood

- Walkable distance from dwellings

- Passive & Active Recreation

- Multimodal Connectivity to Trail System and Public Park

LEGEND

- NEIGHBORHOOD 1
- NEIGHBORHOOD 2
- NEIGHBORHOOD 3
- NEIGHBORHOOD 4
- MIXED-USE NEIGHBORHOOD
- GOLF COURSE
- WETLAND
- TRAIL CORRIDOR
- NEIGHBORHOOD CENTER
- VILLAGE PARK
- EXTERNAL ROADWAY CONNECTION
- APPROXIMATE CONNECTION
- VILLAGE CENTER
- PROPERTY LINE
- COLLECTOR ROAD
- LOCAL ROAD
- IMPORTANT ROADWAYS

VILLAGE CENTER

- 2 Village Centers

- One along Toledo Blade for easy external access

- One internal to community co-located with 20-acre public park

- Both fully accessible by the public

- Interconnection to Adjacent Activity Center

GREENBELTS

- Significant protection of on-site wetlands and flowways

- Wetland Preserves

- Greenbelt Preserves

- Enhanced Perimeter Landscape Buffers

- Village Park
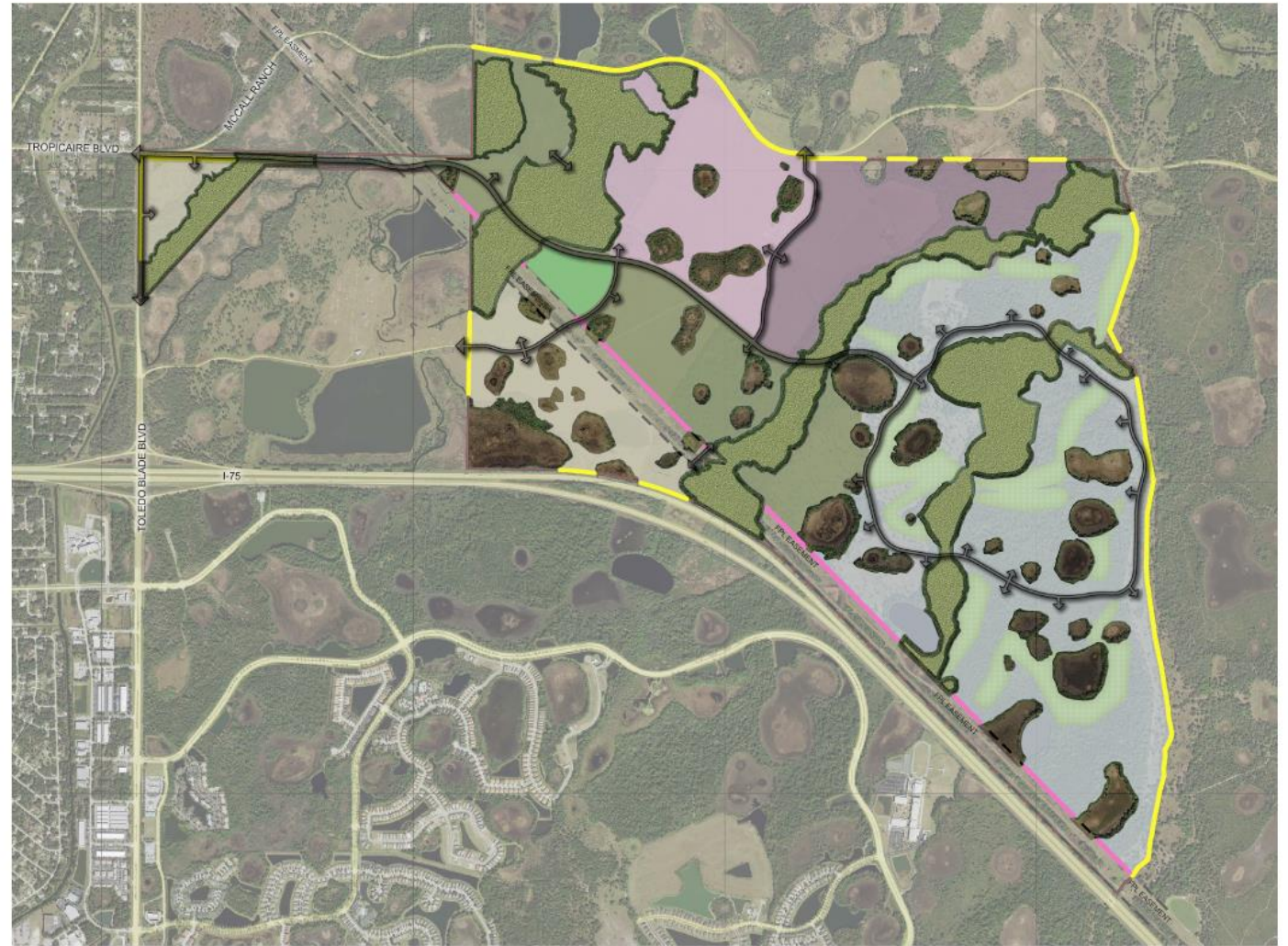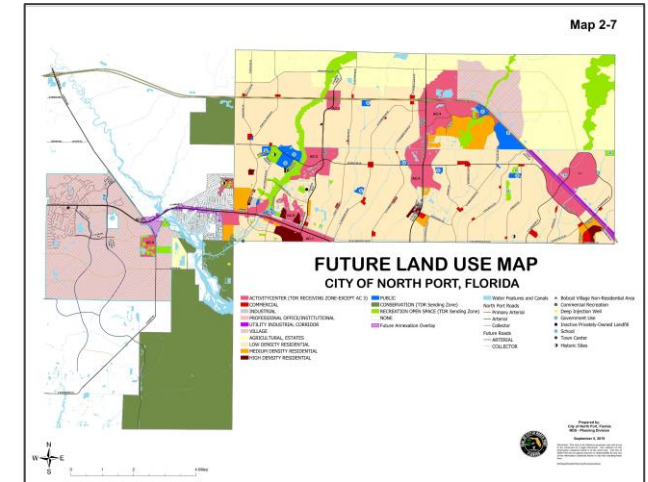
- Green Space in Neighborhood Centers Throughout

