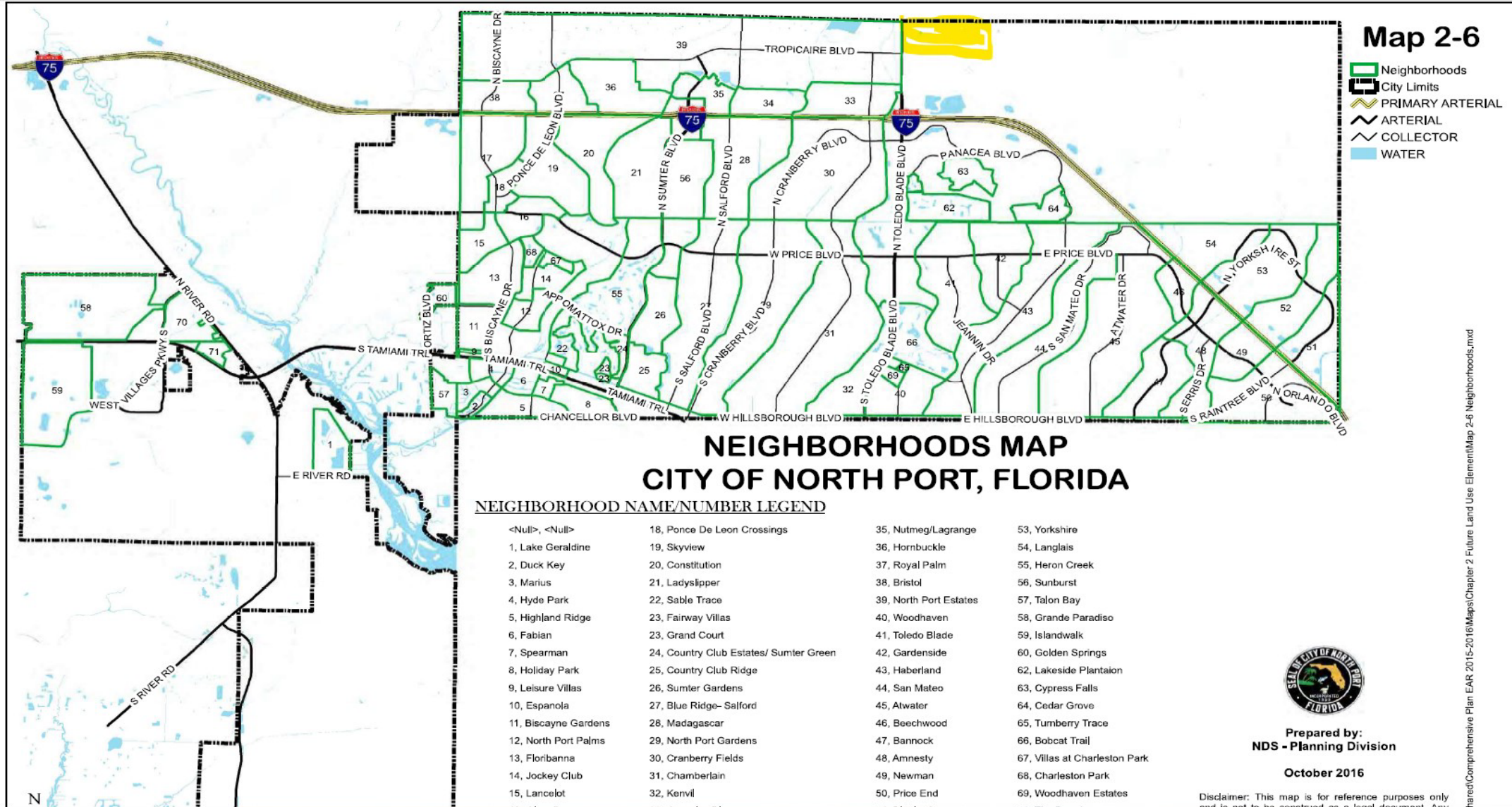


Toledo Blade 320 Project

Neighborhood Presentation

Neighborhood Map



hared/Comprehensive Plan EAR 2015-2016/Maps/Chapter 2 Future Land Use Element/Map 2-6 Neighborhoods.mxd

Florida Statute 163.3163

[Title XI](#)
COUNTY ORGANIZATION AND
INTERGOVERNMENTAL RELATIONS

[Chapter 163](#)
INTERGOVERNMENTAL
PROGRAMS

[View Entire
Chapter](#)

163.3163 Applications for development permits; disclosure and acknowledgment of contiguous sustainable agricultural land.—

(1) This section may be cited as the “Agricultural Land Acknowledgment Act.”

