



ACHIEVE ANYTHING



Presented To:
PZAB
April 20, 2017

DMA-16-157
Expansion to Cocoplum Village Shoppes

DMP-16-157



Cocoplum Village Shoppes

DEVELOPMENT MASTER PLAN AMENDMENT

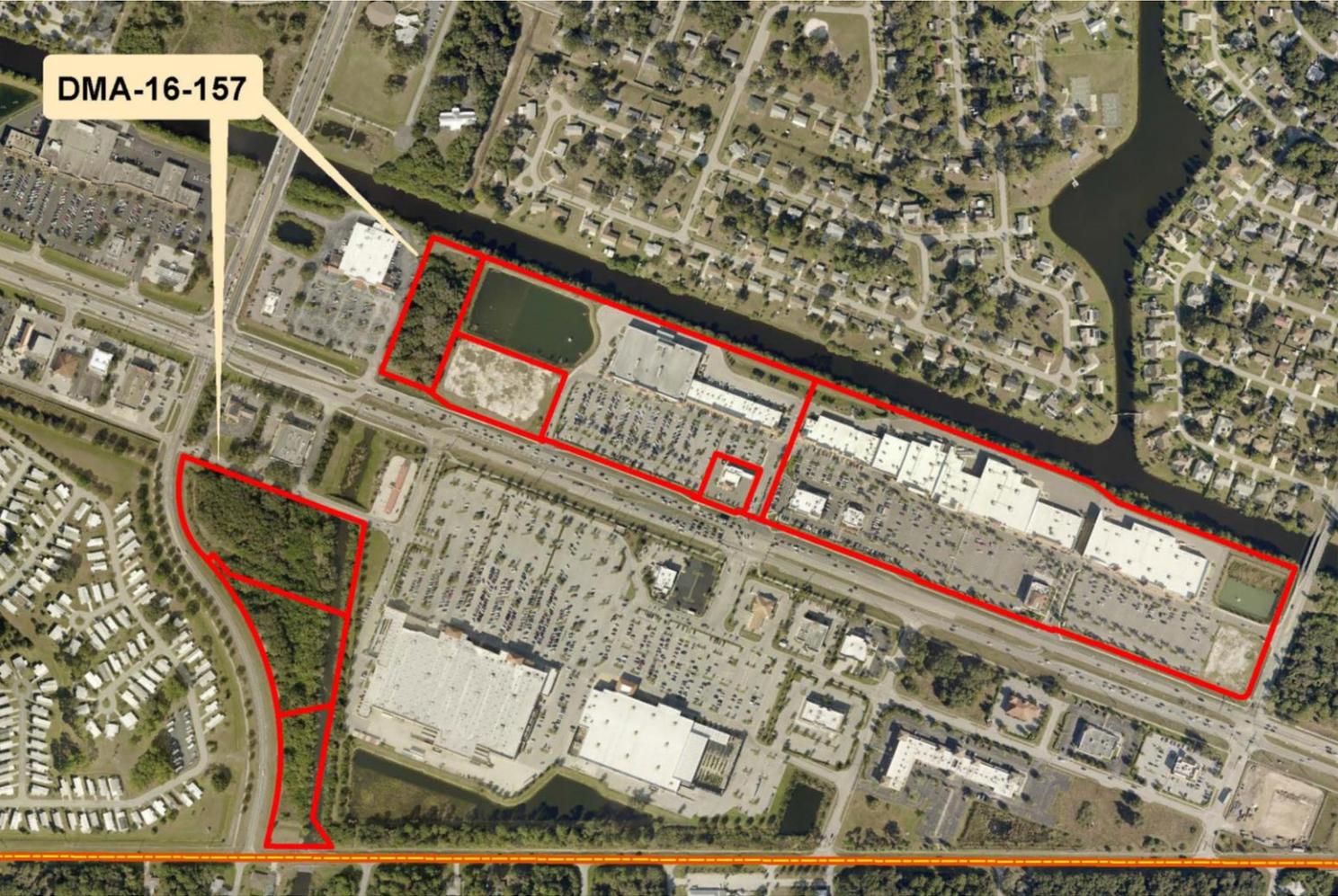
Jim McAllister, Planner

PROPOSAL



- Benderson 85-1 Trust, Mr. David H. Baldauf, Manager request A review of a Development Master Plan Amendment to expand the existing Cocoplum Village Shoppes an additional +/- 140,000 square feet for a complete total of +/- 462,578 sq. ft. and offset the stormwater retention to an offsite property to the south across Tamiami Trail adjacent to the canal separating Wal-Mart and the subject property.
- The purpose of this proposed amendment is to add to the existing retail opportunities at the Cocoplum Village Shoppes. The project consists of two separate project areas (development site and stormwater site) totaling 12.03 acres. The subject project is located in Section 33, Township 39S, Range 21E. The development sites occur on the north side of US Highway 41 between Salford and Sumter Blvd and immediately south of the Cocoplum Canal. The stormwater site is located one block south of US Highway 41 on the east side of Sumter Boulevard and the north side of Chancellor Boulevard . The surrounding land uses include commercial developments, the Cocoplum Waterway, Holiday Park and major roadways.

PETITION LOCATION



NORTH PORT UTILITIES



THE PROJECT IS WITHIN THE CITY UTILITY SERVICE AREA.

WATER AND SEWER WILL BE PROVIDED BY THE CITY OF NORTH PORT.

NEIGHBORHOOD MEETING



- A neighborhood meeting was held on April 6, 2017. A small attendance of eight people. No questions, concerns or objections were raised.

TRAFFIC IMPACT



- Traffic Study performed by Kimley-Horn and Associates in March of 2016
- No off-site improvements will be required at this time by the developer as a result of traffic generated from this amendment
- “Pork Chop” on Salford Blvd. will be removed allowing only a right in/right out of the applicants development onto Salford. Removal costs to be paid for by the developer across Salford
- The existing dedicated left turn into the Peace River Bayfront Medical Complex will be relocated to align with the new northernmost entrance to Cocoplum Village Shoppes. FDOT will absorb this cost as part of their road widening of US-41

ENVIRONMENTAL STUDY

- WRA performed an environmental evaluation of the parcel on April 7, 2016
- No environmental concerns found on the property
- The applicant will be creating a 25' conservation easement for wading birds after meeting with a local environmental group.
- No listed species were observed on the property



