

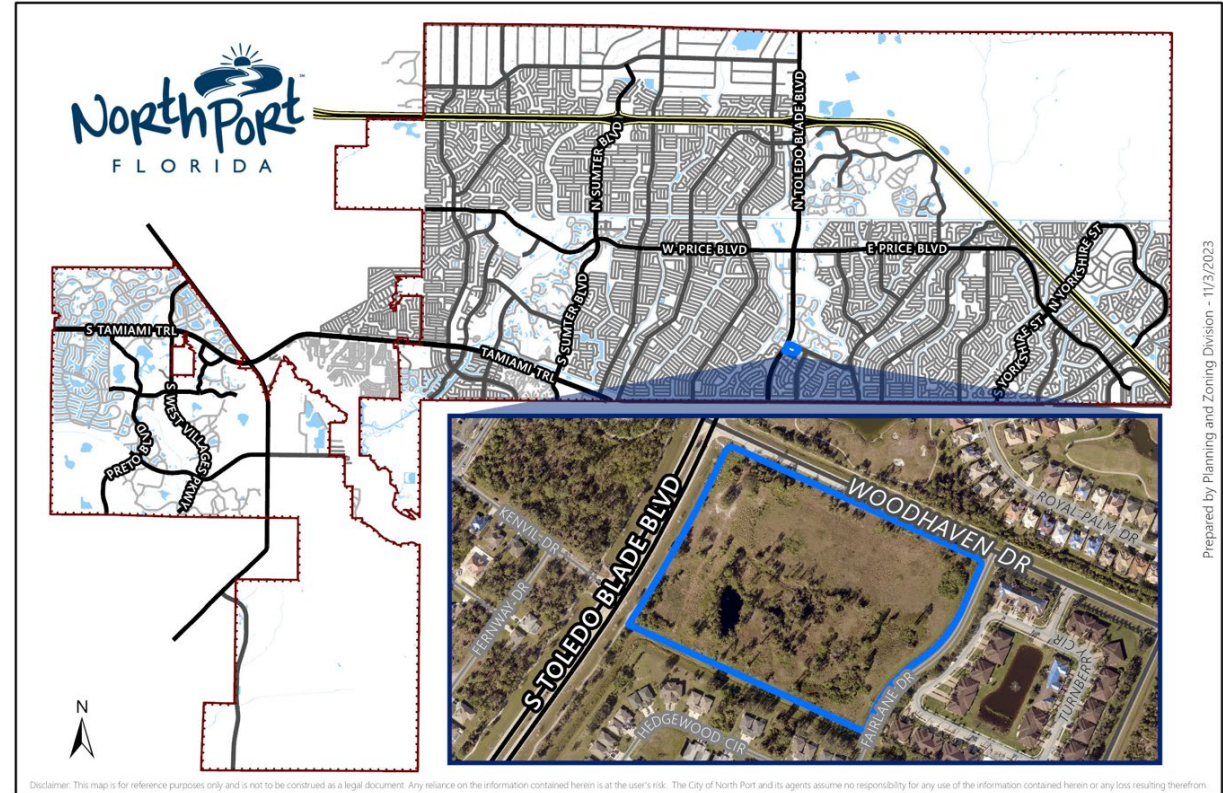


# Toledo Blade Center Multi-Family Special Exception

Petition No. SPX-23-053

Accela File: PSE-23-0000053

Presented by: The Planning & Zoning Division



Prepared by Planning and Zoning Division - 11/3/2023

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# Overview

Applicant: Joe Medred, Genesis Planning & Development, Inc.

Property Owner: Tavorb, LLC

Petition: Consideration of a Special Exception to allow for a Multi-Family Residential Use in the Commercial General (CG) Zoning District.

Location: Southeast corner of S. Toledo Blade Blvd and Woodhaven Dr (PID 1007-25-6327))

Project Area: 10.34-acre portion of a 15.97-acre parcel

# History

Pre-Application Meeting (PRE-22-145) with the Staff Development Review (SDR) team held on August 10, 2022.

Formal Submittal (March 17, 2023) and resubmittals reviewed by SDR.

The application was submitted prior to the new Unified Land Development Code (ULDC) and amended Comprehensive Plan so it has been reviewed under the 2010 ULDC and 2017 Comprehensive Plan.

# SITE INFORMATION

The property subject to this request is a vacant ± 15.97 acres of previously disturbed land (formerly a par three golf course) located at the southeast corner of Toledo Blade Boulevard and Woodhaven Drive. The multi-family proposed is a 155-unit project with an office/amenity center with pool.