(2) **The Legislature finds that nonagricultural land which neighbors agricultural land may adversely affect agricultural production and farm operations on the agricultural land and may lead to the agricultural land’s conversion to urban, suburban, or other nonagricultural uses.**

The Legislature intends to reduce the occurrence of conflicts between agricultural and nonagricultural land uses and encourage sustainable agricultural land use. The purpose of this section is to ensure that generally accepted agricultural practices will not be subject to interference by residential use of land contiguous to sustainable agricultural land.

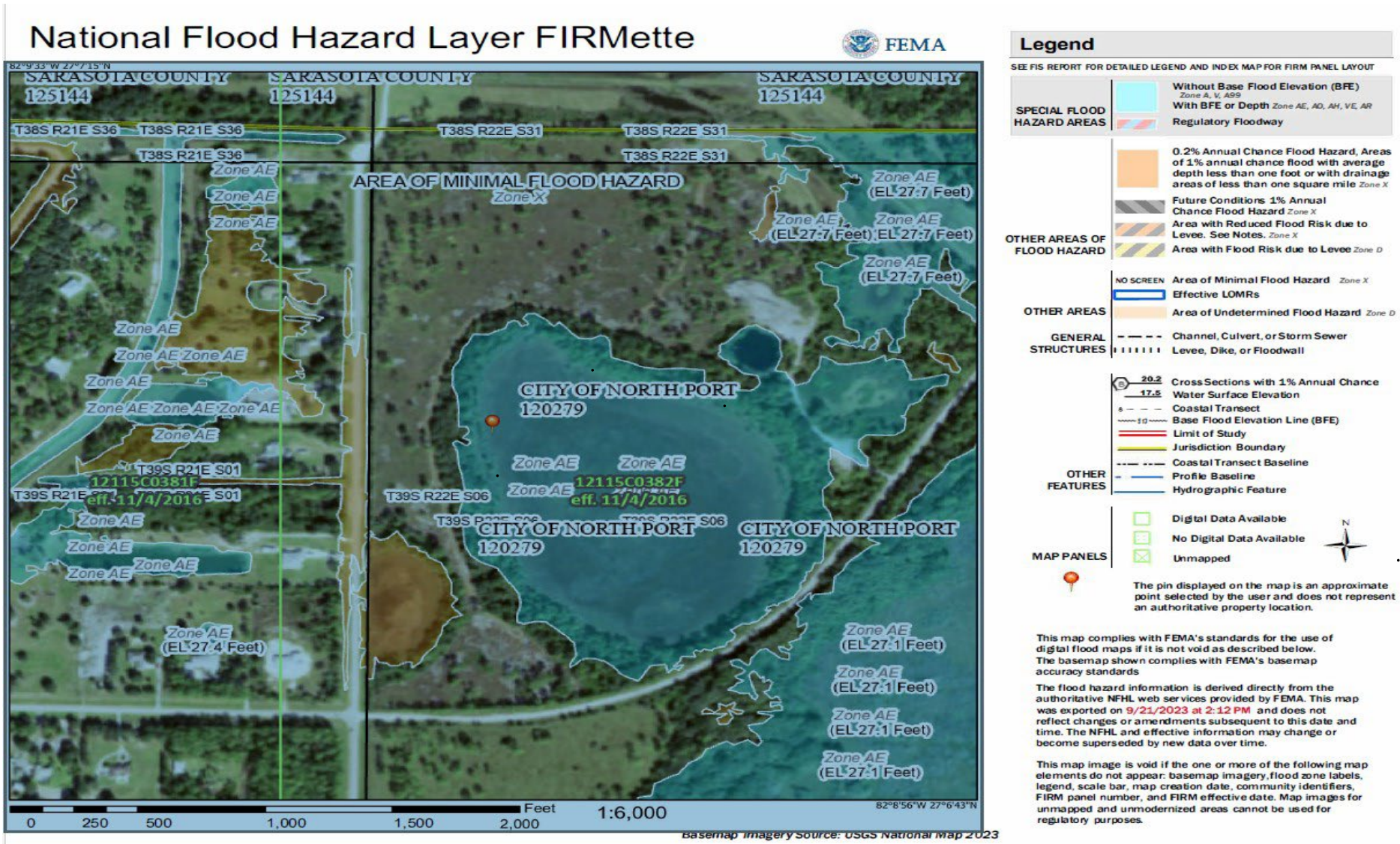
(3) As used in this section, the term:

