

TOLEDO VILLAGE

VILLAGE DISTRICT PATTERN PLAN

CITY OF NORTH PORT ▪ JUNE 2023



ACKNOWLEDGEMENTS

This document was created in June 2023 in cooperation with the City of North Port and the community developer, Forestar, with professional services from those listed below. The purpose of this document is to establish a generalized future vision for the land area described herein as Toledo Village.

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DESIGNS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO BE REGULATORY OR LIMITING TO LAYOUT, ROAD NETWORKS, PARKING LOTS, OPEN SPACE, BUFFERS, DEVELOPMENT PLANS, USES, OR OTHER DESIGN FEATURES.

IMAGERY AND PHOTOGRAPHS INCLUDED WITHIN THIS BOOK HAVE BEEN UTILIZED FROM VARIOUS SOURCES, ADDITIONAL SOURCE INFORMATION WILL BE ADDED TO THE DOCUMENT PRIOR TO FINAL SUBMISSION.

section 1

INTRODUCTION



INTRODUCING TOLEDO VILLAGE

Toledo Village brings resort-inspired luxury to locals and visitors seeking a new hometown in Southwest Florida. Designed to provide a variety of lifestyle options, this multigenerational collection of communities offers unique experiences in several neighborhoods that invite exploration, promote family values, and honor the natural beauty of the land where residents will look forward to coming home.

Every Toledo Village community strives to elevate and celebrate the exclusiveness of its location. Beautiful destinations, diverse cultural activities, and inviting connections to new neighbors, pristine nature, and engaging wellness opportunities promote a lifetime of endless discovery. By working with residents and stakeholders to understand the local context, we help build new lifestyle options founded in collaboration, health, and hospitality.

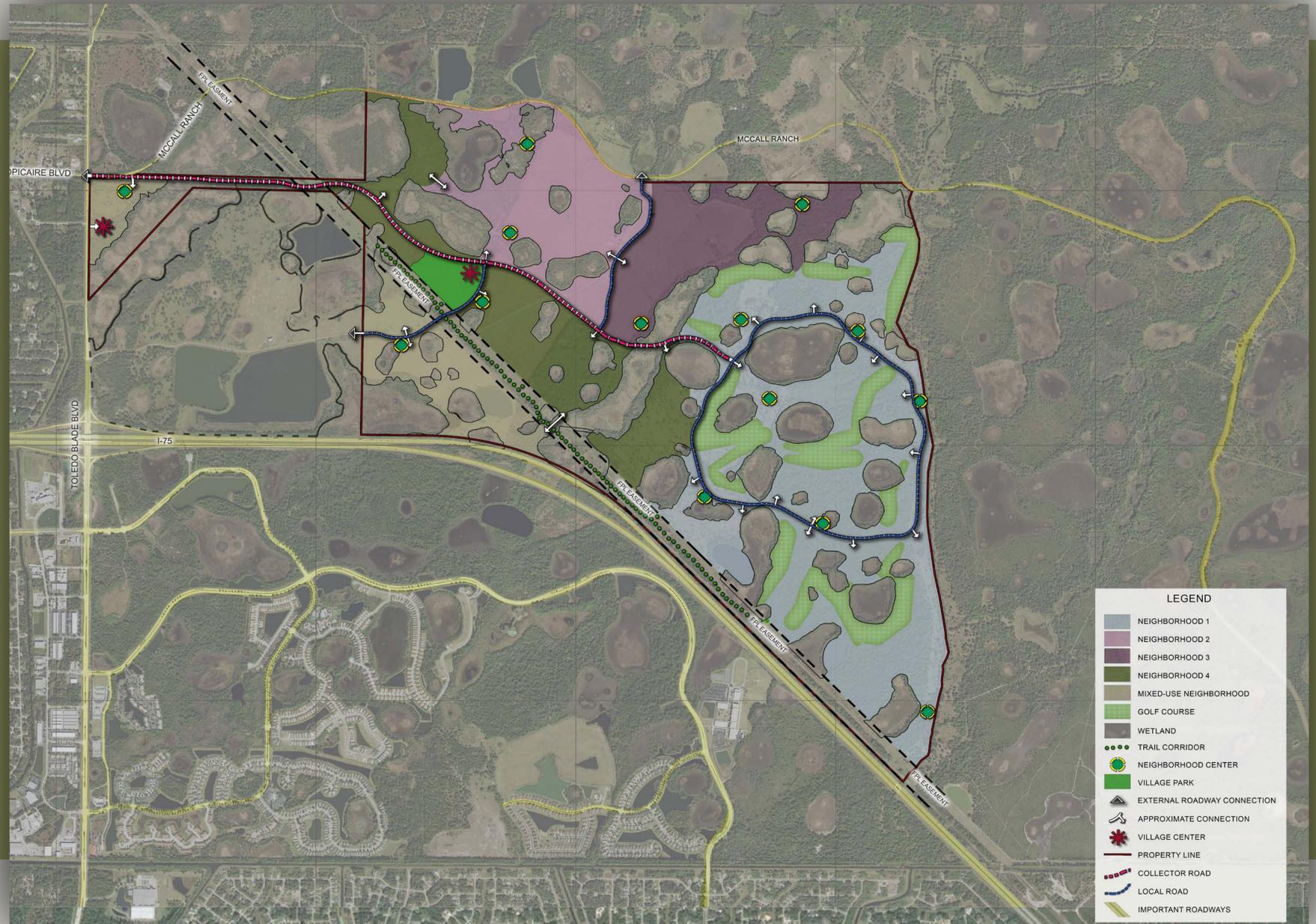
TOLEDO VILLAGE PATTERN PLAN OVERVIEW

Toledo Village consists of 2,086 +/- acres located in northeast section of the City of North Port, generally located east of Toledo Blade Blvd., and approximately one (1) mile north of the I-75 interchange. The project will have primary access from Toledo Blade Boulevard, which will also serve as the corridor for Utilities. A secondary means of access will provide interconnection to the North Port Gardens Development of Regional Impact (DRI), located to the west of the project. A third means of access is provided to the north, connecting to McCall Ranch Road.

Toledo Village is planned with a series of neighborhoods arranged to preserve and take advantage of the natural features of the area, lead into a culmination of sustainable communities and civic spaces.

This Final Village District Pattern Plan (VDPP) conforms to the requirements for Villages within the City of North Port Comprehensive Plan Goal 5, the Unified Land Development Code (ULDC) Chapter 53, Article XVIII, and is consistent with the Toledo Village Index Map and Pattern Book. This document was prepared as an outcome of the Site Analysis, Preliminary VDPP and Proposed VDPP steps involved in the VDPP process, including required public input sessions.

The VDPP contains detailed project information including the identification and location of natural features on site, establishment of development standards, and review of public facilities or infrastructure required to support the development.



TOLEDO VILLAGE INDEX MAP

section 2

COMMUNITY VISION

DESIGNED FOR NORTH PORT

By incorporating traditional town planning principles and introducing a mix of housing types, commercial uses, civic centers, community parks, conservation tracts, and a world-class golf course, Toledo Village seeks to establish a welcoming, walkable community that balances urban services and amenities with preservation of the area's one-of-a-kind natural character. The Village Land Use Classification was adopted into the City's Comprehensive Plan to:

- Establish the building blocks of a more sustainable pattern of development.
- Promote better balance of jobs and housing.
- Overcome the problems associated with urban sprawl.
- Promote a pattern of development that reduces reliance on the automobile.
- Protect and enhance the environmental assets of the site.
- Provide an orderly transition of land uses through a planning process that syncs a build-out vision with the proper timing and location of necessary public facilities.
- Adopt and utilize the Village District Patterning Plan (VDPP) process to achieve this planning vision.



COMMUNITY VISION



TOLEDO VILLAGE VISION SUMMARY

The newest addition to the Forestar family of communities is Toledo Village in North Port, Florida: a 2,086-acre project located adjacent to the City's Activity Center-4.

An honorable nod to nostalgic Old-Florida country living and southern Sarasota County's local agricultural heritage, this masterplanned community will feature a collection of unique residential villages with diverse housing types designed for

families, active adults, and residents seeking to "Settle Up" in a custom home of their dreams.

Immersive recreational experiences intricately woven among the wandering preserves and wetlands that grace the native landscape will become the defining features of the project.

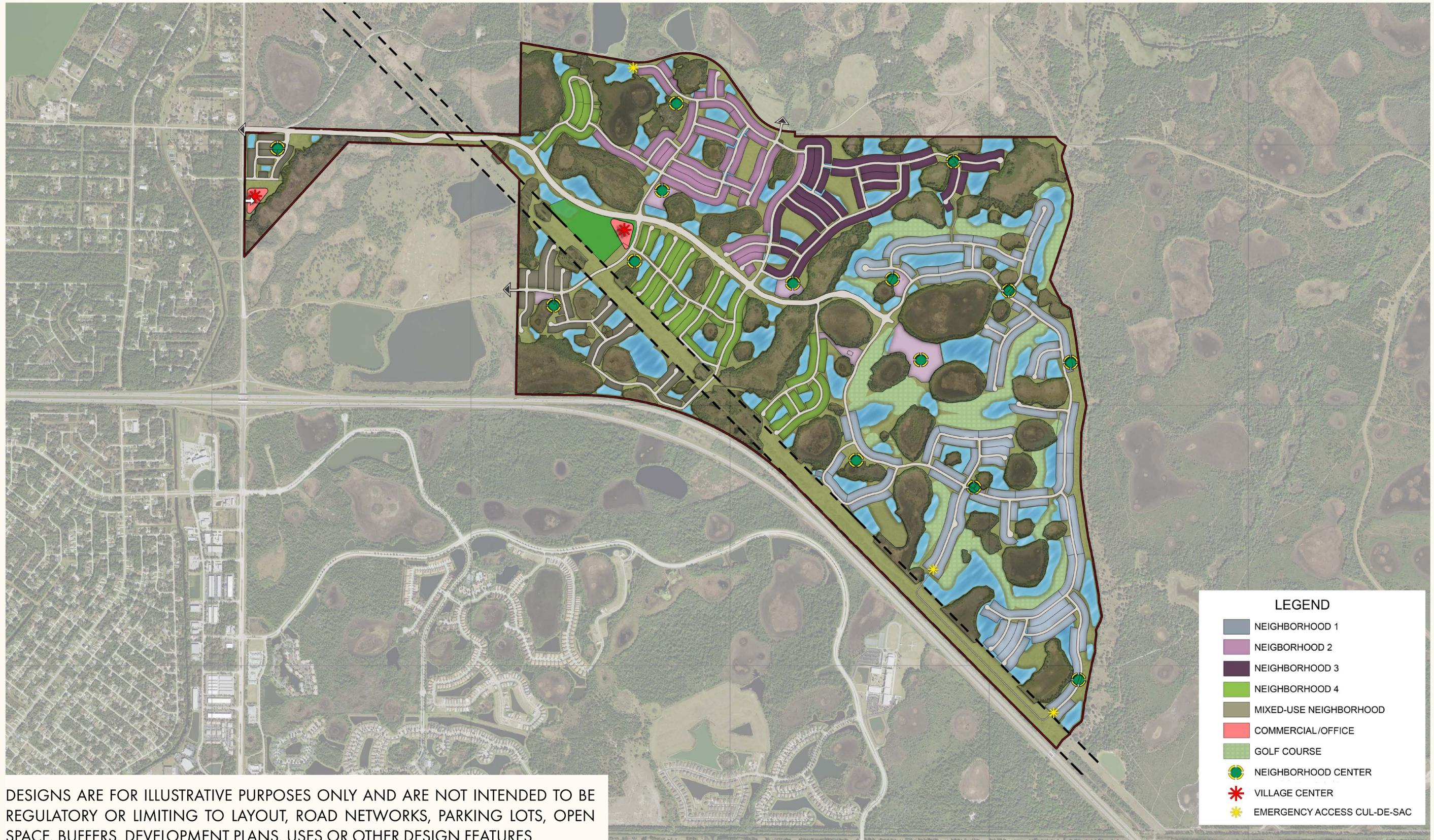
The natural environment of the Orange Hammock Wildlife

Management Area on our western edge will help define the unique character of a world-class golf course and biophilic community spaces, traversing through multimodal public trails and pathways to the edge of every doorstep.

section 3

VILLAGE DISTRICT PLAN

VILLAGE DISTRICT PLAN



LEGEND	
	NEIGHBORHOOD 1
	NEIGHBORHOOD 2
	NEIGHBORHOOD 3
	NEIGHBORHOOD 4
	MIXED-USE NEIGHBORHOOD
	COMMERCIAL/OFFICE
	GOLF COURSE
	NEIGHBORHOOD CENTER
	VILLAGE CENTER
	EMERGENCY ACCESS CUL-DE-SAC

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TOLEDO VILLAGE DISTRICT PLAN

Toledo Village shall be a mixed-use community, offering a variety of housing types supported by amenities and infrastructure along with commercial uses and civic and recreational amenities. The maximum number of dwellings permitted is 3,598, subject to the Land Use Equivalency Matrix in the adopted traffic study.

Toledo Village will include civic and commercial components that provide opportunities for recreation and employment for not only the Village itself, but the City at large. A minimum 20-acre Village Park site will be included along the major Collector roadway, as depicted on the Index Map. Further, a minimum of ten (10) acres of land within the project shall be devoted to commercial/office uses to meet the requirements of the Village Center. Of this, five (5) acres of commercial uses are planned within the mixed-use neighborhood planned along Toledo Blade Blvd. and five (5) acres are planned within the Village Park. Total commercial SF is 40,000 SF, not including non-residential uses in the neighborhood centers and golf course. The location of commercial/office uses may be modified at the time of site and development plan review, provided that no less than ten (10) acres are provided within the project overall. Toledo Village will be designed to facilitate vehicular and pedestrian access to the Village Center locations as well as connectivity to the adjoining Activity Center-4.

This VDPP will serve as a regulatory document for the Toledo Village development. Per the (ULDC) Section 53-219, the hierarchy of the regulatory documents are established as follows:

1. Where there are conflicts between VDPP, ULDC provisions, the general land use, subdivision or other applicable regulations, those adopted and shown on the approved Pattern Book and VDPP shall apply.
2. Where the VDPP does not address an area, the ULDC shall apply.
3. Deviations may be requested by the applicant but shall be specified on the VDPP and approved by the City.
4. The proposed Pattern Book and VDPP shall be consistent with the intent of the comprehensive plan, and the future land use designation of the site which is currently in effect.
5. All VDPPs shall be consistent with the criteria and standards of the District Pattern Book and Village Index Map as applicable.



section 4

NEIGHBORHOOD CHARACTER

RESIDENTS OF THE VILLAGE



ASPIRING NEWCOMERS

Young professionals and couples, single parents, and mature singles who seek high quality simplicity to explore flexible lifestyle options and build the next chapter in life.



GROWING FAMILIES

Parents with young to teenage kids who need a cozy home and engaging community destinations to foster a happy, healthy environment to grow in together.



LUXURY SEEKERS

Mature families and adult couples who are ready to design their dream home in a neighborhood that helps them experience a sense of balance, achievement, and arrival.



ACTIVE ADULTS

Mature singles and adults seeking to “age up” in a community that delivers healthy, active lifestyle options, while connecting with neighbors seeking to enjoy the same.

HOUSING TYPES

Toledo Village is planned to include a range of housing types across its neighborhoods. This may include single family detached, accessory apartments, single family semi-detached or paired villas, single family attached townhouses, stacked townhouses, multifamily, and residential units within mixed use buildings. These housing types are defined below.

Toledo Village will provide a variety of housing types for all generations and demographics. Housing options will be dispersed across the neighborhoods and may include: single family detached, accessory apartments, single family semi-detached or paired villas, single family attached townhouses, and multifamily unit. These housing types are defined per the ULDC as follows:

SINGLE FAMILY RESIDENCE

A single, detached, freestanding, conventional building designed for one (1) dwelling unit and intended for occupancy by one (1) family. Lot sizes vary, to allow a variety of private yard spaces.

