



STAFF REPORT

Ordinance 2022-13

Toledo Village Index Map (V11-22-139)

From: Carl Bengé, AICP, Planner III

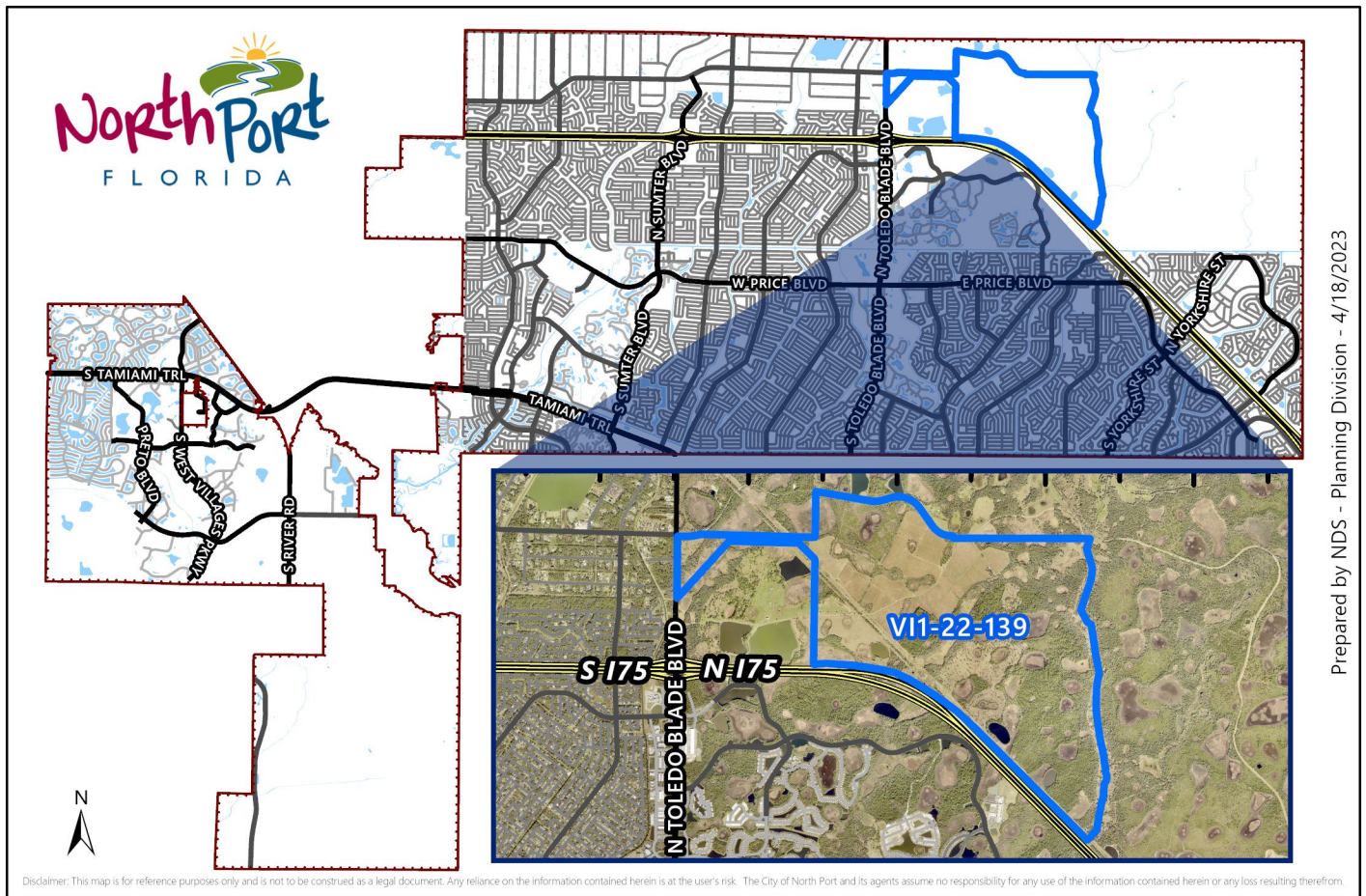
Thru: Lori Barnes, AICP, CPM Planning and Zoning Division Manager

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 - 4/18/2023

PROJECT: V11-22-139 Toledo Village

REQUEST: Approval of Toledo Village Index Map

APPLICANT: Tony Squitieri of Forestar Group on behalf of HMTA 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 Index Map application to the City of North Port Planning and Zoning Division. The application requests approval of the Index Map as the first step in the Toledo Village development approval process.