The conceptual development plan indicates the approximate location of future stormwater areas. Since this is a technical issue with many engineering components, the DMA does not need to provide much detail. Once the DMA is approved and the applicant submits for Major Site and Development Plan approval (staff and agency review), more details will be provided.

FISCAL IMPACT



City staff performed a fiscal impact analysis and determined it will be a fiscally neutral project overall.

The findings, as illustrated in the Planning and Zoning Advisory Board staff report, indicate that the project, as presented will operate at a net operating surplus for the City, starting off marginally during the construction phase and increasing over time.

REQUESTED WAIVERS



Request #1 - A modification/waiver is requested from Section 21-8 Off-Street Parking Facilities and Other Vehicular Use Areas. (*Previously Approved Waiver*)

Staff Response: This waiver was approved in the previous DCP/DMP and staff recommends that this waiver carry over in order to be consistent with the original DMP waiver for the northern site only.

Request #2 - A waiver is requested from section 29-11 area of signs. This section provides the following area criteria for project signage. (*Previously Approved Waiver*)

Staff Response: Staff is in agreement with this waiver. The purpose of this waiver is to allow the businesses that will be relocating to Outparcel 7 increased visibility from US RT 41.

REQUESTED WAIVERS

Request #3 - A waiver is requested from section 29-11 number of signs. This section provides the following area criteria for project signage. (*Previously Approved Waiver with Additions in RED*)

A waiver is requested from the above requirement to allow more than one (1) secondary Class A sign for the occupant's individually leased or owned premises to be located on the front, side and rear of the building, provided that each sign does not exceed the maximum allowed for the front sign. **Secondary Class A signs that are not visible from either the public right-of-way or from offsite shall not be counted as a regulated sign and shall be exempt from regulation of dimension, size, area, or placement by the City of North Port.**

Staff Response: *Staff is in agreement with this waiver. Since some of the new building will have the front of the building facing inward towards the development, increased signage is need to make the business visible from US RT 41. Secondary Class A signs are wall signs.*

REQUESTED WAIVERS



Request #4 - A waiver is requested from the previously approved DCP-08-111 and DCP-07-27, which indicated walkways to be constructed around the proposed water management ponds. A waiver is requested to eliminate the walkways around the water management ponds. (*Previously Approved Waiver*)

Staff Response: This waiver was approved in the previous DCP/DMP and staff recommends that this waiver carry over to the northern site only.