## 2010 ULDC LAND USE & ZONING

**Adopted Future Land Use Map Designation: Commercial (C)**

**Adopted Zoning Map Designation: Commercial General (CG)**

# SURROUNDING LAND USE AND ZONING

<b>Direction</b>	<b>Existing Land Uses</b>	<b>Future Land Use Map Designation</b>	<b>Zoning Map Designation</b>
<b>North</b>	Bobcat Trail Residential	Village	Village
<b>South</b>	Woodhaven Estates Villas 38 Units	Medium-Intensity Corridor	Residential, Medium (R-2)
<b>East</b>	Toledo Club MF 348 Units Vacant (97-unit potential)	Village High-Density Residential	Village Residential, High (R-3)
<b>West</b>	Turnberry Trace 60 Units	Medium Intensity Corridor	Residential, Medium (R-2)

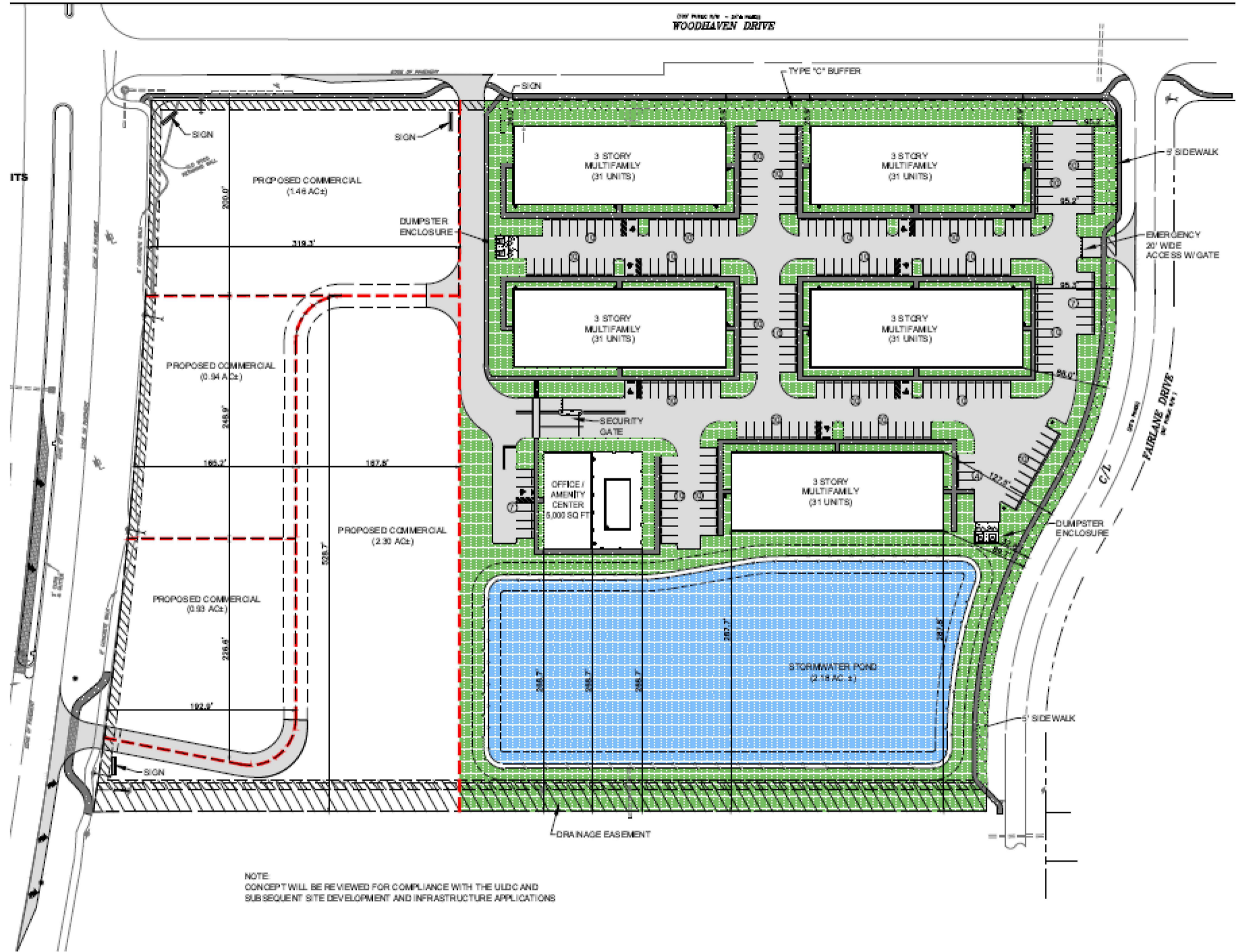
# Development Master Plan

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Nicola Tavernese, of Tavorb, LLC, the property owner, submitted a written petition request for a special exception to authorize a multi-family residential use development with a maximum of 155 dwelling units (five, 3-story buildings), with an amenity area and pool on a 10.34-acre portion of a parcel located on S. Toledo Blade Boulevard at Woodhaven Drive.

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Section 53.255(a) requires a special exception petition to include a development master plan at an appropriate scale showing placement, square footage and height of existing or proposed structures on the property; provisions for ingress and egress, off-street parking and off-street loading areas, locations of refuse and service areas and required yards and other open spaces.



