



STAFF REPORT

Ordinance 2023-12

Toledo Village Pattern Book (VP2-22-140)

From: Carl Bengé, AICP, Planner III

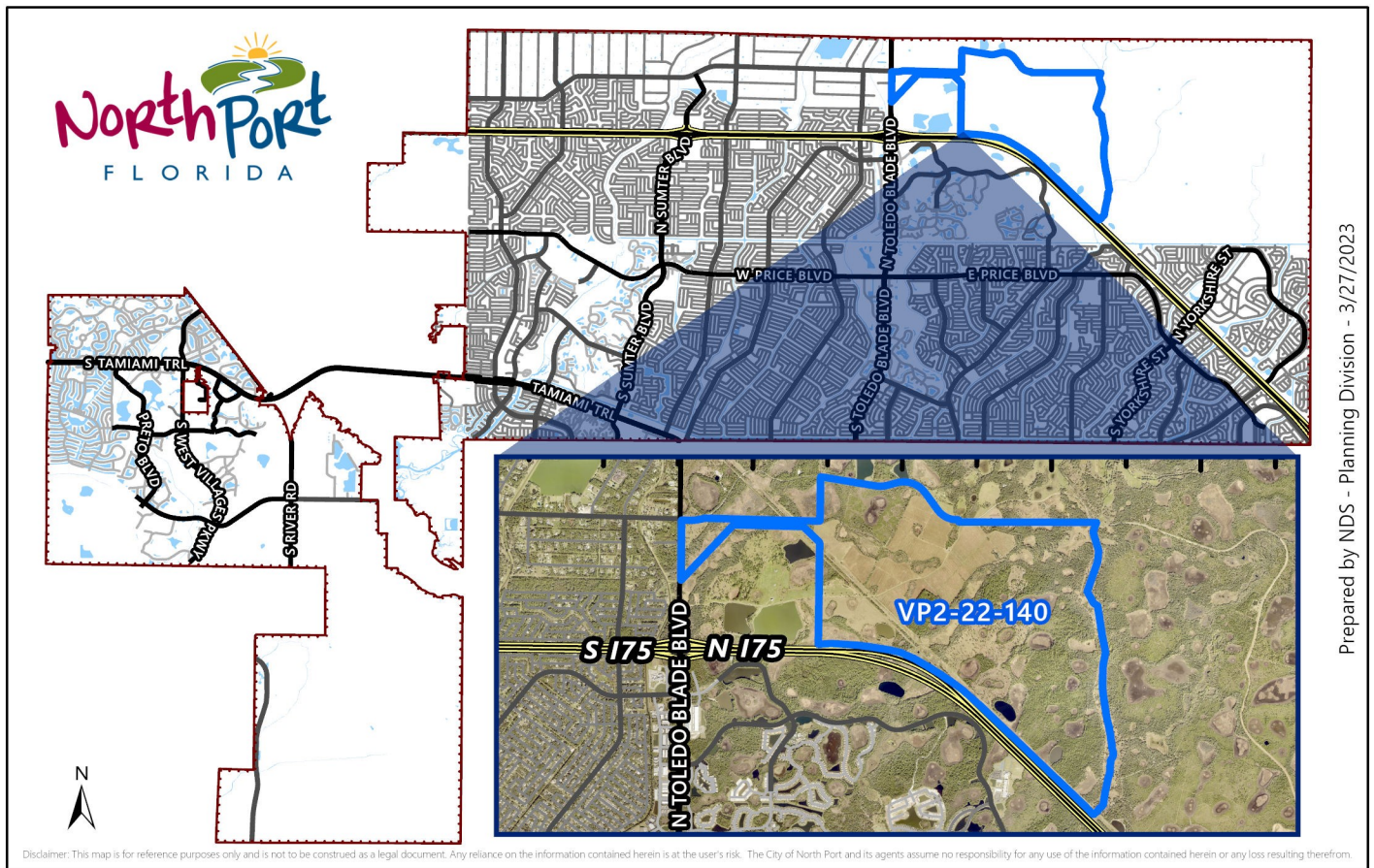
Thru: Lori Barnes, AICP, CPM Planning and Zoning Division Manager

Thru: Alaina Ray, AICP, Neighborhood Development Services Director

Thru: Jason Yarborough, ICMA-CM, Assistant City Manager

Thru: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

Date: May 4, 2023



Prepared by NDS - Planning Division - 3/27/2023

PROJECT: VP2-22-140 Toledo Village

REQUEST: Approval of Toledo Village Pattern Book

APPLICANT: Tony Squitieri of Forestar Group on behalf of H.M.T.A. Real Estate LLC

OWNERS: H.M.T.A. Real Estate LLC

LOCATION: Parcels immediately east of Toledo Blade Blvd., south of Tropicaire Blvd., and north of Interstate 75 (PID 1092003000, 1092002000, 1089001000, 109000200, 1090001000, 1095001000, 1088002000, 1088001000, 1097002000, 1097001000, and 1111001000)

PROPERTY SIZE: ± 2,086 acres

I. BACKGROUND

Tony Squitieri, on behalf of Forestar and H.M.T.A. Real Estate LLC (**Exhibit A**), has submitted a Village District Pattern Book (VDPB) application to the City of North Port Planning and Zoning Division. The application requests the approval of the VDPB as the second step of the Toledo Village development approval process.

The VDPB provides the governing framework for development within the Toledo Village development, located north of I-75 and east of Toledo Blade Boulevard. The VDPB provides design, density, intensity, and use regulations for the Village.

This project began with Ordinance 2001-46, the Glawson/Carlton Comprehensive Plan Amendment on the eastern parcels, which approved the original Village Future Land Use. In May of 2003, H.M.T.A. purchased the parcels east of the Glawson/Carlton area and applied for a Future Land Use Map amendment to reclassify the approximately 571 acres as Village. The City approved the FLUM amendment with Ordinance 04-37.

The Department of Community Affairs (DCA) flagged the FLUM amendment for neglecting to provide a density cap. DCA and the City of North Port proposed a Stipulated Settlement Agreement for the rezone to address this concern and avoid litigation. On April 23, 2007, the City approved Ordinance 07-16 to address the issues with Ordinance 04-37.

On August 29, 2006, the City approved Ordinance 06-18, which rezoned ±1,296 acres from Sarasota County designation OUE-1 to the City of North Port's Village zoning designation. In 2007, the City Council approved Ordinance 07-21, which adopted the Toledo Village Pattern Book and Index Map for ±1,837 acres of Village zoned property

Prior to the subject petition and its companion applications, the most recent approval on these properties was Ordinance 2022-22, which amended the Future Land Use of ±83.417 acres to Village, and Ordinance 2022-21, which rezoned ±789 acres to Village.

IV. REVIEW PROCESS

The City held a pre-application meeting with the applicant for the project (PRE-22-021) on February 16, 2022. The applicant submitted a petition for the Toledo Village Pattern Book on July 14, 2022. Staff provided comments on the submission based on requirements found within the ULDC. Once the applicant addressed the required revisions in their application package, the petition was moved forward in the approval process. A final plan set was submitted on February 27, 2023.

The City Attorney's Office reviewed Ordinance 2022-13 to adopt the Toledo Village Pattern Book for form and correctness (**Exhibit B**).

The City of North Port's Comprehensive Plan's Future Land Use Element and ULDC Chapter 53 provide the Village District Pattern Book requirements. ULDC Article XVIII, Section 53-213.B, lists six requirements that the VDPB must include and require Planning and Zoning Advisory Board recommendations and City Commission approval.