The Village Index Map includes the entire ±2086 acre Village located to the north of I-75 and east of Toledo Blade Boulevard. The purpose of the Village Index Map is to provide an overview of uses, roadways, and pathways for Toledo Village.

This project began with Ordinance 2001-46 the Glawson/Carlton Comprehensive Plan Amendment, which granted the parcels a Village Future Land Use. In May of 2003, H.M.T.A. purchased the parcels to the east of the Glawson/Carlton area and applied for a second comprehensive plan amendment to reclassify ±571 acres to Village, which was approved with Ordinance 04-37.

The approval of Ordinance 04-37 was flagged by the Department of Community Affairs (DCA) because it failed to include a density cap. A Stipulated Settlement Agreement between DCA and the City of North Port regarding a remedial amendment was proposed for the H.M.T.A. property. On April 23, 2007, Ordinance 07-16 was passed to address the issues with Ordinance 04-37 with the following statement:

“The maximum density for the designated Village areas northeast of the interchange of I-75 and Toledo Blade Boulevard shall be 1,350 dwelling units. These units are designated for the H.M.T.A. villages as adopted in Ordinance No. 04-37 on June 13, 2005, and Ordinance No. 07-16 on April 23, 2007.”

On August 29, 2006, Ordinance 06-18 approved the rezoning of ±1,296 acres from Sarasota County designation OUE-1 to City of North Port's Village.

The last approvals for the properties prior to this application was Ordinance 07-21. Ordinance 07-21 adopted the Toledo Village Pattern Book and Index Map for ±1,837 acres of Village zoned property.

IV. REVIEW PROCESS

A pre-application meeting for the project (PRE-22-021) was held on February 16, 2022. The petition for the Toledo Village Index Map was submitted on July 14, 2022. Comments were made on the submission based on general requirements found within the ULDC. Once the comments were address the petition was moved forward in the approval process. A final index map was submitted in February 2023.

Ordinance 2022-XX to adopt the Toledo Village Index Map was reviewed as to form and correctness by the City Attorney (**Exhibit B**).

Both the City of North Port Comprehensive Plan Future Land Use Element and ULDC Chapter 53 provide requirements for the Village District Index Map. ULDC Article XVIII, Section 53-213A lists five index map criteria and requires public hearings before the Planning and Zoning Advisory Board and City Commission for approval.

V. DATA & ANALYSIS

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 proposed Index Map is to show the developer's vision of the proposed Toledo Village development. The Index Map demonstrates how the development coordinates within the area in which it is located. For example, the proposed Index Map shows how Toledo Village will abut neighboring properties, and the buffer required to reduce the impact on those neighbors.

The Proposed Index Map provides an overview of the proposed Toledo Village development in context of location. The Index Map illustrates the transitions from the less intense outer boundary to the more urbanized neighborhoods and commercial uses. The Index Map illustrates the developers vision of the community with details on public facilities.

COMPREHENSIVE PLAN

Comprehensive Plan, Future Land Use Element, Policy 13.1

This policy states the general village principles which each Village must adhere to and follow. These will be more specifically addressed in other petitions, but shall also be complied with at the Index Map stage of the Order of Approval Process.

Staff Findings: Policy 13.1 includes requirements for village centers, greenbelts, open space, and natural terrain. The Index Map includes all of the elements required by this policy.

COMPREHENSIVE PLAN

Comprehensive Plan, Future Land Use Element, Policy 13.3.1

Each Village should be planned so that it includes no greater than 2000 acres of gross land area. This area may be increased at the discretion of the City where substantial acreage is included in natural water bodies, open space, or wetlands/conservation areas. The Village shall be composed of no less than two (2) neighborhoods, except where constrained by natural or manmade features.

