



# TOLEDO VILLAGE

## INDEX MAP

Planning & Zoning Advisory Board

May 4, 2023

Applicant:

John Barnott, Forestar Group

Land Use Attorney:

Jeffery Boone & Jackson Boone - Boone, Boone & Boone, P.A.

Project Engineer:

Sean Crowell & Bryan Jackson, Atwell Engineering

Transportation Engineer:

Christopher Hatton, Kimley-Horn & Associates

Environmental Consultant:

Kerri MacNutt, Monarch Ecology Group

Landscape Architects:

Sabrina McCabe, RVi Planning + Landscape Architecture

Land Use Planners:

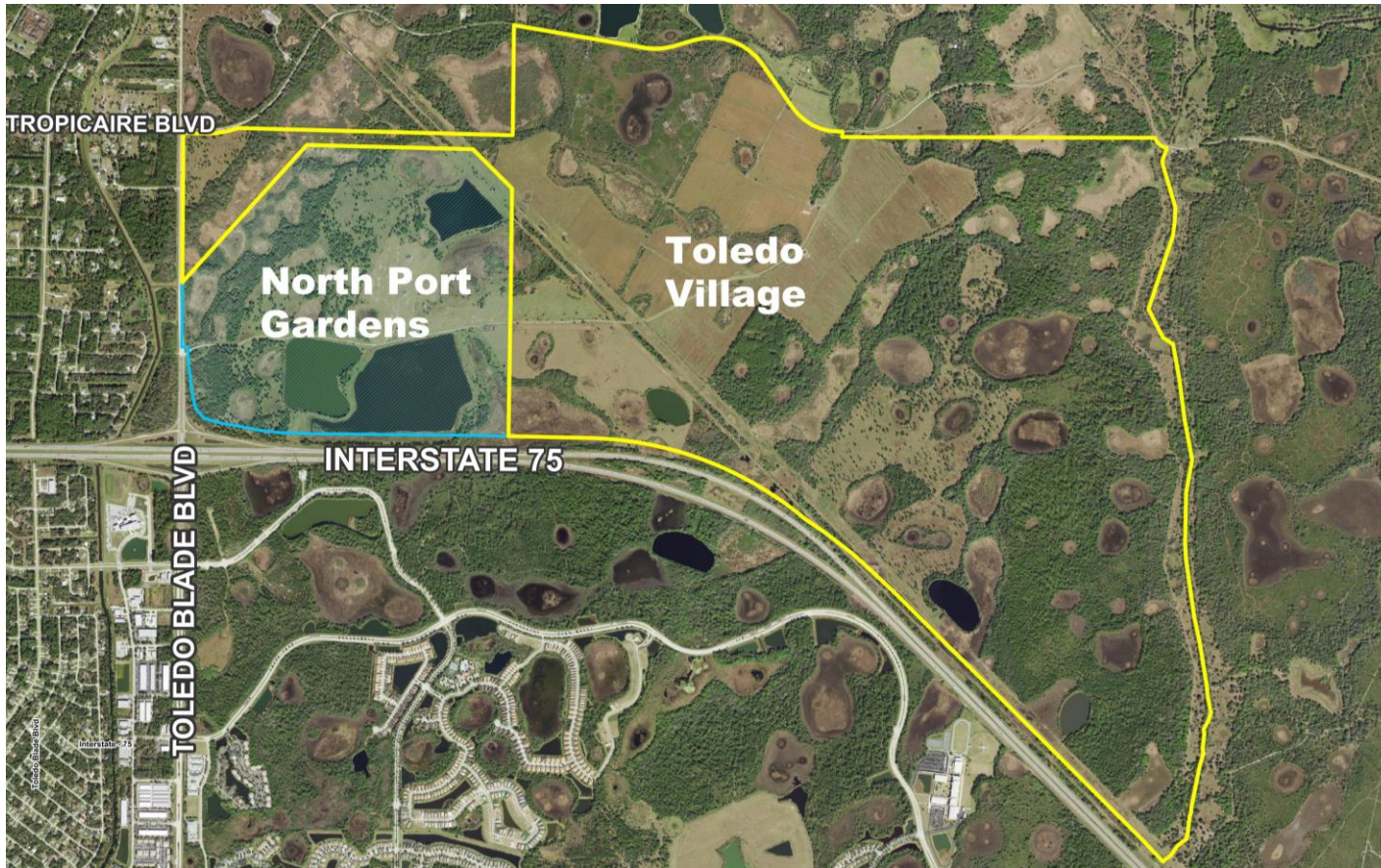
Alexis Crespo, Lindsey Craig & Rhea Lopes, RVi Planning +  
Landscape Architecture

