

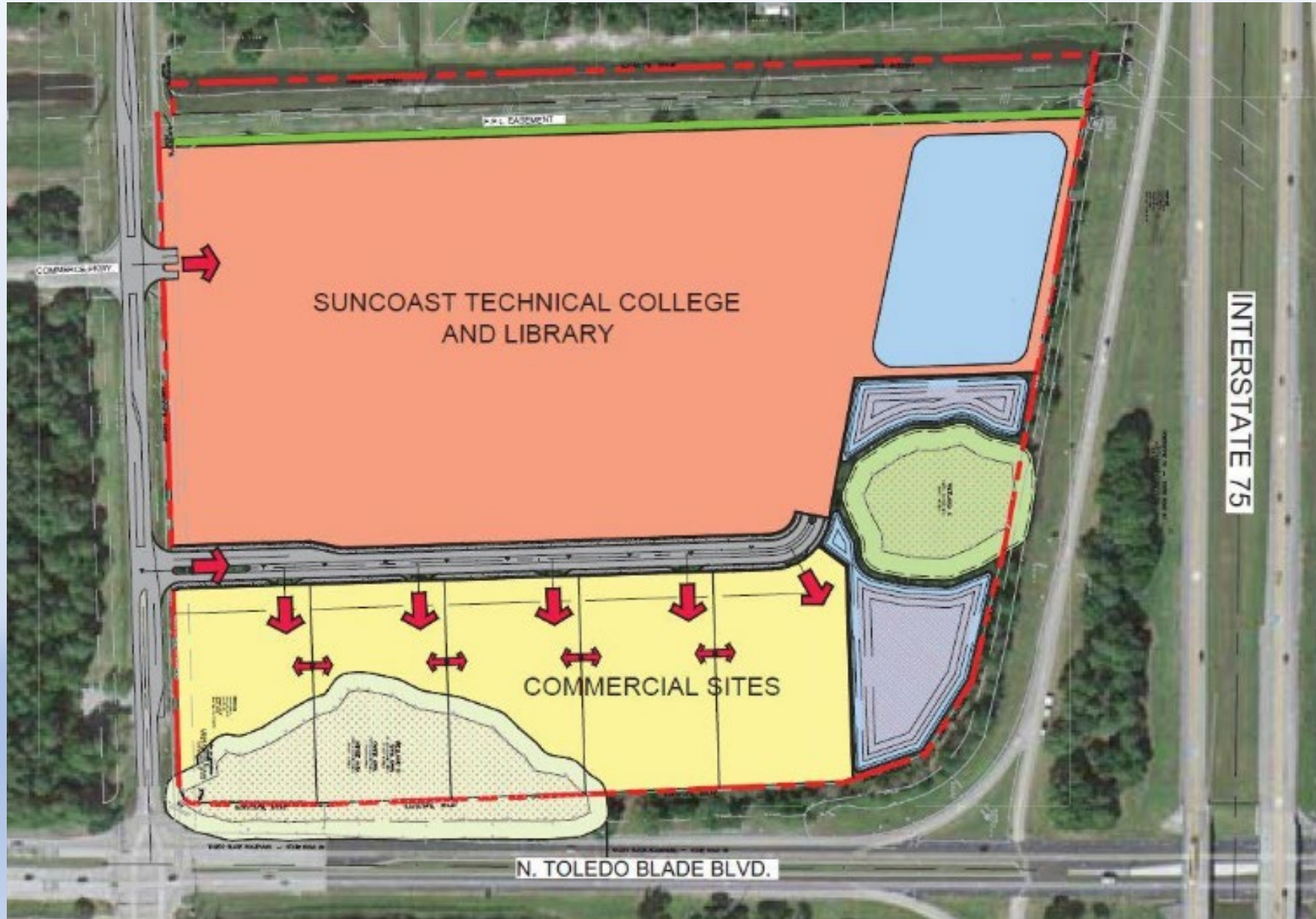
# Suncoast Technical College Commercial Outparcels Development Master Plan Amendment