Staff Findings: Toledo Village, at approximately 2,086 acres, is larger than Policy 13.3.1 allows by 86 acres. However, there is roughly 583.62 acres of wetlands and 25.91 acres of surface water. The amount of wetlands and surface water coupled with the amount of land required for the access from Toledo Blade justify the use of the extra 86 acres

Toledo Village is comprised of 5 neighborhoods, which exceeds the 2-neighborhood minimum requirement of Policy 13.3.1.

V. DATA & ANALYSIS (CONTINUED)

COMPREHENSIVE PLAN

Comprehensive Plan, Future Land Use Element, Policy 13.4.1

Civic space shall be provided within each neighborhood. Each neighborhood shall be designed so all housing units are generally within a ½ mile radius of the neighborhood center.

Staff Findings: The proposed Index Map identifies five separate neighborhoods on the map: Golf Neighborhood, Active Neighborhood 1, Active Neighborhood 2, Family Neighborhood, and Family Townhome Neighborhood. Along with the 5 neighborhoods, the proposed Index Map identifies 15 Neighborhood Centers throughout the individual neighborhoods.

ULDC

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

Sec. 53-213.A.(1): A village index map 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 Index Map was prepared by the owner and submitted to city staff for review by the Planning and Zoning Advisory Board and City Commission for final action. An Index Map is required before the next phase of the Village development process can be processed and approved.

ULDC

Sec. 53-213.A.(4): A village index map must contain the general size and location of all village and town centers, relationship between the village and the village and town centers, show the greenbelt framework and pathways, identify the general location of public use sites and buildings, and show the village and town center boundaries along with the roads and mass transit corridors.

Staff Findings: The Index Map contains the size and location of the village and the town center. The Index Map shows the spatial distance and relationship between the proposed village and the village center and town center. The Index Map shows the greenbelt framework around the village as a whole, and the greenbelts around the individual neighborhoods themselves. The village boundaries and roads are identified on the Index Map.

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 2022-13 and motion as follows:

- I move to recommend City Commission approve Ordinance No. 2022-13, Petition V11-22-139, Toledo Village Index Map, and find that, based on competent substantial evidence the proposed ordinance DOES COMPLY with the North Port Comprehensive Plan and/or ULDC..

VIII. ALTERNATIVE ACTIONS

1. DENIAL of Ordinance No. 2022-13, Petition V11-22-139, Toledo Village Index Map

- I move to recommend City Commission deny Ordinance No. 2022-13, Petition V11-22-139, Toledo Village Index Map, and find that, based on the competent substantial evidence that the proposed ordinance DOES NOT COMPLY with the North Port Comprehensive Plan and/or ULDC.

IX. EXHIBITS

A.	Affidavit
B.	Ordinance No. 2022-13 with Exhibits
C.	Notice of Public Hearing
D.	Legal Advertisement

AFFIDAVIT

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] Jeffery A. Boone, Esq.
Signature of Applicant or Authorized Agent Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 3rd day of Februaury, 2022, by Jeffery A. Boone, Esq. who is personally known to me or has produced NA as identification.

[Signature]
Signature - Notary Public



AFFIDAVIT

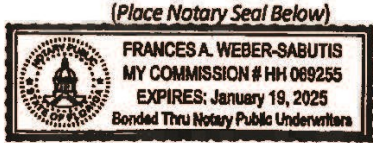
AUTHORIZATION FOR AGENT/APPLICANT

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



Revised 8-30-19 (Reviewed by CAO)

AFFIDAVIT

I (the undersigned), Alexis Crespo 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.*

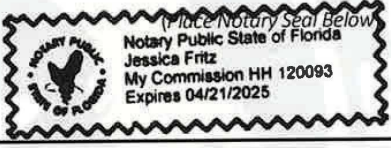
Sworn and subscribed before me this 31st day of May, 20 22,

[Signature] Signature of Applicant or Authorized Agent Alexis Crespo, Agent Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 31 day of May, 20 22, by Alexis Crespo 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

