



# HAPPY 4<sup>TH</sup> OF JULY!

**We Wish You A Joyful And Safe Celebration Of This Remarkable Day In Our Nation's History!**

## TOLEDO VILLAGE WOULD BRING 3,000 HOMES TO NORTH PORT

The proposed community, on a roughly 2,086-acre lot north of Interstate 75 and east of Toledo Blade Boulevard, was initially planned by HMTA Real Estate LLC in the mid-2000s.

Toledo Village is estimated to have approximately 3,000 "dwelling units" of living space built.

The project also includes commercial space in two "village centers" and grounds for a public park and a golf course, as well as several neighborhood centers spread throughout the development.

The first amendment called for both village centers to either have 35 acres of space each, or a combined space of 70 acres in space. The City Commission voted 4-to-1 in favor of the amendment with Mayor Barbara Langdon as the dissenting vote.

Explaining her dissent, Langdon said she felt it was "inappropriate" to directly make a design requirement for an individual project.

The second reaching for Toledo Village's new index map and pattern book is scheduled to take place at the upcoming regular City Commission meeting at 10 a.m. on Tuesday, June 13, at 4970 City Hall Blvd. Courtesy Frank Difiore/*The Daily Sun* (6/8/23)

## NORTH PORT OKS NEW TOLEDO VILLAGE PLANS

The new index map and pattern book for the proposed Toledo Village was approved through a second reading at the North Port City Commission on Tuesday.

Toledo Village is set to be on about 2,086 acres north of Interstate 75 and east of Toledo Blade Boulevard.

HMTA Real Estate LLC, the company spearheading the development, estimated the project would provide roughly 3,000 units with park and civic space.

Toledo Village previously had an index map and pattern book approved in 2007. The project was put on pause following the 2007-08 housing crash and recession.

The final calculation estimated about 659 acres for residential development and 64 acres for non-residential spaces like the proposed village and neighborhood centers or park space.

Of those 64 acres, just 10 acres will be set aside for commercial purposes — five each at one of the two village centers. Previously, the project had just 5 acres total for commercial development. Courtesy Frank Difiore/*The Daily Sun* (6/15/23)

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**SUFFOLK CONSTRUCTION NEARS FINISH LINE OF BUILDING SUNSEEKER RESORT**

The 785-room Sunseeker Resort Charlotte Harbor is nearing the end of construction, with the last of six cranes on-site scheduled to be removed July 10.

Guest reservations are being accepted for stays beginning Oct. 16.

Pete Tuffo, president of the Gulf Coast region for Suffolk Construction and president of the company's national gaming and hospitality division, said about 800 construction workers have been on-site, at least six days a week, for most of the duration of the project. That includes now, as construction heads toward the finish line.

Sunseeker broke ground in March 2019, and construction paused in March 2020 when the COVID-19 pandemic began before resuming in August 2021.

The buildings measure a combined 1.4 million square feet, with 80,000 square feet of convention space. Driving from end to end, it measures about half a mile and is all packed between the harbor and U.S. 41. The Sunseeker Resort has what it is billing as the largest rooftop pool in Florida. Built 127 feet up, it will be filled with 127,000 gallons of water.

The resort is spread across 22 acres.  
Courtesy David Dorsey/*Gulfshore Business*

**SEAGATE DEVELOPMENT GROUP ANNOUNCES COMPLETION OF 9 ACRE COMPLEX FOR ABC SUPPLY, INC IN CHARLOTTE COUNTY**

Phase one, the spacious 60,000-plus sq-ft warehouse at [7000 Commerce Parkway](#) at Airport Drive near the Punta Gorda Airport was completed and turned over two months ago. Besides warehouse space, the structure includes over 6,000 sq-ft of office space, a large customer product showroom, and customer sales and distribution center. The six-acre development also features a high-security fenced outdoor yard.

The mega wholesale supply company is heavily stocking up on roofing and exterior supplies to accommodate SWFL's post hurricane Ian and future needs. Courtesy Charlotte County EDC

**Thought For The Day:** "We're blessed with the opportunity to stand for something – for liberty and freedom and fairness. And these are things worth fighting for, worth devoting our lives to." – [Ronald Reagan](#)

**FDOT UPDATE**

June 25, 2023

**SR 777 River Road from I-75 to US 41:** Construction project: Motorists can expect pond excavation near Venice Avenue on the northbound roadway and near West Villages Parkway on the southbound roadway. Embankment activities continue on the southbound roadway from US 41 to Stoney Creek Boulevard and curb and gutter is being installed at various areas on southbound roadway. Trucks will be crossing the road at various locations using intermittent flagging operations. Drainage installation will also continue throughout the project, electrical conduit is being installed in various locations and signal posts and arms are being constructed. Traffic may be shifted slightly from Stoney Creek Boulevard to just south of I-75. Please pay attention to the signs. Courtesy FDOT

**COUNTY OKS REZONING FOR PARKSIDE VILLAGE: HOTEL, APARTMENTS, STORES, OFFICES**

Charlotte County commissioners approved a zoning change which paves the way for Parkside Village — Port Charlotte's new "downtown."

Development firm JLJI PC, LLC can now proceed with plans to transform the Promenades Mall site at 3280 Tamiami Trail, into a small city containing 791 apartments, 600 hotel rooms and 500,000 square feet of commercial uses.

"Promenades Mall back in the 1970s was the center of town," said Robert Berntsson, an attorney with the Big W Law Firm, who represents the developers.

It began in 2011 when the county approved the Parkside Citizens Master Plan, which conceptualized a neighborhood that would be "safe and attractive, urban in character, known for great public spaces, fostering community, livable and walkable, supporting and sustaining economic growth, and having an identifiable destination," she said.

Although the design has not yet been finalized, conceptual rendering submitted by the development firm show a 26-acre town square of sorts, with restaurants, tall buildings, shops, offices, and recreation. Courtesy Nancy J. Semon/*The Daily Sun* (6/15/23)



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