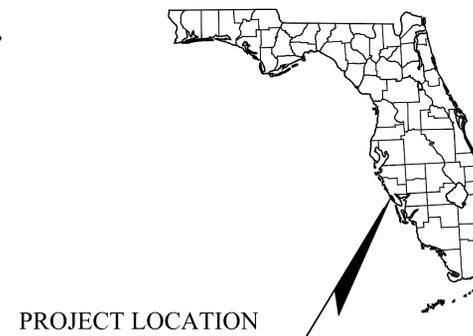


# DEVELOPMENT MASTER PLAN FOR COCOPLUM VILLAGE SHOPS EXPANSION

CITY OF NORTH PORT, FLORIDA  
SECTION 33, TOWNSHIP 39S, RANGE 21E.  
PID # 1002 - 00 - 1000

PREPARED FOR

**BENDERSON 85-1 TRUST**  
7978 COOPER CREEK BLVD  
UNIVERSITY PARK, FL 34201



PROJECT LOCATION



SR 45 / U.S. 41 Roadway I.D. 17010 Milepost 0.214 - 0.454



VICINITY MAP

Drawing Index	
SHEET NUMBER	SHEET TITLE
G-001	COVER SHEET
C-100	EXISTING APPROVED DMP
C-101	PROPOSED SITE LAYOUT PLAN
C-102	PROPOSED FINAL DMP

LEGAL DESCRIPTION:

**PARCEL A:**  
A parcel of land lying and being in Section 33, Township 39 South, Range 21 East, Sarasota County, Florida, and more particularly described as follows:  
Commence at the intersection of the Easterly right-of-way line of Sumter Boulevard and Southerly right-of-way line of Cocoplum Waterway; thence Southeasterly 554.64 Feet For Point of Beginning; thence continue Southeasterly 150.00 feet; thence Southwesterly 530.00 feet; thence Northwesterly 150.00 feet; thence Northeasterly 530.00 feet to the Point of Beginning.

**PARCEL B:**  
A portion of Section 33, Township 39 South, Range 21 East, Sarasota County, Florida, more particularly described as follows: Commencing at the point of intersection of the Easterly right-of-way line of Sumter Boulevard as plotted in the 35th Addition to Fort Charlotte Subdivision per plat thereof recorded in Plat Book 15, Page 19, of the Public Records of said Sarasota County, with the Southerly right-of-way line of the Cocoplum Waterway (150.00 feet wide, O.R. 1941, Page 1); thence South 69°19'39" East, along said Southerly right-of-way line of said Cocoplum Waterway, a distance of 704.64 feet to the Point of Beginning; thence continue South 69°19'39" East, along said Southerly Right-of-way line a distance of 50.00 feet; thence South 20°40'21" West, a distance of 537.51 feet to a point on the Northerly right-of-way line of the Tamiami Trail, (U.S. 41) thence North 52°37'42" West, along said Northerly right-of-way line, a distance of 26.15 feet; thence North 69°19'39" West, along said Northerly right-of-way line, a distance of 24.95 feet; thence North 20°40'21" East, a distance of 530.00 feet to the Point of Beginning.

GENERAL NOTES:

AT LEAST 72 HOURS IN ADVANCE OF BEGINNING CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL CONTACT THE LOCAL MAINTENANCE FDOT ENGINEER'S OFFICE TO SECURE GENERAL USE PERMITS AND/OR OTHER PERMITS AS REQUIRED FOR WORKING WITHIN THE DEPARTMENT'S RIGHT-OF-WAY.

FLORIDA DEPARTMENT OF TRANSPORTATION, FISCAL YEAR 2017/2018 DESIGN STANDARDS AND REVISED INDEX OF DRAWINGS AS AMENDED HEREIN, AND 2016 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS AMENDED BY CONTRACT DOCUMENTS.

FOR DESIGN STANDARDS CLICK ON THE "DESIGN STANDARDS" LINK AT THE FOLLOWING WEB SITE: <http://www.dot.state.fl.us/dsdesign/>

FOR THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION CLICK ON THE "SPECIFICATIONS" LINK AT THE FOLLOWING WEB SITE: <http://www.dot.state.fl.us/programmanagement/>

PREPARED BY

**Engineering ~ Environmental  
Water Resource**  
8043 Cooper Creek Blvd., Suite 210  
University Park, Florida 34201  
Phone: 941.275.9721  
[www.wraengineering.com](http://www.wraengineering.com)

CALL 48 HOURS BEFORE YOU DIG

**811**

IT'S THE LAW!  
DIAL 811

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Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4	03/20/2017	ADDED SHEET TO SUMMARIZE ADDITIONAL DEVELOPMENT
5	2/20/2017	RESPONSE TO COMMENTS
6	1/16/2017	REVISIONS PER ADDITIONAL GREENSPACE