V. DATA & ANALYSIS

COMPREHENSIVE PLAN

Comprehensive Plan, Future Land Use Element, Objective 1

Future development activities shall continue to be directed in appropriate areas as depicted on the Future Land Use Map, and shall encourage the use of innovative land development regulations, consistent with sound planning principles, minimal natural limitations, the goals, objectives and policies contained within this plan, and the community character.

Staff Findings: The subject property has existing Village FLU classification and Village Zoning designation. The Village district zoning is the most progressive zoning district within the City. The district allows for a more customized approach to large community planning. The applicant can propose density, intensity, and design criteria that differ from standard zoning district per the ULDC.

The Village district requires a greenbelt to surround the village to mitigate the impact of the development on the surrounding areas. The goals, objectives, and policies that help direct the proposed project can be found within the comprehensive plan under Village Land Use.

COMPREHENSIVE PLAN

Comprehensive Plan, Future Land Use Element, Policy 1.6

Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.

Staff Findings: Per ULDC Sec. 37-12.F.(3), all new subdivisions lots shall abut and have access to a public or private street. The proposed project has a complete internal street network that provides access to all lots proposed for development.

Per ULDC Sec. 53-216, a greenbelt is required at the perimeter of the village. This greenbelt will buffer the village land use with the surrounding uses, which are Agricultural (north & east) and Activity Center Four (west & south). The applicant has proposed a minimum width of 50-feet.

COMPREHENSIVE PLAN

Comprehensive Plan, Future Land Use Element, Policy 4.2

Encourage the development of neighborhoods that provide safe vehicular and nonvehicular access and mobility, as well as convenient walkability and connectivity to parks, civic areas, schools, Activity Centers, and adjacent neighborhoods. Such connectivity may be achieved via the following transportation alternatives: • Bridges (including vehicular and/or pedestrian only); • Roadways; • Sidewalks; • Bikeways; • Fitness trails; • Golf cart paths • Blueways

Staff Findings: As previously mentioned, the proposed project has an internal street network that provides safe vehicular access. The applicant has also proposed multimodal pathways throughout the project, which will provide

V. DATA & ANALYSIS (CONTINUED)

access to amenities from the internal neighborhoods. These pathways will provide access for pedestrians, cyclists, and golf carts to navigate Toledo Village without using an automobile.

COMPREHENSIVE PLAN

Comprehensive Plan, Future Land Use Element, Policy 4.13

Ensure that neighborhood planning strategies are coordinated with the City's priorities for the development of:

- Parks and public spaces
- Infrastructure and public facilities
- Transportation network, including linkages, roads, bicycle-pedestrian, transit
- Natural open spaces
- Waterway areas and blueways

Staff Findings: The proposed Toledo Village utilizes a complete streets model for the internal rights-of-way. Section 9, Roadways & Pathways of the VDPB Toledo Village, incorporates three (3) distinct roadway types (collector, local street—type 1, & local street—type 2). The VDPB includes one collector, three local streets of various lengths. Bicycle lanes and 5-ft wide pedestrian sidewalks (on both sides of the right of way) are incorporated into the street design.

Pathways will be constructed with a stabilized base and covered with concrete, asphalt, mulch, or gravel were designed within 30-50 foot wide rights-of-way. The pathways will range from 8 to 10 feet wide. A complete street model will be used on all collector roads and local street—type 1.

ULDC Sec. 53-208.A.(2)(c)(II) requires the minimum size of a village park to be at least five (5) acres. The proposed VDPB includes a minimum of a 20-acre Village Park to provide a large public recreational amenity (Pg. 7:Section 2.1).

COMPREHENSIVE PLAN

Comprehensive Plan, Future Land Use Element, Goal 5

This goal describes the intent of the 'Village' land use classification including to promote a pattern of development that will overcome the problems associated with urban sprawl; encourage a better jobs/housing balance; promote a pattern of development that will reduce reliance on the personal automobile by allowing a greater variety of land uses closer to work and home; protect and enhance environmental assets and provide for an orderly transition from rural to urban land uses through a planning process that couples a build out vision with the proper timing and location of adequate public facilities through the preparation of Village District Pattern Plans.

Staff Findings: The purpose of the VDPB is to give the development a sustainable way to create standards that allow the City and developer to reach a common vision. Villages in the City of North Port consist of numerous neighborhoods with various amenities and uses. This mixture of uses and amenities reduces the number of vehicular trips leaving the area, which helps to reduce the demand on existing streets, such as Toledo Blade Boulevard.

V. DATA & ANALYSIS (CONTINUED)

Village zoning allows residential (25-40%), commercial (20-60%), office (10-25%), civic (10-25%), and parks & open space (10%-no max) uses. The proper mixture of uses could encourage a positive job and housing balance that may reduce residence dependence on the personal automobile.

The mixture of uses allowed by Village zoning provides a development buffer from the more commercially-intense Activity Center area adjacent to Toledo Village into a less-intense mixed-use area, which will help reduce the physical and visual development along with environmental impacts.

COMPREHENSIVE PLAN

Comprehensive Plan, Future Land Use Element, Objective 13

In order to fulfill the build-out vision for the City of North Port, any property under unified ownership or united application within the City, which can meet the minimum requirements to form a village, town center, and neighborhoods contributing to the formation of a village, may receive a Village Land Use Classification.

Staff Findings: Since 2003 (Ordinance 04-37) H.M.T.A. Real Estate, LLC has worked to purchase, rezone, and develop the Toledo Village area. In 2007, a Village Pattern Book and Index Map were approved (Ordinance 07-21). Recently, the City approved H.M.T.A.'s requests (CPAL-22-061 & REZ-22-095) to amend the Future Land Use Map and rezone the subject property under one unified Village zoning designation. The subject property is under common ownership and unified FLU and zoning designations which fulfill the minimum requirements of the Village Future Land Use Classification.

ULDC

Chapter 53 Zoning Regulations, Article XVIII—Village, Section 53-213 Pattern Book/Village Index Map

This section of the ULDC stipulates the minimum required information that must be in the Village Index Map and Pattern Book.

ULDC

Sec. 53-213.B.(1): A village pattern book shall be prepared by the property owner and submitted for city staff review, review and recommendations by the Planning and Zoning Advisory Board, and City Commission final action. City review and approval shall occur prior to the application for the first VDPP. The map shall be adopted by ordinance and may be subsequently amended by ordinance.

Staff Findings: The applicant has followed the proper process for VDPB applications. The applicant/owner prepared the proposed VDPB and submitted the application package for review by city staff, who have found the package ready for Planning and Zoning Advisory Board review and recommendation to City Commission. City Commission makes the final decision on the application. The City cannot process the next phase of Toledo Village's development before Commission approves the proposed VDPB application.

V. DATA & ANALYSIS (CONTINUED)

ULDC

Sec. 53-213.B.(4): The Pattern Book must contain conceptual designs of collector and arterial roadways and greenbelts, architectural styles of public buildings, site design requirements for village centers, and the calculation of the total acres by use to be included in the overall Village development.