# PROJECT TEAM

TOLEDO VILLAGE



# PROPERTY OVERVIEW



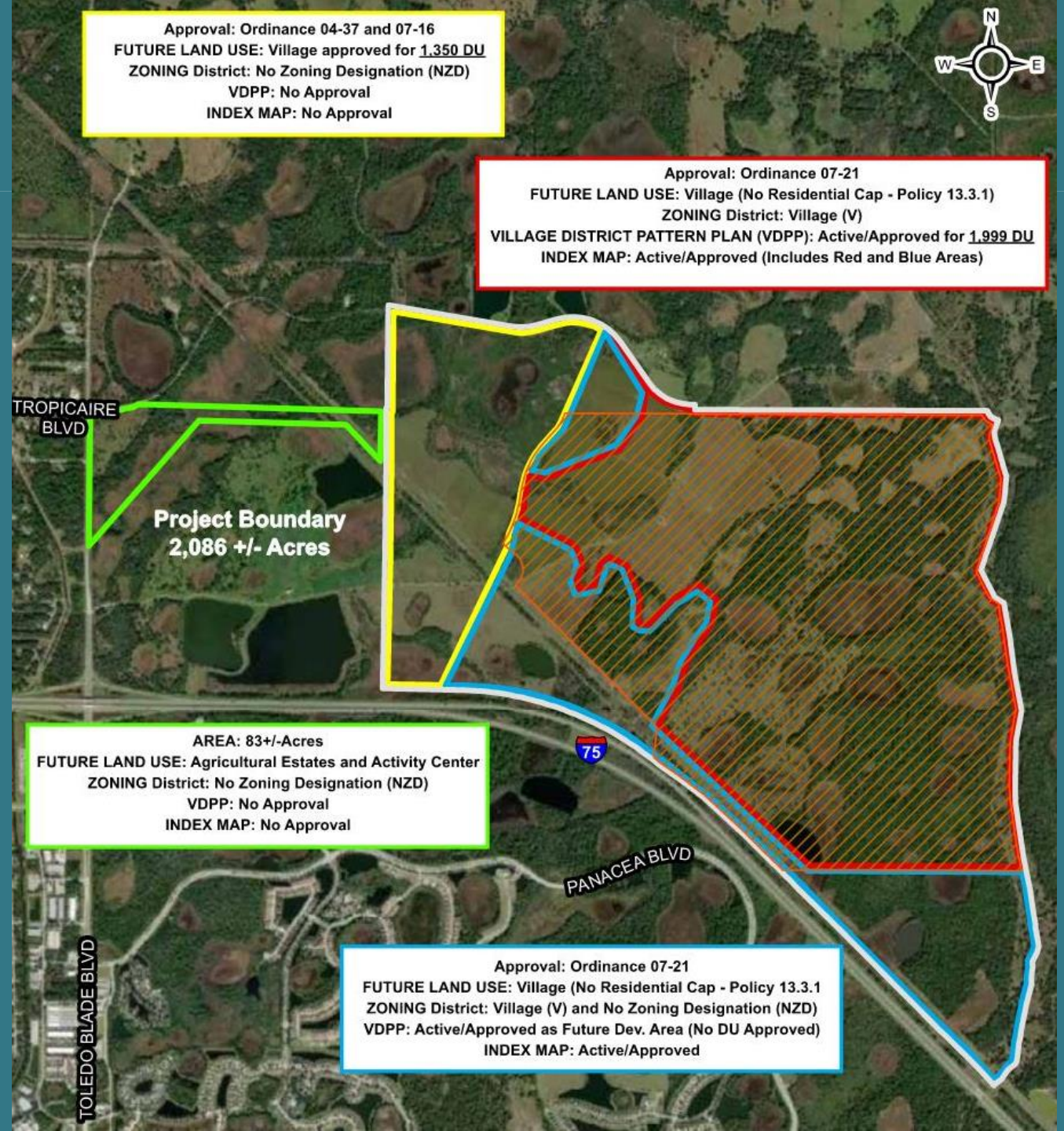
- 2,086+/- acres
- Accessed from Toledo Blade Blvd.
- Currently Vacant
- Village Future Land Use & Village Zoning District approved in November 2022
- Adjacent to North Port Gardens DRI & AC#4
  - 450 hotel/lodging rooms
  - 800,000 SF office
  - 350,000 SF retail
  - 600,000 SF light industrial
  - 1,135 residential units