*Planning & Zoning Advisory Board*

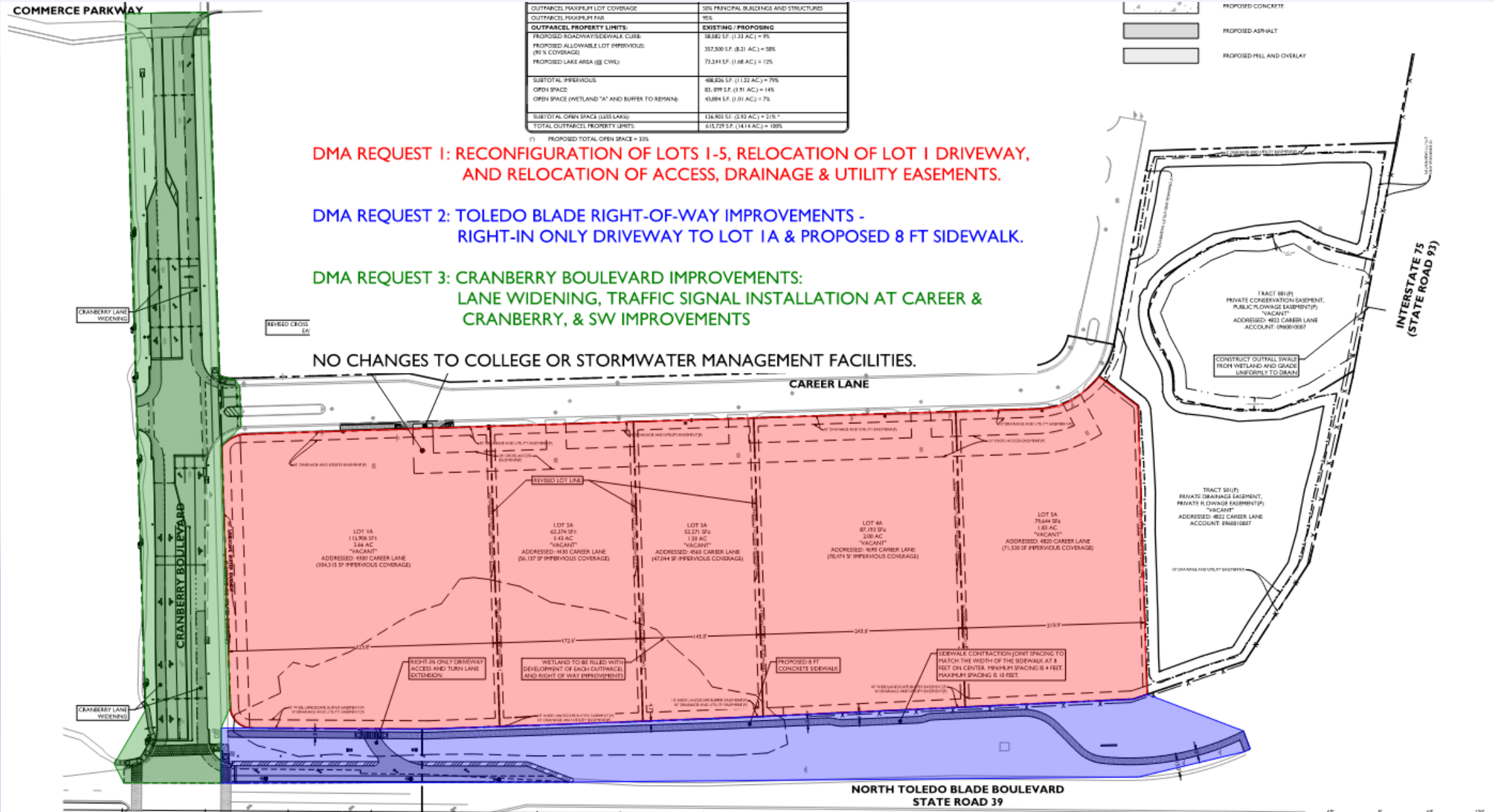
*DMA-21-269*

*March 2, 2023*

# Development Master Plan



# Development Master Plan Amendment Request



CAREER LANE

REVISED CROSS ACCESS EASEMENT

RELOCATED DRIVEWAY

**LOT 1**  
APPROVED SF: 80,095  
PROPOSED SF: 115,906

**LOT 2**  
APPROVED SF: 79,438  
PROPOSED SF: 62,374

**LOT 3**  
APPROVED SF: 79,238  
PROPOSED SF: 52,271

**LOT 4**  
APPROVED SF: 78,641  
PROPOSED SF: 87,193

**LOT 5**  
APPROVED SF: 79,626  
PROPOSED SF: 79,644

LOT 1A  
115,906 SF±  
2.66 AC  
"VACANT"  
ADDRESSED: 4300 CAREER LANE  
(104,315 SF IMPERVIOUS COVERAGE)

LOT 2A  
62,374 SF±  
1.43 AC  
"VACANT"  
ADDRESSED: 4430 CAREER LANE  
(56,137 SF IMPERVIOUS COVERAGE)

LOT 3A  
52,271 SF±  
1.20 AC  
"VACANT"  
ADDRESSED: 4560 CAREER LANE  
(47,044 SF IMPERVIOUS COVERAGE)

LOT 4A  
87,193 SF±  
2.00 AC  
"VACANT"  
ADDRESSED: 4690 CAREER LANE  
(78,474 SF IMPERVIOUS COVERAGE)