(a) “Contiguous” means touching, bordering, or adjoining along a boundary. For purposes of this section, properties that would be contiguous if not separated by a roadway, railroad, or other public easement are considered contiguous.

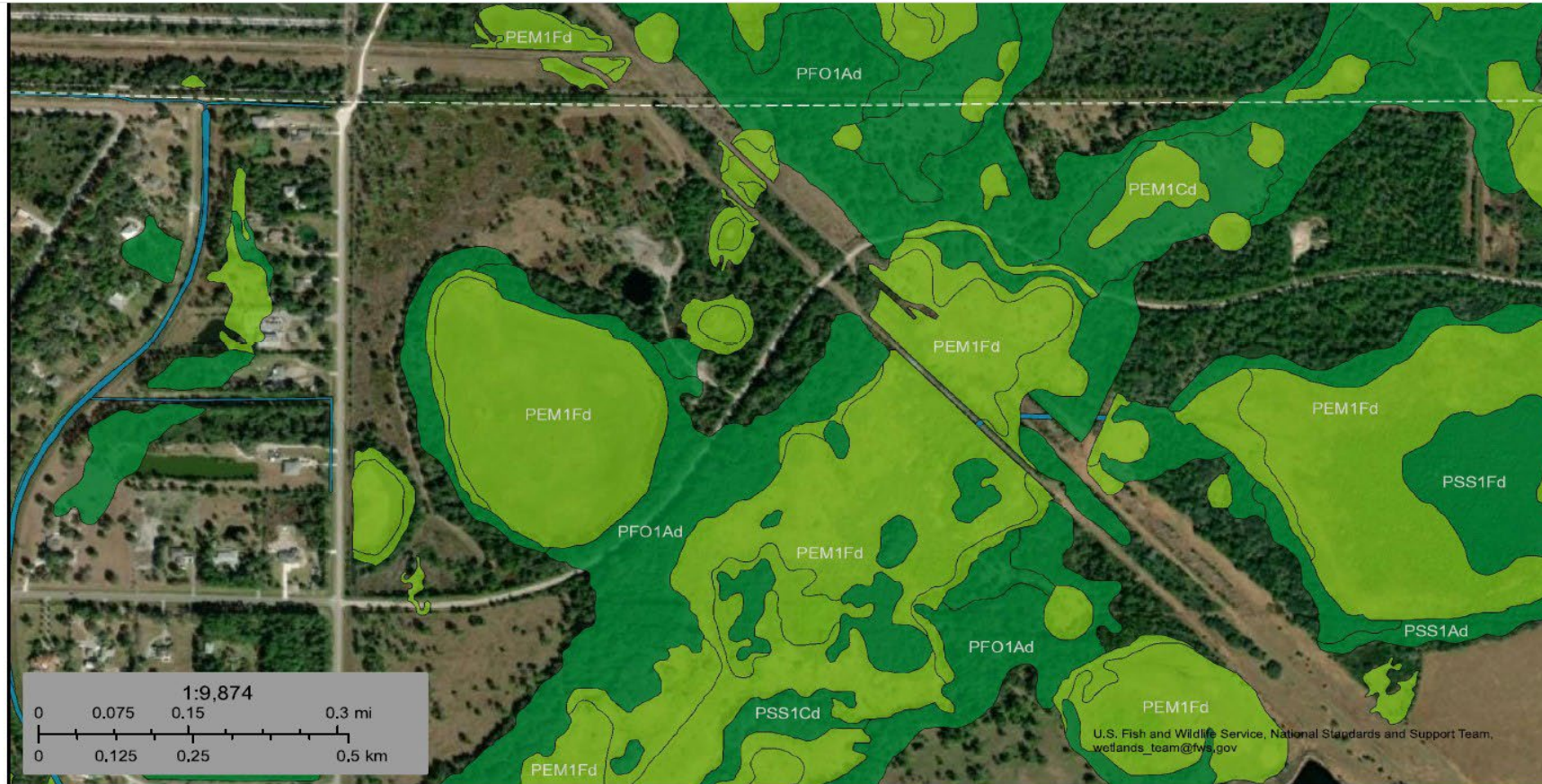
(b) “Farm operation” has the same meaning as defined in s. [823.14](#).