# HISTORY ENTITLEMENT

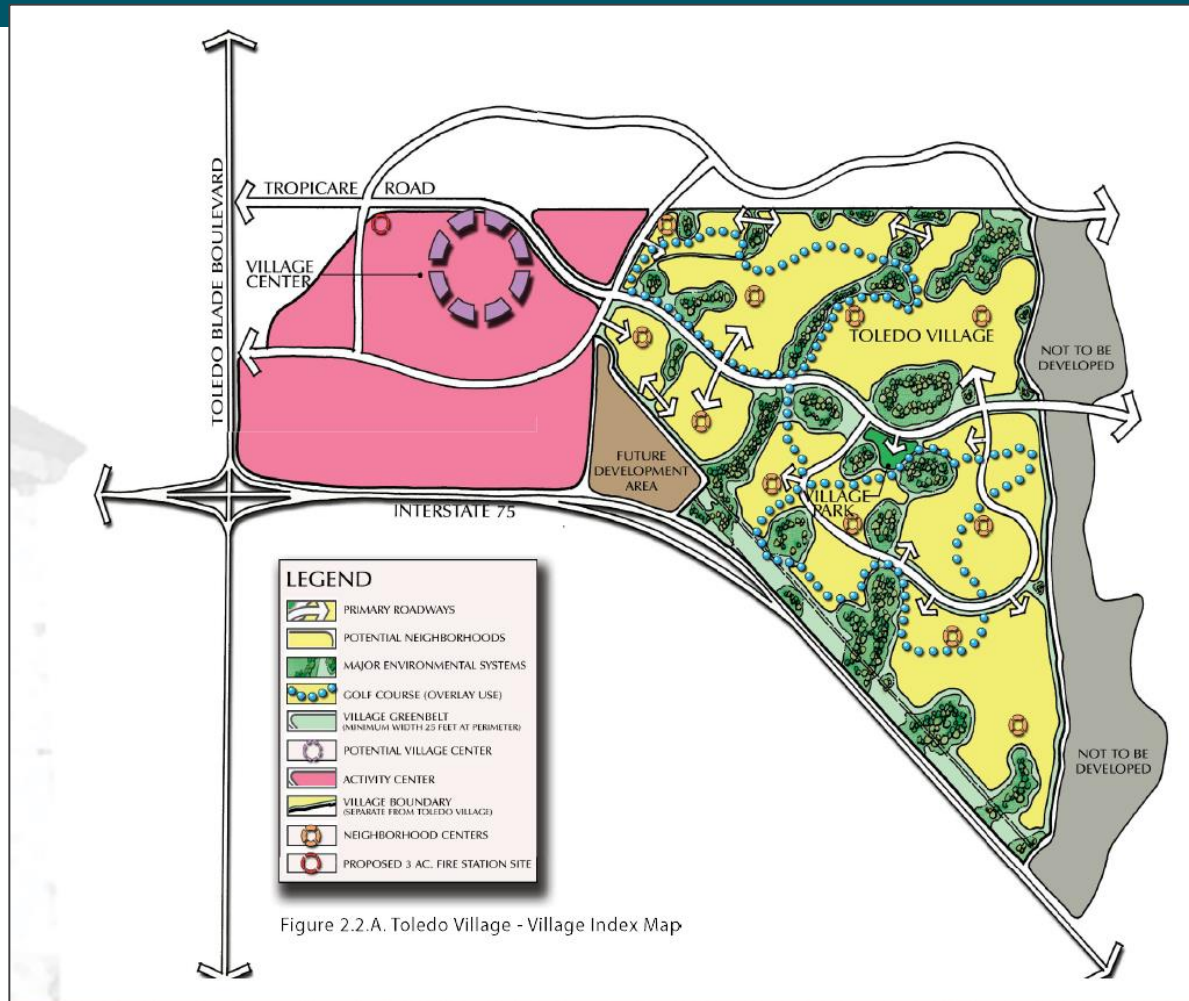
1. **Ordinance No. 01-46 – CPAL**
  - 1,432 Acres / Village FLU
2. **Ordinance No. 04-37 - CPAL**
  - 571 Acres / Village FLU
3. **Ordinance No. 06-18 - REZ**
  - 1,296 Acres / Village Zoning
4. **Ordinance No. 07-16 - Settlement Agreement/CPAL**
  - 571 Acres / 1,350 DU\*
5. **Ordinance No. 07-21 - Toledo Village Pattern Book and Index Map**
  - 1,837 Acres / 1,999 DU\*
6. **Ordinance No. 22-22 - CPAL**
  - 86+/-acres added to Village FLU
  - 249 DU allowed\*
7. **Ordinance No. 22-21 - REZ**