ACCESSORY APARTMENT

A permitted use on single family detached lots, which would allow an accessory dwelling unit with a separate means of ingress and egress containing a separate kitchen, bathroom, and sleeping facilities that is either physically attached to or contained within an existing single family house or occupies the second story of an existing garage or accessory building on the same lot as the principal dwelling. The minimum area of an accessory apartment will be 200 square feet. Accessory apartments will not count as a dwelling unit for density calculation purposes.

VILLA

A single, freestanding, conventional residential structure on two (2) separately owned lots, designed for two (2) attached dwelling units, each under separate ownership.

TOWNHOUSE

A group of three (3) or more dwelling units attached to each other by a common wall or roof, wherein each unit has direct exterior access and units are completely separated from each other by a rated fire wall or a fire and sound resistant enclosed separation or space, and wherein each dwelling unit is on a separate lot under separate ownership.

MULTIPLE - FAMILY BUILDING

A group of three (3) or more dwelling units within a single conventional building, attached side by side or one (1) above another, or both, and wherein each dwelling unit may be individually owned or leased but the land on which the building is located is under common or single ownership.



Maximum density for Toledo Village has been established via the companion Comprehensive Plan Amendment, Zoning, Index Map and Pattern Book approvals, providing for a maximum of 3,598 dwelling units, consistent with Goal 5 relating to Village in the City of North Port Toledo Comprehensive Plan. To demonstrate compliance with this requirement, future Site and Development Plans and/or Plan applications will include a tracking chart, prepared by the Master Developer, to indicate the allocation of units to individual developments within the Village. Public, nonprofit, and institutional uses are permitted in all areas and shall not count toward non-residential or residential intensity or density.

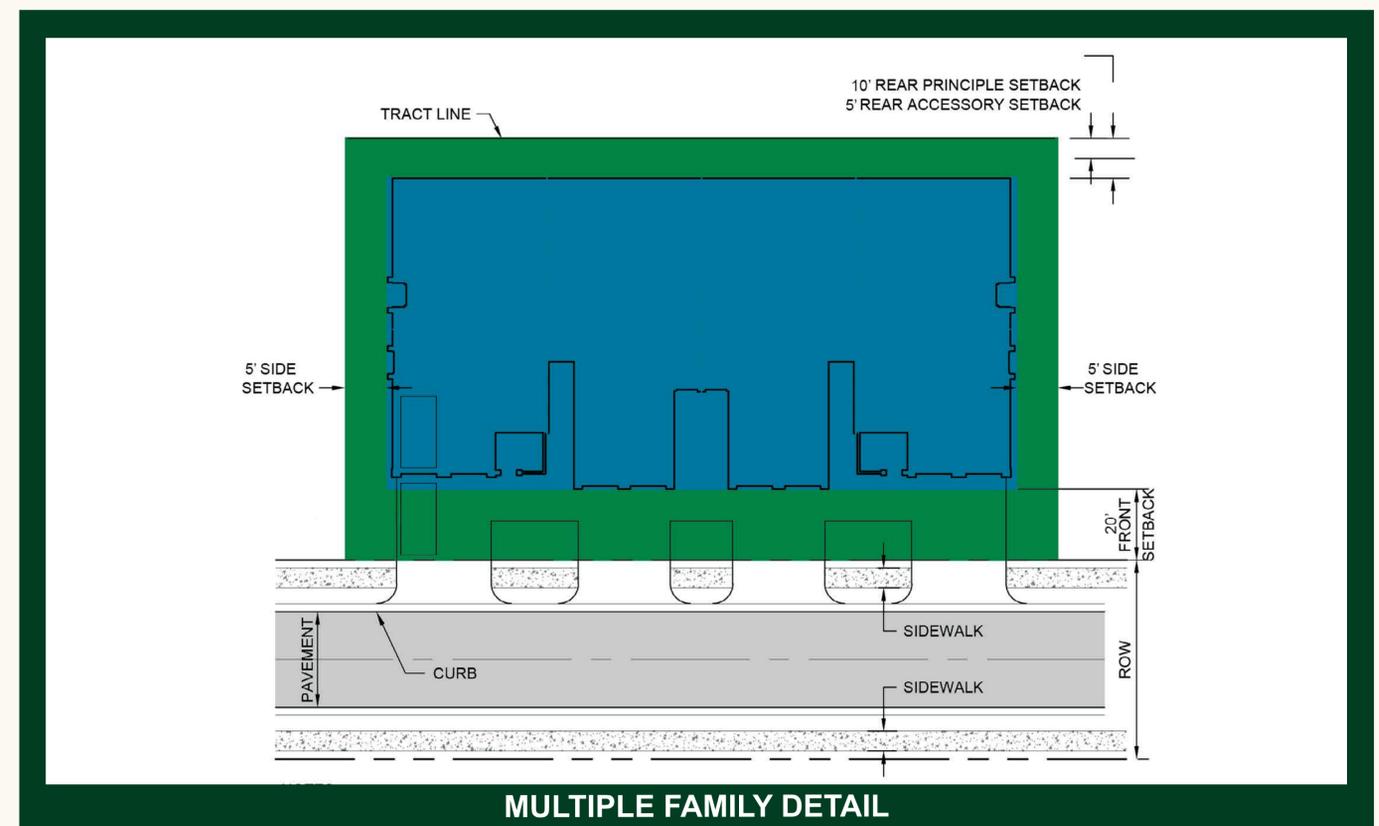
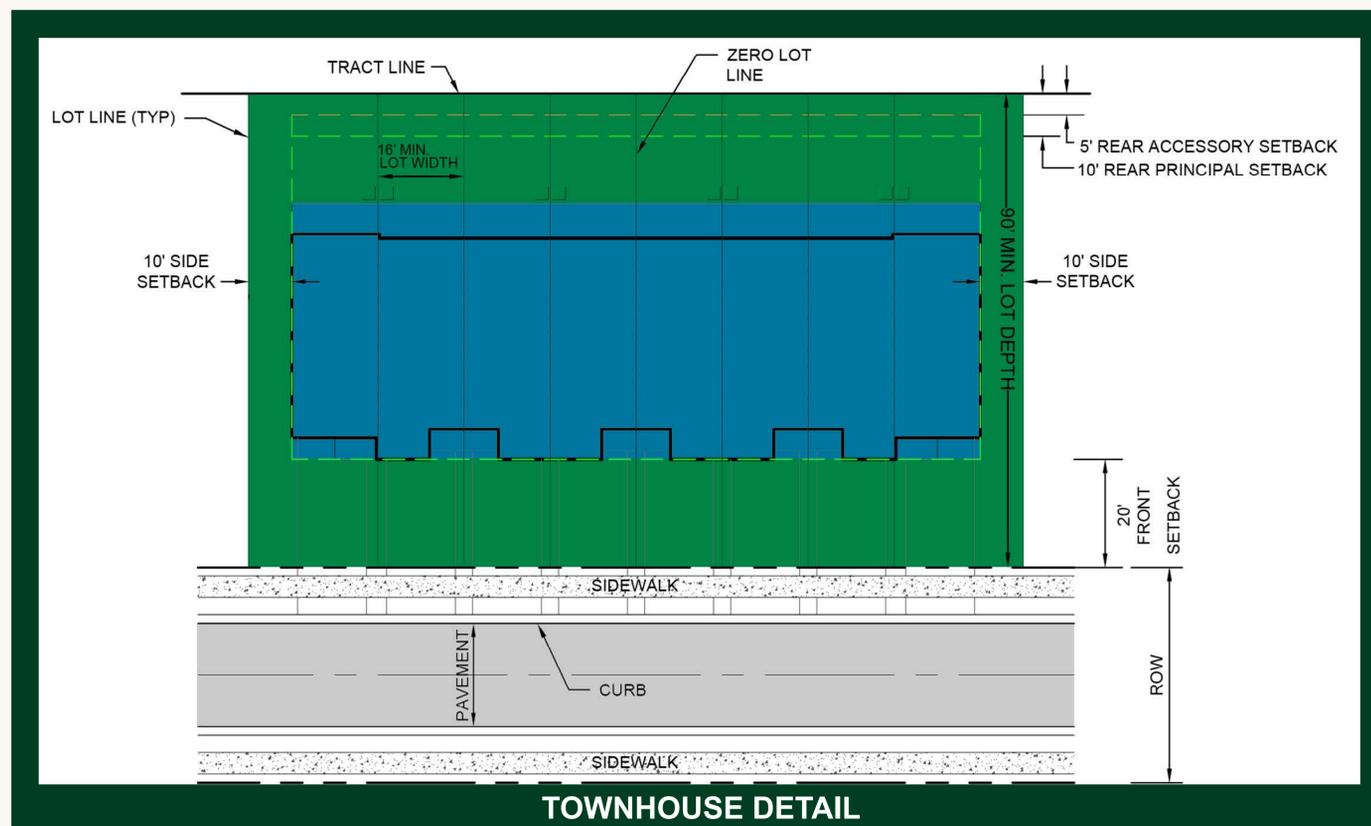
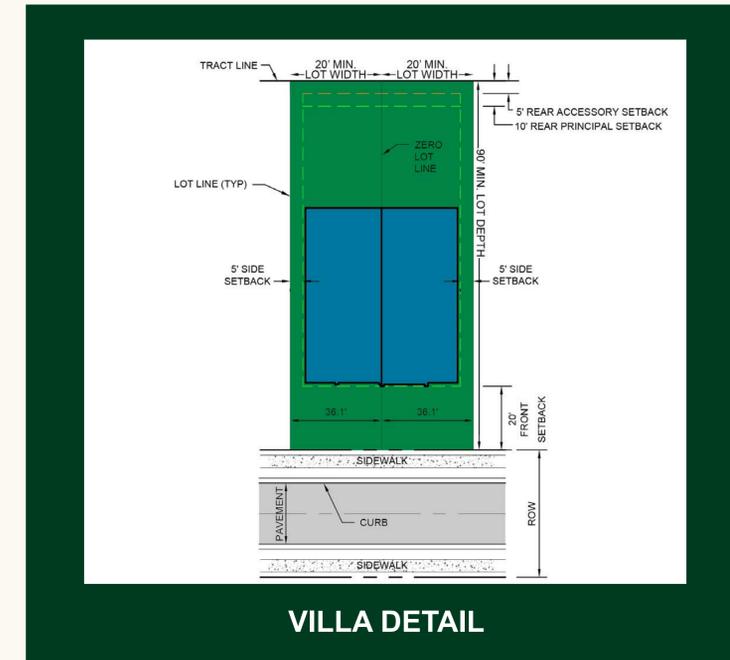
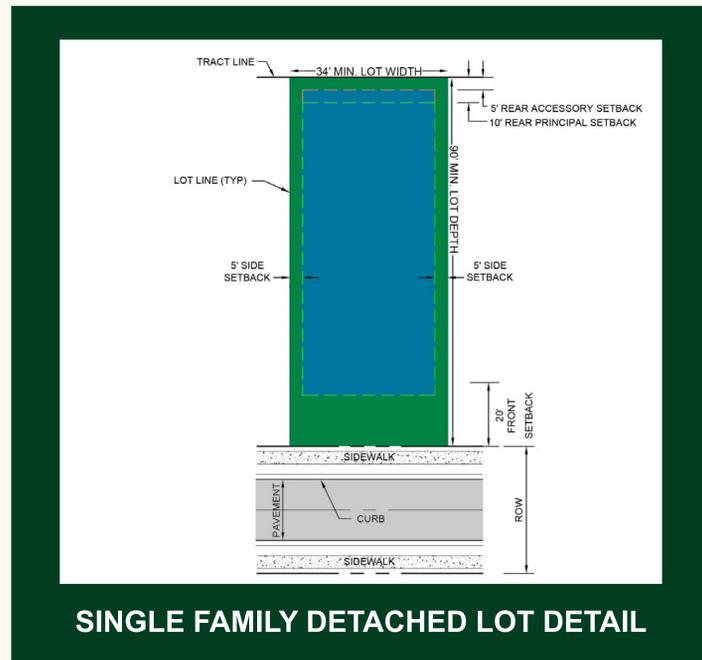
DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS

	Mixed Use Neighborhood	Village Park/ Neighborhood Center	Residential Neighborhood
GROSS ACRES	+/- 83 AC	+/- 56 AC	+/- 1,947 AC
OPEN SPACE ACRES	+/- 16.6 AC		+/- 390 AC
FLOOR AREA RATIO ⁽¹⁾	1.0	1.0	1.0
MAXIMUM DENSITY ⁽²⁾	14 DU/AC	14 DU/AC	8 DU/AC
PERMITTED USES	Residential: Model homes/ Sales Center, Community Center, Gatehouse, Single Family Detached, Villa Accessory Apartment, Townhouses, Multiple Family, Mixed Use, Residential Support Uses Non-Residential: Commercial/Service, Retail, Parking/Utility/ Communication/ Recreational/ Governmental	Non- Residential: Commercial/Service, Retail, Parking/Utility/ Communication/ Recreational/ Governmental, Office/ Medical Mixed Use: Model home/ Sales Center, Community Center, Gatehouse, Mixed Use, Residential Support Uses	Residential: Model homes/ Sales Center, Community Center, Gatehouse, Single Family Detached, Villa Accessory Apartment, Single Family Semi-Detached, Townhouses, Multiple Family, Mixed Use, Residential Support Uses Non-Residential: Commercial/Service, Retail, Parking/Utility/ Communication/ Recreational/ Governmental, Office/ Medical
MINIMUM LOT SIZE	Residential: See Typical Lot Details Non-Residential: No min. lot size	Non-Residential: No min. lot size. Mixed Use: No min. lot size	Residential: See Typical Lot Details Non-Residential: No min. lot size
MAXIMUM BUILDING HEIGHT	Residential: 60' Non-residential: 75'	Non-residential: 75' Mixed Use: 75'	Residential: 60' Non-residential: 75'
SETBACKS ⁽³⁾	Residential: See typical Lot Details Non-residential: Per State Building and Fire Code	Non-residential: Per State Building and Fire Code Mixed Use: Per State Building and Fire Code	Residential: See typical Lot Details Non-residential: Per State Building and Fire Code