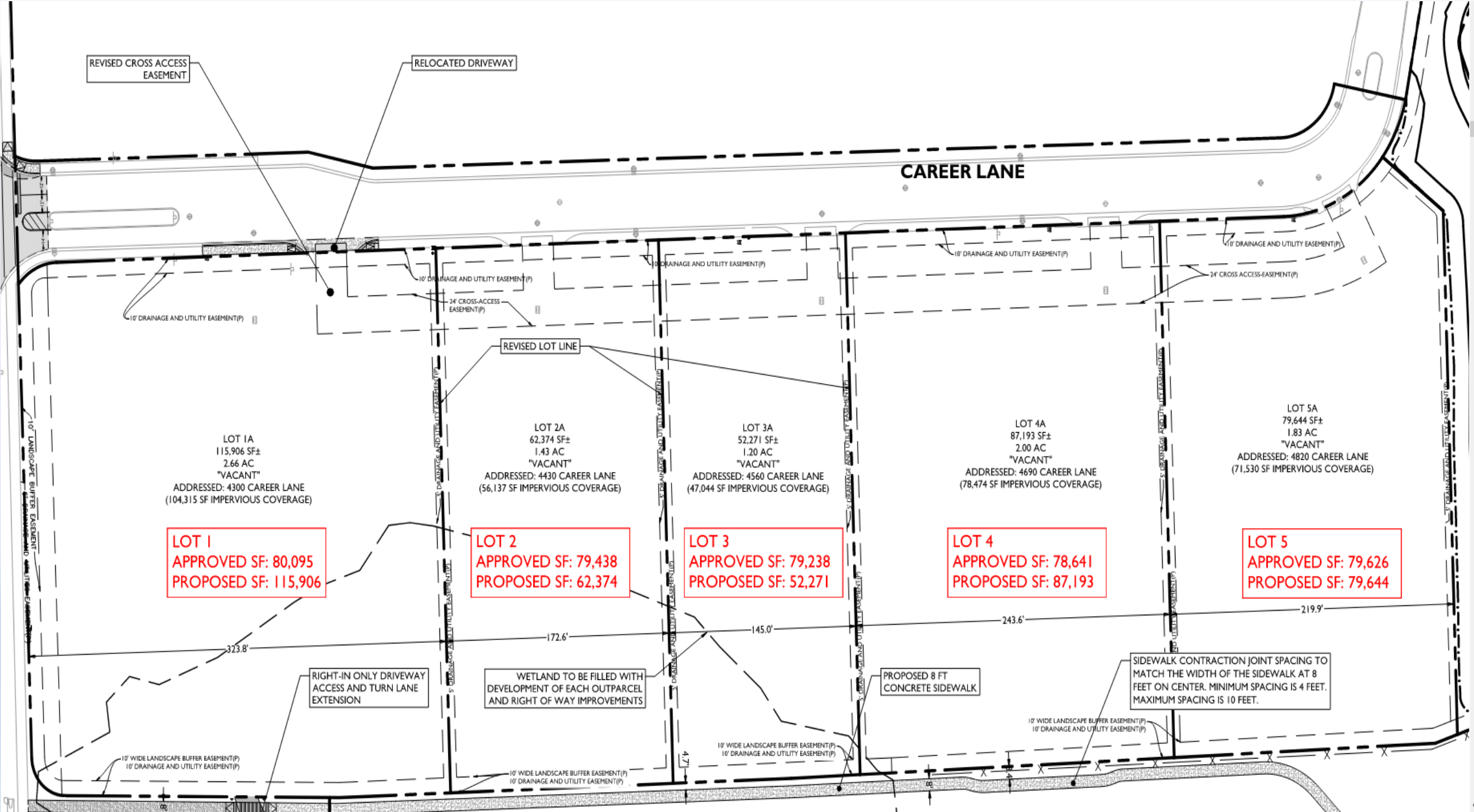
LOT 5A  
79,644 SF±  
1.83 AC  
"VACANT"  
ADDRESSED: 4820 CAREER LANE  
(71,530 SF IMPERVIOUS COVERAGE)