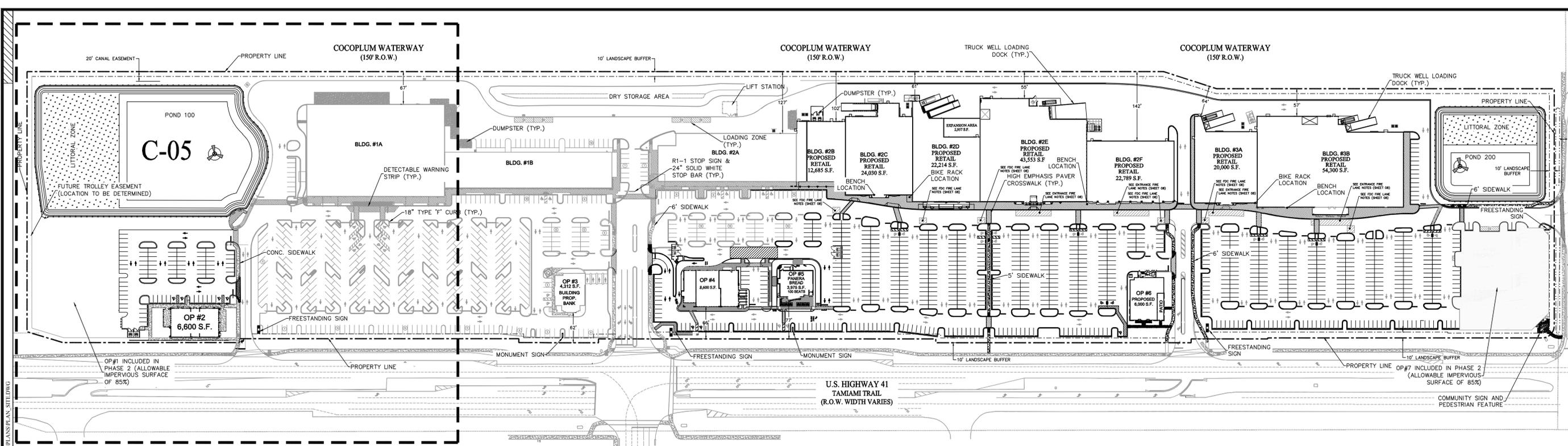
  

<p>Engineering ~ Environmental Water Resource 4260 W. Linebaugh Ave. Tampa, Florida 33624 8043 Cooper Creek Blvd., Suite 210 University Park, Florida 34201 <a href="http://www.wraengineering.com">www.wraengineering.com</a> CA 00007652 Phone: 813.265.3130 941.275.9721</p>	
DRAWING	COVER SHEET
PROJECT	COCOPLUM VILLAGE SHOPS EXPANSION
JOB # 131L	SIC: 33 TOWN: 39S RANG: 21E
CLINT R. CUFFLE P.L.E.# 69139	DESIGNED: CRC DRAWN: ELR APPROVED: CRC

Original Date: 01-26-2016
Plot Date: 03/21/2017
Datum: NGVD 29
G-001

CAD File Name: S:\PROJECT FILES\131 - BENDERSON - COCOPLUM DRAINAGE DEVELOPMENT PLAN COVER - DMP.DWG  
 Plot Date: 3/21/2017 9:29:42 AM  
 2016 WRA



**SITE DATA**

LAND USE	ACRES	SF	%
TOTAL SITE AREA	= 39.97	1,741,139	100.0%
IMPERVIOUS	= 29.14	1,269,286	72.9%
BUILDING(S)	= 7.76	337,975	19.4%
PAVEMENT (W/CURB)	= 19.71	858,488	49.3%
CONCRETE (SIDEWALK/DUMPSTER/OTHER)	= 1.67	72,823	4.2%
PONDS	= 3.90	169,975	9.8%
PERVIOUS	= 6.93	301,878	17.1%

**BUILDING SUMMARY AND PARKING CALCULATIONS**

USE	BUILDING NUMBER	SF	REQUIRED PARKING RATIO PER WAIVERS (R/P)	REQUIRED SPACES
RETAIL	1A	54,817	1 SPACE/ 225	244
RETAIL	1B	25,496	1 SPACE/ 225	113
RETAIL	2A	27,850	1 SPACE/ 225	124
RETAIL	2B	12,685	1 SPACE/ 225	56
RETAIL	2C	24,030	1 SPACE/ 225	107
RETAIL	2D	22,214	1 SPACE/ 225	99
RETAIL	2E	43,553	1 SPACE/ 225	194
RETAIL	2F	22,789	1 SPACE/ 225	101
RETAIL	3A	20,000	1 SPACE/ 225	89
RETAIL	3B	54,300	1 SPACE/ 225	241
RESTAURANT	OP-1	PHASE 2	1 SPACE/ 175	4
RESTAURANT/RETAIL	OP-2	6,600	1 SPACE/ 175	38
BANK	OP-3	4,312	1 SPACE/ 275	16
RETAIL	OP-4	8,600	1 SPACE/ 225	38
RESTAURANT	OP-5	3,975	1 SPACE/ 175	23
RESTAURANT	OP-6	6,000	1 SPACE/ 175	34
RETAIL	OP-7	PHASE 2	1 SPACE/ 225	0
OFFICE	OP-7	PHASE 2	1 SPACE/ 250	0
TOTAL SF		337,975		
TOTAL REQUIRED				1,521
TOTAL PROVIDED				1,521
REQUIRED HANDICAP				26
PROVIDED HANDICAP				40