FIGURE 4.1 GREENBELTS & CONSERVATION MAP
The above map highlights the location of the Greenbelt corridors and Conservation areas to be preserved within the Toledo Village Community.

GREENBELT

NEIGHBORHOOD 1

NEIGHBORHOOD 2

NEIGHBORHOOD 3

NEIGHBORHOOD 4

VILLAGE PARK

APPROXIMATE CONNECTION

PROPERTY LINE

PERIMETER NATIVE BUFFER
(15' WIDE MIN.)

ENHANCED LANDSCAPE BUFFER
(15' WIDE MIN.)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

- Future Land Use Element Objective 1: Innovative Land Development Regulations

- Future Land Use Element Policy 1.6: Access to Internal Street System

- Future Land Use Element Policy 4.2: Multimodal Transportation & Connectivity

- Future Land Use Goal 5: Maximize Economic Benefit to the City

- Future Land Use Policy 13.1 : Village Center Elements (Centers, Greenbelts, Open Space)

- Future Land Use Policy 13.3.1: Maximum Village Size & Minimum Required Neighborhoods

- Future Land Use Policy 13.4.1: Public Park, Civic Spaces & Neighborhood Centers

- Conservation and Coastal Zone Management Element Goal 1: Protect, Conserve & Enhance Environment

- Recreation and Open Space Element Goal 1: Maintain a Diverse Recreational System

- Housing Element Objective 1: Provide a Variety of Housing Types

- Future Land Use Element Objective 13: Village Unified Ownership

- 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

CONCLUSION

THANK YOU