Entire Site Zoned to Village

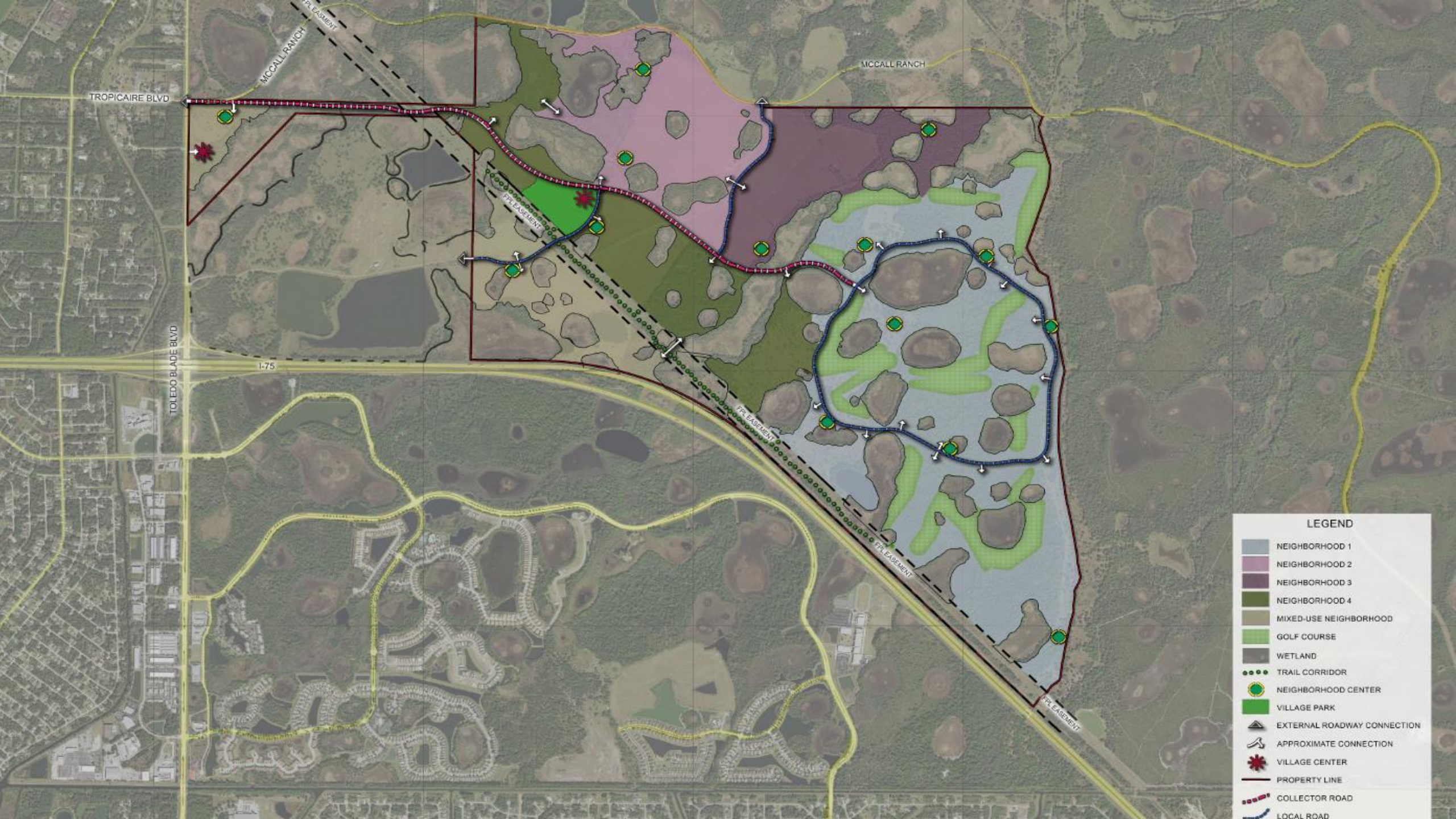
**\*TOTAL DUs Approved = 3,598 DUs**



# 2007 INDEX MAP



- 1,837+/- acres
- Accessed from Toledo Blade Blvd.
- 1,999 DUs
- No non-residential/commercial areas
- Small 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