**PROPERTY DEVELOPMENT REGULATIONS**

EXIST. ZONING DESIGNATION: PCD  
 EXISTING LAND USE: VACANT / COMMERCIAL  
 PROPOSED USE: COMMERCIAL

ADDRESS: 16001 TAMAMI TRAIL

	REQUIRED (FT)	PROVIDED (FT)
MAXIMUM BUILDING HEIGHT	50	50
MAXIMUM LOT COVERAGE	35%	19.4%
MINIMUM BUILDING SETBACKS		
FRONT YARD	40	62
SIDE YARD	20	82
REAR YARD	20	55
WATERFRONT YARD	20	65

**PERIMETER LANDSCAPE BUFFERING**

LOCATION	EXISTING ZONING / USE	BUFFER (TYPE)
NORTH	PCD / ROW	10'
EAST	PCD / ROW	10'
WEST	PCD / VACANT	10'
SOUTH	PCD / ROW	10'

**ENTRANCE FIRE LANE NOTES**

- ENTRANCE FIRE LANES SHALL BE PROVIDED AT BUILDINGS 2E, 2F, 3A AND 3B AS SHOWN.
- AT ENTRANCE FIRE LANES INNER EDGE OF THE ROADWAY SHALL BE NO CLOSER THAN TEN FEET (10') AND NO FARTHER THAN THIRTY FEET (30') FROM THE BUILDING, AND SHALL EXTEND A MINIMUM OF THIRTY FEET (30') ON EACH SIDE OF THE MAJOR PUBLIC ENTRANCE TO A BUILDING, OR UNIT OF A BUILDING.
- ENTRANCE FIRE LANES SHALL HAVE A MINIMUM WIDTH OF 12 FEET.
- ENTRANCE FIRE LANES SHALL BE COMPLETELY OUTLINED WITH YELLOW TRAFFIC PAINT, BY A STRIPE OF EIGHT INCHES MINIMUM WIDTH; ALSO DIAGONAL STRIPING A MINIMUM OF FOUR (4") INCHES WIDE, AT LEAST FOUR FEET (4") ON CENTER, TO THE CURB LINE.
- AT ENTRANCE FIRE LANES THE CURB, OR THE LINE OF THE CURBS SHALL BE PAINTED YELLOW FOR THE ENTIRE LENGTH OF THE FIRE LANE. WITHIN THE STRIPES SHALL BE THE WORDS "FIRE LANE - NO PARKING" IN BLOCK LETTERS OF NO LESS THAN TWELVE INCHES IN HEIGHT WITH A MINIMUM THREE INCH STROKE, DIRECTLY IN FRONT OF THE ENTRY/EXIT DOORS.
- AT ENTRANCE FIRE LANES ALL PAVEMENT LETTERING SHALL BE 90 MIL THICK THERMOPLASTIC.
- ENTRANCE FIRE LANE SIGNS SHALL BE MARKED WITH FREESTANDING SIGNS WITH THE WORDING "NO PARKING - FIRE LANE - BY ORDER OF THE FIRE DEPARTMENT."
- ENTRANCE FIRE LANE SIGNS SHALL BE 12 INCHES BY 8 INCHES (12" x 18") WITH A WHITE BACKGROUND AND RED LETTERS AND SHALL BE A MAXIMUM OF SEVEN (7) FEET IN HEIGHT FROM THE ROADWAY TO THE BOTTOM OF THE SIGN.
- ENTRANCE FIRE LANE SIGNS SHALL BE WITHIN SIGHT OF THE TRAFFIC FLOW, SHALL BE READABLE FROM BOTH DIRECTIONS AND SHALL BE A MAXIMUM OF FIFTY FEET (50') APART.