Staff Findings: The Toledo Village Pattern Book includes the requirements of Section 53-2103.B.(4). The specific elements can be found on the following pages of the proposed VDPB:

- Total Acreage Calculations – Pages 7-11
- Greenbelts and Conservation Standards – Pages 12-14
- Village Center Site Design Requirements – Pages 23-24
- Roadway and Pathway Types – Pages 25-32

VI. PUBLIC NOTICE & HEARING SCHEDULE

PUBLIC NOTICE

Pursuant to Section 53-5.E. of the Unified Land Development Code, the applicant held a neighborhood meeting on July 13, 2022 at 5pm at the North Port Public Library located at 13800 Tamiami Trail, North Port, FL 34287. The meeting documents, including public notice, are attached as **(Exhibit C)**.

PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board	May 4, 2023 9:00 AM or as soon thereafter
City Commission 1st Reading	May 23, 2023 6:00 PM or as soon thereafter
City Commission 2nd Reading	June 27, 2023 6:00 PM or as soon thereafter

VII. RECOMMENDED ACTION

The Planning & Zoning Division recommends that the Planning & Zoning Advisory Board recommend approval of Ordinance 2022-12 and motion as follows:

I move to recommend City Commission approve Ordinance No. 2022-12, Petition VP2-22-140, Toledo Village Pattern Book, and find that, based on the competent substantial evidence:

- The proposed ordinance DOES COMPLY with the North Port Comprehensive Plan and ULDC

VIII. ALTERNATIVE ACTIONS

1. DENIAL of Ordinance No. 2022-12, Petition VP2-22-140, Toledo Village Pattern Book.

I move to recommend denial of Ordinance No. 2022-12, Petition VP2-22-140, Toledo Village Pattern Book, and find that, based on the competent substantial evidence:

- The proposed ordinance DOES NOT COMPLY with the North Port Comprehensive Plan and/or ULDC.

IX. EXHIBITS

A.	Affidavit
B.	Ordinance No. 2022-12 with Exhibits
C.	Notice of Public Hearing
D.	Legal Advertisement

AFFIDAVIT

Exhibit A for VP2-22-140

I (the undersigned), Jeffery A. Boone, Esq. (agent) being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; 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 accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *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 3rd day of February, 2022

[Signature]
Signature of Applicant or Authorized Agent

Jeffery A. Boone, Esq.
Print Name and Title

STATE OF Florida

COUNTY OF Sarasota

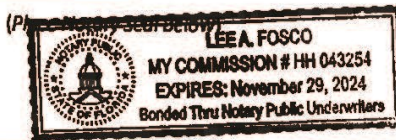
The foregoing instrument was acknowledged by me this 3rd day of Febraury, 2022, by

Jeffery A. Boone, Esq. who is personally known to me or has produced

NA

as identification.

[Signature]
Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

I, H.M.T.A. Real Estate LLC, property owner, hereby

authorize Forestar Group, Atwell, RVI Planning and Jeffery Boone, Esq. to act as Agent on our behalf to apply

for this application on the property described as (legal description) see attached.

[Signature] 01/31/2022
Owner Ronald A. York, Vice President of H.M.T.A. Real Estate, Inc., as Manager of H.M.T.A. Real Estate, LLC, Date

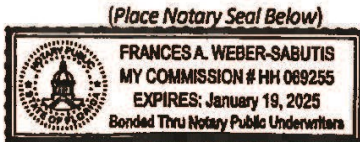
STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 31st day of January, 2022, by

Ronald A. York, Vice President of H.M.T.A. Real Estate, Inc., as manager of H.M.T.A. Real Estate, LLC who is personally known to me or has produced

as identification.

[Signature]
Signature - Notary Public
Frances A. Weber-Sabutis



AFFIDAVIT

I (the undersigned), Tony Squitieri (Forestar Group, Inc.) being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; 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 accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *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 28th day of June, 20 22

[Signature]
Signature of Applicant or Authorized Agent

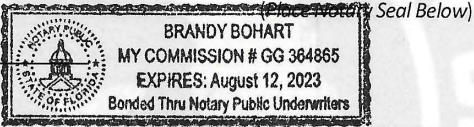
Tony Squitieri, Division President of Forestar Group Inc.
Print Name and Title

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged by me this 28th day of June, 20 22, by Tony Squitieri who is personally known to me or has produced as identification.

[Signature]
Signature - Notary Public



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

I, _____, property owner, hereby authorize _____ to act as Agent on our behalf to apply for this application on the property described as (legal description) _____

Owner _____ Date _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged by me this _____ day of _____, 20 _____, by _____ who is personally known to me or has produced _____ as identification.

(Place Notary Seal Below)

Signature - Notary Public



RE: Corporate authorization for contract signatories in Florida

To Whom it May Concern,

As an officer and legally valid signatory for RVI Planning + Landscape Architecture, Inc., I am authorizing the following executive staff who operate out of our five Florida-based offices to sign legal and binding contracts on behalf of the company:

1. Ryan Binkowski, PLA – Senior Vice President of Operations
2. Alexis Crespo, AICP, LEED AP – Senior Vice President of Planning
3. Ryan Seacrist, PLA – Director of Florida Operations

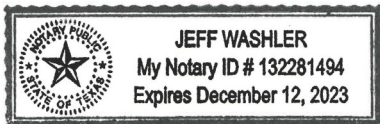
Sincerely,

Christopher K. Crawford – President
RVI Planning + Landscape Architecture
1611 West 5th Street, Suite 175
Austin, TX 78703

STATE OF Texas
COUNTY OF Travis

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of February in 2022 by **Christopher K. Crawford**, president of **RVI Planning + Landscape Architecture**, a corporation, on behalf of the corporation. He is **personally known to me** or has produced (type of identification) as identification.

(Notary Seal)



Notary Public

Jeff Washler

Name typed, printed or stamped

My Commission Expires: 12.12.2023



City of North Port

ORDINANCE NO. 2023-12

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, CHAPTER 53, ARTICLE XVIII. – V VILLAGE, SECTION 53-213.B; ADOPTING AND INCORPORATING THE TOLEDO VILLAGE VILLAGE DISTRICT PATTERN BOOK FOR A ±2,086 ACRE AREA GENERALLY LOCATED EAST OF TOLEDO BLADE BOULEVARD AND NORTH OF INTERSTATE 75; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

1 **WHEREAS**, the City of North Port plans and manages the future growth and development of the City by
2 adhering to the City of North Port Comprehensive Plan and Unified Land Development Code (ULDC); and
3

4 **WHEREAS**, Chapter 53, Article XVIII of the (ULDC), Section 53-213.B regulates the Village District Pattern Book
5 for the village development; and
6

7 **WHEREAS**, Applicant Forestar (“Applicant”), represented by Tony Squitieri, filed Petition No. VP2-22-140,
8 requested approval of the Toledo Village District Pattern Book for 2086± acres of land; and
9

10 **WHEREAS**, the Project consists of 11 parcels, generally located east of Toledo Blade Boulevard, a portion
11 being approximately one (1) mile north of the I-75 interchange; and
12

13 **WHEREAS**, the Planning and Zoning Advisory Board, designated as the local planning agency, held a properly
14 noticed public hearing on _____, 2023 to receive public comment on the subject matter of this
15 ordinance and to make its recommendation to the City Commission; and
16

17 **WHEREAS**, the City Commission of the City of North Port held properly noticed public hearings at the first
18 and second reading of this ordinance, reviewed the recommendations of the Planning and Zoning Advisory
19 Board, and received public comment; and
20

21 **WHEREAS**, the City Commission finds that the ordinance serves the public health, safety, and welfare of
22 the citizens of the City of North Port, Florida.
23

24 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:**

25
26 **SECTION 1 – FINDINGS**

27
28 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.