RIGHT-IN ONLY DRIVEWAY  
ACCESS AND TURN LANE  
EXTENSION

WETLAND TO BE FILLED WITH  
DEVELOPMENT OF EACH OUTPARCEL  
AND RIGHT OF WAY IMPROVEMENTS

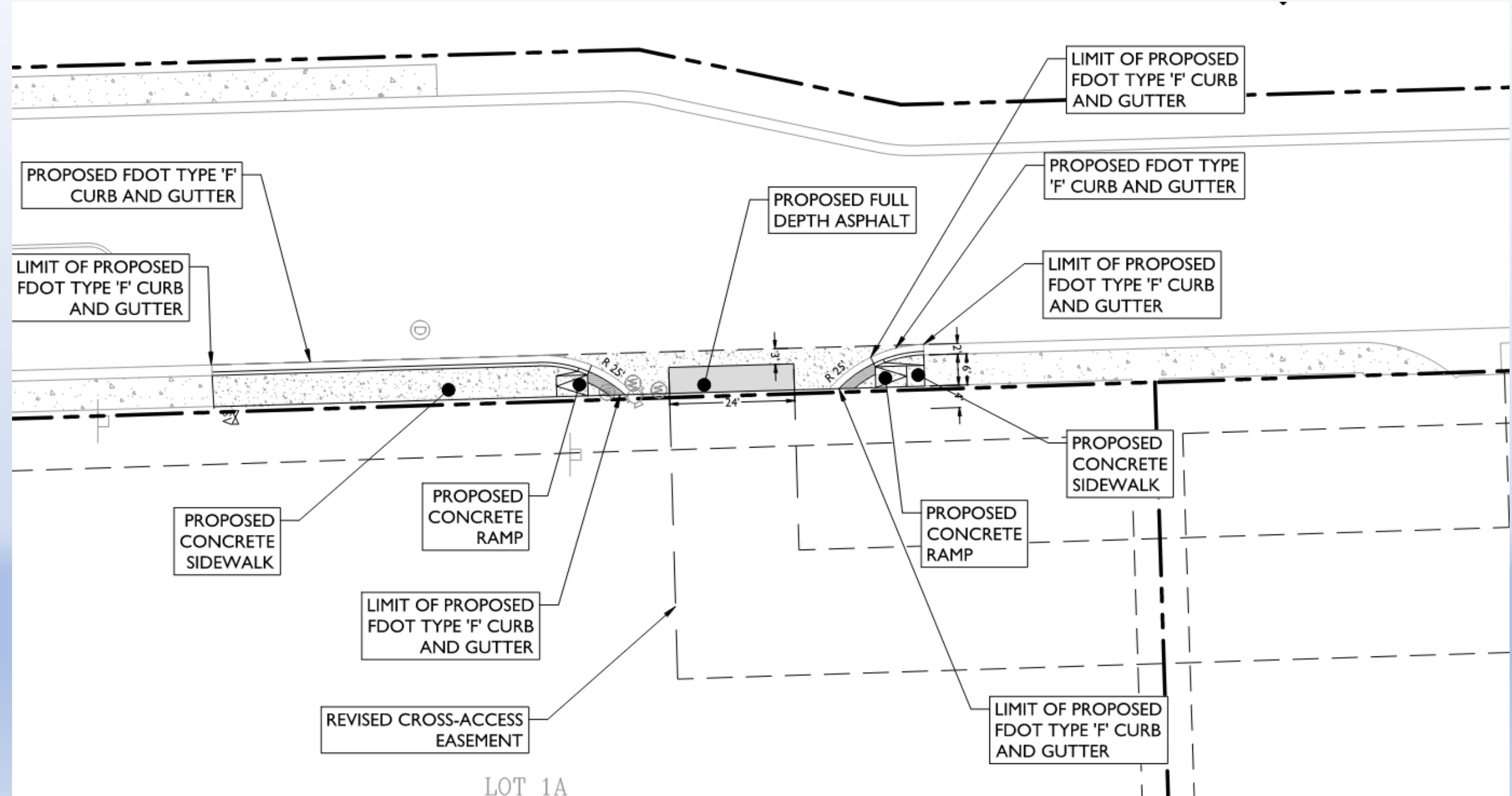
PROPOSED 8 FT  
CONCRETE SIDEWALK

SIDEWALK CONTRACTION JOINT SPACING TO  
MATCH THE WIDTH OF THE SIDEWALK AT 8  
FEET ON CENTER. MINIMUM SPACING IS 4 FEET.  
MAXIMUM SPACING IS 10 FEET.