**FDC FIRE LANE NOTES**

- PLACEMENT OF FIRE DEPARTMENT CONNECTIONS (FDC'S) AND FDC FIRE LANES SHALL BE DETERMINED ON SITE WITH THE FIRE MARSHAL PRIOR TO INSTALLATION. THERE SHALL BE NO FDC'S PLACED NEXT TO BUILDINGS - MINIMUM DISTANCE IS 40 FEET AWAY FROM BUILDINGS.
- FDC FIRE LANES ARE REQUIRED AROUND ALL FDC'S.
- FDC FIRE LANES SHALL HAVE A MINIMUM WIDTH OF 15 FEET (7 1/2 FEET ON EACH SIDE OF THE FDC), AND SHALL BE COMPLETELY OUTLINED WITH YELLOW TRAFFIC PAINT, BY A STRIPE OF EIGHT (8") INCHES MINIMUM WIDTH; ALSO DIAGONAL STRIPING A MINIMUM OF FOUR (4") INCHES WIDE, AT LEAST FOUR FEET (4") ON CENTER, TO THE CURB LINE.
- AT FDC FIRE LANES THE CURB, OR THE LINE OF THE CURB, SHALL BE PAINTED YELLOW FOR THE ENTIRE LENGTH OF THE FDC FIRE LANE. WITHIN THE STRIPES SHALL BE THE WORDS "FDC - NO PARKING" IN BLOCK LETTERS OF NO LESS THAN TWELVE INCHES IN HEIGHT WITH A MINIMUM THREE INCH STROKE.
- AT FDC FIRE LANES ALL PAVEMENT LETTERING SHALL BE 90 MIL THERMOPLASTIC.
- ALL FDC'S SHALL HAVE A SIGN POSTED 18 TO 24 INCHES ABOVE THE APPLANCE AND UP TO FOUR (4") FEET DIRECTLY BEHIND THE FDC WITH THE LETTERS "FDC" IN SIX (6") INCH RED LETTERS ON A WHITE BACKGROUND, IN COMPLEXES WITH MORE THAN ONE FDC, THE ADDRESS OF THE BUILDING THAT THE FDC SERVICES SHALL BE INCLUDED ON THE SIGN.

**APPROVED WAIVERS**

- A WAIVER IS REQUESTED FROM ARTICLE II, SECTION 25-15 - PARKING REQUIREMENTS. THIS SECTION INCLUDES THE FOLLOWING INDIVIDUAL PARKING REQUIREMENTS: SHOPPING CENTER: 1 PER 200 SF OF GROSS LEASABLE FLOOR AREA, BANK: 1 FOR EACH 250 SF OF FLOOR AREA, RESTAURANTS (FAST-FOOD, RESTAURANTS, NIGHT CLUBS, OR BARS): 1 PER 150 SF OF FLOOR AREA. A WAIVER IS REQUESTED FROM THE ABOVE REQUIREMENTS TO INCLUDE PROVISION OF PARKING SPACES AT OR ABOVE THE FOLLOWING SCHEDULE: SHOPPING CENTER: 1 PER 225 SF OF GROSS LEASABLE FLOOR AREA, BANK: 1 FOR EACH 275 SF OF FLOOR AREA, RESTAURANTS (FAST-FOOD, RESTAURANTS, NIGHT CLUBS OR BARS): 1 PER 175 SF OF FLOOR AREA. ALL OTHER USES SHALL BE IN COMPLIANCE WITH ARTICLE II, SECTION 25-15. PARKING REQUIREMENTS INCLUDE THE SUM OF ALL INDIVIDUAL PARKING SPACES FOR ALL INDIVIDUAL USES ON THE PROJECT. IT IS ANTICIPATED THAT SHARED PARKING WILL OCCUR AMONG THE DIFFERENT USES OF THE PROJECT, INCLUDING SHOPPING CENTER, BANKS, AND RESTAURANTS, THAT WILL REDUCE THE OVERALL NUMBER OF PARKING SPACES NEEDED. THEREFORE, A REDUCTION IN OVERALL PARKING SPACES IS REQUESTED.
- A WAIVER IS REQUESTED FROM ARTICLE VIII, SECTION 53-100 B. THIS SECTION INCLUDES THE FOLLOWING OPEN SPACE REQUIREMENTS: A MINIMUM OF 30% OPEN SPACE SHALL BE REQUIRED FOR THE ENTIRE AREA UNLESS MODIFIED BY THE DCP. A WAIVER IS REQUESTED FROM THE ABOVE REQUIREMENT FOR THE APPLICANT TO PROVIDE A MINIMUM OF 25% OPEN SPACE FOR THE ENTIRE PROJECT, PER THE LAND DEVELOPMENT CODE, THE PRIMARY PURPOSES OF OPEN SPACE ARE TO ASSIST IN CONSERVING OR PRESERVING NATIVE HABITATS AND TO ASSURE INTERNAL BUFFERING AMONG OTHERWISE INCOMPATIBLE LAND USES. NO CONSERVATION OR PRESERVATION AREAS AND NO INCOMPATIBLE USES ARE EXPECTED IN THE PROJECT. THEREFORE, A REDUCTION IN OPEN SPACE REQUIREMENTS IS REQUESTED.
- A WAIVER IS REQUESTED FROM ARTICLE VI1, SECTION 53-100 B (1). THIS SECTION INCLUDES THE FOLLOWING ALLOWABLE OPEN SPACE USES: MINIMUM OPEN SPACE AREAS MAY INCLUDE ACTIVE AND PASSIVE RECREATION AREAS, GOLF COURSES, WATERWAYS, RETENTION/DETENTION FACILITIES, FLOODPLAINS, NATURE TRAILS, PICNIC AREAS, LANDSCAPED AREAS AND OPEN SPACE IN NATIVE HABITAT. A WAIVER IS REQUESTED TO INCLUDE "PEDESTRIAN WALKS" AS AN ALLOWABLE USE IN OPEN SPACE AREAS.
- A WAIVER IS REQUESTED FROM CHAPTER 21, SECTION 21-8 B (3). THIS SECTION INCLUDES THE FOLLOWING REQUIREMENTS FOR INTERIOR LANDSCAPED AREAS: INTERSPERSING OF LANDSCAPED AREAS WITH PARKING SPACES - INTERIOR LANDSCAPED AREAS SHALL BE DISTRIBUTED SO AS TO LIMIT UNBROKEN ROWS OF PARKING SPACES TO A MAXIMUM OF 10 PARKING SPACES PER ROW. A WAIVER IS REQUESTED FROM THE ABOVE REQUIREMENTS TO ALLOW UNBROKEN ROWS OF PARKING SPACES TO A MAXIMUM OF 20 PARKING SPACES PER ROW IN AREAS WHERE THE RELOCATION OF INTERNAL LANDSCAPE AREAS MAY ALLOW THE PRESERVATION OF EXISTING HERITAGE AND/OR CHAMPION TREES.