(c) “Sustainable agricultural land” means land classified as agricultural land pursuant to s. [193.461](#) which is used for a farm operation that uses current technology, based on science or research and demonstrated measurable increases in productivity, to meet future food, feed, fiber, and energy needs, while considering the environmental impacts and the social and economic benefits to the rural communities.

National Flood Hazard Layer FIRMMette



Nation Wetlands Inventory Map



July 11, 2023

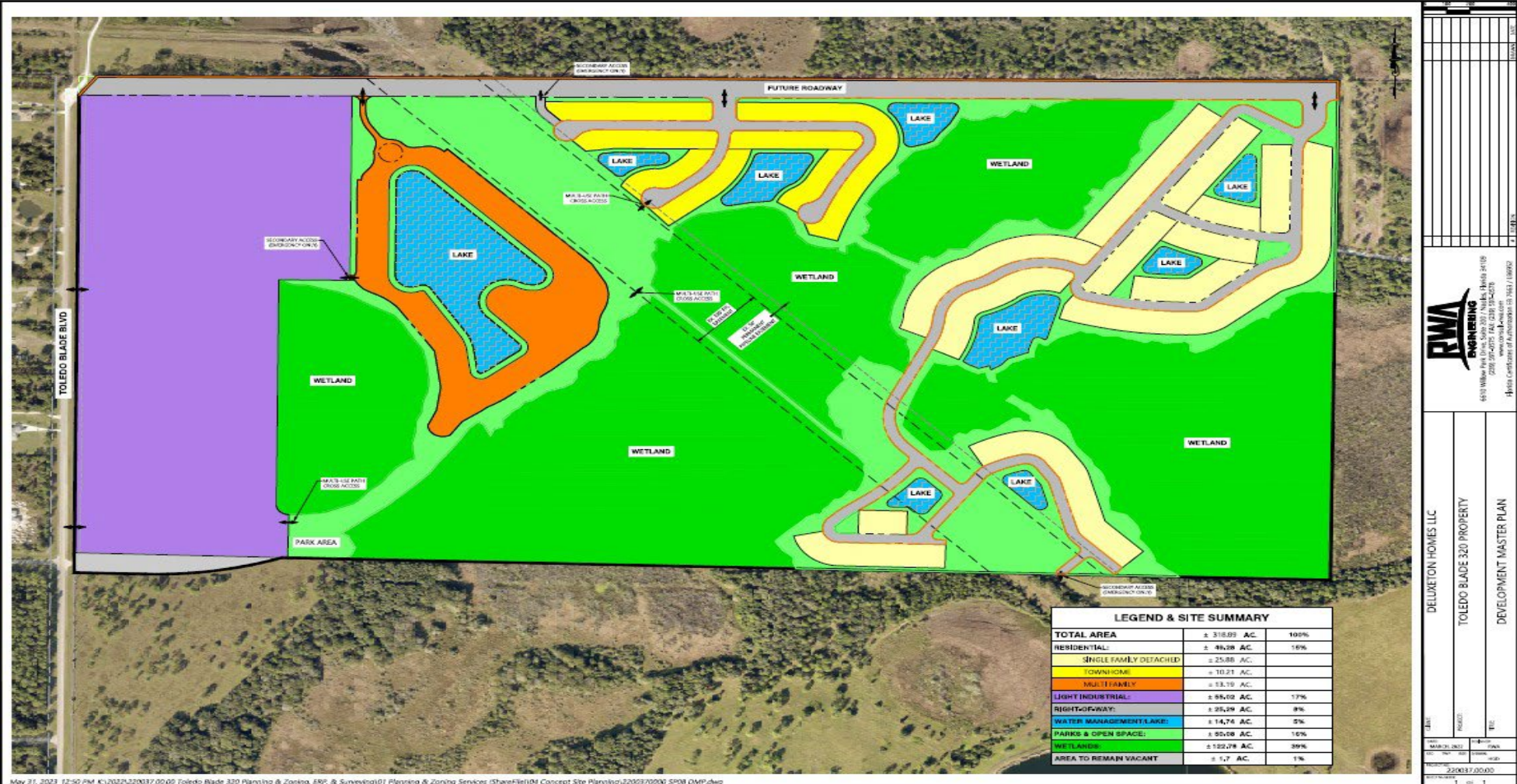
Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Development Plan Map