NOTE:  
CONCEPT WILL BE REVIEWED FOR COMPLIANCE WITH THE ULDC AND  
SUBSEQUENT SITE DEVELOPMENT AND INFRASTRUCTURE APPLICATIONS

# Staff Review

<b>Staff Development Review Summary</b>	
<b>DS- Building Arborist</b>	No Objection <sup>1</sup>
<b>DS-Building Structural</b>	No Objection
<b>Finance</b>	No Objection
<b>Fire/Rescue</b>	Meets Requirements with Conditions <sup>2</sup>
<b>DS-Planning and Zoning</b>	Recommends Denial
<b>Parks and Recreation</b>	No Objection
<b>Public Works/P&amp;Z Environmental</b>	Meets Requirements with Conditions <sup>3</sup>
<b>Public Works Engineering</b>	No Objection <sup>4</sup>
<b>Public Works Stormwater</b>	No Objection <sup>5</sup>
<b>Public Works Solid Waste</b>	No Objection
<b>Utilities</b>	No Objection <sup>6</sup>

# COMPREHENSIVE PLAN (2017) ANALYSIS

## Chapter 1, Article I. Planning Vision

- ... the vision includes **availability of jobs and business opportunities**; the strength of existing and future neighborhoods; urban design; the provision of adequate utilities including potable water, sewer and solid waste disposal; the condition of streets; the quality of the Myakkahatchee Creek; the quality of open space and City parks; **the availability of** affordable living homes and diversified housing opportunities; and the accessibility and adequacy of health care, social services, **employment**, libraries, schools and protective services...

The proposed project is **NOT** consistent with the planning vision.

# COMPREHENSIVE PLAN (2017) ANALYSIS

## Chapter 2, Future Land Use Element

GOAL 1: Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

The proposed project is NOT consistent with Goal 1.

# COMPREHENSIVE PLAN (2017) ANALYSIS

## Chapter 2, Future Land Use Element

**Policy 1.1. Commercial – These lands are designated to provide areas in which customary and traditional conduct of trade, retail services, commerce and residential uses may be carried on without disruption by the encroachment and intrusion of incompatible residential and other uses (0.95 FAR, 15 DU/acre excluding bonuses, incentives or transfer of development rights. As a guideline, the residential should not exceed 50% of the floor area).**

**Because the policy includes only a guideline (not a requirement), the proposed development IS consistent with Policy 1.1.**

# COMPREHENSIVE PLAN (2017) ANALYSIS

## Future Land Use Element Objective 3 and Policy 3.3.

Objective 3: The economic base shall be increased and diversified relative to the City's economic tax base through planning and development activities which attract new business and industries, while also encouraging the expansion of existing businesses and industries as indicated in the Economic Development Element.

Policy 3.3: To promote overall sustainability and tax base diversification, the City shall pursue a goal of at least 18% non-residential development.

**The proposed project is NOT consistent with Objective 3 and Policy 3.3.**

# COMPREHENSIVE PLAN (2017) ANALYSIS

Chapter 2, Future Land Use Element Policy 1.1

Chapter 3, Transportation Element Policies 4.4. and 5.4.,

Chapter 8, Housing Element, Goal 1, Objective 1, and Policies 1.3, 1.7, 1.9, and 6.1

Chapter 11, Economic Development, Goal 5, and Policies 5.1.1, 5.1.2, and 5.1.5 of the Comprehensive Plan

**The proposed project IS consistent with the above goals, objectives, and policies.**

# UNIFIED LAND DEVELOPMENT CODE (2010) ANALYSIS

Exceptions, Section 53-259. Findings. A. Before any special exception shall be approved, the Planning and Zoning Advisory Board and City Commission shall determine that:

1. The granting of the special exception will not adversely affect the public interest, health, safety, and general welfare;
2. That the specific requirements in the Schedule of District Regulations (Part 2) governing the individual special exception, if any, have been met by the petitioner;

ULDC Section 53-259. A (3) includes a list of 16 findings (listed as letters a-p) that, if applicable, must be met. The findings will be listed separately for each special exception request as each must be able to stand on its own.

# UNIFIED LAND DEVELOPMENT CODE (2010) ANALYSIS

Three of the required findings have not been met:

- (a) The proposed use **IS NOT** consistent with the intent, goals, objectives, policies and programs of the City of North Port Comprehensive Plan and the intent of the zoning district as defined in this Unified Land Development Code for the area in which the property is located.
- (c) The proposed use, singularly or in combination with other previously approved special exceptions, **IS** detrimental to the health, safety, welfare, morals, order, comfort, convenience, appearance or prosperity of the neighborhood or adjacent uses; and (shall be) **IS NOT** an economic benefit to the economy of the City.
- (m) The proposed use adversely **AFFECTS** traffic flow, safety or control on the surrounding roadway system.

**Public Notice  
&  
Resolution  
Review**

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Notice of Public Hearings were mailed to the owner of the subject property and property owners within a 1,320-foot radius of the subject property on March 17, 2026.

The petition was also advertised in a newspaper of general circulation within the City of North Port on March 17, 2026.

The City Attorney has reviewed Resolution 2026-R-20.

**Staff  
Recommendation**

**Deny Resolution No. 2026-R-20**

**(Petition No. SPX-23-053)**

**(Accela File: PSE-23-00000053)**



**Questions?**