**GENERAL NOTES**

- TRUNCATED DOMES SHALL BE INSTALLED AT ALL PEDESTRIAN CROSSINGS AND HANDICAP PARKING.
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE B PER F.I.R.M. PANEL #1202790010 B, NOT PRINTED. (F.I.R.M. INDEX DATED SEPT. 2, 1981).
- PROPOSED AND EXISTING ELEVATIONS ARE BASED ON NGVD OF 1929.
- THIS SITE IS NOT LOCATED IN A FLOODWAY OR COASTAL ZONE.
- THIS SITE DOES NOT EXHIBIT FRESHWATER OR SALTWATER INUNDATION.
- THIS PROJECT WILL NOT CAUSE ADVERSE IMPACTS TO GROUND AND/OR SURFACE WATERS.
- THIS SITE CAN BE USED SAFELY FOR BUILDING PURPOSES WITHOUT UNDOE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS CONTINGENT UPON SOIL BORINGS AND DESIGN FOR EACH STRUCTURE BY THE BUILDING ARCHITECT TO ACCOMMODATE SUBSOIL CONDITIONS. THIS STATEMENT DOES NOT INCLUDE SINKHOLES.
- IRRIGATION SOURCE WILL BE BY SURFACE WATER POND AND WELL.
- FIRE STRIPING SHALL CONFORM TO CONDITION 14 UNDER THE FIRE & RESCUE COMMENTS OF THE APPROVED DO.
- FREESTANDING AND MONUMENT SIGNS SHALL BE SETBACK A MINIMUM OF 10 FT FROM THE ROW LINE.
- GROUND LEVEL EXTERIOR MECHANICAL UNITS SHALL ENCLOSED WITHIN A MASONRY WALL WITH LANDSCAPING OR ELSE MOVED TO THE ROOF OF THE BUILDINGS.
- ALL BUILDINGS SHALL HAVE CLEARLY STRIPED AND DENOTED 10x40 LOADING ZONES TO BE COORDINATED WITH CITY STAFF DURING APPROVAL OF INDIVIDUAL BUILDING PERMITS.
- BENCH, TRASH CAN AND BIKE RACK LOCATIONS TO BE COORDINATED WITH CITY STAFF DURING APPROVAL OF INDIVIDUAL BUILDING PERMITS. SEE TYPICAL EXAMPLES THIS SHEET.

**APPROVED DCP WAIVERS**

(APPROVED JUNE 28, 2010)