May 31, 2023 12:50 PM K:\2022\220037\00\00 Toledo Blade 320 Planning & Zoning, ERI, & Surveying\01 Planning & Zoning Services (SharePoint) Concept Site Planning\2200370000 SP08 OMP.dwg

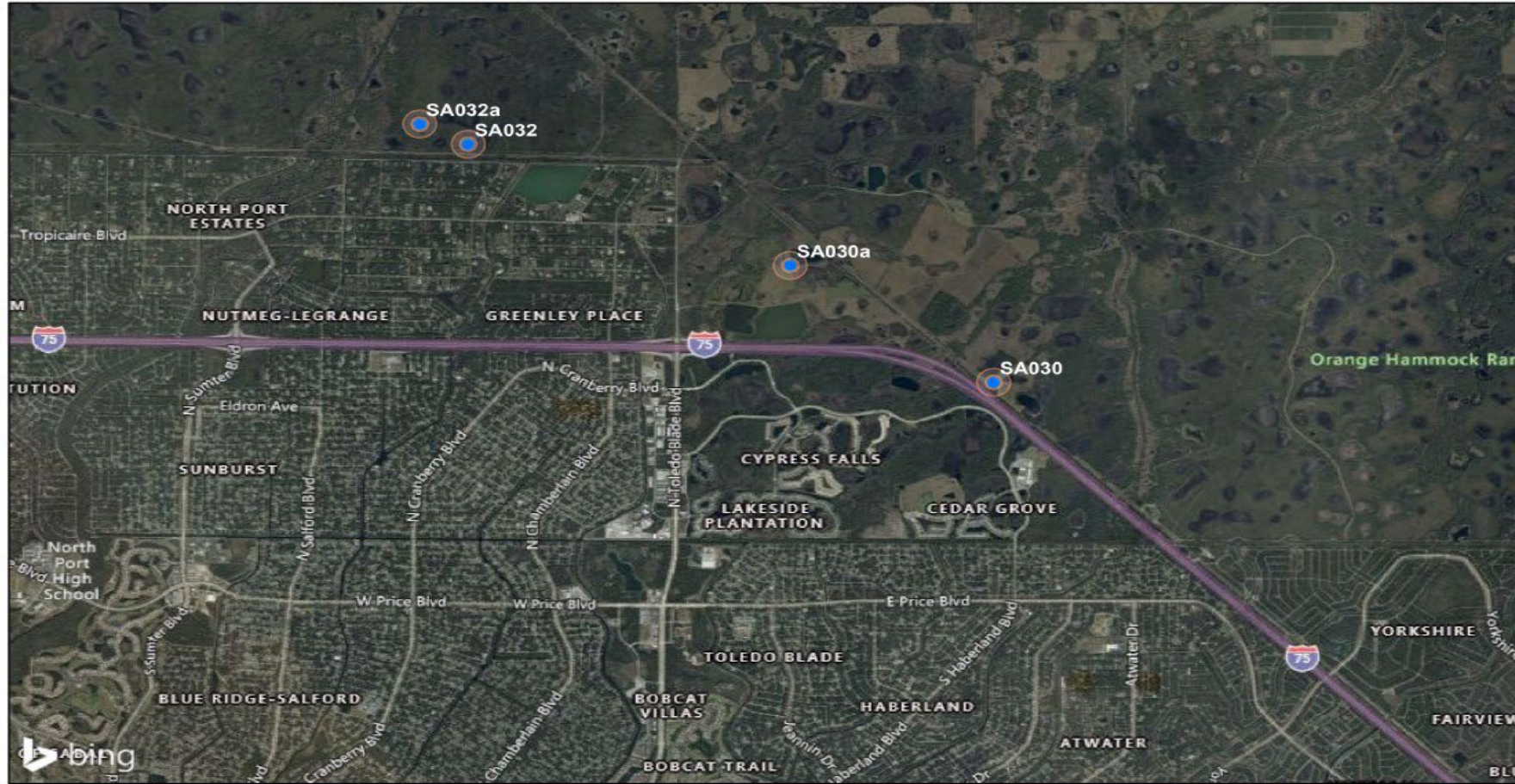
DELUKTON HOMES LLC
 TOLEDO BLADE 320 PROPERTY
 DEVELOPMENT MASTER PLAN

RWA ENGINEERING
 4410 Milliken Park Drive, Suite 207 / Andover, Ohio 44703
 2200 SPENCER FAN 2300 15-04278
 RWA is a member of the RWA Group of Companies (RWA / RWA2)

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO: 22003710000

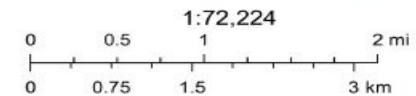
Eagles Nests in the vicinity

EagleWatch Map



9/21/2023, 3:50:38 PM

- Bald Eagle Nest Locations
- Permanent
- 330ft Buffer Around Nest Locations
- 660ft Buffer Around Nest Locations



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ArcGIS Web AppBuilder

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Past property owners

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

[View Qualification Codes](#) [View Instrument Types](#)

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
3/8/2023	\$9,250,000	2023042804	01	R&K ENTERPRISES OF NP LLC	WD
6/18/2010	\$81,300	2010079670	12	R & D TOLEDO BLADE LLC,	CT