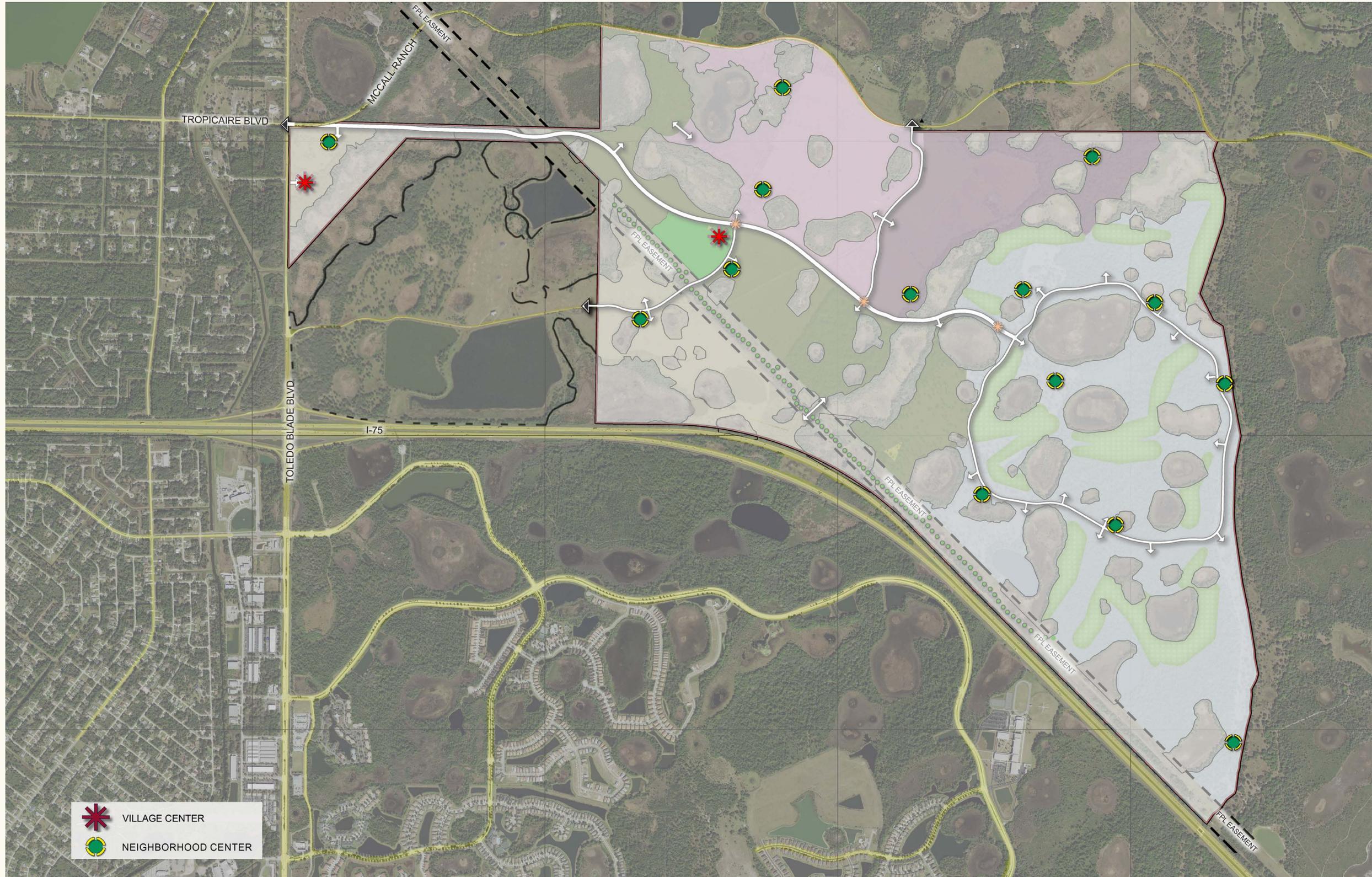
- (1) Acreages for Neighborhoods, Village Park, and Neighborhood Centers are approximate, to be refined at future Site & Development Plan and/or Plat applications. Floor Area Ratio (FAR) standards will apply to the lands in the Mixed Use/Neighborhood or the Village Park/Neighborhood Center. Calculations demonstrating compliance with these standards shall be provided with future Site & Development Plan and/or Plat application within these areas.
- (2) Maximum density standards will apply to all lands in the Mixed Use/ Neighborhood and the Village Park/ Neighborhood Center. A tracking chart demonstrating compliance with the overall approved entitlements of the Toledo Village development shall be provided with future Site & Development Plan and/or Plat application within these areas.
- (3) Utility facilities, fences, walls, entry monuments, signs, and other decorative features shall not be subject to any setbacks.
- (4) For lots adjacent to more than one (1) rights of way, one (1) front yard setback is to be provided for the yard containing the driveway to the dwelling unit. The secondary front yard not containing the driveway may have a principal structure setback of 5'. A 15-foot minimum front yard setback is permitted for units with side entry garages.
- (5) For all unit types, the side yard setback may be reduced to 0' (zero lot line alternative), as long as the total lot side yard setback is provided and a minimum distance of 10' is provided between two principal buildings.
- (6) A minimum 10' distance will be maintained between residential lot lines/tract lines and the Pond Control Water Elevation Line.
- (7) Build-to-rent (BTR) products will be permitted in a similar manner as multiple family residential units

PRODUCT PLAN & CHART



NEIGHBORHOOD CENTERS & VILLAGE CENTER

NEIGHBORHOOD CHARACTER



NEIGHBORHOOD CENTERS AND VILLAGE CENTERS MAP

The above map shows the approximate locations of the Neighborhood Centers and Village Centers being provided within the Toledo Village Community.

NEIGHBORHOOD CENTERS

GENERAL DESCRIPTION

Neighborhood Centers shall be the focal point for all neighborhoods. Neighborhood Centers should include civic uses such as community centers, parks, and/or active recreational facilities. Neighborhood scale commercial, service, and office uses may also be provided within a Neighborhood Center but are not required. These centers are intended to be provided within each neighborhood to create an interesting and dynamic community character while serving as a key building block within the Village.

NEIGHBORHOOD CENTER FRAMEWORK

A Neighborhood Center shall be located central to each neighborhood. For larger neighborhoods, multiple Neighborhood Centers should be provided to ensure that all residential units are within close walking distance from one of these civic nodes. Neighborhood Centers shall be oriented inward toward the neighborhood in which they are intended to serve where possible. Finally, Neighborhood Centers shall not be bisected by collector or arterial roadways.



A Neighborhood Centers may contain civic uses such as Community swimming pools, playgrounds and community buildings, example shown.



DESIGN STANDARDS

The following design standards shall be applied when delineating and/or creating individual neighborhood centers within each neighborhood.

- a. At least one Neighborhood Center shall be included in each neighborhood. There shall be no limit in the number of Neighborhood Centers within neighborhoods.
- b. Neighborhoods shall be designed so that all housing units are generally within one-half (0.5) mile radius a Neighborhood Center.
- c. Neighborhood Centers shall include parks, green belts, conservation areas, and/or sports fields. Neighborhood Centers should also include architectural elements providing additional aesthetic features to the center for neighborhood residents. Conservation areas that are designated within Neighborhood Centers should include shelters, viewing stations, pathways, and interpretive signage to enhance their function for residents.
- d. Neighborhood Centers may include but do not require neighborhood commercial uses, and if developed shall be consistent with the following additional standards:
 - I. Neighborhood commercial shall be designated to be compatible and in scale with surrounding residential.
 - II. Neighborhood commercial shall be limited to four (4) acres in site area.
 - III. The maximum floor to area ration (FAR) shall be limited to 0.25 and buildings shall be limited to 20,000 square feet.
 - IV. Commercial uses shall be limited to convenience retail, delis, cafes, pubs, office, personal service, day care, ant other similar low-intensity uses. Residential is permitted within Neighborhood Centers on above ground floor commercial uses.
- e. A reasonable amount of vehicular parking should be provided in or adjacent to Neighborhood Centers. While on-street parallel parking is considered the preferred type of parking, off-street parking areas, if provided, shall be effectively buffered with landscaping.
- f. Neighborhood Centers shall include generous and effective landscaping throughout and should generally match or complement other planting used in the neighborhood in which they support.
- g. Signage within the Neighborhood Center shall be provided to identify the Center, and scaled appropriately to the neighborhood.
- h. Residential dwellings above ground floor commercial uses may be permitted.
- i. The Neighborhood Center shall be linked to the adjoining neighborhood by sidewalks and paths.
- j. The Neighborhood Center shall be located central to the neighborhood separated from major collector or arterial roads.

GENERAL DESCRIPTION

The Village Center is intended to function as a community of compatible uses arranged in a compact setting servicing the surrounding neighborhood and Village as a whole. The Village Center component of Toledo Village will be provided in two locations as shown on the Index Map. The Village Centers are envisioned to include a mix of uses to create a vibrant and intimate community setting that contributes to overall Village sustainability. A minimum of ten (10) acres of commercial/office uses within mixed use neighborhoods are provided within Toledo Village to satisfy the Village Center requirements. Village Centers shall be located in proximity to higher density residential neighborhoods and civic spaces, served with adequate multimodal transportation.

VILLAGE CENTER FRAMEWORK

The Village Centers for Toledo Village is planned with frontage along major roadways including Toledo Blade Boulevard and the Village's primary spine roadway. The commercial acreage to satisfy the Village Center requirements shall be distributed between the mixed-use neighborhood fronting on Toledo Blade Boulevard and the proposed Village Park. The Village Center must be designed to encourage walkability through an effective multimodal transportation network. This network shall be designed to encourage safety and avoid any unnecessary trip generation on Toledo Blade Boulevard.

The Village Center commercial component may be designed as a shopping center, with individual boutique shops, grocery stores, restaurants, and offices. It may also be designed as a traditional town center, with an option to integrate a mix of uses vertically in a single building. The Village Center shall be designed with adequate parking and pedestrian amenities. Non-residential buildings within the Village Center shall be designed to high architectural standards.

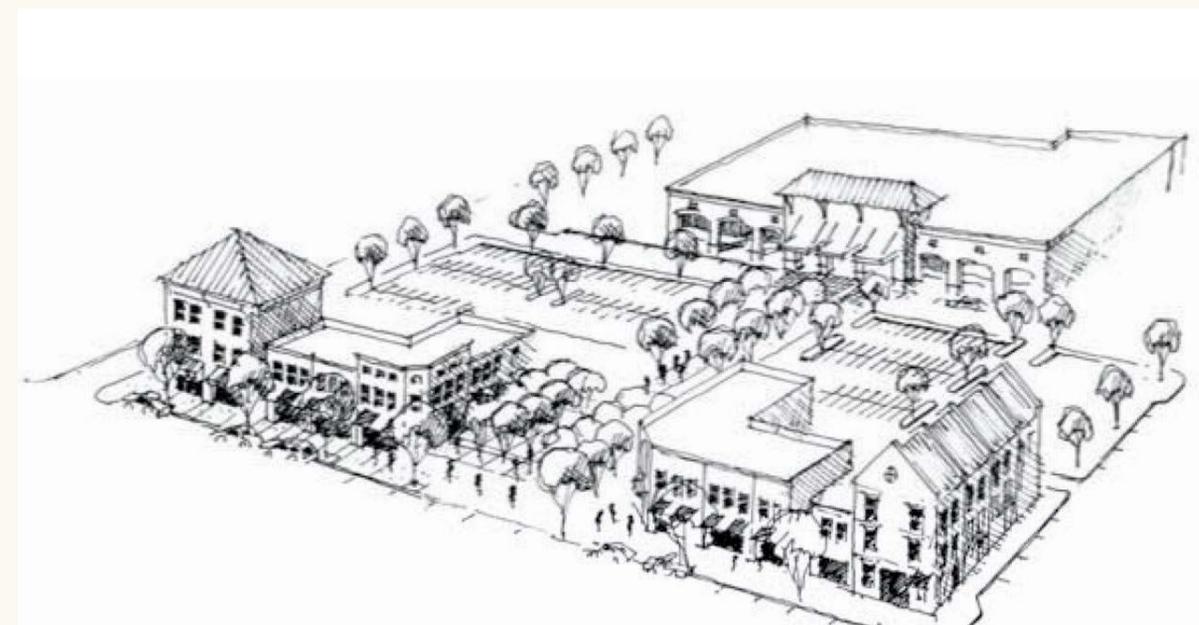


Approximate location of the Village Centers, as shown on the Toledo Village Index Map.

DESIGN STANDARDS

The following design standards shall be applied when delineating and/or Village Centers.

- Village Centers may be located along collector roadways. Village Centers may also be located along arterial roadways provided that the center is not located on both side of the said thoroughfare.
- Village Centers shall generally maintain a separation of approximately 3/4 (.75) mile from other Village Centers.
- Village Centers shall be limited to 50 adjusted gross acres.
- The Density within Village Centers shall be three (3) dwelling units per acre where residential uses are integrated into the center. Densities may be increased to sixteen (16) dwelling units per acre with the use of transfer of development rights (TDR). Transfer of development rights may be used when conservation tracts are designated, and the corresponding density allowance is used within the Village Center.
- Non-residential structures within the Village Center shall be limited to a floor area ratio (FAR) of 0.40.
- The Village Center shall provide for a mix of land uses which may include civic, recreation, retail, office and/or residential uses, or combination thereof.
- At minimum, ten (10) acres of commercial/office uses shall be included within the project and will be distributed between the two Village Center locations depicted on the Index Map. Of this commercial/office component, a minimum of five (5) acres is planned within the mixed-use neighborhood that fronts on Toledo Blade Blvd., while five (5) acres is planned within the Village Park. The distribution of commercial uses between the two locations may be modified provided no less than ten (10) total acres of uplands are being provided for commercial uses in the two distinct and separate locations shown.

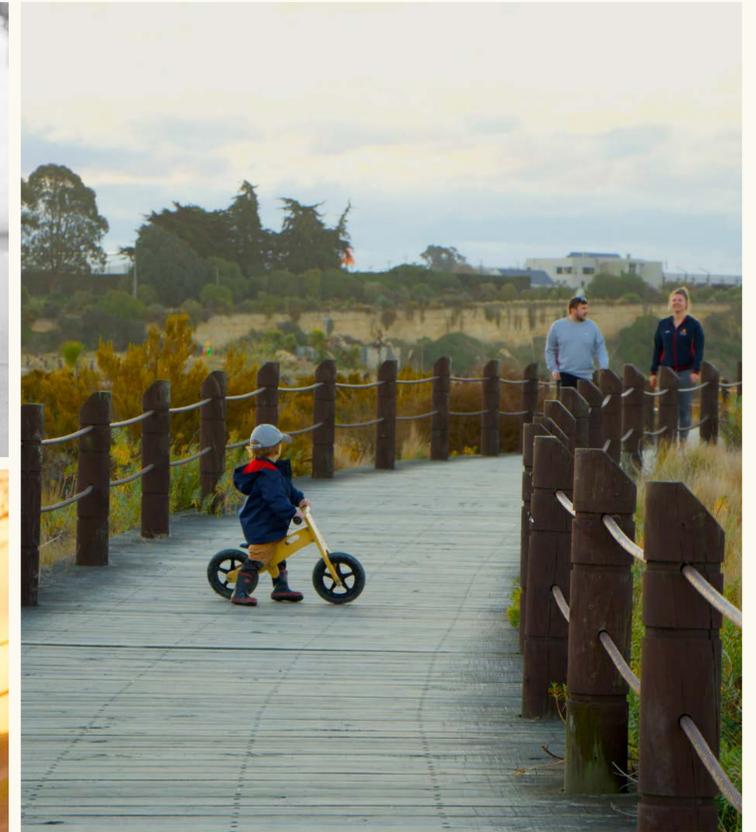
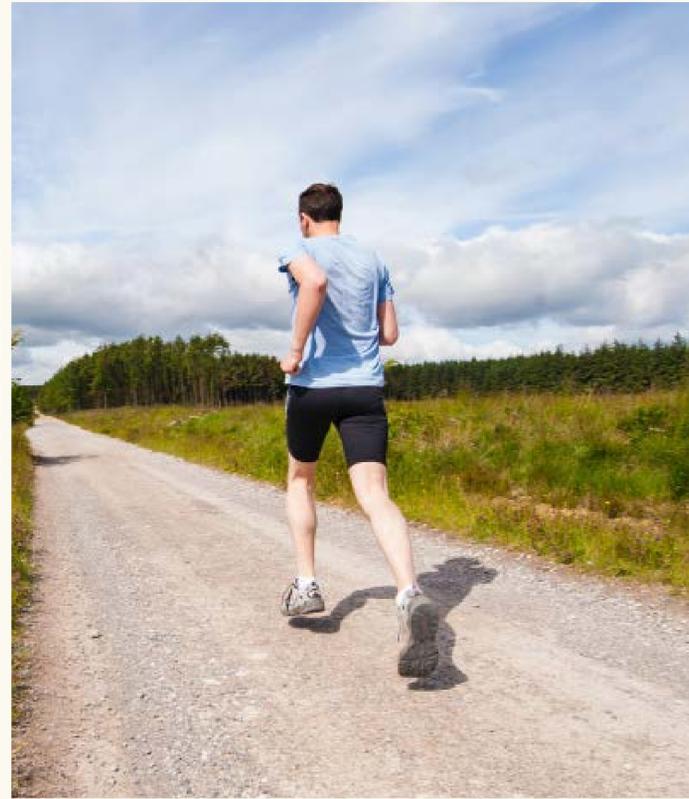


The Village Center may be designed as a Shopping Center or as a traditional Town Center (use images from the Old Pattern Book Figure 8.2.A & 8.2.B)

section 5

COMMUNITY CONNECTIVITY

LIFE IN THE VILLAGE: MULTIMODAL CONNECTIONS



A network of multimodal roadways, pathways, trails, and sidewalks will connect residents to what they love in every neighborhood, inviting people to travel by foot, bike, car, and cart to lively civic spaces, healthy lifestyle activities, a bustling commercial center, and exciting dining destinations throughout the community,

ROADWAY PLAN

Roadways within the Toledo Village development shall be designed to accommodate multimodal traffic for vehicles, including electric vehicles, bicycles and pedestrians. The roadways shall provide interconnectivity between neighborhoods and their internal components. Landscape and lighting along roadways shall be provided to support safe access and provide enhanced view sheds. There will be three (3) distinct roadways within the development, consistent with the roadway framework in the Toledo Village Pattern Plan as follows:

1. Collector Roadways
2. Local Streets – Type I
3. Local Streets – Type II

Typical roadway standards for each type are provided in the following section. Construction of roadways may be phased but the phasing shall ensure that vehicular and pedestrian connectivity is being provided concurrent with the development.