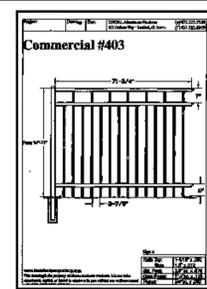
- A WAIVER IS REQUESTED FROM SECTION 21-8 OFF-STREET PARKING FACILITIES AND OTHER VEHICULAR USE AREAS. THIS SECTION INCLUDES THE FOLLOWING LANDSCAPE REQUIREMENTS FOR PARKING FACILITIES: A. LANDSCAPING THE INTERIOR OF OFF-STREET PARKING AREAS (3) INTERSPERSING OF LANDSCAPE AREAS WITH PARKING SPACES. INTERIOR LANDSCAPED AREAS SHALL BE DISTRIBUTED SO AS TO LIMIT UNBROKEN ROWS OF PARKING SPACES TO A MAXIMUM OF TEN PARKING SPACES PER ROW. A WAIVER IS REQUESTED FROM THE ABOVE REQUIREMENT TO ALLOW AN UNBROKEN ROW OF 19 PARKING SPACES AND AN INCREASED LANDSCAPED AREA AT THE TERMINUS OF SUCH A ROW. THIS ARRANGEMENT WILL ALLOW FOR AN INCREASE IN AVAILABLE PARKING AND LARGER LANDSCAPE ISLANDS AVAILABLE TO MAINTAIN DESIRED CANOPY COVERAGE WITHIN THE PARKING FACILITY.
- A WAIVER IS REQUESTED FROM SECTION 29-11 AREA OF SIGN. THIS SECTION PROVIDES THE FOLLOWING AREA CRITERIA FOR PROJECT SIGNAGE: B. SECONDARY CLASS A SIGNS: (1) INDIVIDUAL NONRESIDENTIAL OCCUPANTS WITHIN A MULTIPLE-OCCUPANCY STRUCTURE OF TWO OR MORE ESTABLISHMENTS. OCCUPANTS LOCATED WITHIN A MULTIPLE-OCCUPANCY COMPLEX SHALL NOT BE PERMITTED INDIVIDUAL PRIMARY CLASS A, BUT MAY DISPLAY INDIVIDUAL WALL-MOUNTED SIGNS (SECONDARY CLASS A SIGNS) ON THE BUILDING IN WHICH THE OCCUPANT IS LOCATED. ON EACH SIDE OF SUCH BUILDING ON WHICH PART OF THE EXTERIOR WALL IS INCLUDED IN THE OCCUPANT'S INDIVIDUALLY LEASED OR OWNED PREMISES (NOT INCLUDING A COMMON AREA), SUCH OCCUPANT MAY DISPLAY SIGNS AS FOLLOWS: (A) IF SUCH SIDE OF THE PRINCIPAL BUILDING OR UNIT INCLUDES THE PRIMARY ENTRANCE/EXIT TO SUCH OCCUPANT'S PREMISES, THE OCCUPANT MAY DISPLAY IN THE LEASED OR OWNED AREA ONE SUCH SIGN, EXCLUDING AWNING AND WINDOW SIGNS, WITH A TOTAL COMBINED SIGN AREA OF NO MORE THAN 5% OF THE SURFACE AREA OF THE EXTERIOR WALL INCLUDED IN SUCH OCCUPANT'S INDIVIDUALLY LEASED OR OWNED PREMISES UP TO A MAXIMUM SIGN AREA OF 100 SQUARE FEET. ONLY ONE BUILDING SIDE WILL BE CONSIDERED AS INCLUDING ANY OCCUPANT'S PRIMARY ENTRANCE/EXIT. IF THE OCCUPANT HAS AN ENTRANCE/EXIT ON A CORNER OR ON MORE THAN ONE SIDE, THE OCCUPANT MAY CHOOSE WHICH BUILDING SIDE SHALL COUNT AS HAVING THE PRIMARY ENTRANCE/EXIT.

- A WAIVER IS REQUESTED FROM SECTION 29-11 NUMBER OF SIGNS. THIS SECTION PROVIDES THE FOLLOWING CRITERIA FOR PROJECT SIGNAGE: B. SECONDARY CLASS A SIGNS: (1) INDIVIDUAL NONRESIDENTIAL OCCUPANTS WITHIN A MULTIPLE-OCCUPANCY STRUCTURE OF TWO OR MORE ESTABLISHMENTS. OCCUPANTS LOCATED WITHIN A MULTIPLE-OCCUPANCY COMPLEX SHALL NOT BE PERMITTED INDIVIDUAL PRIMARY CLASS A, BUT MAY DISPLAY INDIVIDUAL WALL-MOUNTED SIGNS (SECONDARY CLASS A SIGNS) ON THE BUILDING IN WHICH THE OCCUPANT IS LOCATED. ON EACH SIDE OF SUCH BUILDING ON WHICH PART OF THE EXTERIOR WALL IS INCLUDED IN THE OCCUPANT'S INDIVIDUALLY LEASED OR OWNED PREMISES (NOT INCLUDING A COMMON AREA), SUCH OCCUPANT MAY DISPLAY SIGNS AS FOLLOWS: (A) IF SUCH SIDE OF THE PRINCIPAL BUILDING OR UNIT INCLUDES THE PRIMARY ENTRANCE/EXIT TO SUCH OCCUPANT'S PREMISES, THE OCCUPANT MAY DISPLAY IN THE LEASED OR OWNED AREA ONE SUCH SIGN, EXCLUDING AWNING AND WINDOW SIGNS, WITH A TOTAL COMBINED SIGN AREA OF NO MORE THAN 5% OF THE SURFACE AREA OF THE EXTERIOR WALL INCLUDED IN SUCH OCCUPANT'S INDIVIDUALLY LEASED OR OWNED PREMISES UP TO A MAXIMUM SIGN AREA OF 100 SQUARE FEET. ONLY ONE BUILDING SIDE WILL BE CONSIDERED AS INCLUDING ANY OCCUPANT'S PRIMARY ENTRANCE/EXIT. IF THE OCCUPANT HAS AN ENTRANCE/EXIT ON A CORNER OR ON MORE THAN ONE SIDE, THE OCCUPANT MAY CHOOSE WHICH BUILDING SIDE SHALL COUNT AS HAVING THE PRIMARY ENTRANCE/EXIT.
- 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 SIDE OR REAR OF THE BUILDING, PROVIDED THAT EACH SIGN DOES NOT EXCEED THE MAXIMUM ALLOWED FOR THE FRONT SIGN.
- A WAIVER IS REQUESTED FROM THE PREVIOUSLY APPROVED DCP-08-111 AND DCP-07-27, WHICH INDICATED WALKWAYS TO BE CONSISTENTLY AROUND THE PROPOSED WATER MANAGEMENT PONDS. A WAIVER IS REQUESTED TO ELIMINATE THE WALKWAYS AROUND THE WATER MANAGEMENT PONDS.
- A WAIVER IS REQUESTED TO MAINTAIN THE PREVIOUSLY APPROVED 30' HIGH FREESTANDING SIGNAGE ALONG THE PROJECT'S FRONTAGE ON US 41.