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, 2022

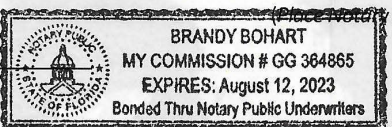
[Signature]
Signature of Applicant or Authorized Agent

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, 2022, 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



City of North Port

ORDINANCE NO. 2023-13

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, CHAPTER 53, ARTICLE XVIII. – V VILLAGE SECTION 53-213.A; ADOPTING AND INCORPORATING THE TOLEDO VILLAGE INDEX MAP 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 the Unified Land Development Code (ULDC);
3 and
4

5 **WHEREAS**, Chapter 53, Article XVIII Section 53-213.A of the ULDC regulates the Village District Index Map for
6 the village development; and
7

8 **WHEREAS**, Applicant Forestar (“Applicant”), represented by Tony Squitieri, filed Petition No. VP1-22-139,
9 requested approval of the Toledo Village Index Map for 2086± acres; and
10

11 **WHEREAS**, the Project consists of 11 parcels, generally located east of Toledo Blade Blvd., and a portion being
12 approximately one (1) mile north of the I-75 interchange; and
13

14 **WHEREAS**, the Planning and Zoning Advisory Board, designated as the local planning agency, held a properly
15 noticed public hearing on _____, 2023 to receive public comment on the subject matter of this
16 ordinance and to make its recommendation to the City Commission; and
17

18 **WHEREAS**, the City Commission of the City of North Port held properly noticed public hearings at the first
19 and second reading of this ordinance, reviewed the recommendations of the Planning and Zoning Advisory
20 Board, and received public comment; and
21

22 **WHEREAS**, the City Commission finds that the ordinance serves the public health, safety, and welfare of
23 the citizens of the City of North Port, Florida.
24

25 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:**
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27 SECTION 1 – FINDINGS

28

29 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.

30

31 1.02 The City Commission finds this ordinance to be consistent with the North Port Comprehensive
32 Plan.

33

34 1.03 The City Commission makes the following additional findings:

35

36 a. This Toledo Village Index Map is consistent with Chapter 53 of the ULDC for the Village zoning
37 district.

38

39 b. This Village District Index Map meets the minimum requirements of ULDC Section 53-
40 213.A.(4).

41

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

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44 SECTION 2 – ADOPTION OF TOLEDO VILLAGE INDEX MAP

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46 2.01 The City Commission hereby approves and adopts the Toledo Village Index Map attached as
47 "Exhibit A."

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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 A. Village Index Map.

60 ...

61 ~~(2) Incorporation into Unified Land Development Code. The village index map and~~
62 ~~applicable conditions adopted by Ordinance No. 2019-24 on July 23, 2019 and as may~~
63 ~~be amended in the future, shall be identified as the "West Villages Index Map" and is~~
64 ~~incorporated by reference as if fully set forth herein. All parcels of land developed~~
65 ~~within the project boundary depicted on the West Villages Index Map shall be subject~~
66 ~~to and governed by the West Villages Village District Pattern Book and the West~~
67 ~~Villages Index Map.~~

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69 (2) Incorporation into Unified Land Development Code. The following village index maps
70 have been adopted and incorporated into this Code.

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72 (a) The West Villages (AKA Wellen Park) Index Map.

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(i) The village index map with applicable conditions adopted by Ordinance No. 2019-24 on July 23, 2019, as amended, is identified as the "West Villages Index Map," and is incorporated by reference as if fully set forth in this Code. All parcels of land developed within the project boundary depicted on the West Villages Index Map are subject to and governed by the West Villages Village District Pattern Book and the West Villages Index Map.

(b) Toledo Village Index Map.

(i) The village index map and applicable conditions adopted by Ordinance No. 2023-_____ on _____, 2023, and as may be amended in the future, is identified as the "Toledo Village Index Map," and is incorporated by reference as if fully set forth in this Code. All parcels and land developed within the project boundary depicted on the Toledo Village Index Map are subject to and governed by the Toledo Village Village District Pattern Book and the Toledo Village Index Map.

