

JM PLANNING AND DEVELOPMENT LLC
6411 98th St. E
Bradenton, FL 34202

Date: March 11, 2026

Subject: Overview of Proposed Residential Special Exception Request

Subject Property

The subject property (2000 S TOLEDO BLADE BLVD NORTH PORT FL, 34288) consists of approximately 15.97 acres located along Toledo Blade Boulevard in the City of North Port. The property is owned by TAVORB LLC, which purchased the property approximately 15 years ago. The site has been zoned Commercial for decades (formerly CG – Commercial General, now CT – Corridor Transitional under the City’s updated zoning map).

The Request

Special Exception application with associated development concept plan for a proposed multi-family residential apartment community on a portion of the property. The City of North Port has reviewed the Special Exception application and development concept plan and authorized the request to proceed to public hearings. Hearings are currently scheduled for April 2nd (Planning & Zoning Advisory Board) and April 21st (City Commission).

- Five (5) three-story apartment buildings illustrating up to 155 residential units.
- A single-story community building with leasing office, amenities, and pool
- A gated community design with controlled access
- Approximately 10.34 acres dedicated to the residential portion of the development

The remaining 5.63 acres, located along the Toledo Blade Boulevard frontage, will remain commercially zoned and available for future commercial uses.

Proposed Site Access

- Toledo Blade Boulevard
- Woodhaven Drive

The plan also includes a gated emergency-only access on Fairlane Drive. This access point is restricted to emergency vehicles only and will not function as a daily entrance or exit.

What This Request Is Not

- This is not a rezoning request. The property is commercially zoned.
- This is not an affordable housing project.
- Fairlane Drive will not be used for daily traffic access. Restricted to emergency vehicles only

What Could Be Built on the Property Today (By Right)

The entire 15.97-acre property could be developed with commercial retail and service uses today, without a Special Exception for residential.

- All 15.97 acres could be developed with commercial retail and other permitted commercial uses
- Buildings could be constructed up to 50 feet in height
- Commercial development would occur across the full property

In addition, the property qualifies under the Florida Live Local Act (SB 102 / SB 328). This State legislation allows administrative approval of multifamily or mixed-use residential projects in commercial zoning districts if at least 40% of the units are designated as affordable for 30 years.

- Develop multi-family residential at higher densities (up to approximately 20 units per acre) with 40% of the units designated for affordable housing for 30 years
- Construct buildings up to 50 feet in height
- Include commercial uses as part of a mixed-use development

However, the property owner is not proposing to utilize this provision and is instead seeking approval of the Special Exception plan described above.

Respectful Comparison of Development Potential

Rather than pursuing those development options, the property owners have chosen to apply for the proposed Special Exception plan. The proposed layout intentionally positions and orients the residential buildings to increase setbacks from adjacent residential properties, helping to create additional separation. The intent of the proposed plan is to create a compatible transition between the commercial corridor and nearby neighborhoods while respecting the existing residential character of the surrounding area.

We share this information with the utmost respect and in the spirit of transparency. I would like the opportunity to meet in person or virtually with the HOA board to walk through the proposal and answer any questions.

Please give me a call so we can schedule a time to meet and discuss the proposal.

Joe Medred

Authorized Agent for the Property Owner

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