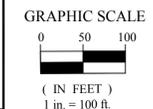
**TYPICAL BENCH EXAMPLE (BLACK)**



**TYPICAL FENCE DETAIL (BLACK)**



**TYPICAL TRASH CAN EXAMPLE (BLACK)**



REVISIONS

NO.	DATE	DESCRIPTION
1	04-24-15	REVISIONS PER CITY COMMENTS
2	05-05-15	REVISIONS PER CITY COMMENTS
3	05-26-15	SITE LAYOUT REVISIONS
4		
5		
6		

Engineering ~ Environmental  
 Water Resource  
 4260 W. Landeague Ave.  
 Tampa, Florida 33624  
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 University Park, Florida 34201  
 www.wraengineering.com CA 00007652  
 Phone: 813.265.3130 Fax: 941.275.9721



DRAWING  
 EXISTING  
 APPROVED DMP

PROJECT  
 COCOPLUM  
 VILLAGE SHOPS

DESIGNED: CRC DRAWN: ELR APPROVED: CRC

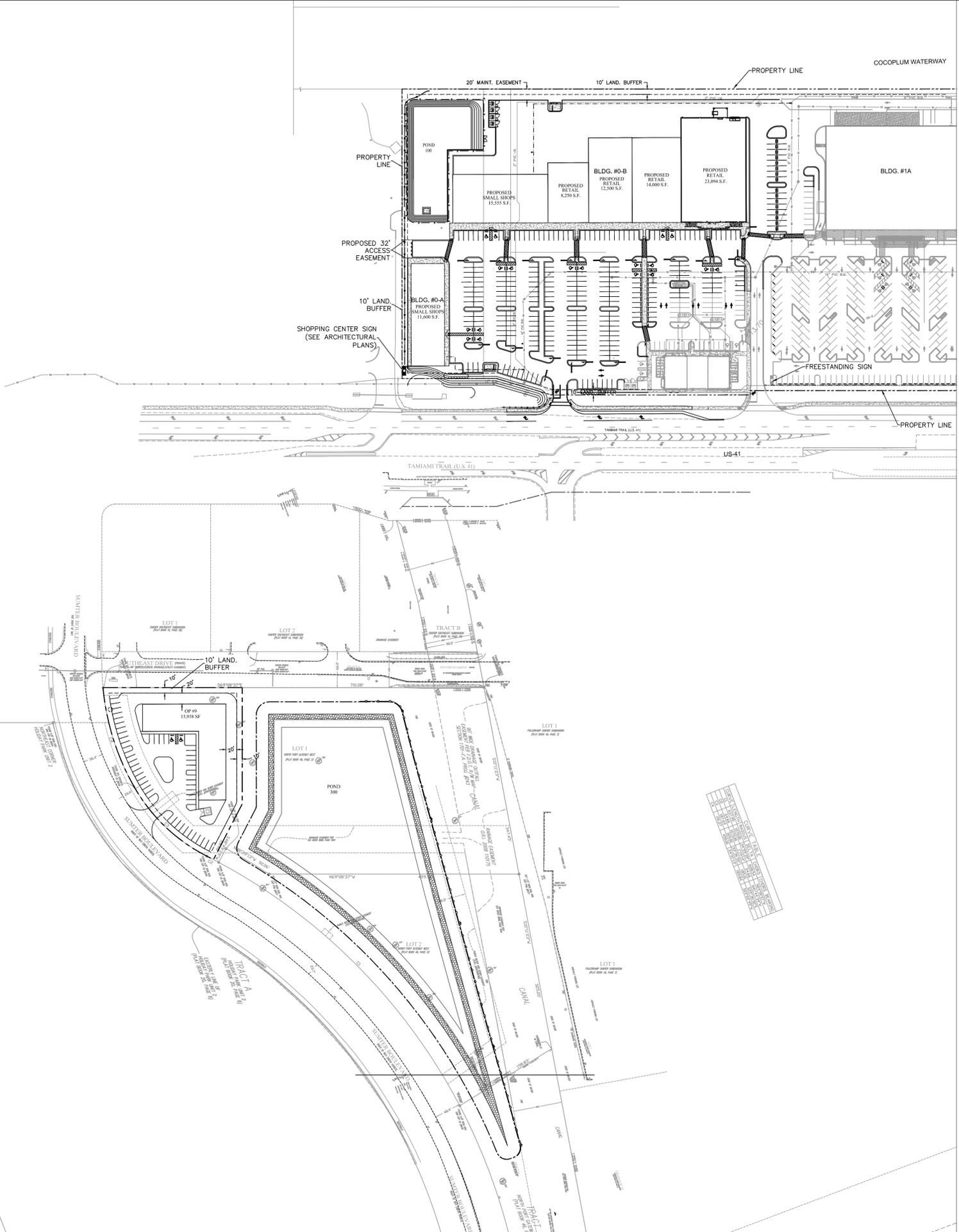
JOB #: 0847  
 SEC.: 33 TOWN: 33S  
 RING: 21E