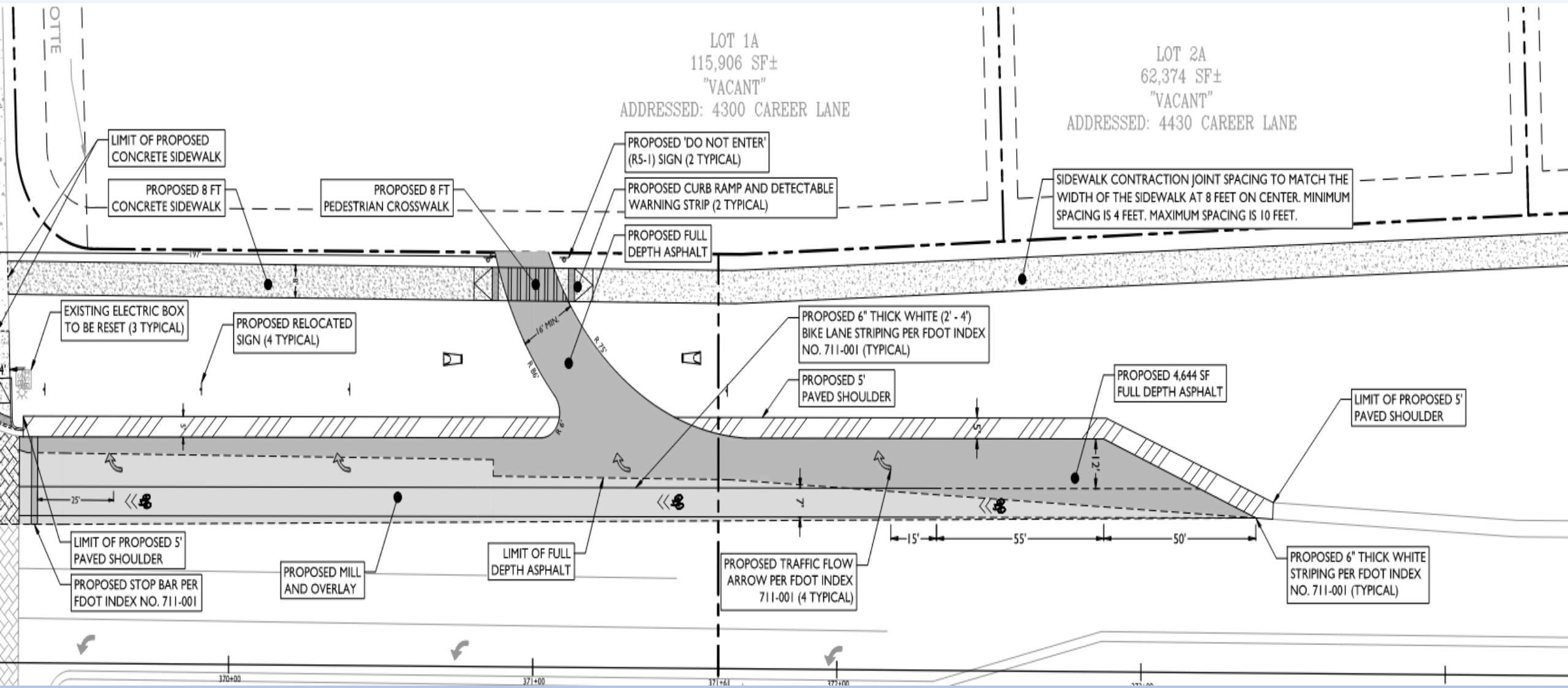




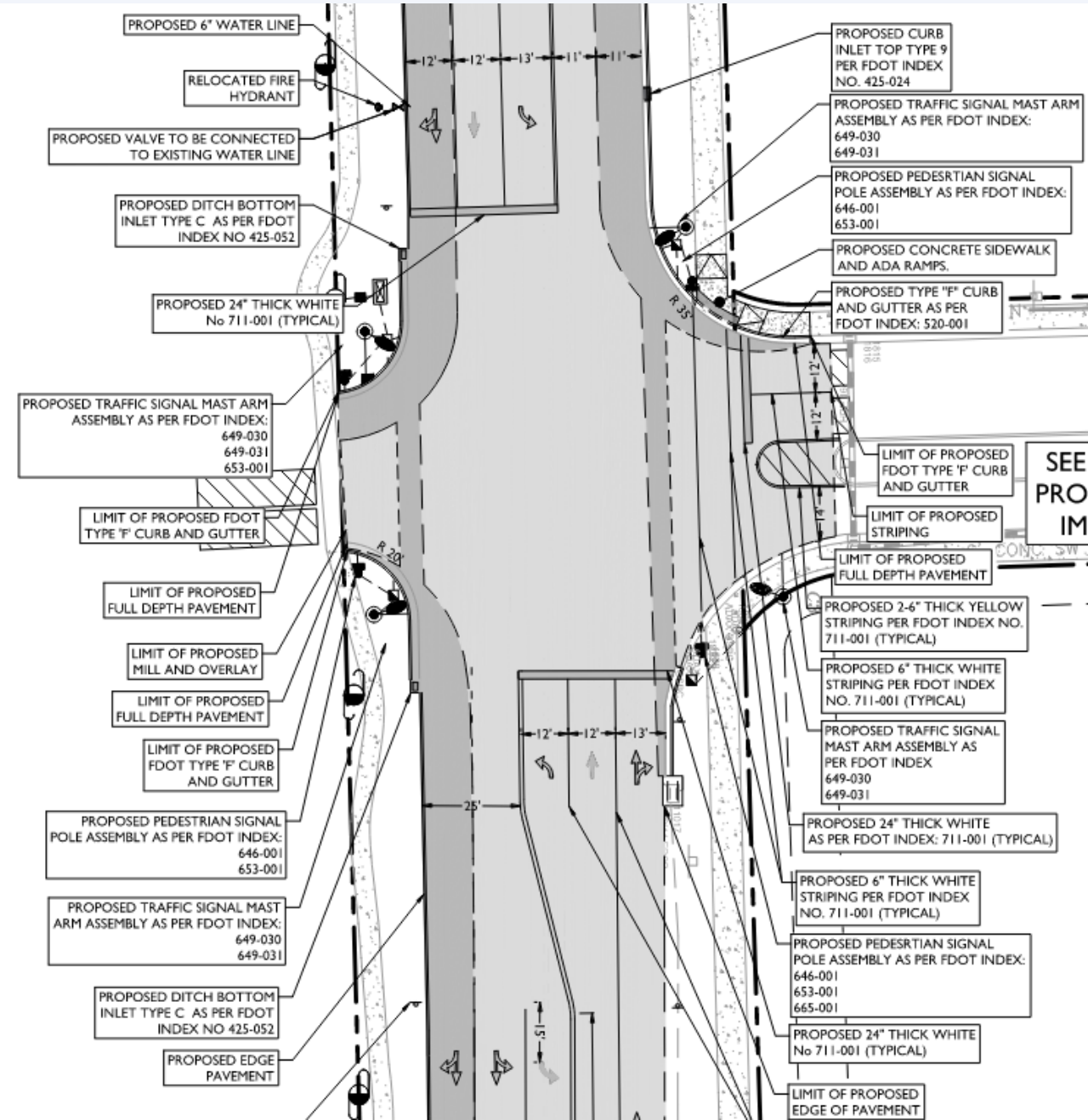