PATHWAYS

Three (3) types of pedestrian pathways will be provided within the Toledo Village development, consistent with the Pathway framework in the Toledo Village Pattern Book as follows:

1. Multi-modal Pathway
2. Neighborhood Trail
3. Bicycle Lanes & Sidewalks

PATHWAY FRAMEWORK

The pathway framework will be anchored by a 12 foot wide multi-modal pathway along the main entrance road for Toledo Village as identified in Figure 11.1.D. A system of pathways will spur off from the main pathway at the parkway and meander throughout the Village and wind through neighborhoods. Some pathways will be integrated into an urbanized setting, while others will be developed as ecotrails situated within Village greenbelts.

- I. Multi modal Pathway
- II. Neighborhood Trail
- III. Bicycle Lanes & Sidewalks

The adjacent subsections will further identify each pathway type and describe the components thereof.

MULTI-MODAL TRAIL STANDARDS

- I. Multi-modal pathways may be located within greenbelts, conservation tracts, or natural areas.
- II. Multi-modal pathways shall be improved with a stabilized base and covered with concrete, asphalt, mulch, or gravel. Pathways will be 8 to 12 feet wide.
- III. Multi-modal pathways will be designed within 30-50 foot wide right-of-way areas.
- IV. These pathway areas will preserve existing vegetation and tree canopies in order to project the Village’s natural character.
- V. Thematic signage and wayfinding will be used throughout the trail system.

NEIGHBORHOOD TRAIL STANDARDS

- I. Neighborhood trails are multi-modal pathways located within neighborhoods and other developed districts. These trails provide for linkages between neighborhoods, commercial districts, and park areas.
- II. Neighborhood trails shall be improved with a stabilized base and covered with asphalt, mulch, or gravel. Pathways will be 5 to 12 feet wide.
- III. These pathway areas are intended to be placed in landscaped tracts or along manicured planting areas and may include native vegetation.
- IV. Thematic signage and wayfinding will be used throughout the trail system.
- V. The surrounding neighborhood and developed areas are usually readily apparent by trail users.

BICYCLE & SIDEWALK STANDARDS

- I. Bicycle lanes and sidewalks provide for pedestrian linkages between neighborhoods and park areas. They may be located in any part of the Village.
- II. Bicycle lanes may be incorporated into the paved portion of the roadway. Within the paved area, bicycle lanes must be clearly delineated.
- III. Sidewalks shall be a minimum of 5 feet wide on both sides of the roadway, unless the roadway includes a multi-modal trail.
- IV. Thematic signage and wayfinding will be provided as needed along the



Multi-modal connections will be provided to connect the neighborhoods to neighborhood centers and Village Park.



Multi-modal trails integrate pedestrian and bicycle users into greenbelts and other conservation areas.



Neighborhood trails are pathways that allow for alternative travel routes for pedestrian and bicyclists that meander through neighborhoods and within green spaces.

ROAD PLAN & CROSS SECTION

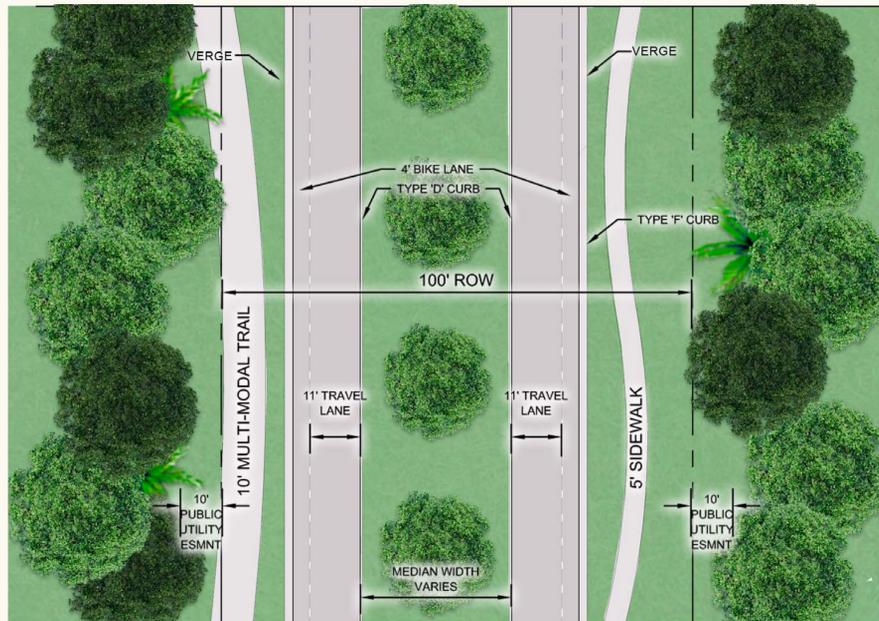


FIGURE 5.1 A1 (not to scale)
 Typical 100' ROW Collector Road Plan
 Street Tree - In median and verge

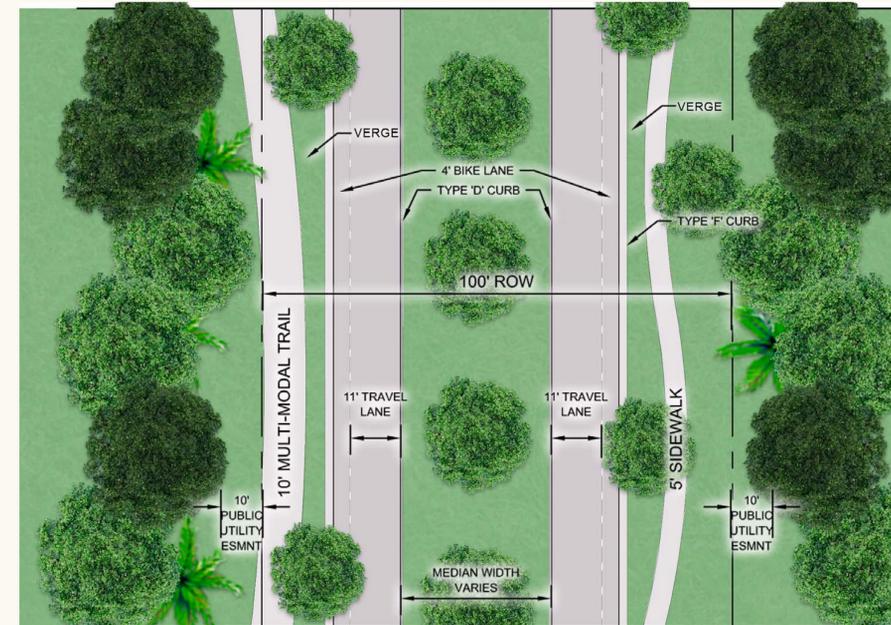


FIGURE 5.1 B1 (not to scale)
 Typical 100' ROW Collector Road Plan
 Street Tree - In median and open space

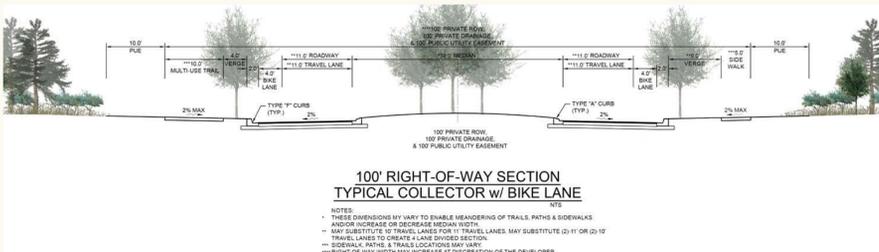


FIGURE 5.1 A2 (not to scale)
 Typical 100' ROW Collector Road Cross Section
 Street Trees - In median and verge

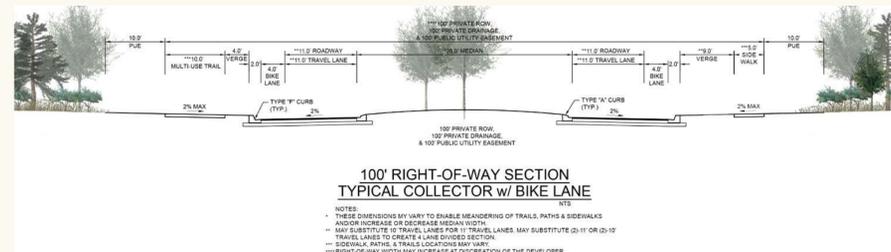


FIGURE 5.1 B2 (not to scale)
 Typical 100' ROW Collector Road Cross Section
 Street Tree - In median and open space

COLLECTOR STANDARDS

The collector roadway type is intended for vehicular travel within the Village. Specifically, collectors act as travel routes between neighborhood and Village centers but are not intended to serve as regional travel routes. The following lists the components and design standards for collectors.

- I. Collectors shall be designed and constructed to handle moderately heavy Village traffic volumes while safely accommodating automobile, bicycle, and pedestrian traffic.
- II. Collectors are generally two-lane divided roadways with separate 8' to 10' multi-modal trails, bicycle lanes and sidewalks. Medians may be omitted where surrounding land uses and character warrant section modification.
- III. Collector right-of-way is generally 100' of width. Minor alterations of this standards may be warranted in order to respond to the surrounding land uses and community character.
- IV. Utilities are designed to be underground and/or screened from public view.
- V. Street trees are installed within the roadways median, within landscaped verges along travel lanes and within open space areas along Collector to create an attractive streetscape and shade for the walks and trails. Palm species may be utilized if required on center spacing is met. Street trees may be clustered to create a natural appearance.
- VI. Stormwater management is accommodated in centralized lakes and designed as amenities.
- VII. Special paving treatments may be used at predominate intersections and at primary pedestrian and bicycle crosswalks.

ROAD PLAN & CROSS SECTION

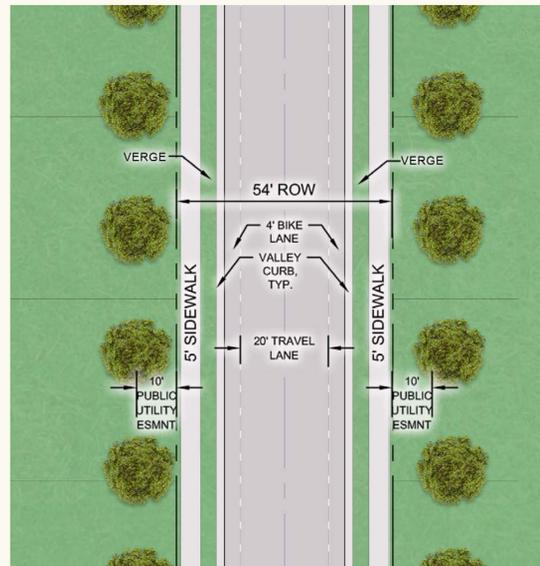


Figure 5.2 A1
(not to scale)

Typical 54' ROW Local Street Type 1 Plan
Street Tree - within lot/common areas

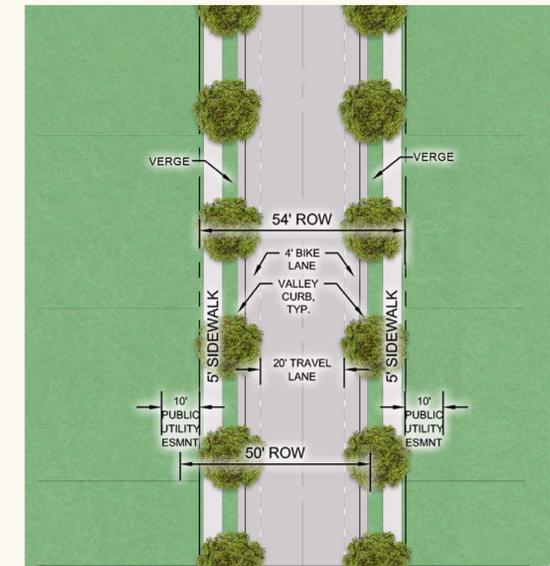


Figure 5.2 B1
(not to scale)

Typical 54' ROW Local Street Type 1 Plan
Street Tree - within verge

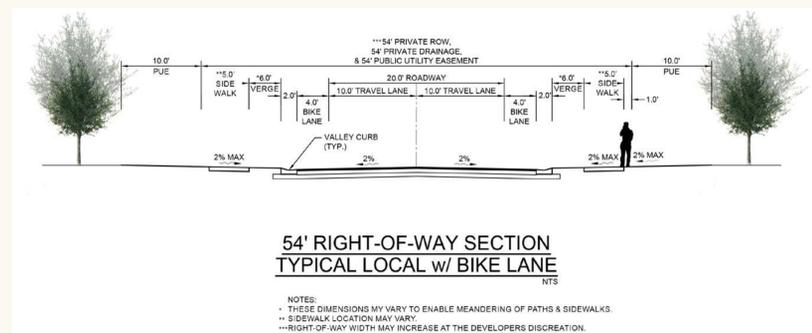


Figure 5.2 A2
(not to scale)

Typical 54' ROW Local Street Type 1 Cross Section
Street Tree - within lot/common areas
(not to scale)

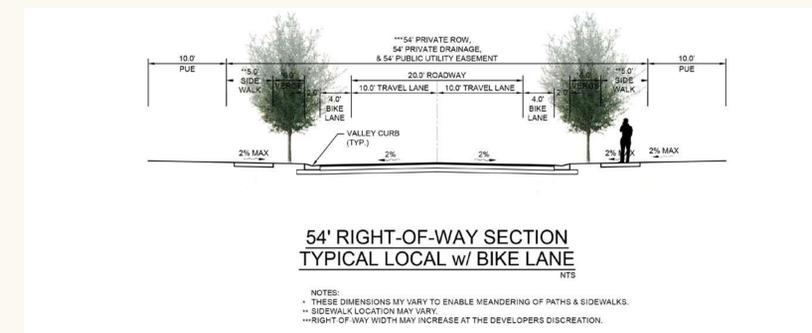


Figure 5.2 B2
(not to scale)

Typical 54' ROW Local Street Type 1 Cross Section
Street Tree - within verge
(not to scale)

LOCAL STREET - TYPE 1 STANDARDS

Type 1 Local Streets are intended for residential neighborhoods. Typically, these roadways support only local vehicle trips and accommodate light traffic volumes. Type 1 Local Streets include sidewalks to accommodate pedestrian movement. These roadways will have a dedicated 4-foot wide bicycle lane on each side of the travel lanes as well 5-foot-wide sidewalks on both sides of the street. The following lists the components and design standards for Type 1 Local Streets.

- I. Type 1 Local Streets shall be designed and constructed to handle light neighborhood traffic volumes while safely accommodating automobile, bicycle, and pedestrian traffic.
- II. Type 1 Local Streets are generally two-lane undivided roadways with sidewalks along both sides of the travel lanes. Medians are usually only introduced where the local street intersects a collector or parkway.
- III. Designated bicycle lanes are located as part of the street paving and alongside automobile travel lanes.
- IV. A 54-foot right-of-way is used to accommodate Type 1 Local Streets.
- V. Utilities are designed to be underground and/or screened from public view.
- VI. Street trees are installed within the roadways median, within lots, common area and within landscaped verges along travel lanes to create an attractive and intimate streetscape. Palms and smaller canopy species may be used but will meet the required on center spacing. Street trees may be clustered to create a natural appearance.
- VII. Special paving treatments may be used at predominate intersections and at primary pedestrian and bicycle crosswalks.