29 1.02 The City Commission finds this ordinance to be consistent with the North Port Comprehensive
30 Plan.

31
32 1.03 The City Commission makes the following additional findings:

33
34 a. This Village District Pattern Book is consistent with Chapter 53 of the ULDC for the Village
35 zoning district.

36
37 b. This Village District Pattern Book meets the requirements of Section 53-213.B. of the ULDC
38 for the Village District Pattern Book.

39
40 c. This Toledo Village District Pattern Book is consistent with the Toledo Village Index Map.

41
42 1.04 All identified exhibits are incorporated in this ordinance by reference.

43
44 **SECTION 2 – ADOPTION OF TOLEDO VILLAGE VILLAGE DISTRICT PATTERN BOOK**

45
46 2.01 The City Commission hereby approves and adopts the Toledo Village Village District Pattern Book
47 attached as “Exhibit A.”

48
49 **SECTION 3 – ADOPTION OF AMENDMENTS TO THE UNIFIED LAND DEVELOPMENT CODE**

50
51 3.01 Chapter 53 of the Unified Land Development Code is amended to read as follows:

52
53 **“Chapter 53 – ZONING REGULATIONS**

54 ...

55 **ARTICLE XVIII. – V VILLAGE**

56 ...

57 **Sec. 53-213. – Pattern book/Village index map.**

58 ...

59 B. Pattern book.

60 ...

61 (2) Incorporation into Unified Land Development Code. ~~The pattern book adopted on August~~
62 ~~8, 2005 by Ordinance No. 2005-25 and thereafter amended on November 13, 2007 by~~
63 ~~Ordinance No. 2007-39, and as may be amended in the future, shall be identified as the~~
64 ~~“West Villages Village District Pattern Book” and is incorporated by reference as if fully~~
65 ~~set forth herein. The following pattern books have been adopted and incorporated into~~
66 ~~this Code.~~

67
68 (a) The West Villages (AKA Wellen Park) Village District Pattern Book.

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70 (i) The pattern book adopted on August 8, 2005, by Ordinance No. 2005-25, as
71 amended, is identified as the “West Villages Village District Pattern Book,” and is
72 incorporated by reference as if fully set forth in this Code.

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(b) Toledo Village Village District Pattern Book.

(i) The pattern book adopted on _____, 2023 by Ordinance No. 2023-____, as amended, is identified as the "Toledo Village Village District Pattern Book," and is incorporated by reference as if fully set forth in this Code.

..."

SECTION 4 – CONFLICTS

4.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.

SECTION 5 – SEVERABILITY

5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this ordinance is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the ordinance.

SECTION 6 – CODIFICATION

6.01 In this ordinance, additions are shown as underlined and deletions as ~~striketrough~~. Any additional codification information and notations appear in *italics*. These editorial notations are not intended to appear in the codified text.

SECTION 7 – EFFECTIVE DATE

7.01 This ordinance takes effect immediately upon adoption.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida, in public session on _____, 2023.

ADOPTED by the City Commission of the City of North Port, Florida, on the second and final reading in public session on _____, 2023.

CITY OF NORTH PORT, FLORIDA

BARBARA LANGDON
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

Exhibit B for VP2-22-140

Ordinance No. 2023-12

122 APPROVED AS TO FORM AND CORRECTNESS

123

124

125

126 _____
AMBER L. SLAYTON, B.C.S.

127 CITY ATTORNEY

128

IX. EXHIBITS

Exhibit C for VP2-22-140



Toledo Village CPA / REZ / VIA / VDPB / VDPP Neighborhood Meeting

Wednesday, July 13, 2022, 5:00 p.m.
North Port Public Library, 13800 Tamiami Trail, North Port, FL 34287

Forestar and their consultant team hosted a Neighborhood Meeting at the North Port Public Library, at 5:00 p.m., on Wednesday, July 14, 2022. The meeting was held for the Comprehensive Plan Amendment, Rezone, Village Index Map, Village District Pattern Book, and Village District Pattern Plan applications for the Toledo Village development ("Project"), that are under review or planned to be submitted in the near future. The meeting was noticed to property owners listed on Exhibit "A" attached, per the requirements of Section 53-5 and 37-55 of the Unified Land Development Code (ULDC). The meeting notice is provided as Exhibit "B".

The list of participants is attached as Exhibit "C" and demonstrates approximately 13 in-person attendees were present at the meeting. The applicant and consultant team included an additional 10 attendees.

Jeff Boone, John Barnott, and Alexis Crespo welcomed attendees, introduced the team, and provided an overview of the project. Four stations were set up each covering a different aspect of the Project, and attendees were directed to move freely around the room and visit these stations. The four stations covered (1) General Planning & Zoning, (2) Transportation, (3) Engineering & Environmental, and (4) Community Vision and Design. The introductory presentation and images of the Stations and meeting are included as Exhibit "D".

The Applicant explained that the Project builds on prior approvals from 2007, under a new developer, Forestar. It was noted that Forestar has a vision for a master-planned residential community which caters to demographics of all ages. The community is planned with interconnected residential neighborhoods, maximum protection to environmentally sensitive habitat and active and passive recreational amenities. The project also includes a public park, which will be dedicated to the City of North Port. The Applicant also explained the next steps in the review and approval process.

Discussion at the Stations are summarized below:

(1) General Planning & Zoning

- There were questions on the types of housing, and it was explained where townhomes would be located as well as single-family communities.
- There were questions on the park locations, and those were provided.
- There was a question on if the project would impact the Orange Hammock wildlife preserve to the east and it was indicated the project would not impact the preserve, and coordination would occur prior to development with the FWC. It was also noted that homebuyers would be notified of the preserve and allowed hunting activity.

IX. EXHIBITS

Exhibit C for VP2-22-140

- There was a question on the trail system in the FPL easement and it was explained this will be open to the public.

(2) Transportation

- There were questions on whether or not there will be bridge/flyover to connect the project to the south side of I-75. It was indicated this type of improvement is not planned.
- There were questions on the road widening improvements to Toledo Blade Blvd. and Tropicaire. It was explained that a transportation study will be required for the project and based on the results of that study required improvements will be identified. The developer will be responsible for funding identified improvements as required by the City Code. The developer will also work with surrounding property owners who will also be funding these improvements based on their development.
- There were also questions on Toledo Blade Blvd. improvements in the 2040 Transportation Plan.
- An attendee inquired whether there any other interchanges planned near the site.

(3) Engineering & Environmental

- An attendee inquired whether the development would affect their property rights, it was clarified that there would be no impacts.
- There were questions on the location of greenbelts and conservation areas, which the team was able to provide details on.
- There was concern whether the project would impact drainage, especially west of Toledo Blade Blvd. It was explained the after development the runoff/flow will be less than the current sheet flow conditions. Through the permitting process there can be no adverse impacts to off-site properties.

(4) Community Vision and Design

- There were questions on the planned phasing of the project.
- There was discussion on buffers planned to the north of the development, adjacent to agricultural properties, through landscaping and site design.
- There was positive feedback regarding the planned public park and trail along the FPL easement corridor.
- A resident provided input on the history of the site and its natural features, from his experience as well as the use of property to the north as a hunting ground.
- The team responded to questions on site design considerations including protection of wetlands, trees, flowways and situating wildlife corridors.
- There were concerns regarding high-density multi-family development on the Toledo Blade Boulevard frontage. The team explained that townhomes are planned for this area, which addressed these concerns.
- There was a discussion regarding roadway design and whether the neighborhoods would be gated.