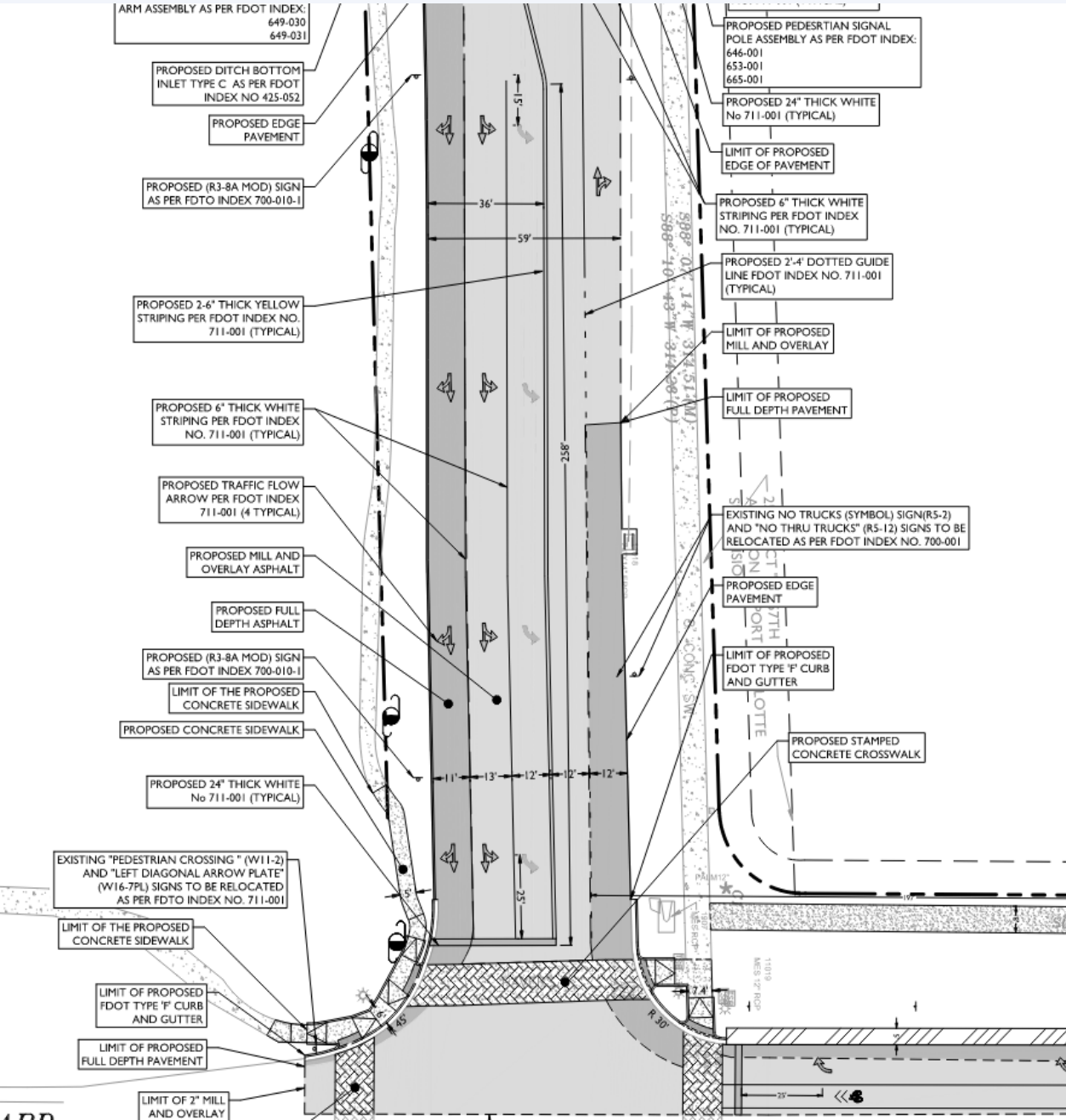
# LOT 1 CAREER LANE DRIVEWAY RELOCATION