ROAD PLAN & CROSS SECTION

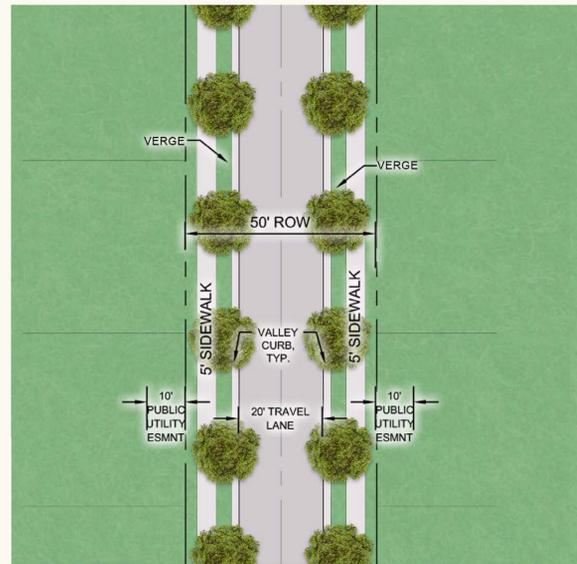


FIGURE 5.3 A1
(not to scale)

**Typical 50' ROW Local Street Type 2 Plan
Street Tree - within verge**

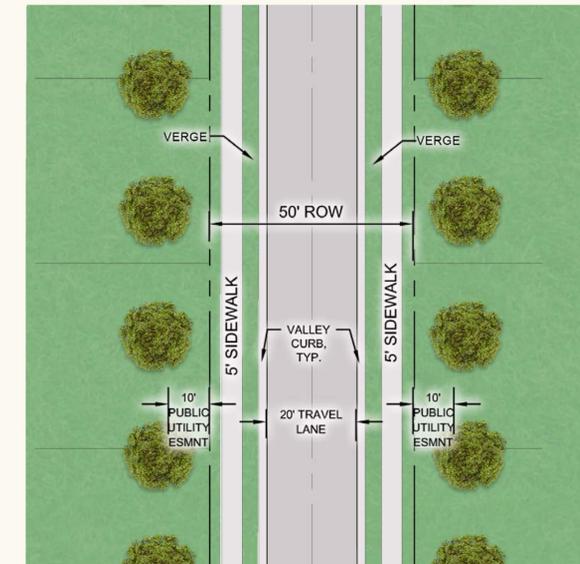
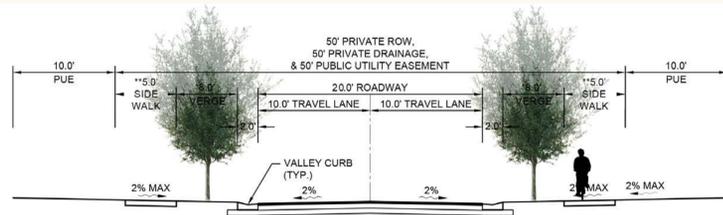


FIGURE 5.3 B1
(not to scale)

**Typical 50' ROW Local Street Type 2 Plan
Street Tree - within lots/common area**

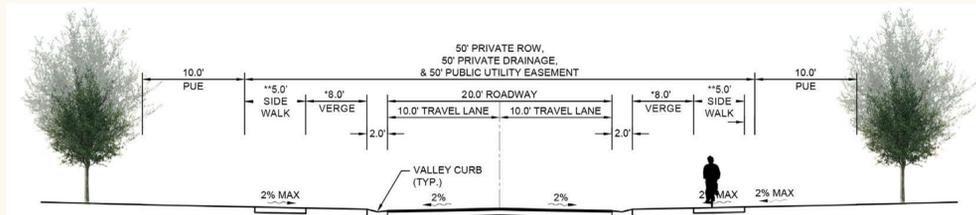


**50' RIGHT-OF-WAY SECTION
TYPICAL LOCAL ROAD**
NTS

NOTES:
* THESE DIMENSIONS MAY VARY TO ENABLE MEANDERING OF PATHS & SIDEWALKS.
** SIDEWALK LOCATION MAY VARY.

FIGURE 5.3 A2
(not to scale)

**Typical 50' ROW Local Street Type 2 Cross Section
Street Tree - within verge**
(not to scale)



**50' RIGHT-OF-WAY SECTION
TYPICAL LOCAL ROAD**
NTS

NOTES:
* THESE DIMENSIONS MAY VARY TO ENABLE MEANDERING OF PATHS & SIDEWALKS.
** SIDEWALK LOCATION MAY VARY.

FIGURE 5.3 B2
(not to scale)

**Typical 50' ROW Local Street Type 2 Cross Section
Street Tree - within lots/common area**
(not to scale)

LOCAL STREET - TYPE 2 STANDARDS

Type 2 Local Streets are intended for lower traffic volume portions of residential neighborhoods. This is very similar to Type 1 Local Streets with the modification that these streets do not include designated bicycle lanes as part of the roadway. The following lists the components and design standards for Type 2 Local Streets.

- I. Type 2 Local Streets shall be designed and constructed to handle light neighborhood traffic volumes while safely accommodating automobile, bicycle, and pedestrian traffic.
- II. Type 2 Local Streets are generally two-lane undivided roadways with sidewalks along both sides of the travel lanes. Medians are usually only introduced where the local street intersects a collector or parkway.
- III. A 50-foot right-of-way is used to accommodate Type 2 Local Streets. Utilities are designed to be underground and/or screened from public view.
- IV. Street trees are installed within lots, common areas and landscaped verges along travel lanes to create an attractive and intimate streetscape. Palms and smaller canopy species may be used but will meet the required on-center spacing. Street trees may be clustered to create a natural appearance.
- V. Special paving treatments may be used at predominate intersections and at primary pedestrian and bicycle crosswalks.

section 6

INFRASTRUCTURE

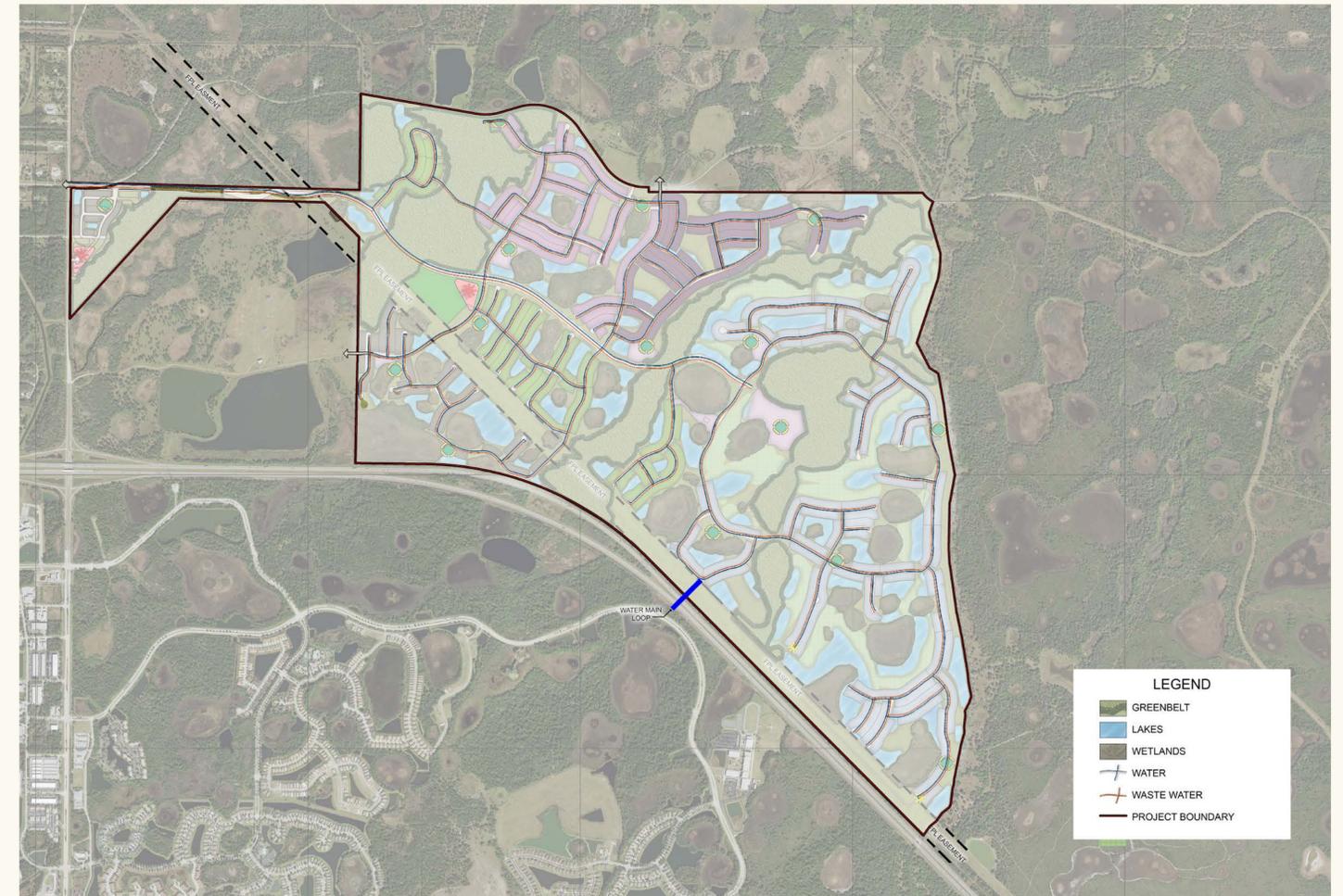
WATER & WASTE WATER

Toledo Village will be served by potable water and sanitary sewer services to be provided by the City of North Port through developer funded improvements completed in partnership with adjacent property owners.

The community's water mains and force mains will be sufficiently sized to serve the internal residential uses and neighborhood centers. The water mains and force mains will connect to infrastructure within the Toledo Blade Blvd right-of-way. A second connection for water will be provided through extension of lines at Panacea Boulevard to provide for a looped system that will support fire protection, water quality and the ability to shut off a portion of the development for maintenance purposes or breaks. Alternatives to a looped system may be approved by City staff at the Infrastructure, Site Plan or functional equivalent stage. Wastewater will be treated at the City's wastewater treatment plant located on Pan American Blvd. Potable water will be supplied by the City's water treatment plant on North Port Blvd. between the Myakkahatchee Creek and the Cocoplum Waterway.

The City's Wastewater Treatment Plant is located on Pan American Blvd and treats wastewater for over 13,500 customers. The plant has a potential daily treatment capacity of 7.0 million gallons per day. The plant is a conventional, activated sludge facility with screening, aeration and secondary clarification capabilities. Treated wastewater is distributed to many areas in the City as reuse irrigation water.

Irrigation will be provided by on-site water management lakes until such time as reclaim water is available.



SOLID WASTE & STORMWATER MANAGEMENT

SOLID WASTE

Solid waste service will be provided by the City of North Port Solid Waste Division. Preliminary plans allow collection vehicles to enter the community and collect waste and recycling either from dumpster enclosures for multi-family areas or from individual units in neighborhoods. The City of North Port has not identified any deficiencies in solid waste capacity.

Solid Waste services will be provided by the City of North Port Public Works Department, per the established level of service (LOS) established in the Comprehensive Plan. The Public Works Department has indicated adequate capacity to serve the project.

STORMWATER MANAGEMENT

The master stormwater management system will be designed to meet all state requirements for water quality and water retention on-site, while serving as an amenity to the Village. Further, the Project will be designed to have the majority of improvements constructed within the on-site uplands, thereby limiting impacts to the on-site floodplain to mainly within the upland areas. Any proposed impacts to the on-site floodplain will be mitigated to meet Southwest Florida Water Management District (SWFWMD) requirements. The system of interconnected on-site lakes, dry detention areas and green space will be designed to retain water received from the development areas and provide necessary pre-treatment prior to outfall to the south and southwest of the Village. The natural wetland areas will be incorporated into the design to ensure these environmentally sensitive areas remain hydrated and a viable ecosystem post-development. Water flowing into wetlands will be pre-treated in the on-site stormwater facilities to protect water quality. The stormwater lakes shown on the Pattern Plan are sized to effectively accommodate stormwater generated by all proposed development areas. Where possible and appropriate, these features will serve as a community amenity and may include fountains, littoral plantings and lakeside features. The exact sizing of lakes will be refined as part of the construction plan and permitting process. Landscaped Berms may be permitted in easements. Low Impact Development (LID) design practices will be incorporated into the stormwater system design consistent with the requirements of the Unified Land Development Code. Such practices may include, but are not limited, to reuse of stormwater for irrigation, minimization of impervious surface area, meeting all requirements of SWFWMD for treatment and attenuation.

Stormwater will be retained within a system of detention facilities within Toledo Village. These will be sized to effectively accommodate stormwater demand. Specific stormwater management systems design will be finalized at the infrastructure, site plan or functional equivalent stage in accordance with the requirements of the ULDC.



section 7

ENVIRONMENT

ENVIRONMENTAL IMPACT PLAN

Environmental Consulting and Technology, Inc. (ECT) conducted an environmental site analysis and environmental impact plan for the Toledo Village site to address VDPP criteria outlined in Section’s 53-214C(7)(a)(i) and 53-214C(9)(b)(i) of the ULDC. The environmental site analysis focuses on a characterization of native habitats and listed species onsite while the environmental impact plan focuses on impacts to native habitats (i.e., wetlands) and listed species concerns associated with future development of this site.

The project site contains approximately ±1,477 acres (70%) of uplands and ±609 acres of wetlands and surface waters. The jurisdictional extent of all wetlands and surface waters were previously delineated (by others) and approved by the Southwest Florida Water Management District (SWFWMD) under Environmental Resource Permit (ERP No. 43028341.002), which is still valid under a time extension granted by SWFWMD in June 2021 (under ERP No. 43028341.004). ECT conducted a habitat assessment in January and February 2022 to map habitats and land uses onsite based on the Florida Land Use Cover and Forms Classification System² (FLUCFCS). ECT also conducted listed species surveys between January and April 2022. Below is a brief summary of upland habitats and land uses followed by a summary of wetlands and listed species concerns.

