



Suncoast Technical College Commercial Outparcels Development Master Plan Amendment

Petition No. DMA-21-269

Presented by: The Planning and Zoning Division



Overview

Applicant: James Angeloni, Managing Member of Toledo Blade Partners, LLC

Property Owner: Toledo Blade Partners, LLC

Request: Development Master Plan Amendment to reconfigure lot sizes, easements, and roadway improvements on Toledo Blade and Cranberry Boulevard for the technical college commercial outparcels.

Location: West of and adjacent to N. Toledo Blade Boulevard and north of and adjacent to N. Cranberry Boulevard

History

- Approved in 2015 DMP-15-024
- Suncoast Technical College/Library
- 5 Commercial Outparcels



Proposed Amendments

Reconfiguring lot sizes and easements, including the cross-access easements.

Adding a right in driveway from Toledo Blade Boulevard southbound.

Traffic signal at the intersection of Career Lane and Cranberry Boulevard.

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE LEFT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS SHALL TO THE FULLEST EXTENT PERMITTED BY LAW, INDUSTRY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING COSTS OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE HEAD AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT FIRST WRITING CONSENT FROM THE OWNER OR PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURES TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN CRITERIA REFLECTED WITHIN THIS PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO REMAIN AT ALL TIMES DURING CONSTRUCTION IN POSSESSION OF THE SITE AT ALL TIMES DURING CONSTRUCTION AND CONDUCT ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

OUTPARCEL DEVELOPMENT NOTES

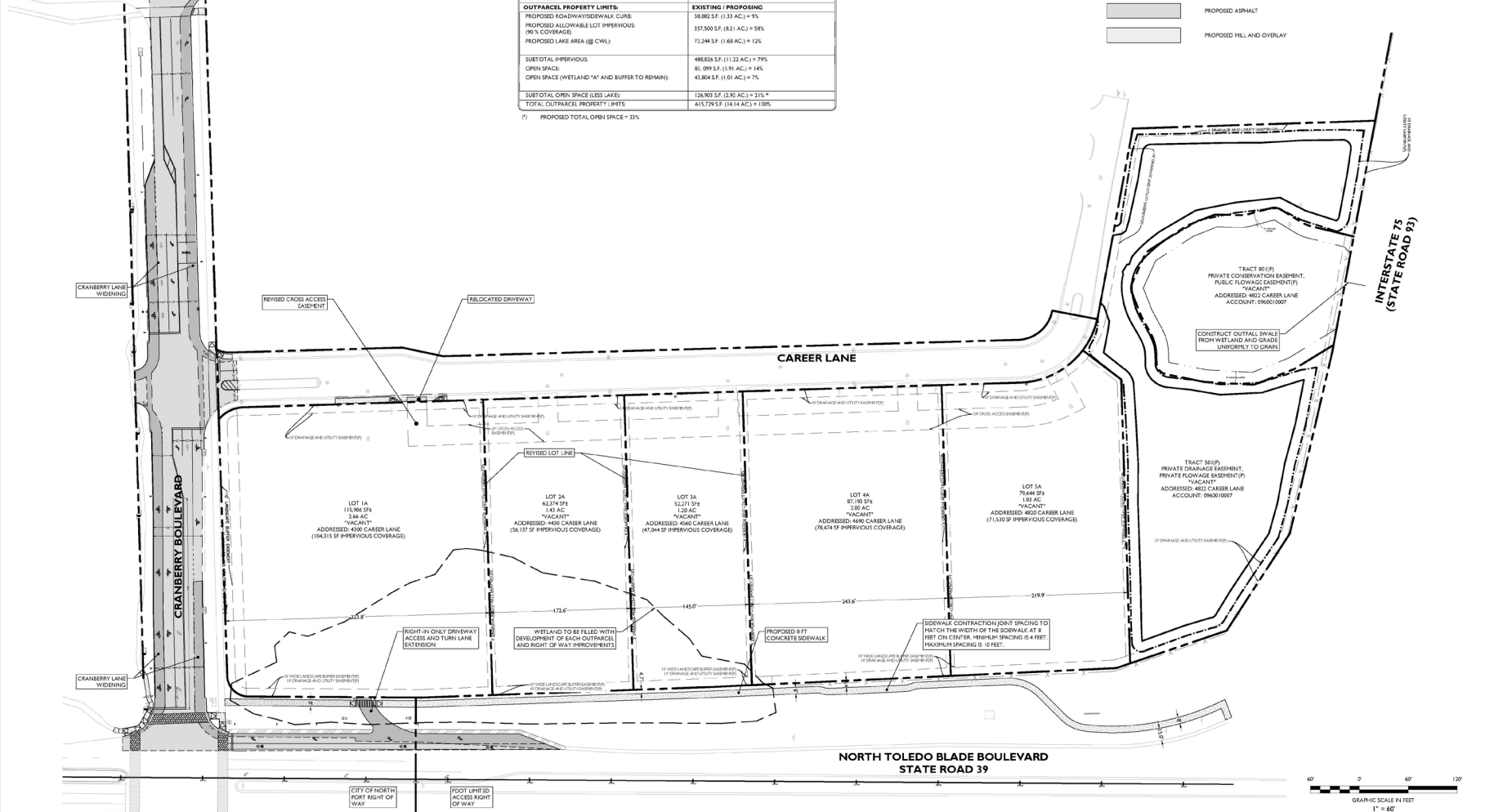
- FUTURE OUTPARCEL DEVELOPMENT SHALL FOLLOW CITY OF NORTH PORT STANDARDS AND REQUIREMENTS FOR SITE DEVELOPMENT.
- AS PART OF FUTURE OUTPARCEL DEVELOPMENT, AN ACCURATE TREE SURVEY SHALL BE PROVIDED AT THE TIME OF SITE DEVELOPMENT PERMITTING. THE TREE SURVEY SHALL INDICATE SPECIES AND DIAMETER AS WELL AS TREES TO BE PRESERVED. WHERE ANY HERITAGE TREES ARE LISTED TO BE PRESERVED, A MITIGATION FEE WILL APPLY IN ACCORDANCE WITH CITY OF NORTH PORT REGULATIONS.
- INDEPENDENT BUILDING PERMITS SHALL BE REQUIRED FOR ANY FUTURE STRUCTURES (IE BUILDING, SIGN, WALLS, FENCES, DUMPSTERS, ETC.) AS PART OF LOT DEVELOPMENT.
- AT THE TIME OF OUTPARCEL DEVELOPMENT, PROPOSED DUMPSTERS AND SCOPING FOR CORALS, APPROACH SLABS, ETC. SHALL BE PROVIDED.
- AT THE TIME OF OUTPARCEL DEVELOPMENT REVIEW, PLANS SHALL INCLUDE AUTO-TURN EXHIBITS INDICATING PROPER VEHICLE CIRCULATION (IE. REFUSAL, EMERGENCY, ETC.)