8/8/2005	\$15,000,000	2005177209	01	R & K ENTERPRISES,OF NORTH PORT INC	WD
6/18/2004	\$2,500,000	2004117949	01	DEANS SR,STEPHEN T	WD
3/5/2002	\$900,000	2002044924	01	GLAWSON INVESTMENTS CORP,	WD
6/16/2000	\$92,300	2000164425	X2	CARLTON SARASOTA LLC,	WD
6/16/2000	\$1,585,800	2000076816	X2	MCK FARMS LTD,	WD
11/1/1980	\$0	1416/1510	01		NA

Email from Developer

From: [Ken Gallander](#)
To: [Carl Bengt](#); [Lori Barnes](#)
Cc: [Blake Finnegan](#); [Tim Roane](#); [Michael Pappas](#); [Ken Gallander](#)
Subject: RE: [EXTERNAL] Toledo Blade 320 - Potential PZAB hearing date
Date: Thursday, June 22, 2023 2:45:26 PM
Attachments: [image001.png](#)



Lori and Carl,

Doing my weekly check-in as I have to report to our client on the status by Friday.

Has legal finalized their review? As you know our client is very much in need of going before the PZAB in July.

Also, what is the city's process for a lot split. I cannot find any guidance in the ULDC. We need to work on creating the parcel, based on the legal description for the ILW portion, to be able to sell it to the end user/developer of the light industrial uses.

Thanks!

Ken

Kenrick Gallander, AICP

850-803-5621