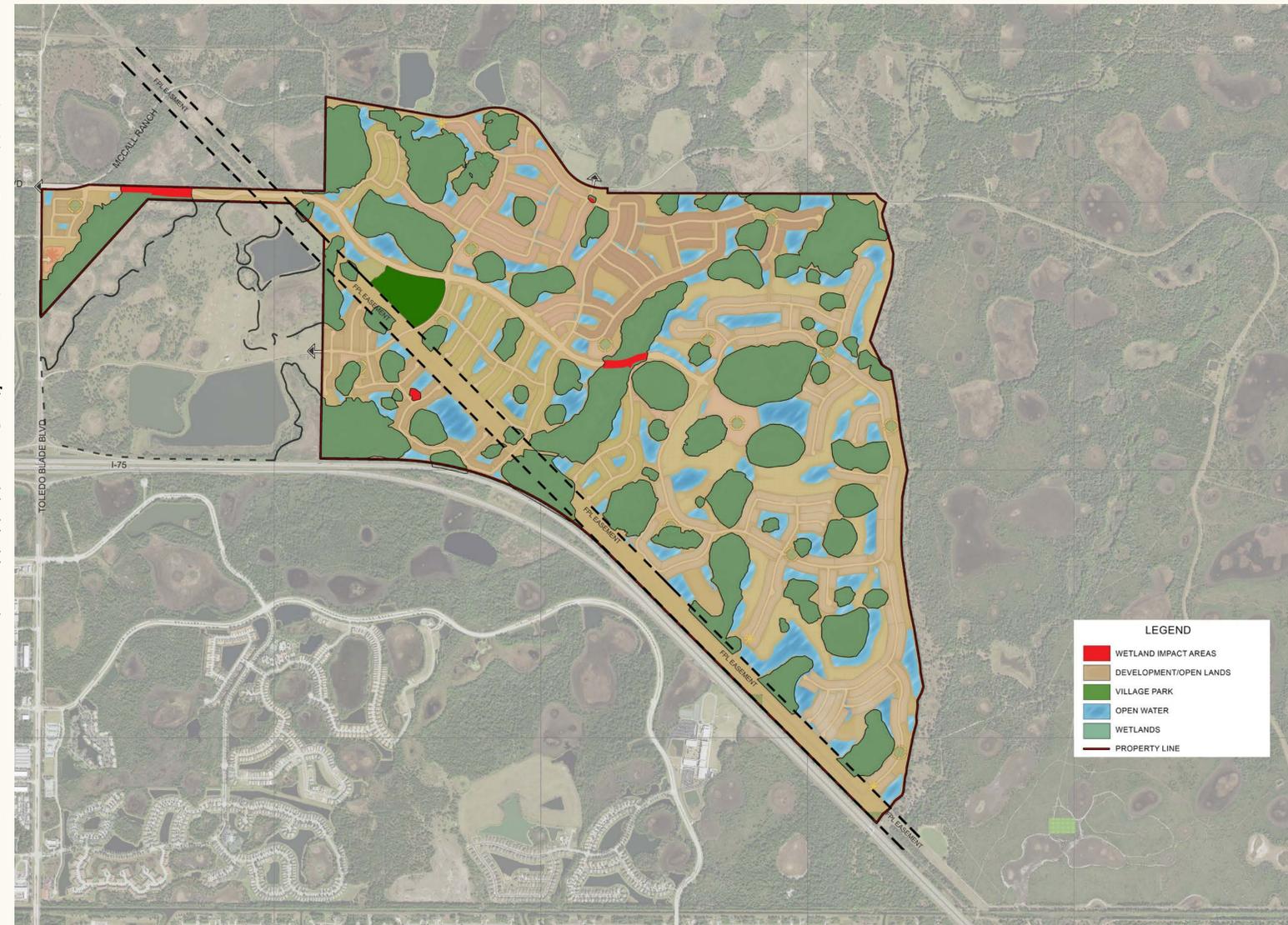
UPLAND HABITAT ASSESSMENT

Overall, the project contains approximately ±1,477 acres (70 percent) of uplands, 697-acres of which is considered non-native associated with pastures (FLUCFCS 211, 213), Brazilian pepper (FLUCFCS 422), farm roads (FLUCFCS 814) and the transmission corridor (FLUCFCS 832). However, the site does contain a fair amount of native upland habitat (±780 acres) that remains intact, most of which occurs on the eastern portion of the site, but native upland habitat also occurs throughout the site surrounding the wetlands as native buffers. The majority of native upland habitats consist of pine flatwoods (FLUCFCS 411), oak hammocks (FLUCFCS 427), and hardwood-conifer mixed (FLUCFCS 434) habitats, but the site also contains some other upland habitats characterized by cabbage palm hammocks (FLUCFCS 328), temperate hardwoods (FLUCFCS 425), and palmetto prairie (FLUCFCS 321).

WETLANDS & SURFACE WATERS

Overall, the site contains ±583 acres of wetlands and ±26 acres of surface waters. The jurisdictional extent of wetlands and surface waters was previously delineated (by others) based on state wetland methodology (Chapter 62-340, F.A.C. Delineation of the Landward Extent of Wetlands and Surface Waters). The wetland lines were also approved by SWFWMD under ERP No. 43028341.002 which also authorized wetland impacts. This permit was granted an extension by SWFWMD on June 2021 and is still valid under ERP No. 43028341.004.

Most of the wetlands consist of herbaceous systems (±439 acres) characterized by freshwater marshlands (FLUCFCS 641) and wet prairie (FLUCFCS 643). The site also contains ±53 acres of forested wetlands characterized by mixed forested systems (FLUCFCS 630) and hydric pine (FLUCFCS 625) and ±91 acres of shrub wetlands characterized as wetland scrub (FLUCFCS 631) and willow heads (FLUCFCS 618). In addition, the site contains 26 acres of surface waters characterized by borrow pits (FLUCFCS 534) and agricultural ditches (FLUCFCS 513).



ENVIRONMENTAL IMPACT PLAN

Wetland impacts associated with development of this site were already reviewed and approved by SWFWMD under ERP No. 43028341.002 issued in May 2011 in which case SWFWMD authorized a total of 19.12 acres of wetland and surface water impacts (11.2 acres of wetland impacts and 7.92 acres of surface water impacts). These impacts and the wetland delineations are still valid under a time extension granted by SWFWMD (ERP No. 43028341.004) in June 2021. Overall, approximately 573-acres (98%) of wetlands will be preserved and a minimum 25-foot average buffers will also be maintained around the wetlands to comply with SWFWMD requirements. Mitigation for wetland impacts was also authorized under the SWFWMD permit (122.94 acres of wetland enhancement). However, a mitigation bank may be used in lieu of onsite mitigation to comply with current SWFWMD and Florida Department of Environmental Protection (FDEP) State 404 Program regulations. The SWFWMD permit will be modified prior to development in which case wetland impacts and mitigation will be addressed consistent with state and federal regulations.

IMPACTS TO NATIVE HABITATS

The Project was comprised of approximately ±1,477.19 acres (71 percent) of upland land uses, of which, improved pasture (FLUCFCS 211), live oak (FLUCFCS 427), and pine flatwoods (FLUCFCS 411) comprised approximately 1,021.24 acres (or 70 percent of the uplands). Wetland delineations on Toledo Village were conducted in accordance with the existing SWFWMD ERP (#43028341.002) and followed state wetland delineation methodology outlined in Chapter 62-340, F.A.C. Delineation of the Landward Extent of Wetlands and Surface Waters. A total of 19.1 acres of wetland (11.2 acres) and surface water (7.9 acres) impacts were also authorized by SWFWMD under ERP No. 43028341.002. These impacts and the wetland delineations are still valid under a time extension granted by SWFWMD (ERP No. 43028341.004) in June 2021. Wetlands and surface waters comprise approximately 583 acres and 26 acres of the overall Project site, respectively. Of the ±583 acres of wetlands, Freshwater Marshes (FLUCFCS 641) comprise 408.5 acres which is the dominant wetland community on site (70 percent). ECT also recently conducted a habitat assessment in January and February 2022 to map habitats and land uses onsite based on the Florida Land Use Cover and Forms Classification System² (FLUCFCS). A summary of uplands and wetlands/surface waters is provided below with a brief description of each habitat type reflected on the FLUCFCS Map.

IMPACTS TO LISTED SPECIES

ECT also conducted preliminary wildlife surveys to evaluate the site for threatened and endangered species that are subject to protection by Florida Fish and Wildlife Conservation Commission (FWC) or U.S. Fish and Wildlife Service (USFWS). The listed species survey focused on listed species that are known or believed to occur in Sarasota County within habitats similar to those found on the site.

General wildlife surveys were conducted during January through March of 2022 following guidance for general methodologies as provided in the Florida Wildlife Conservation Guide (2018), but ECT also conducted a preliminary (15%) gopher tortoise (*Gopherus polyphemus*) survey in accordance with FWC's Gopher Tortoise Permitting Guidelines (Revised July 2020) and an aerial survey of the entire site (via helicopter) on March 3, 2022 to evaluate the site (and adjacent lands) for bald eagle nests and evidence of any wading bird nesting or rookeries including wood stork colonies and Florida sandhill crane (*Antigone canadensis pratensis*) nests. During the preliminary listed species surveys, ECT observed six (6) listed species including crested caracaras (*Caracara plancus*), little blue herons (*Egretta caerulea*), tricolored herons (*Egretta tricolor*), wood storks (*Mycteria americana*), Florida sandhill cranes (*Antigone canadensis pratensis*) and American kestrels (*Falco sparverius*). ECT also observed an abandoned gopher tortoise burrow and a previously documented bald eagle nest (SA030) located on the southeast portion of the site that appears to be inactive.

As a result of the initial listed species findings, ECT conducted formal breeding season surveys for crested caracaras following USFWS survey protocols (between January-April 2022) and formal breeding season surveys for southeastern American kestrel (*Falco sparverius paulus*) in April 2022 following FWC survey protocols. In addition, ECT also completed formal acoustic surveys for the Florida bonneted bat (*Eumops floridanus*) in March and April 2022 following USFWS survey protocols since the site occurs within the FBB consultation area. Below is a summary for key listed species that addresses concerns for potential impacts to each species. It should be noted that ECT is actively coordinating with both FWC and USFWS to address any concerns for state and federally listed species.

GREENBELT

The Village Pattern Plan depicts greenbelts throughout the project to serve as extensions of conservation areas and habitat/wetland corridors and provide separation between proposed development areas the natural environment. Greenbelts shall be a minimum of 15 feet in width and may include wetland buffers and easements. In no case shall stormwater easements overlap more than 50% into the greenbelts. Where existing on-site or off-site preserved native vegetation does not provide adequate screening, the greenbelts will contain supplemental plantings consisting of 3 native trees per 100 l.f. Plantings may be clustered to mimic natural landscapes.

SPECIES

FLORIDA SCRUB-JAY

The Florida scrub-jay (*Aphelocoma coerulescens*) is federally listed as threatened and is also protected by State Rule. The Project site is located within the limits of the USFWS consultation area for species. Florida scrub-jays are habitat specific and prefer low-growth, open xeric oak scrub habitat that is routinely managed by prescribed fire. According to the USFWS general survey guidelines, other potentially suitable habitats include improved, unimproved, and woodland pastures in addition to pine flatwoods. The site does not have any preferred xeric habitat and habitat is considered marginal at best in its current condition. Given the site does not have any xeric habitat and no scrub-jays were observed or heard during the survey, Florida scrub-jays are considered unlikely to utilize the site and formal consultation with the USFWS is not anticipated to be required for this species.

GOPHER TORTOISE

The gopher tortoise is state listed as threatened and is a candidate for federal listing. Tortoises prefer well-drained, sandy soils typical of sandhill, xeric scrub, palmetto prairie, and pine flatwoods habitats, but can also be found in marginal habitats including roadsides, ditch banks, pastures, and other agricultural lands. ECT conducted a preliminary gopher tortoise survey and observed one (1) abandoned gopher tortoise burrow in the hardwood-conifer, mixed habitat located in the eastern portion of the Project site. Given the project size, gopher tortoises are likely to occur in some of the upland habitats on site, but density is expected to be low for the areas that were converted to pasture.

A formal gopher tortoise survey covering 100% of potentially suitable habitat will be required prior to development (within 90-days of construction) following FWC's Gopher Tortoise Permitting Guidelines (Revised July 2020) to document the number, locations and activity (potentially occupied vs. abandoned) of all gopher tortoise burrows. The results of the survey will be used to estimate the gopher tortoise populations and a permit will be required from FWC to relocate tortoises to an FWC approved recipient site prior to construction.

LISTED WADING BIRDS

ECT evaluated the Project site for state listed wading birds including the little blue heron, tricolored heron, and roseate spoonbill (*Platalea ajaja*). Little blue herons and tricolored herons were directly observed during the surveys utilizing the on-site wetlands and ditches for foraging. No evidence of nesting was observed for any listed wading bird species during the field survey. Most wading birds tend to nest in small trees or shrubs in freshwater or estuarine wetlands and use the same site each year if conditions remain appropriate. A pre-clearing survey between the months of March and August can further confirm lack of recent breeding sites prior to development. If at any time a colonial breeding site becomes established on or near (i.e., 100 meters) the Project site, activities will be required to comply with the recommendations set forth in the FWC Threatened Wading Bird Guidelines to avoid disturbance through coordination with the FWC. ECT is actively coordinating with FWC to address any concerns for state listed species in which case any concerns for listed wading birds will be addressed.



FLORIDA SCRUB-JAY



GOPHER TORTOISE

SPECIES

CRESTED CARACARA

The crested caracara is federally listed as threatened and is also protected by State Rule. The Project site is located within the western limits of the USFWS consultation area for species. Caracara prefer to nest in scattered cabbage palms or in cabbage palm hammocks surrounded by open pastures or dry/wet prairie habitats. Nesting occurs primarily between January and April. The Project site supports both nesting and foraging habitat for the caracara. These habitats include any areas with mature cabbage palms, and foraging habitats with short herbaceous vegetation such as native wet and dry prairies, improved, unimproved, and woodland pastures, sod farms, row crops, levees, and rangeland. ECT observed caracaras during the preliminary surveys, and therefore, conducted formal breeding season surveys per the USFWS survey protocol in January-April 2022. During the formal surveys, ECT confirmed caracaras are nesting in an offsite nest located north of the site. Numerous caracaras were observed foraging onsite during the caracara surveys and the protection zones for the nest overlap this site. ECT is currently coordinating with FWC and USFWS to address concerns for Crested Caracaras and will implement best management practices and conservation measures to minimize impacts to the species to the extent practicable.



CRESTED CARACARA

FLORIDA SANDHILL CRANE

Florida sandhill cranes are state listed as threatened and typically nest in shallow, freshwater marshes between the months of February and April, depending on hydrologic conditions (they prefer average water depth of 5-13 inches). They utilize open, grassy areas including pastures and other agricultural lands for foraging. The wetlands on-site provide both optimal nesting habitat for sandhill cranes and the pastures are considered suitable foraging grounds. Therefore, sandhill cranes can be expected to use this site. The northern sub-species is also known to occur in Florida during the migratory season but are identical to the state listed species. ECT observed sandhill cranes foraging in pastures during the pedestrian surveys (in January/February) and also observed an active sandhill crane nest in one of the on-site wetlands during the aerial survey in March.



FLORIDA SANDHILL CRANE

ECT will conduct pre-construction surveys in accordance with FWC's Species Conservation Measures and Permitting Guidelines for the Florida Sandhill Cranes to determine whether any of the freshwater marshes are being utilized for nesting before construction starts. ECT does not anticipate any permitting requirements associated with this species unless active nests were established in or near the proposed limits of construction, in which case a 400-foot nest protection setback buffer would be required during the nesting season. Additionally, a 1,500-foot buffer would apply to any upland habitats surrounding a nest site when flightless young are present. If these conservation measures could not be met to avoid active nests or flightless young, the Applicant will coordinate the FWC to discuss permitting alternatives.

SPECIES

FLORIDA BONNETED BAT

The Project site occurs in the consultation area for Florida bonneted bat (*Eumops floridanus*; FBB) which is federally listed as Endangered by the USFWS. FBB have been documented in a handful of counties in South Florida (including Sarasota) and are known to forage in a variety of habitats including semitropical forests with tropical hardwood, pineland and mangrove habitats, as well as man-made areas such as golf course and neighborhoods. They roost in man-made structures, palms, and cavity and hollows in mature native trees. Critical FBB habitat is also recognized as occurring approximately 3.0 miles east of the Project Site. Based on the FBB Consultation Key² released by USFWS on October 22, 2019, a full acoustic survey is required for projects (in consultation area) greater than 5 acres in size that will result in impacts to potential roosting habitat. Therefore, a formal acoustic FBB survey was conducted (March through April 2022) to evaluate for the presence/probable absence of the FBB. ECT coordinated with USFWS in advance of conducting the survey and agreed that a total of 102 detectors would be deployed to collect a total of 9 valid nights of data in accordance with USFWS FBB guidelines. The results of the survey were analyzed by a certified bat biologist who confirmed FBB activity onsite. A total of 594,514 bat calls were recorded and analyzed, and of those calls, a total of 31 FBB calls were detected. Given the low frequency of the FBB calls, it's likely that FBB are only utilizing the site for foraging and are not roosting onsite. Results of the FBB survey have been submitted directly to USFWS for review. ECT is also coordinating with USFWS to address FBB concerns which will include implementation of best management practices and conservation measures to minimize impacts to the species to the extent practicable.



WOOD STORK

The wood stork is federally listed as threatened and is also protected by State Rule. Nesting occurs during the winter and early spring in colonies located in woody vegetation over standing water or on islands surrounded by relatively broad expanses of open water. Wood storks normally feed in relatively calm waters between 2 and 15 inches deep that are uncluttered by aquatic vegetation. USFWS designates a Core Foraging Area (CFA) buffer around nesting colonies. In central southwest Florida this buffer is 18.6 miles. According to the USFWS database, the Project site is within the CFA of six known wood stork colonies with the Morganton North colony being the closest at approximately 8.0 miles southeast of the Project site along the Peace River. Wood storks were observed foraging and loafing in wetlands during the surveys.



Any impacts to Suitable Foraging Habitat (SFH), including ditches, could be subject to consultation with the USFWS under Section 7 of the Endangered Species Act (ESA) as part of the FDEP 404 permitting process and may require the completion of a wood stork foraging impact analysis. However, the project will provide a substantial increase in wading bird foraging habitat through both wetland mitigation and creation of stormwater ponds with littoral zones. As a result, the Project is not likely to adversely affect wood storks.