SYMBOL DESCRIPTION

- PROPERTY LINE
- TOP OF BANK
- SETBACK LINE
- EXISTING WETLAND LINE
- SAWCUT LINE
- PROPOSED CURB
- EASEMENT
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED HILL AND OVERLAY



COMMERCE PARKWAY



SITE DATA	
ZONING	PLANNED COMMUNITY DEVELOPMENT (PCD)
OUTPARCEL DEVELOPMENT MASTER PLAN APPROVED USES	COMMERCIAL
OUTPARCEL MAXIMUM LOT COVERAGE	50% PRINCIPAL BUILDINGS AND STRUCTURES
OUTPARCEL MAXIMUM LOT AREA	95%
OUTPARCEL PROPERTY LIMITS	
EXISTING / PROPOSING	
PROPOSED ROADWAY SIDEWALK CURB	58,063 S.F. (1.33 AC) = 9%
PROPOSED ALLOWABLE LOT IMPERVIOUS 90% COVERAGE	337,500 S.F. (8.21 AC) = 58%
PROPOSED LAKE AREA @ CWL	71,244 S.F. (1.69 AC) = 12%
SUB-TOTAL IMPERVIOUS	
	468,824 S.F. (11.32 AC) = 79%
OPEN SPACE	81,099 S.F. (1.91 AC) = 14%
OPEN SPACE (WETLAND "A" AND BUFFER TO REMAIN)	43,864 S.F. (1.01 AC) = 7%
SUB-TOTAL OPEN SPACE (LESS LAKE)	
	126,963 S.F. (2.91 AC) = 21%*
TOTAL OUTPARCEL PROPERTY LIMITS	615,728 S.F. (14.14 AC) = 100%
(*) PROPOSED TOTAL OPEN SPACE = 23%	