The meeting was concluded at approximately 6:15 p.m.

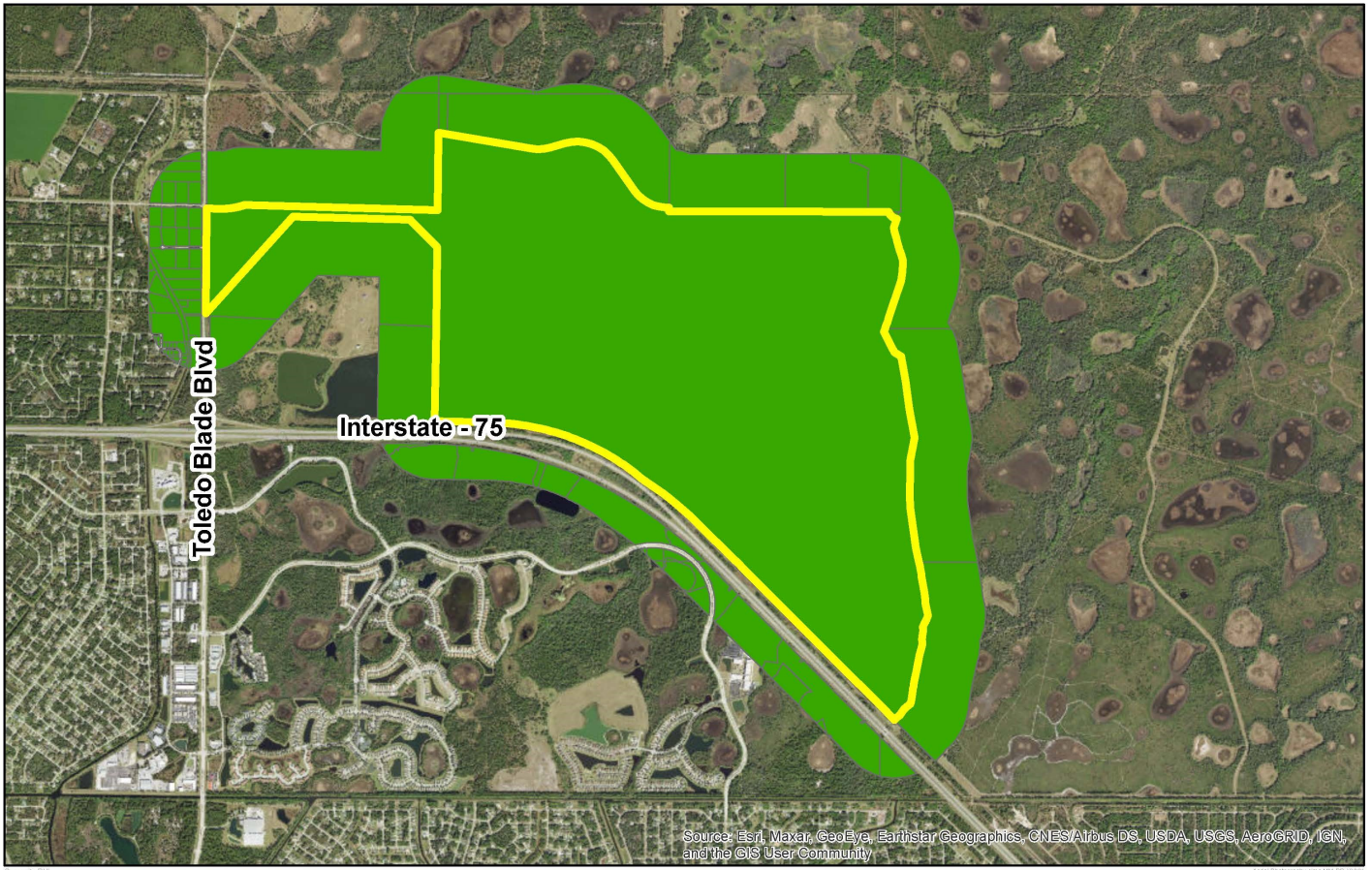
IX. EXHIBITS

Exhibit C for VP2-22-140

EXHIBIT A



IX. EXHIBITS

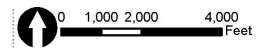
Exhibit C for VP2-22-140



551 N. Cattleman Rd
Suite 304
Sarasota, FL 324232
Tel: 941.379.8400
www.rviplanning.com

TOLEDO VILLAGE • BUFFER MAP

- 📍 City of North Port, FL
- 📅 Date: 6/14/2022
- # 220001261
- 🏢 Forestar Group, Inc.
-  Subject Boundary
-  1320ft. Buffer