~~(3) Maintenance of map. Within thirty (30) business days after the city commission adopts an ordinance amending the West Villages Index Maps, the changes shall be entered promptly on the Map, along with a reference that: "On _____, the City Commission adopted Ordinance No. _____, approving this amended West Villages Index Map," to which the City Clerk shall attest. The official, most up to date West Villages Index Maps shall be maintained by and located in the Planning Division of the Neighborhood Development Services Department.~~

(3) Maintenance of map. The department responsible for land development services will maintain the official village index maps. Within thirty (30) business days after the city commission adopts an ordinance amending a village index map, the changes shall be entered on the map, including the date of adoption, the ordinance number, and the attestation of the City Clerk.

..."

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.

118 SECTION 6 – CODIFICATION

119

120 6.01 In this ordinance, additions are shown as underlined and deletions as ~~striethrough~~. Any
121 additional codification information and notations appear in *italics*. These editorial notations are
122 not intended to appear in the codified text.

123

124 SECTION 7 – EFFECTIVE DATE

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126 7.01 This ordinance takes effect immediately upon adoption.

127

128

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

131

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

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CITY OF NORTH PORT, FLORIDA

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BARBARA LANGDON

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MAYOR

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142 ATTEST

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144

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HEATHER FAUST, MMC

CITY CLERK

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149

150 APPROVED AS TO FORM AND CORRECTNESS

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153

AMBER L. SLAYTON, B.C.S.

CITY ATTORNEY

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**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.

- 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

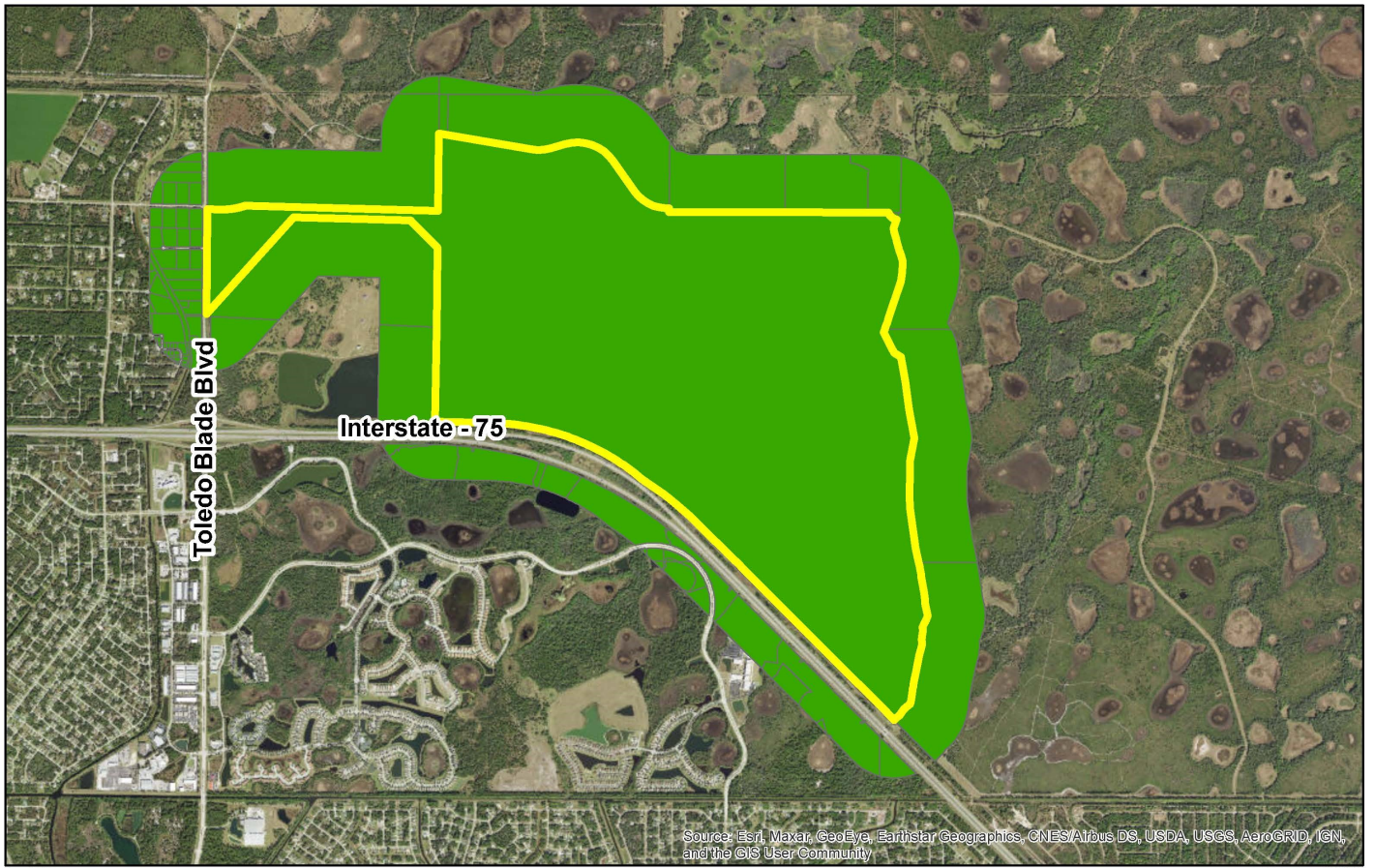
- An attendee inquired whether the development would affect their property rights, it was clarified that there would be no impacts.
- There were questions on the location of greenbelts and conservation areas, which the team was able to provide details on.
- There was concern whether the project would 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.