DATE	ISSUE	BY	DESCRIPTION
01/12/2021	01	AMK	FOR MUNICIPAL REVIEW/PERMITS FOR MUNICIPAL SUBDIVISION
01/14/2021	01	ALC	FOR MUNICIPAL SUBDIVISION
02/02/2021	02	ASB	CITY OF NORTH PORT COMMENTS
03/01/2021	03	ASB	CITY OF NORTH PORT REVIEW
03/01/2021	03	ESB	FOR CLIENT REVIEW

NOT APPROVED FOR CONSTRUCTION

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SUNCOAST TECHNICAL COLLEGE COMMERCIAL OUTPARCELS

SUNCOAST TECHNICAL COLLEGE COMMERCIAL SUBDIVISION, LOT 1-5
800 GIBSON ROAD, NORTH PORT, FLORIDA
SARASOTA COUNTY, FLORIDA

STONEFIELD
engineering & design

JAMES S. KINOSIAN, P.E.
FLORIDA LICENSE NO. 8809
LICENSED PROFESSIONAL ENGINEER
FLORIDA MEMBER DIST. OF ARCH. NO. 3039

SCALE: 1" = 60' PROJECT ID: F-19129
TITLE: MASTER SITE PLAN
DRAWING: C-3.0

Modifications of Regulations (Waivers)

The applicant is not requesting any modifications (waivers) as part of the development master plan amendment.

The previously approved DMP-15-024 was approved without waivers.

Neighborhood Meeting

Pursuant to Section 53-5. E. of the Unified Land Development Code, a neighborhood meeting for the complete project was conducted on February 19, 2015, under the approved development master plan DMP-15-024.

Staff Review

Staff Development Review Summary	
NDS- Building Arborist	No Objection ¹
NDS-Building Structural	No Objection ²
Finance	No Objection
Fire/Rescue	No Objection
NDS-Planning and Zoning	No Objection ³
Parks and Recreation	No Objection
Public Works/P&Z Environmental	Meets Requirements ⁴
Public Works Engineering	Meets Requirements with Conditions ⁵
Public Works Stormwater	Meets Requirements with Conditions ⁶
Public Works Solid Waste	No Objection
Utilities	Meets Requirements with Conditions ⁷



Comprehensive Plan Data and Analysis



Comprehensive Plan Chapter 2 Future Land Use

Staff has reviewed the proposed development master plan for consistency with the City's Comprehensive Plan and the Unified Land Development Code (ULDC).

Policy 2.4.1: AC #4 I-75/Toledo Blade Boulevard./ Panacea) - This Activity Center shall be established to provide a large concentrated area of a mixture of residential, commercial, office, medical, industrial, recreational, and cultural facilities at a scale which serves the entire City, and the regional market due to its proximity to I-75.

The proposed development is consistent with Policy 2.4.1

**Comprehensive Plan -
Chapter 3 –
Transportation
Element Goals,
Objectives, and
Policies**

Policy 2.1: The City, as needed, will conduct studies to identify needed signalization or signage improvements, turn lanes, traffic calming, connectivity, and crosswalk controls at warranted intersections. The cost of these improvements may be shared between the City and the Florida Department of Transportation (FDOT), or other appropriate agency(s).

A developer agreement to share 50-50 of the cost of installing the traffic signal and widening a portion of Cranberry Boulevard.

Staff concludes that the proposed development is consistent with Chapter 3, Policy 2.1.

Unified Land Development Code Analysis



Chapter 53 – Zoning Regulations, Article III. CG Commercial General District, Section 53-37.

The CG Commercial General District is intended to provide areas in which the customary and traditional conduct of trade, retail sales, and commerce may be carried on without disruption by the encroachment and intrusion of incompatible residential uses and protection from the adverse effects of undesirable industrial uses.

Staff concludes that the proposed Development Master Plan is consistent with this section.

Fiscal Impact Analysis

Staff performed a fiscal impact analysis of the Development Master Plan in 2015.

The project assumptions projected a direct output from the entire development area of \$43,098,331 for the first five years and \$86,740,409 after buildout and indirect input from the development at \$22,226,393 plus an additional 506-1006 employees.



Staff Recommendations

The Planning & Zoning Division recommends approval of DMA-21-269, Suncoast Technical College Outparcels, with the following conditions:

A developer's agreement for the traffic impact mitigation and cost-sharing of the Cranberry Boulevard/Career Lane intersection signalization and the Cranberry Boulevard roadwork will be required within 180 days of the development master plan approval.

The detailed stormwater system design, treatment, and attenuation analysis for the additional roadway imperious areas will need to be addressed in the future site development applications, and any needed drainage easements must be provided.

Thank you!