# INDEX MAP

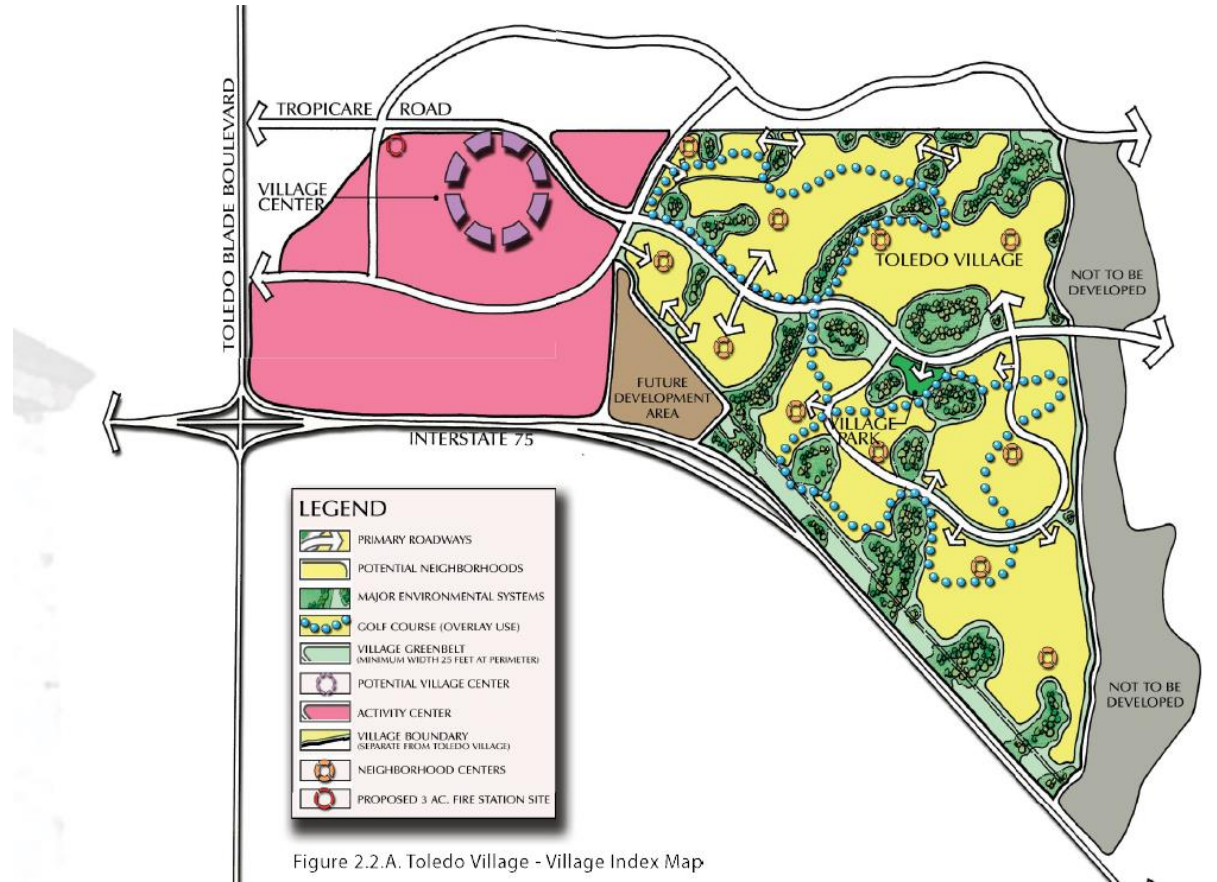
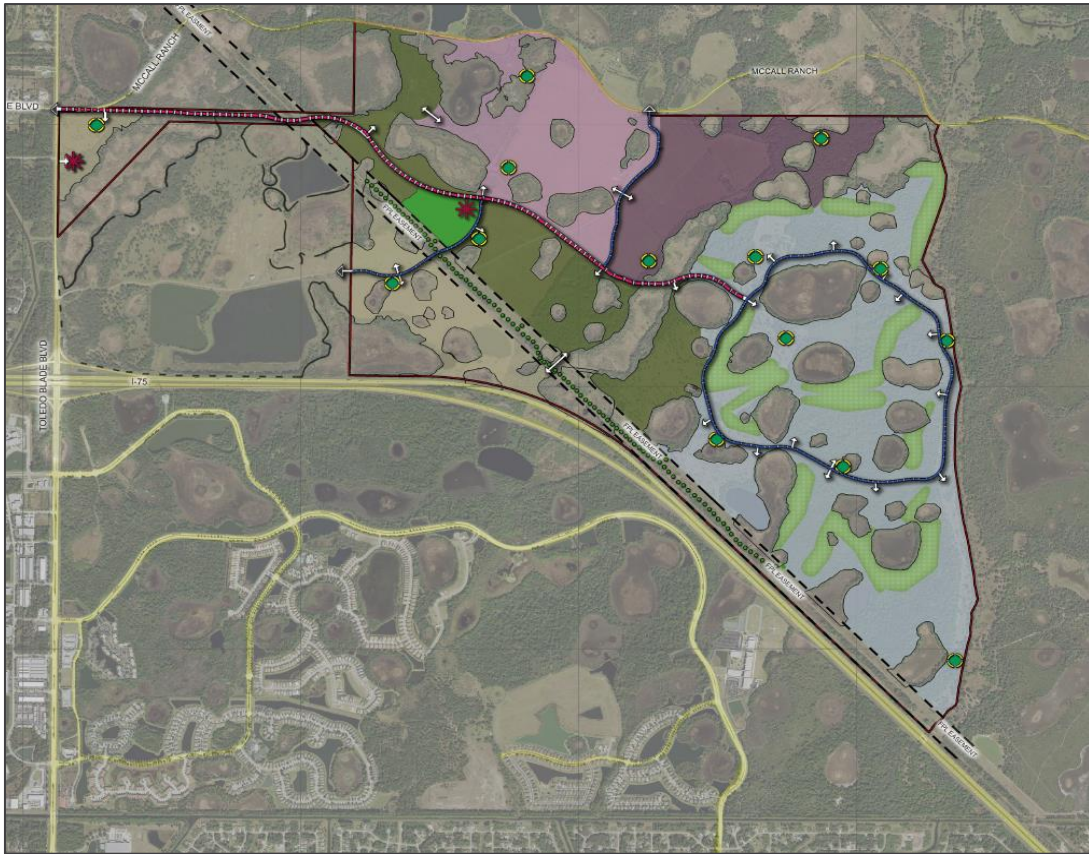


Figure 2.2.A. Toledo Village - Village Index Map





- 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*