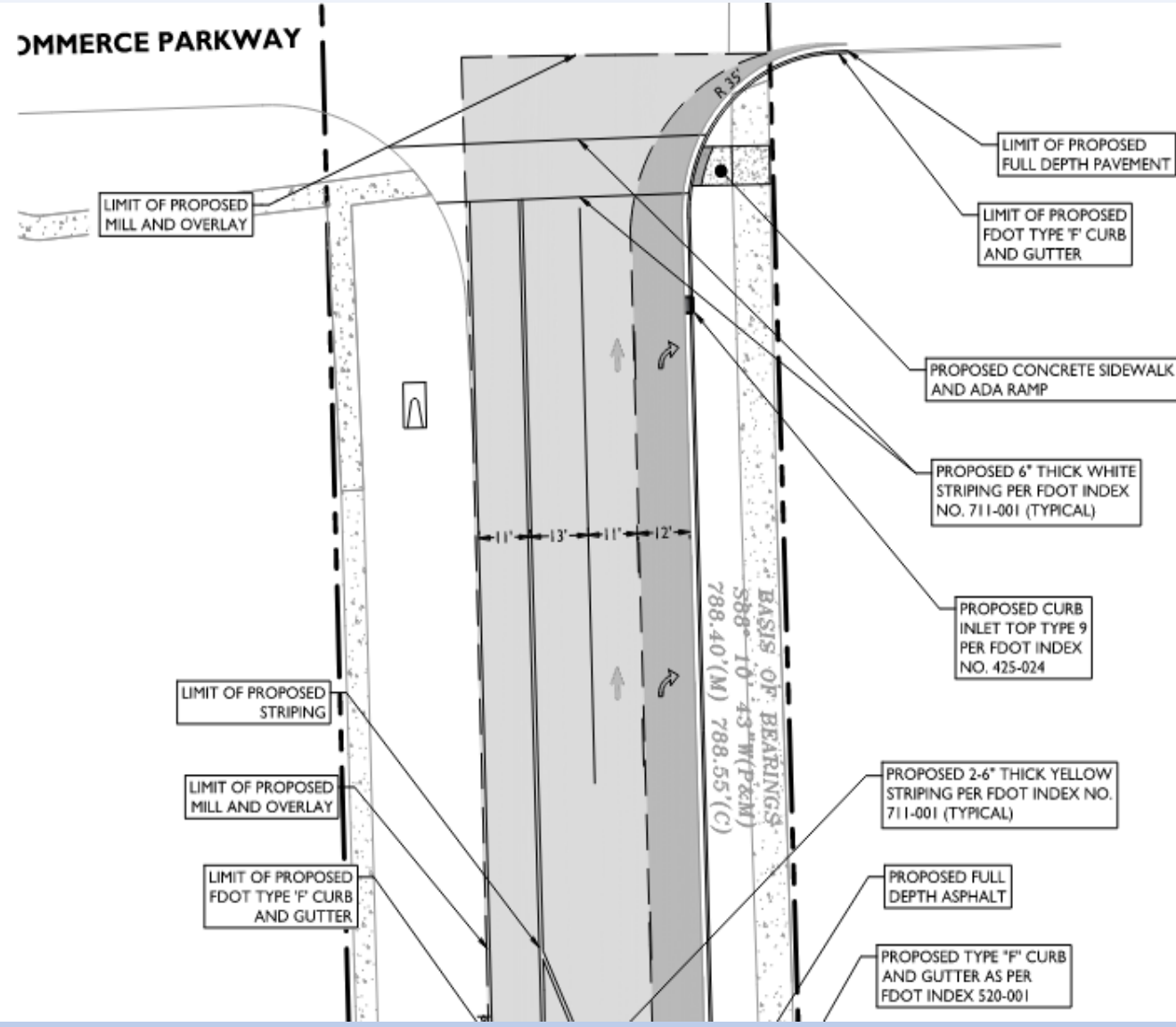
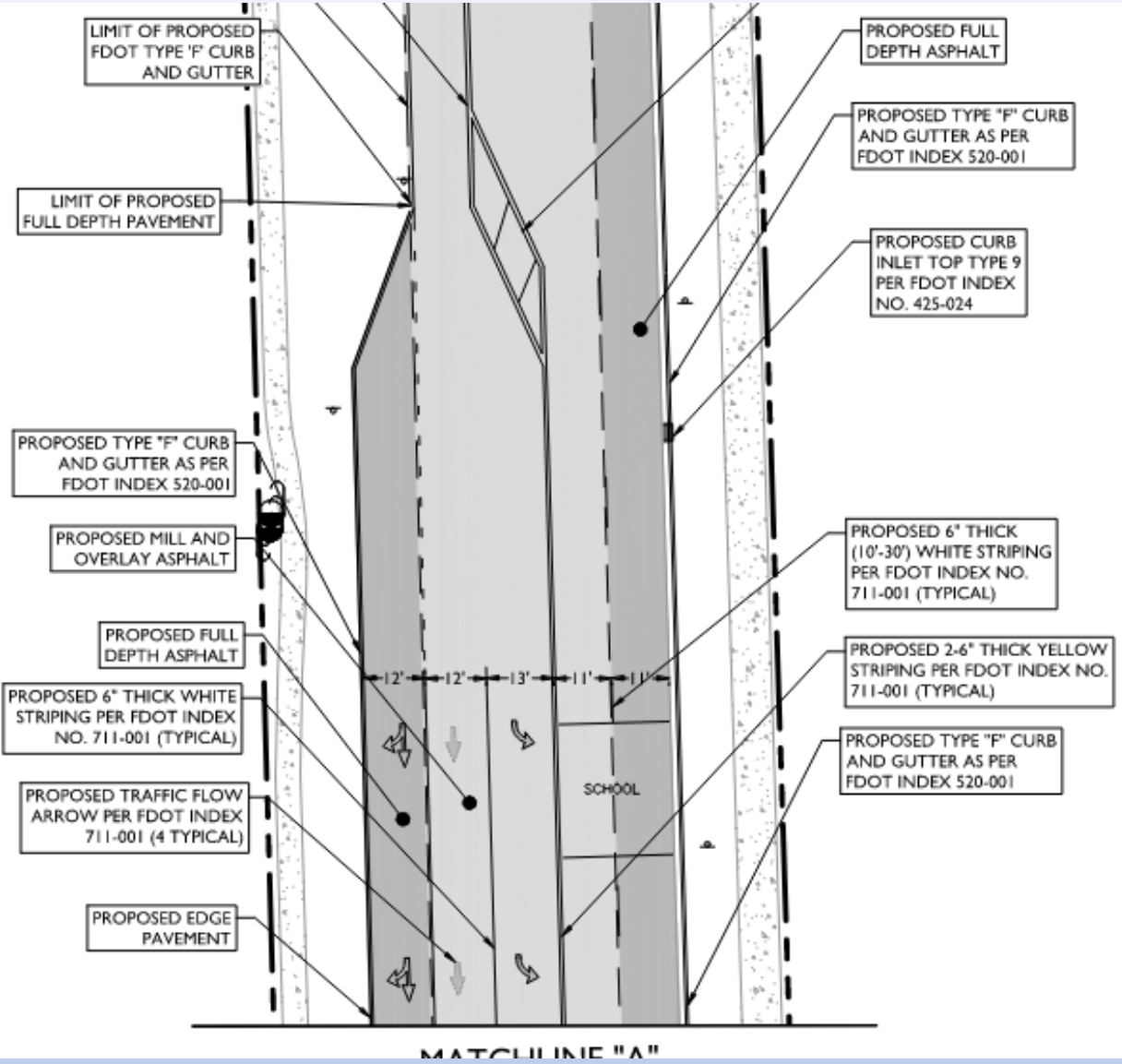
# TOLEDO BLADE RIGHT INGRESS DRIVEWAY



# CRANBERRY BOULEVARD ROADWAY IMPROVEMENTS



# CRANBERRY BOULEVARD ROADWAY IMPROVEMENTS





# CRANBERRY BOULEVARD ROADWAY POND IMPROVEMENTS



# CITY OF NORTH PORT CONSISTENCY

- Our office is in agreement that the project is consistent with City of North Port Comprehensive Plan Chapter 2 Policy 2.41, Chapter 3 Policy 2.1, and City of North Port Unified Land Development Code Chapter 53 as detailed in Staff's Report.

# QUESTIONS?