²Appendix B of the FBB Consultation Key

SPECIES

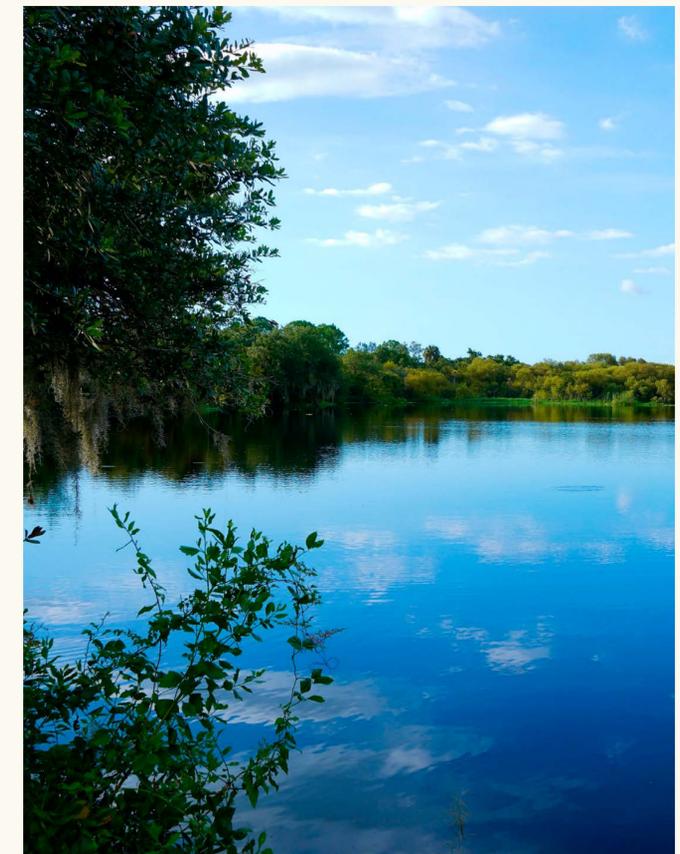
BALD EAGLE

While no longer listed by the USFWS or FWC as a threatened or endangered species, the bald eagle is afforded protection under the federal Bald and Golden Eagle Protection Act (BGEPA) and State Rule (68A-16.002, F.A.C.). Bald eagles typically nest in mature, tall pine trees and suitable nesting habitat is present both onsite and the surrounding lands. ECT confirmed the presence of bald eagle nest SA030 located on the south side of the project near I-75 as documented by the FWC Eagle Nest Locator database and Audubon EagleWatch database. According to these databases, the nest was last documented as being active in 2013. Some remnants of the nest structure are still present, but the nest is no longer intact and no eagles were observed using the nest during the peak breeding season (January through March 2022). Raccoons were also observed using the nest at the time of the listed species surveys. ECT also conducted an aerial survey of the site (on March 3, 2022) to evaluate for eagle nests and confirmed the nest is still inactive and not suitable for nesting. Therefore, ECT classified the nest as inactive. Active and alternate status nests are protected by federal regulations for a period of 5 years. After 5 consecutive seasons without documented use, the nest can be declared abandoned. It is unclear how long Nest SA030 has been inactive, but the eagles are likely using an alternate nest within the territory.

ECT will continue to monitor for nesting activity on the subject property (and adjacent lands) to determine if the resident nesting pair have constructed an alternate nest elsewhere on or adjacent to the Project site. ECT will also coordinate with USFWS staff from the Migratory Bird Program to determine if a BGEPA permit is warranted.

SOUTHEASTERN AMERICAN KESTREL

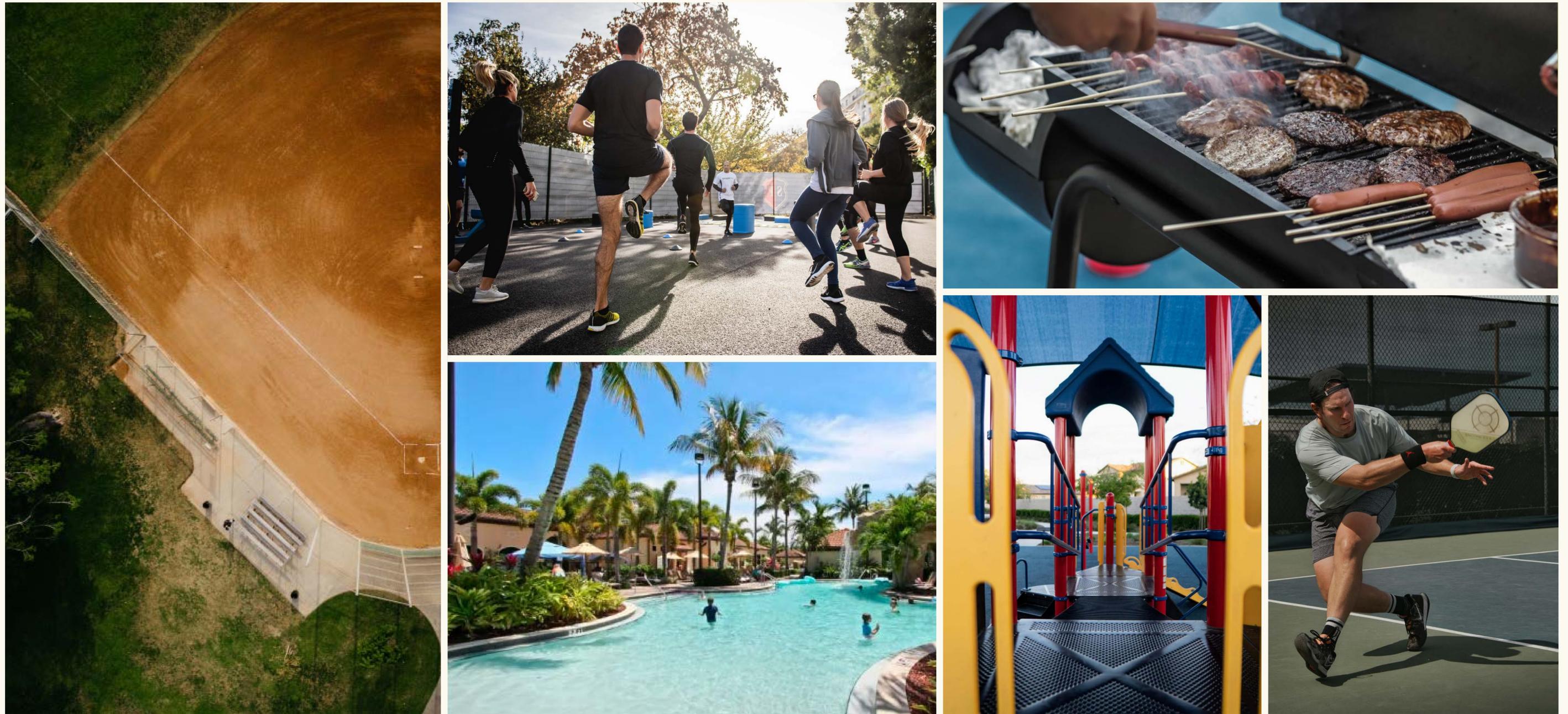
The southeastern American kestrel (*Falco sparverius paulus*) is state listed as threatened. Kestrels are generally found in open pine habitats, woodland edges, prairies, and pastures. Kestrels nest in cavities in dead trees (snags) and wooden utility poles with unobstructed views. The protected southeastern American kestrel is a year-round resident in Florida whereas the non-listed northern subspecies is migratory and generally arrives in September and departs by March. Numerous kestrels were observed and heard during the preliminary surveys, but since they were observed during the winter when the northern subspecies migrates to Florida, it could not be confirmed whether they were the southeastern American kestrels or the non-listed migratory species. Therefore, ECT conducted formal kestrel breeding season surveys (in April 2022) following FWC survey protocols (Species Conservation Measures and Permitting Guidelines for the Southeastern American Kestrel, FWC 2020). No southeastern American kestrels were observed during the formal survey efforts, therefore, the original kestrel sightings were likely the non-listed migratory species. ECT is discussing the results of the survey with FWC, but the project is not anticipated to have an adverse impact on southeastern American kestrels.



section 8

PUBLIC FACILITIES PLAN

LIFE IN THE VILLAGE: HOMETOWN RECREATION

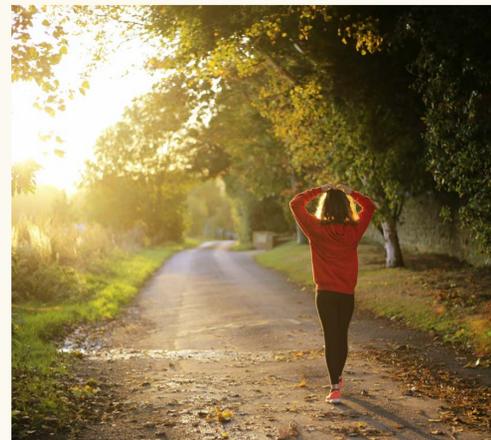


In addition to integrated environmental destinations, a main village park with playgrounds, sports fields, shelters, and gardens will be a new hub for North Port community activity. A collection of distinct neighborhood centers will serve as additional civic nodes, featuring lifestyle options like swimming pools, athletic courts, fitness programs, and opportunities for connection and relaxation.

THE VILLAGE PARK

The Village Park location shall generally be consistent with the Toledo Village Index Map. This Park shall be a minimum of 20 acres and shall be consistent with the Village Park framework in the Toledo Village Pattern Book.

The Village Park should be considered the primary civic space within Toledo Village. The park itself may include a variety of sports fields, playground & passive recreation connected by walkways and bike trails. It may also contain a minimum of five (5) acres of land devoted to commercial/office uses, as the required Village Center for Toledo Village. This may include a range of commercial uses including retail, medical, office, restaurant etc. All uses within the Village Park shall adhere to the development standards included in Section 4 of this Pattern Plan.



section 9

PUBLIC IMPROVEMENTS

PUBLIC IMPROVEMENTS PLAN

OVERVIEW

The Comprehensive Plan Policy 13.6 requires development of a Public Improvements Plan as a part of the Village District Pattern Plan to identify the infrastructure needed to support the Village, the proposed sources of funding, and approximate timing of improvements. The following sections provide details related to potential improvements required to Roadways and Transit, Schools, Public Safety, Utilities, Stormwater, Solid Waste and Hurricane Evacuation.

ROADWAYS

A Traffic Impact Statement (TIS) was prepared by Kimley-Horn for the Toledo Village Development. It should be noted that the 1,999 single-family detached homes that are a part of this development are currently vested from the 2007 approvals of the Toledo Village development; therefore, they were included in the background traffic. The North Port Gardens development (Phase One) was also included in this study as an approved development. The TIS analysis was done for an additional 346 single family detached homes, 560 single-family attached homes, 444 townhomes, and 249 townhomes/multi-family units, and approximately 40,000 square feet of retail space, that are being added since prior approvals for the development in 2007. In order to allow for a diverse range of housing types, a Land Use Equivalency Matrix (LUEM) has been included in the traffic study, allowing for conversions between different unit types.

As identified by City staff at the pre-application meeting, the TIS primarily focused on an intersection and turn lane evaluation at the three (3) unsignalized study intersections along Toledo Blade Boulevard adjacent to the development site: at Tropicaire Boulevard/Entrance to Development, at I-75 Northbound Ramps, and at I-75 Southbound Ramps. This evaluation reviewed the potential for left-turn and right-turn lane improvements on Toledo Blade Boulevard at the three (3) study intersections through project buildout. Additionally, the future unsignalized intersection along Toledo Blade Boulevard at North Port Gardens Driveway was analyzed under future traffic conditions. Based upon City Comments, the TIS also includes a level of service analysis/evaluation of the internal spine road to recommend if a two-lane or four-lane section is needed. The Applicant will conduct a Tri-Annual Traffic Impact (Monitoring) Analysis to identify the ultimate needs and timing of the intersection and roadway improvements detailed.

The development is currently proposed to have multiple access connections to Toledo Blade Boulevard. Specifically, North Port Unified Land Development Code Section 60-11A, states “all new subdivisions and/or developments shall have a minimum of two (2) fully functional access drives.” It should be noted that the development is expected to have cross access to the North Port Gardens development and utilize their connection to Toledo Blade Boulevard. This cross access will ultimately allow the Toledo Village development to have an additional access connection. The main project access for Toledo Village will be at the intersection of Toledo Blade Boulevard at Tropicaire Boulevard. The main project access to Toledo Blade Boulevard will be constructed as a 4-lane median boulevard that can provide two (2) points of access. This connection was approved as means of access under the prior approval. In addition, another project driveway is proposed for

TRANSIT

Sarasota County Area Transit (SCAT) provides transit services within the City of North Port. Due to low ridership, a majority of the City is currently serviced by North Port On Demand, which is available south of the Interstate. There are also limited fixed route bus services that provides transit opportunities between the City of North Port and City of Venice, and further to Sarasota County.



Table 11: Future Improvements

Intersection/Roadway	Community Planning Act of 2011 Improvement (Background)	FDOT Improvement	Project Improvement
Toledo Blade Boulevard at Tropicaire Boulevard/Entrance to Development	Install Traffic Signal, Westbound Left-Turn Lane, Northbound Right-Turn Channelized Lane, & Additional Eastbound Receiving Lane	N/A	Dual Westbound Left-Turn Lanes, Eastbound Right-Turn Lane, & Additional SB Receiving Lane
Toledo Blade Boulevard at I-75 Northbound Ramps	N/A	Install Traffic Signal, Alternative 1: Stripe-out inside northbound through receiving lane & convert to a left-turn lane. Alternative 2: Dual northbound left turn lanes & install 10-foot shared use path for bicycles.	Optimized & Modified Signal Timing Splits
Toledo Blade Boulevard at I-75 Southbound Ramps	N/A	Install Traffic Signal	Optimized & Modified Signal Timing Splits
Toledo Blade Boulevard at North Port Gardens Driveway	Install Traffic Signal, Dual Westbound Left-Turn Lanes, Southbound Left-Turn Lane, & Channelized Northbound Right-Turn Lane	N/A	Optimized & Modified Signal Timing Splits
Toledo Blade Boulevard from Tropicaire Boulevard to I-75	Widen Toledo Blade Boulevard from a 2-lane roadway to a 4-lane roadway	N/A	N/A

PUBLIC IMPROVEMENTS PLAN

SCHOOLS

The development has potential to add school-aged children to the Sarasota County School District. The project is generally located within the school attendance zone served by Toledo Blade Elementary School, Woodland Middle School, and North Port High School, amongst others.

The Applicant has submitted School Impact Analysis applications for the Comprehensive Plan Amendment and Rezone associated with this development, which has been acknowledged by the School Board. School concurrency will be reviewed by the School Board at time of plat, site plan, or functional equivalent, in accordance with the requirements of the Sarasota County School Board Policy, the Interlocal Agreement for Public School Facility Planning (as amended), and Comprehensive Plan Objective 1.6, and Policy 1.6.1, as applicable.

PUBLIC SAFETY

Fire rescue and emergency management services will be provided by the North Port Fire Rescue District. A development agreement shall be coordinated between the Developer and the City of North Port to address any capacity issues, ultimately ensuring adequate levels of service. The City of North Port and Sarasota County currently have an interlocal agreement for County fire services.

Firefighters/EMTs normally respond to emergencies, irrespective of municipal boundaries. The Village development shall be engineered to have adequate water supply lines and infrastructure to support the required fire flows and pressures. Fire hydrants, Fire Department Connections (FDCs), and other apparatus shall be available for fire rescue within the Village prior to issuance of certificate of occupancy for dwellings. Police protection services will be provided by the City of North Port Police Department. The Police Department is headquartered at the North Port City Center located near the intersection of Sumter Boulevard and Price Boulevard. There are two additional substations located within the City. In the event of an incident, officers typically respond from patrolling stations. The Police Department has indicated there is adequate capacity to serve this project.