Request #5 - A waiver is requested to maintain the previously approved 30' high freestanding signage along the project's frontage on US-41. (*Previously Approved Waiver*)

Staff Response: This waiver was approved in the previous DCP/DMP and staff recommends that this waiver carry over to the northern site only.

REQUESTED WAIVERS



Request #6 - A waiver is being requested with regards to Pylon Signs. (*New Waiver*)

Pylon signage

(1) a waiver is requested to add an additional pylon sign in the same size and design as existing pylon signs to be located at the north end of the property as shown on the site plan.

Staff Response: This is a new waiver request. Since the applicant is constructing a new access on the north end of the property, staff is of the opinion that this additional signage is necessary to attract visitors to the shopping center southbound on US RT 41. The signage shall be in concert with the Activity Center 1 Urban Design Guidelines as well as the Unified Land Development Code.

REQUESTED WAIVERS



Request #7 - Directional signage: A waiver is requested from Chapter 29, Section 29-8 exempt signs. (*New Waiver*)

(1-2). This section allows directional signs to be erected on-site without first obtaining a permit.

(e). Directional signs (commercial). Directional signs, symbols or devices relating to traffic, parking, public services, facilities or warnings on private property.

(2) these signs shall not exceed four (4) square feet in area or contain any advertising matter other than a logo or business name.

A waiver is requested from the above size requirement to allow directional signs to be a maximum of twenty (20) square feet in copy/graphic area and a maximum of ten (10) feet in height.

Staff Response: Without the aid of a drawing or a sign amount, staff does not agree to the waiver. Directional signs need not be 20 sq. ft. in size. According to Section 29-8 of the ULDC, a directional sign pertains to entrance, exit, slow, no trespassing, etc. Typically those type signs are far under 20 sq. ft. in size. Again, without a justification, staff does not agree to the waiver request.

REQUESTED WAIVERS



Request #8 - Light Pole Banners: A waiver is requested from Chapter 29, Section 29-10. Permitted Permanent Signs.

g. (3) Banners.

Banners or pennants may be erected in a nonresidential zoning district with the following conditions;

- (b) no banner or pennant shall be placed above a sidewalk, walkway, alley, driveway or public or private roadway or right-of-way, unless placed in commission approved business districts.
- (iv) all banners in a business district shall have the same design and color throughout the district.
- (v) banners shall be permitted only on every other light pole.
- (vi) the business district members are responsible for acquiring all relative permissions prior to the placement of the banners.

- (iv) *a waiver is requested to allow light pole banners to be installed in the parking lot areas and along driveway entrances into the plaza and to be exempt from regulation of quantity, location and design.*
- (v) *the internal banner designs may be changed without review and approval from the City of North Port.*

REQUESTED WAIVERS



Request #8 cont....

Staff Response: Staff agrees with this waiver of the installation of banner signs on light poles within the shopping center so long as the banner signs do not interfere with the safety of pedestrians or motorists. One banner sign per light pole shall be permitted. Staff also has no issue with exempting the developer from having to seek City permission everytime a banner sign is changed with regards to content. A recent U.S. Supreme Court Case, Reed vs. Gilbert ruled that no municipality can impose content-based restrictions on signage. The City shall however retain the right to review the design of the banner in terms of shape and colors so that the requirements of Activity Center #1 will be met.



DMA-16-157

- Staff find that the project is consistent with the City's Comprehensive Plan and Future Land Use map.

STAFF RECOMMENDS **APPROVAL** OF PETITION

DMA-16-157 Cocoplum Village Shoppes DMP Amendment



A C H I E V E A N Y T H I N G

Any questions?

Thank you!