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

IX. EXHIBITS

Exhibit C for VP2-22-140

DENICE HAGGERTY INC
1861 PRIMROSE LN
WELLINGTON FL 33414

HAYWARD DOUGLAS G
2021 IVOR AVE
NORTH PORT FL 34288-0853

NORTH PORT CITY OF
4970 CITY HALL BLVD
NORTH PORT FL 34286-4100

MYERS RICHARD L JR
1565 MUSA RD
NORTH PORT FL 34286-9168

NEMBHARD AVERIL E
2728 PAULDING AVE FL 2
BRONX NY 10469

WONG LORNA ARLENE
11 MILLER PL
HEMPSTEAD NY 11550

BALDASSARI MARJORIE M
1620 OVERLOOK RD
BELLE ISLE FL 32809-6139

INTERCHANGE THIRTY-TWO INC
701 J C CENTER CT UNIT 7
PORT CHARLOTTE FL 33954-2826

WICHERS JOSHUA
3498 ALBIN AVE
NORTH PORT FL 34286

MACEY DONNA L
1600 SOUTH MAY AVE
NORTH PORT FL 34286

NORTH PORT ROAD & DRAINAGE DISTRICT
4970 CITY HALL BLVD
NORTH PORT FL 34286-4100

I-75 INTERCHANGETHIRTYTWO LLC
182 ISLAND CIR
SARASOTA FL 34242

MOFFAT ROBERT
1448 DUFFERIN AVE
NORTH PORT FL 34286

LUCAS DON E
5646 N CHAMBERLIN BLVD
NORTH PORT FL 34286

STRELKOV YEVGENIY
200 ROOSEVELT CIR
EPHRATA PA 17522

C-NOTE INVESTMENTS LLC
3600 JACKSON ST APT 28
HOLLYWOOD FL 33021

BETHEL BAPTIST CHURCH OF NORTH PORT
INC
PO BOX 7259
NORTH PORT FL 34290-0259

TEN POW GEORGE S
1244 CASTLE TRAIL DR
ST JOHNS FL 32259

YUPONCE LEO R
6201 BELVA WAY
NORTH HIGHLANDS CA 95660-4103

BRYCH YURIY
3827 TONKIN DR
NORTH PORT FL 34287

I-75 INTERCHANGETHIRTYTWO LLC
182 ISLAND CIR
SARASOTA FL 34242

VELASCO JULIA
10504 S AVENUE G
CHICAGO IL 60617-6321

NGUYEN LAN ANH
759 FORDINGBRIDGE WAY
OSPREY FL 34229

COMIAN XII TAX LIEN FUND LLC
700 RTE 130 N STE 101
CINNAMINSON NJ 08077

BACHOFNER WILLIAM E
12 CENTER ST
ROCKLAND ME 04841-2247

PATEL NISARG P
2505 HOBBLEBRUSH DR
NORTH PORT FL 34289

BESSIRE JENNIFER M
1470 NESTOR CT
NORTH PORT FL 34286-9159

OCEANICA DE INVERSIONES S A
7A AV 5-62 SECTOR A-3
MIXCO 01057

NORTH PORT CITY OF
4970 CITY HALL BLVD
NORTH PORT FL 34286-4100

I-75 INTERCHANGETHIRTYTWO LLC
182 ISLAND CIR
SARASOTA FL 34242

IX. EXHIBITS

Exhibit C for VP2-22-140

COURTNEY LANA TOM TR UW WILMA
HOWELL TRUST
1519 TROPICAIRE BLVD
NORTH PORT FL 34286

I-75 INTERCHANGETHIRTYTWO LLC
182 ISLAND CIR
SARASOTA FL 34242

WILLIAM G WELK REAL ESTATE TRUST
PO BOX 2312
BONITA SPRINGS FL 34133

EVANS MARK W
4030 OLIVE AVE
SARASOTA FL 34231-7608

BEAL CRAIG G
1568 CLOW CT
NORTH PORT FL 34286-9139

MOUBSIRE BONNIE L
1235 NESTOR CT
NORTH PORT FL 34286-9159

WILLIAM G WELK REAL ESTATE TRUST
PO BOX 2312
BONITA SPRINGS FL 34133

NORTH PORT ROAD & DRAINAGE DISTRICT
4970 CITY HALL BLVD
NORTH PORT FL 34286-4100

AKIYAMA TOMOKA
BLUESKY 202 3-19-18 AIHARA MIDORI-KU
SAGAMIHARA-SHI KANAGAWA 25

POMERLEAU ERIC
1713 MAY AVE
NORTH PORT FL 34286

BARACK JOSEPH A
8301 SHARALYN DR
BRIDGEVILLE PA 15017

PAXSON LLC
2240 BAY VILLAGE CT
PALM BEACH GARDENS FL 33410

PAXSON LLC
2240 BAY VILLAGE CT
PALM BEACH GARDENS FL 33410

WEST COAST PLAZA PROPERTIES LLC
1926 CLOW CT
NORTH PORT FL 34286-9117

KAPADIA MANISH K
1669 TROPICAIRE BLVD
NORTH PORT FL 34286-9202

SWEERIS LARRY WAYNE
5896 N CHAMBERLAIN BLVD
NORTH PORT FL 34286

AGUILAR WALTER
720 JENNINGS AVENUE
WEST HEMPSTEAD NY 11552

TEIXEIRA MARK
1655 CLOW CT
NORTH PORT FL 34286-9142

CICAK MICHAEL P
1581 CLOW CT
NORTH PORT FL 34286-9141

BUFFALO-NORTHPORT ASSOCIATES II LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

HARNISH MARK E
1222 TROPICAIRE BLVD
NORTH PORT FL 34286-9122

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUN
C/O FLORIDA DEPARTMENT OF
ENVIRONMENTAL P
TALLAHASSEE FL 32399
NORTH PORT CITY OF
4970 CITY HALL BLVD
NORTH PORT FL 34286-4100

HUNTINGTON NATIONAL REAL ESTATE
INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

PANACEA GULF COAST INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

SARASOTA COUNTY
PO BOX 8
SARASOTA FL 34230-0008

KANG JOHN S
3651 CORONADO DR
FULLERTON CA 92835-1527

THORPE DAVID K
6215 TOLEDO BLADE BLVD
NORTH PORT FL 34286

IX. EXHIBITS

Exhibit C for VP2-22-140

JORGE MARY T
6449 TOLEDO BLADE BLVD
NORTH PORT FL 34286-9155

H M T A REAL ESTATE LLC
4524 SE 16TH PL STE 3
CAPE CORAL FL 33904-7475

SARASOTA COUNTY
PO BOX 8
SARASOTA FL 34230-0008

NORTH PORT CITY OF
4970 CITY HALL BLVD
NORTH PORT FL 34286-4100

SCHOOL BOARD OF SARASOTA CO
C/O MGR OF PROPERTY RECORDS
SARASOTA FL 34231-3330

SARASOTA COUNTY
PO BOX 8
SARASOTA FL 34230-0008

HEYWARD DEVELOPMENT LLC
C/O ACCOUNTS PAYABLE
BUFFALO NY 14202

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUN
C/O FLORIDA DEPARTMENT OF
ENVIRONMENTAL P
TALLAHASSEE FL 32399
CURRIE RANCH LIMITED PRSHP
5815 N DALE MABRY HWY
TAMPA FL 33614-5605

PANACEA GULF COAST INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

BUFFALO-NORTHPORT ASSOCIATES II LLC
C/O E JOHN WAGNER II
SARASOTA FL 34236-6802

I-75 INTERCHANGETHIRTYTWO LLC
182 ISLAND CIR
SARASOTA FL 34242

PANACEA GULF COAST INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

ALAN AND LISA KURECKI REVOCABLE
TRUST
1700 MAY AVE
NORTH PORT FL 34286-9134

PANACEA PROPERTIES LTD
570 DELAWARE AVE
BUFFALO NY 14202

SCHOOL BOARD OF SARASOTA CO
C/O MGR OF PROPERTY RECORDS
SARASOTA FL 34231-3331

HEYWARD DEVELOPMENT LLC
7978 COOPER CREEK BLVD
UNIVERSITY PARK FL 34201

CARLTON SARASOTA LLC
C/O LEE F PALLARDY III
TAMPA FL 33602-4933

SCHOOL BOARD OF SARASOTA CO
C/O MGR OF PROPERTY RECORDS
SARASOTA FL 34231-3330

EMPIRE NATIONAL ADVERTISING GROUP
LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUN
C/O FLORIDA DEPARTMENT OF
ENVIRONMENTAL P
TALLAHASSEE FL 32399
NORTH PORT CITY OF
4970 CITY HALL BLVD
NORTH PORT FL 34286-4100

PANACEA GULF COAST INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

NORTH PORT CITY OF
4970 CITY HALL BLVD
NORTH PORT FL 34286-4100

PANACEA GULF COAST INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

HEYWARD DEVELOPMENT LLC
7978 COOPER CREEK BLVD
UNIVERSITY PARK FL 34201

EMPIRE NATIONAL ADVERTISING GROUP
LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUN
C/O FLORIDA DEPARTMENT OF
ENVIRONMENTAL P
TALLAHASSEE FL 32399
EMPIRE NATIONAL ADVERTISING GROUP
LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

BUFFALO-NORTHPORT ASSOCIATES II LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

IX. EXHIBITS

Exhibit C for VP2-22-140

PANACEA GULF COAST INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

PANACEA GULF COAST INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

EMPIRE NATIONAL ADVERTISING GROUP
LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

HUNTINGTON NATIONAL REAL ESTATE
INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