UTILITIES

The project is within the City’s Urban Service Boundary Area and the City has indicated adequate capacity to provide water and sanitary service to the project. Developer-funded on-site and off-site improvements are necessary to extend water and sewer lines to the project. The Toledo Village development shall partner with adjoining properties to fund the necessary improvements to support the project.



section 10

SIGNAGE

SIGNAGE STANDARDS

GENERAL SIGNAGE STANDARDS

In order to establish community identity and wayfinding, the following signage standards are established for the Toledo Village development. For the purposes of this section, “signage area” shall refer to the area of text, figures, symbols and graphics with background and exclude any supporting structural or design elements. All height limitations are exclusive of associated attached and unattached accessory structures, such as walls, bell towers, pergolas or other decorative feature accompanying the signage.

VILLAGE MAIN ENTRY SIGNS

Freestanding Village entry signs shall be permitted as a part of the entry/intersection features depicted on the Toledo Village Index Map. These may be pylon or monument signs. No overall maximum size of the sign and related accessory structures, materials, or lighting restrictions shall apply to these signs, provided that they do not cause any impediment to the traffic in the area. These entry signs shall reflect the overall design theme of the Village and be consistent in terms of colors and accents with the exterior design of the Village or the entry feature. The maximum signage area for Village entry signs shall be limited to 250 square feet per sign face and a maximum height of 18 feet.

COMMUNITY ENTRY SIGNS

Two (2) freestanding entry signs will be permitted for every residential neighborhood. The signage area for community entry signs shall be limited to 120 square feet per sign face with a maximum height of 12 feet.

PARK & NEIGHBORHOOD CENTER SIGNS

Three (3) freestanding entry signs will be permitted within the Village Park and neighborhood parks. These may be pylon signs or monument signs. Signage area is limited to 120 square feet per sign face, with a maximum height of 18 feet.

COMMERCIAL SIGNS

A maximum sign area of 250 square feet is permitted for each commercial parcel. These may be pylon signs or monument signs. A maximum height of 20 feet shall be permitted per sign.

WAYFINDING SIGNS

Wayfinding signage will be installed in public and civic spaces as needed. Wayfinding signs shall be permitted with a maximum sign area of 36 square feet and maximum height of 10 feet. These will be designed to be consistent with the exterior colors and themes of the neighborhood or civic space they serve.

DIRECTIONAL SIGNS

Directional signs relating to traffic, public areas or facilities or warnings may be installed, as needed to safeguard the community. A maximum sign area of 12 square feet and maximum height of 4 feet shall be permitted for such signs.



SIGNAGE STANDARDS

I-75 MARKETING SIGNS

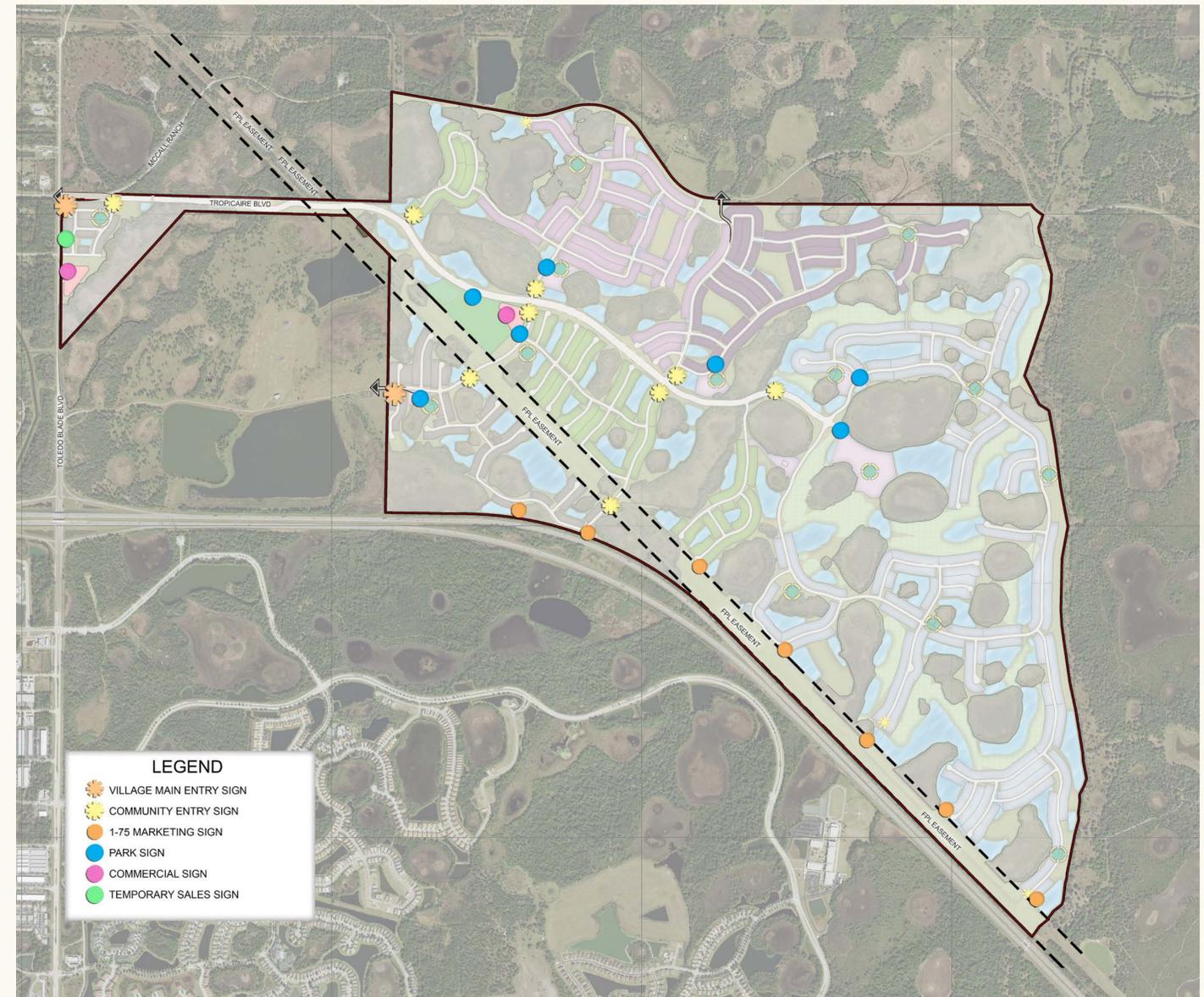
Ten (10) freestanding monument signs will be permitted on the Toledo Village property along the I-75 frontage. A maximum sign area of 36 square feet and maximum height of 20 feet shall be permitted per sign.

CHANGEABLE COPY/ELECTRONIC SIGNS

A changeable copy/electronic sign shall be permitted as a part of the freestanding entry signs, provided that it does not exceed 60% of the permitted sign area.

BANNERS/SALES SIGNS

Ten (10) temporary sales signs or banner signs will be permitted on the Toledo Village property along the Toledo Blade frontage through the duration of new home sales, but not to exceed 10 years from the date of the first certificate of occupancy. A maximum sign area of 20 square feet and maximum height of 20 feet shall be permitted per sign.



section 11

DESIGN PERFORMANCE STANDARDS

NON-RESIDENTIAL SITE DEVELOPMENT & DESIGN STANDARDS

The non-residential areas of the project shall be designed to provide adequate open space which is accessible for the enjoyment of the residents. There shall be direct and visible sidewalk connections for pedestrians from the roadways to the entrance of any non-residential buildings as well as at least one sidewalk providing pedestrian connection to any off-street parking areas serving the site. Neighborhoods will be responsive to their natural setting by using natural tree preserve and wetland areas as community focal points.

PARKING REQUIREMENTS

Off-street parking shall be provided in accordance with the ULDC, unless a reduced parking ratio is approved by Staff at the time of Site and Development plan approval. Staff may approve reduced parking when demonstrated through a study that the reduction will not create any impacts to public health, safety, and welfare and will be sufficient to serve the proposed use. Reductions may also be approved for mixed use developments to provide parking at the rate of 75% of the total parking needed for the proposed uses. Off-street loading and stacking lanes shall be provided in accordance with the ULDC.

LANDSCAPING STANDARDS

Landscaping within the Village shall be consistent with the ULDC unless otherwise noted within this Pattern Plan.

PUBLIC ART

Public art will be provided within the entrance parcel on Toledo Blade Blvd. or within the Village Park site. It may include architectural features complimenting the Community's entry monument signs.



ARCHITECTURAL STANDARDS

RESIDENTIAL

Development within Toledo Village shall be designed according to general architectural standards. While the standards are not intended to prescribe any particular style, the standards will ensure that projects will be designed to be sustainable and attractive.

DESIGN STANDARDS

Architectural standards generally regulate how a particular building is designed. These standards will regulate facades, roofs, and building scale.

ARCHITECTURAL ELEMENTS

Building architecture within the Village shall be designed to portray both quality and longevity with its design. While no specific architectural style or theme is prescribed, facades for non-residential and multi-family buildings shall be designed pursuant to the following standards:

ROOFS The design of visible roof structures shall generally be shed, hip, mansard, and/or gable styles. Flat roofs shall be permitted provided that a mansard or parapet wall is created to screen the flat surface from street-level view. Roof mounted mechanical units shall not be visible from surrounding streets or ground level. Materials for visible roof structures shall include raised seam metal, barrel, clay, cement tile, dimensional asphalt/composite shingles, or similar finished materials having a quality appearance and longevity.

COLORS Buildings shall include interesting earth-tone and/or pastel colors designed to complement their architecture and building style. Bright and garish colors on buildings shall generally be avoided to ensure that all buildings and structures project a complementary appearance.

MULTI-FAMILY Facades for multifamily structures shall project a well-designed and quality appearance. These structures shall include design elements that resemble those used on other Village structures to provide design compatibility. Design elements shall include porches, balconies, windows muntins, shutters, and/or trim, and should also include an appropriate amount of windows and/or doorway openings to project a residential quality. Facades shall be constructed with materials that are normally associated with residential development. Metal and reflective materials are generally not considered appropriate facade treatments, unless utilized as a part of a roof structure or thematic sign element. Finally, primary building entrances shall be accented with a portico, porch, or other architectural feature to present a clearly defined entry/arrival sequence.



ARCHITECTURAL STANDARDS

NON-RESIDENTIAL / COMMERCIAL

Development within Toledo Village shall be designed according to general architectural standards. While the standards are not intended to prescribe any particular style, the standards will ensure that projects will be designed to be sustainable and attractive.

LANDSCAPE STANDARDS

Architectural standards generally regulate how a particular building is designed. These standards will regulate facades, roofs, and building scale.

COMMERCIAL ELEMENTS

Building architecture within the Village shall be designed to portray both quality and longevity with its design. While no specific architectural style or theme is prescribed, facades for non-residential and multi-family buildings shall be designed pursuant to the following standards:

ROOFS The design of visible roof structures shall generally be shed, hip, mansard, and/or gable styles. Flat roofs shall be permitted provided that a mansard or parapet wall is created to screen the flat surface from street-level view. Roof mounted mechanical units shall not be visible from surrounding streets or ground level. Materials for visible roof structures shall include raised seam metal, barrel, clay, cement tile, dimensional asphalt/composite shingles, or similar finished materials having a quality appearance and longevity.

COLORS Buildings shall include interesting earth-tone and/or pastel colors designed to complement their architecture and building style. Bright and garish colors on buildings shall generally be avoided to ensure that all buildings and structures project a complementary appearance.

NON-RESIDENTIAL FACADES Non-residential facades should include interesting architectural detail and include awnings and arcades for pedestrian comfort. Building entrances should be clearly defined. Facades shall provide a substantial contribution to Village design quality and shall be designed to complement their setting and surrounding structures. Non-residential facades shall include design elements appropriate to it's Village theme or style, such as windows, molding and/or accents to create an attractive building front. Additionally, at least half of the front facades shall be lined with awnings, porticos, arbors, or other covered features to create a comfortable area for pedestrians. Finally, facades shall be in scale with their setting and other building. Facades should not appear as oversized, blank vertical planes. Appropriate facade material include stucco, brick, stone, finished concrete or other similar treatments.



section 12

OTHER

MISCELLANEOUS STANDARDS

The following section establishes location criteria and design standards for miscellaneous uses within the Village.

TREE PROTECTION Due to the size of Toledo Village, the project will be designed and permitted to be consistent with the intent of the North Port, Florida (ULDC) while implementing a sample-based tree inventory in lieu of a tree location survey. The following approach for the tree inventory will be employed to satisfy the intent of Section 45-5, Permitting criteria and procedures of the ULDC:

- Sample plots will be identified across the site to provide a representative inventory of the trees / palms on site.
 - o The sample plots / survey areas will range in size based on intensity of tree cover. Minimum size will be 1 AC; Maximum size will be 20 AC.
 - Within each area surveyed / inventoried the following information will be collected and placed in a tree inventory summary:
 - o Tree species (common and / or botanical name)
 - o Size (DBH)
 - o Tree Condition and Risk as identified by surveyor (percentage of damaged or dead trees will be provided and applied)
 - The collected survey info related to the selected sample plots will then be used to calculate a typical acre inventory (Inch/Acre by species) and used to extrapolate the mitigation and conservation credits to be presented in the permit documents.

PERIMETER WALLS Perimeter walls are permitted within any commonly owned open space tract or right-of-way within Toledo Village. Perimeter walls will help to provide identity and separation of different uses. They will also act as sound and visual barriers, especially along the I-75 corridor. Possible locations for perimeter walls may include, but are not limited to:

- around the Toledo Village boundary
- within the Village greenbelt
- along neighborhood boundaries
- adjacent to internal and external roadways

Perimeter walls may be permitted up to ten (10) feet in height, exclusive of any berm.

UTILITY FACILITIES Any facilities required to provide utilities to the development including ground-mounted transformers, wells, storage tanks, and lift stations shall be allowed anywhere within the Village. Such facilities shall be exempt from any setback standards and adequately buffered so as not to impact enjoyment of the adjoining areas.

TEMPORARY MODEL HOMES/ SALES CENTERS Model homes and sales centers shall be permitted anywhere within the Village. Model homes and sales centers may be constructed upon approval of an Infrastructure Plan, identification of a water source, and provision of stabilized access. This may be prior to final certification of all infrastructure in the phase with the approval of the Building Official. Up to ten (10) model homes and twenty (20) parking spaces may be constructed in each neighborhood.

HURRICANE EVACUATION Portions of the Toledo Village development are located within the Level E evacuation zones. The project will use Interstate-75 as the major evacuation route. The residents will travel west until Toledo Blade Boulevard, which is then a short distance from the I-75 interchange.

OTHER CONSIDERATIONS

OPEN SPACE Minimum open space provided within the overall Toledo Village should be consistent with the standards established in Table 1. The following uses may contribute to meeting the open space requirements:

- Village Park
- Golf Course
- Buffers
- Landscaped areas within the development, including off-street parking areas
- Dry detention areas
- Existing or proposed bodies of water, subject to the restrictions in the ULDC
- Active and passive recreation areas
- Pedestrian-oriented hardscape areas, including plazas and other community gathering areas

LIGHTING Lighting will contribute to enhancing the aesthetics of the community. Lighting shall be provided to ensure safety of pedestrians and vehicles, as well as to support wayfinding. Pedestrian areas shall be lit to a minimum of 0.5 footcandle, except for sidewalks along roadways, and trails. Sidewalks along the roadways shall be lit in compliance with the roadway lighting standards. Trails may be unlit, to limit any disturbance to the environment.

STREET FURNITURE Street furniture are to be placed at strategic locations throughout the community to create a sense of place. This includes benches, bike racks, water fountains, and trash receptacles.

OUTDOOR EQUIPMENT Any outdoor equipment including air-conditioning units, mechanical equipment, etc., shall be located to minimize any impacts of noise and will be screened from view.

EXTERNAL ANTENNAS & DEVICES Any outside antennas, satellite dishes, or other such devices must comply with the relevant Federal and/or State regulations and must be screened from view to the greatest extent feasible.

WASTE COLLECTION FACILITIES Any waste collection facilities including garbage containers or compactors shall be screened from view with landscaping and/or an opaque fence or wall, up to 8 feet.