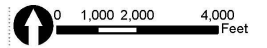
EXHIBIT A



551 N Cattlemen 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.

Exhibit C for VI1-22-139

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

NEMBARD 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

Exhibit C for VI1-22-139

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

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

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

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

Exhibit C for VI1-22-139

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

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

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

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

I-75 INTERCHANGETHIRTYTWO LLC
182 ISLAND CIR
SARASOTA FL 34242

SARASOTA COUNTY
PO BOX 8
SARASOTA FL 34230-0008

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

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

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

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

PANACEA PROPERTIES LTD
570 DELAWARE AVE
BUFFALO NY 14202

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

SARASOTA COUNTY
PO BOX 8
SARASOTA FL 34230-0008

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

HEYWARD DEVELOPMENT LLC
C/O ACCOUNTS PAYABLE
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
CURRIE RANCH LIMITED PRSHP
5815 N DALE MABRY HWY
TAMPA FL 33614-5605

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

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

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

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

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

Exhibit C for VI1-22-139

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

EXHIBIT B



June 29, 2022

RE: Toledo Village Neighborhood Meeting

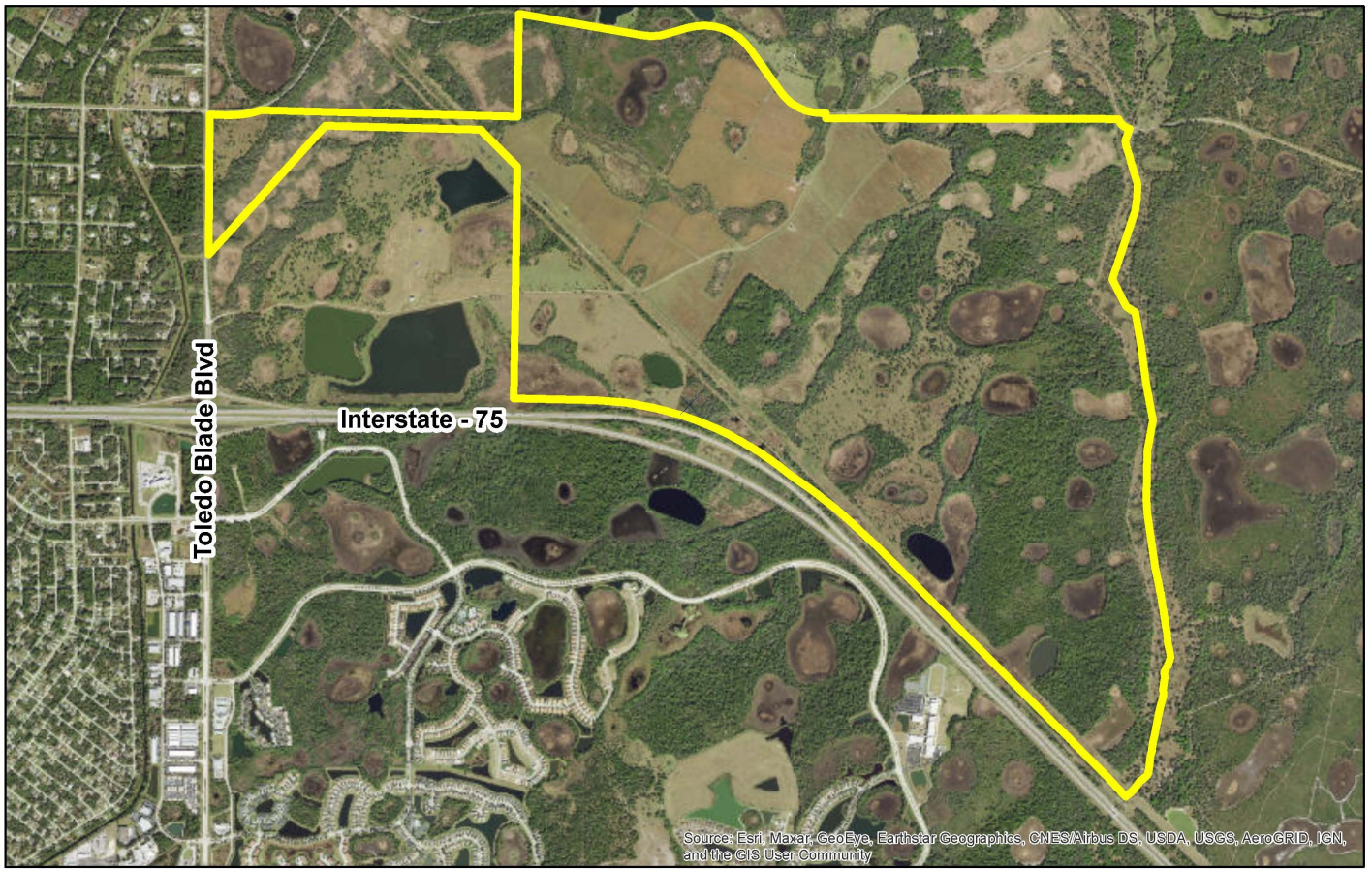
Dear Property Owner:

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.



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.

EXHIBIT C

**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
Bend + Christina Bucknell		christinabucknell@gmail.com
Marc Knoedler	6541 N. Toledo Blvde	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 Creek View Dr	JANSTRIBBY@yahoo.com
NISARA PATEL	NESTOR CT PROPERTY	

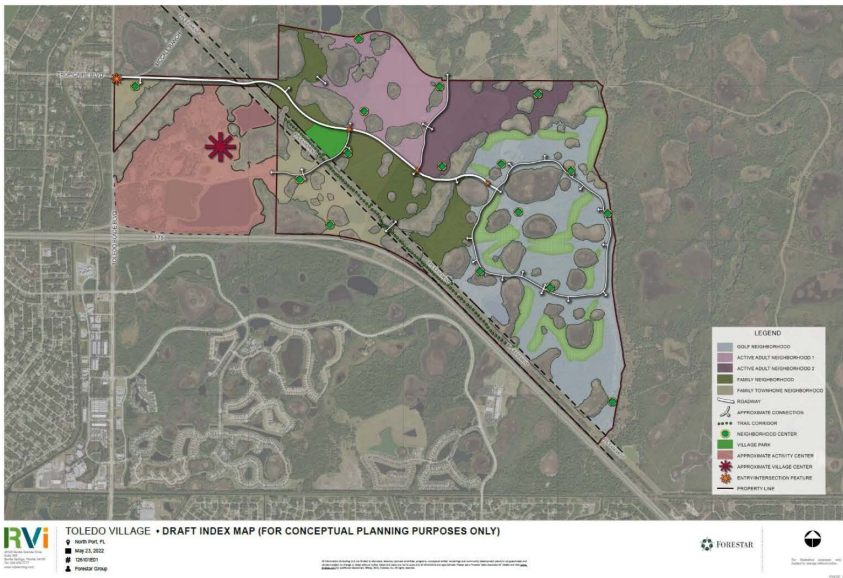
**TOLEDO VILLAGE
NEIGHBORHOOD MEETING**

July 13, 2022 – 5:00 p.m.