HEYWARD DEVELOPMENT LLC
C/O ACCOUNTS PAYABLE
BUFFALO NY 14202

CURRIE RANCH LTD PRTSHP
5815 N DALE MABRY HWY
TAMPA FL 33614-5605

DEER HAMMOCK LLC
7111 SADDLE CREEK WAY
SARASOTA FL 34241-9797

CARLTON SARASOTA LLC
C/O LEE F PALLARDY III
TAMPA FL 33602-4933

CURRIE RANCH LIMITED PRTSHP
457 3RD AVE N
TIERRA VERDE FL 33715-1722

PANACEA GULF COAST INVESTMENTS LLC
C/O BENDERSON DEVELOPMENT
BUFFALO NY 14202

R&K ENTERPRISES OF NP LLC
4449 WEBB RD
CHATTANOOGA TN 37416

CURRIE RANCH LIMITED PRTSHP
5815 N DALE MABRY HWY
TAMPA FL 33614-5605

IX. EXHIBITS

Exhibit C for VP2-22-140

EXHIBIT B

IX. EXHIBITS

Exhibit C for VP2-22-140



June 29, 2022

RE: Toledo Village Neighborhood Meeting

Dear Property Owner:

In compliance with the City of North Port Unified Land Development Code requirements relating to Section 53-5 and 37-55, Forestar Group Inc., the owner of the above-referenced properties, is holding the required Neighborhood Meeting in relation to Toledo Village ("Project"). The meeting is in regard to the Comprehensive Plan Amendment, Rezoning, Village Index Map, and Village District Pattern Book applications under review by the City of North Port.

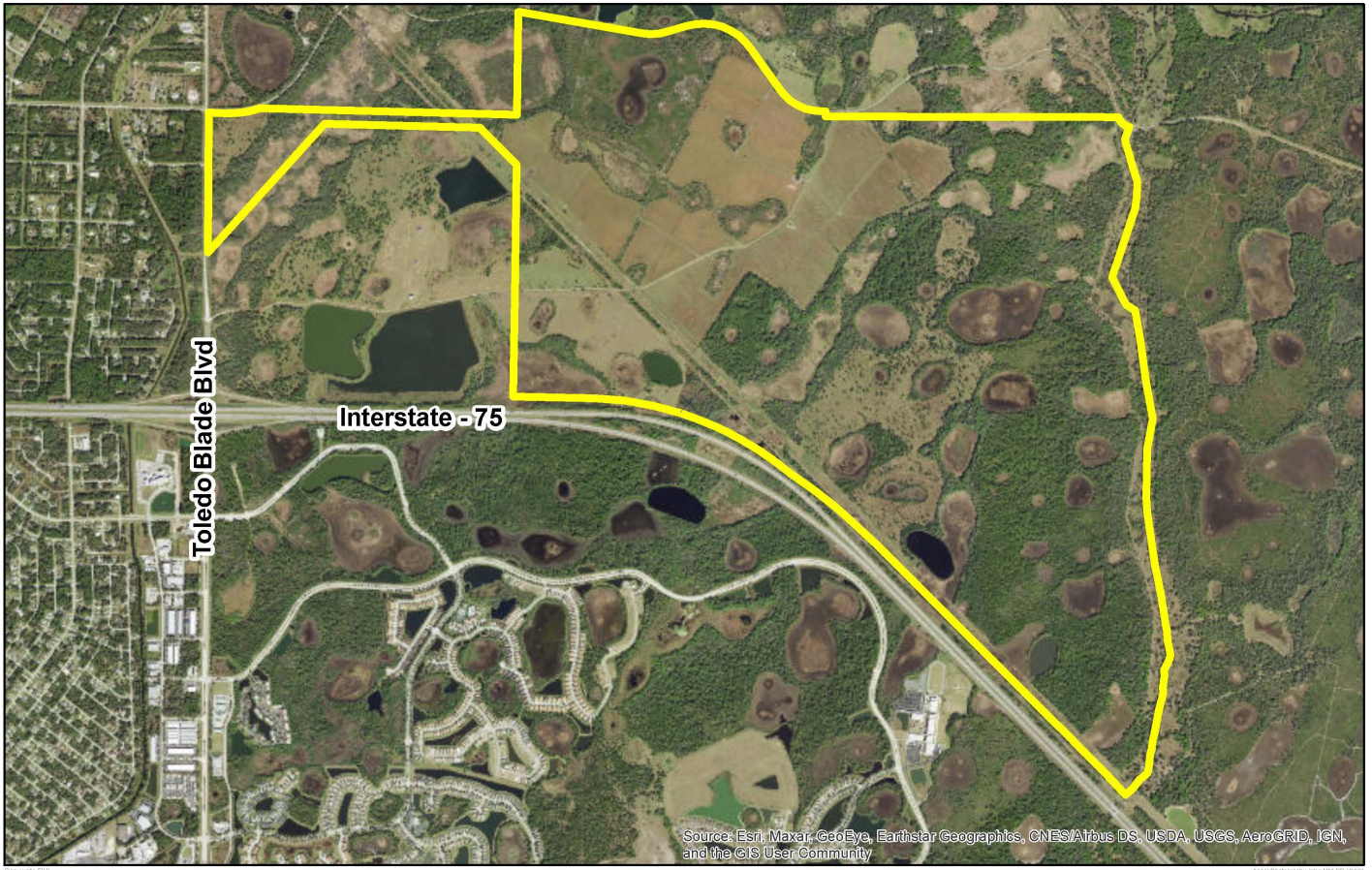
The Toledo Village Project consists of 2,086 +/- acres located in northeast section of the City of North Port, east of Toledo Blade Blvd., and approximately one (1) mile north of the I-75 interchange. The development is planned with a series of residential neighborhoods with civic components, and requisite infrastructure, arranged to preserve and take advantage of the natural features of the site. The purpose of the meeting is to educate community members and nearby landowners about the proposed Project and to address any questions.

The Neighborhood Meeting will be held on Wednesday, July 13th, 2022, at 5:00 p.m. at the North Port Public Library located at 13800 Tamiami Trail, North Port, FL 34287.

For questions, please contact Lindsey Craig at LCraig@RViPlanning.com or (407) 488-0051.

IX. EXHIBITS

Exhibit C for VP2-22-140

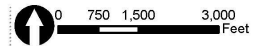


551 N Cattleman Rd
Suite 304
Sarasota, FL 324232
Tel: 941.379.8400
www.rviplanning.com

TOLEDO VILLAGE • AERIAL MAP

- City of North Port, FL
- Date: 4/27/2022
- # 220001261
- Forestar Group, Inc.

 Subject Boundary



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

IX. EXHIBITS

Exhibit C for VP2-22-140

EXHIBIT C

IX. EXHIBITS

Exhibit C for VP2-22-140

TOLEDO VILLAGE NEIGHBORHOOD MEETING

July 13, 2022 – 5:00 p.m.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Billy + Rhonda Currie	2005	IMAP - ⓧ rbcurrie@verizon.net Currietreefarm@verizon.net
Ben + Christina Bucknell		christinabucknell@gmail.com
Marc Knoedler	6541 N. Toledo Blk	marckno@gmail.com
Alan + Lisa Kurecki		
Craig Garrett		Craig.garrett@yowsun.com
Craig Beal	1568 Clow Ct North Port, FL	ELSA.BEAL@VERIZON.NET
Jennifer Strieby	1366 Creekview Dr	JANSTRIBBY@yahoo.com
NISARA PATEL	NESTOR CT PROPERTY	

IX. EXHIBITS

Exhibit C for VP2-22-140

TOLEDO VILLAGE NEIGHBORHOOD MEETING

July 13, 2022 – 5:00 p.m.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Bill Welk	2569 Tropicana	
Manish Kapadia	1669 Tropicana	
Kerri Mac Nutt	ECT	