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

EXHIBIT D

INDEX MAP/CONCEPTUAL PLAN



JULY 13, 2022

TOLEDO VILLAGE – NEIGHBORHOOD MEETING

4

QUESTIONS?

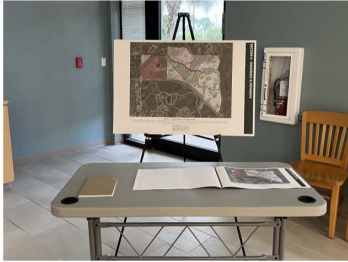
ACRESPO@RVIPLANNING.COM

(239) 850-8525

MEETING STATIONS



JULY 13, 2022



TOLEDO VILLAGE

1

MEETING IN-PROGRESS



JULY 13, 2022



TOLEDO VILLAGE

PUBLIC NOTICE - CITY OF NORTH PORT

NOTICE OF PUBLIC HEARINGS

FOR ORDINANCE NUMBER 2023-13

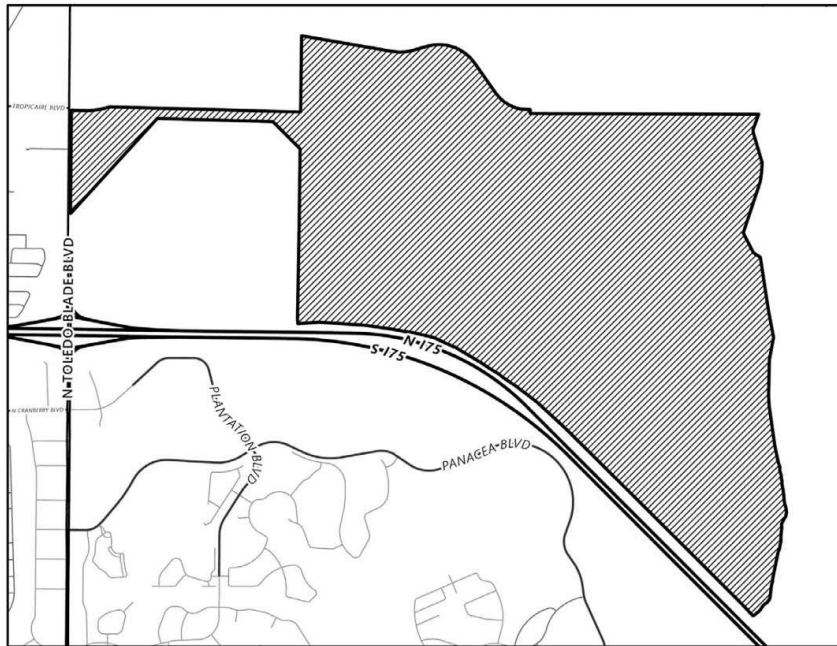
NOTICE IS HEREBY GIVEN, pursuant to Chapters 166 and 163 of the Florida Statutes, Section 7.01(c) of the Charter of the City of North Port, Florida that the City of North Port proposes to adopt Ordinance No. 2023-13, amending the unified land development code, chapter 53, Article XVIII. – V Village Section 53-213.A; adopting and incorporating the Toledo Village Index Map 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. 2023-13 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. 2023-13.

ORDINANCE NO. 2023-13

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, CHAPTER 53, ARTICLE XVIII. – V VILLAGE SECTION 53-213.A; ADOPTING AND INCORPORATING THE TOLEDO VILLAGE INDEX MAP 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. 2023-13 (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. 2023-13, VII-22-139, 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