IX. EXHIBITS

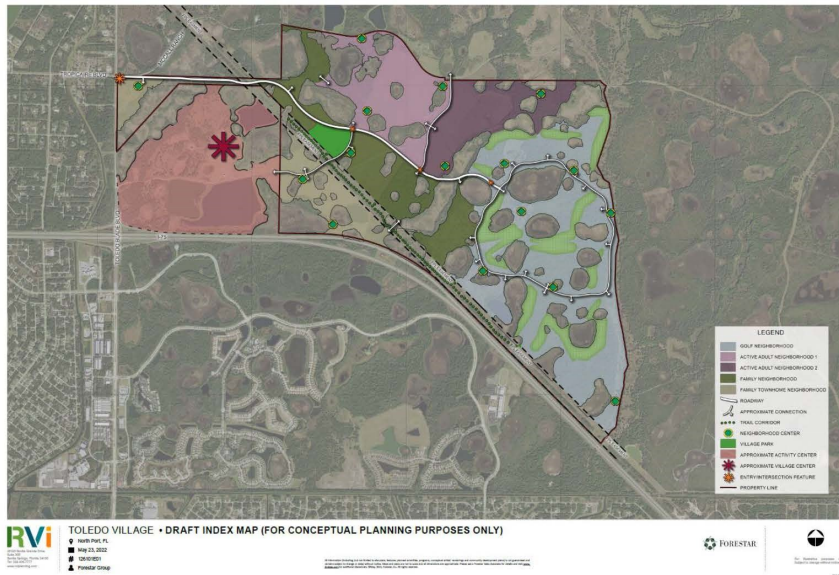
Exhibit C for VP2-22-140

EXHIBIT D

IX. EXHIBITS

Exhibit C for VP2-22-140

INDEX MAP/CONCEPTUAL PLAN



JULY 13, 2022

TOLEDO VILLAGE - NEIGHBORHOOD MEETING

4

IX. EXHIBITS

Exhibit C for VP2-22-140

QUESTIONS?

ACRESPO@RVIPLANNING.COM

(239) 850-8525

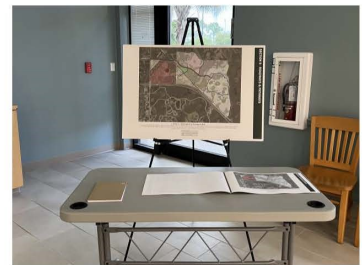
IX. EXHIBITS

Exhibit C for VP2-22-140

MEETING STATIONS



JULY 13, 2022



TOLEDO VILLAGE

IX. EXHIBITS

Exhibit C for VP2-22-140

MEETING IN-PROGRESS



JULY 13, 2022



TOLEDO VILLAGE

PUBLIC NOTICE - CITY OF NORTH PORT

NOTICE OF PUBLIC HEARINGS

FOR ORDINANCE NUMBER 2023-12

Exhibit D for VP2-22-140

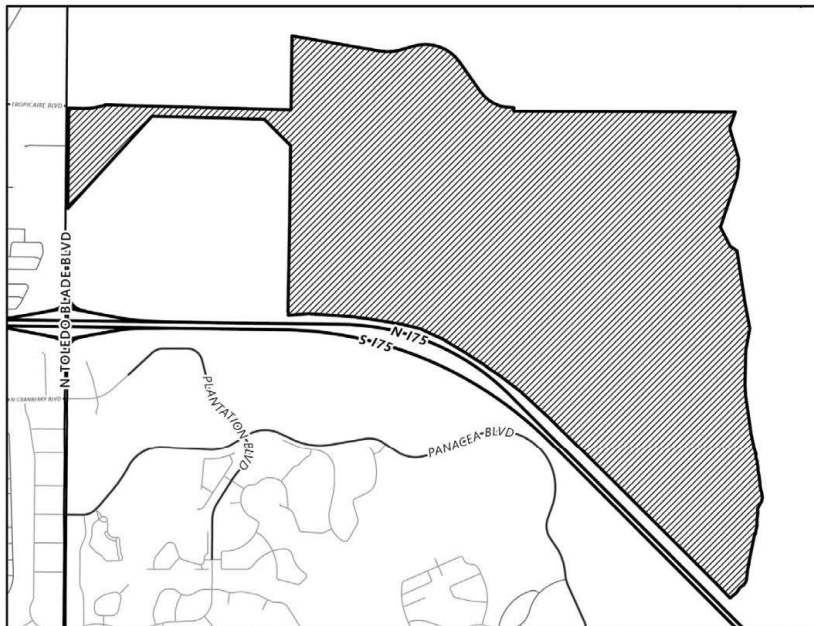
NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes, Section 7.01(c) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt Ordinance No. 2023-12, amending the Unified Land Development Code, Chapter 53, Article XVIII. – V Village, Section 53-213.B; adopting and incorporating the Toledo Village Village District Pattern Book for a ±2,086-acre area.

A Public Hearing will be held before the Planning and Zoning Advisory Board designated as the Local Planning Agency (LPA) on **Thursday, May 4, 2023, at 9:00 a.m.** in the **City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286.**

A Public Hearing for the first reading of Ordinance No. 2023-12 will be held before the North Port City Commission on **Tuesday, May 23, 2022, at 6:00 p.m.**, in the **City Hall Commission Chambers, 4970 City Hall Boulevard, North Port, Florida 34286.** The second and final reading will be held before the North Port City Commission in Commission Chambers at a date to be determined to consider enactment of Ordinance No. 2023-12.

ORDINANCE NO. 2023-12

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, CHAPTER 53, ARTICLE XVIII. – V VILLAGE, SECTION 53-213.B; ADOPTING AND INCORPORATING THE TOLEDO VILLAGE VILLAGE DISTRICT PATTERN BOOK FOR A ±2,086 ACRE AREA GENERALLY LOCATED EAST OF TOLEDO BLADE BOULEVARD AND NORTH OF INTERSTATE 75; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.



Note: Proposed Ordinance No. 2023-12 (boundary of the amendment area) is depicted on this map.

All interested parties are invited to appear and be heard in respect to this Ordinance at the public hearings in the City Hall Commission Chambers. Written comments filed with the City Commission will be heard and considered and will be made a matter of public record at the meeting. These public hearings may be continued from time to time as announced at the hearings, as may be found necessary. The files pertinent to Ordinance No. 2023-12, VP2-22-140, may be inspected by the public at the City of North Port Neighborhood Development Services Department, Planning & Zoning Division, and in the City of North Port City Clerk's Office, 4970 City Hall Boulevard, North Port, Florida 34286, during regular business hours.

NO STENOGRAPHIC RECORD BY A CERTIFIED COURT REPORTER IS MADE OF THESE MEETINGS. ACCORDINGLY, ANY PERSON WHO MAY SEEK TO APPEAL A DECISION INVOLVING THE MATTERS NOTICED HEREIN WILL BE RESPONSIBLE FOR MAKING A VERBATIM RECORD OF THE TESTIMONY AND EVIDENCE AT THESE MEETINGS UPON WHICH ANY APPEAL IS TO BE BASED (SEE F.S.S. 286.0105).

NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE 48 HOURS IN ADVANCE OF THE MEETING (SEE F.S.S. 286.26).

NONDISCRIMINATION: The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities or services.

AMERICAN WITH DISABILITIES ACT OF 1990 - The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.

/s/
Heather Faust, MMC
City Clerk