CLINT R. CUFFLE  
 P.L.E.# 69139

Original Date: 03-24-15  
 Plot Date: 5-26-2015  
 Scale: AS SHOWN

C-100

2016 WRA  
 CAD File Name: S:\PROJECT FILES\131-1-BENDERSON-COCOPLUM DRAINAGE CAD\DRAINAGE PLAN SITE-EXPON.V.DWG  
 Plot Date: 3/20/2017 7:37:39 PM



**SITE DATA - POST CONSTRUCTION**

LAND USE	ACRES	SF	%
TOTAL SITE AREA	= 12.03	524027	100.0%
IMPERVIOUS	= 3.79	165,051	31.5%
BUILDING(S)	= 2.86	124,603	23.8%
PAVEMENT (W/CURB)	= 0.86	37,448	7.1%
CONCRETE (SIDEWALK/DUMPSTER/OTHER)	= 0.07	3,000	0.6%
PONDS	= 2.06	89,672	17.1%
PERVIOUS	= 6.18	269,304	25.2%

**PERIMETER LANDSCAPE BUFFERING**

LOCATION	EXISTING ZONING / USE	BUFFER (TYPE)
NORTH	PCD / ROW	10'
EAST	PCD / ROW	10'
WEST	PCD / VACANT	10'
SOUTH	PCD / ROW	10'

**PROPERTY DEVELOPMENT REGULATIONS**

EXIST. ZONING DESIGNATION: PCD  
 EXISTING LAND USE: VACANT / COMMERCIAL  
 PROPOSED LAND USE: COMMERCIAL

ADDRESS: 16001 TAMiami TRAIL

	REQUIRED (FT)	PROVIDED (FT)
MAXIMUM BUILDING HEIGHT	50	50
		23.8%
MAXIMUM LOT COVERAGE	35%	BUILDING AREA/LOT AREA 124,603 / 524,027
<b>MINIMUM BUILDING SETBACKS</b>		
FRONT YARD	40	24
SIDE YARD	20	17
REAR YARD	20	53
WATERFRONT YARD	20	53

**BUILDING SUMMARY AND PARKING CALCULATIONS**

USE	BUILDING NUMBER	SF	REQUIRED PARKING RATIO PER WAIVERS (SF)	REQUIRED SPACES
RETAIL	0A	11,600	1 SPACE / 225	52
RETAIL	0B	73,399	1 SPACE / 225	326
RETAIL	OP-8	3,817	1 SPACE / 250	15
RETAIL	OP-9	13,938	1 SPACE / 250	56
<b>TOTAL SF</b>		<b>102,754</b>		
<b>TOTAL REQUIRED</b>				<b>449</b>
<b>TOTAL PROVIDED</b>				<b>345</b>
<b>REQUIRED HANDICAP</b>				<b>9</b>
<b>PROVIDED HANDICAP</b>				<b>20</b>

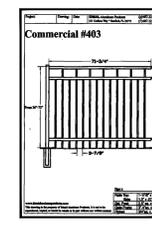
**DCP WAIVERS**

- A WAIVER IS REQUESTED FROM SECTION 21-8 OFF-STREET PARKING FACILITIES AND OTHER VEHICULAR USE AREAS. THIS SECTION INCLUDES THE FOLLOWING LANDSCAPE REQUIREMENTS FOR PARKING FACILITIES:
  - A. LANDSCAPING THE INTERIOR OF OFF-STREET PARKING AREAS
    - (3) INTERSPERSING OF LANDSCAPE AREAS WITH PARKING SPACES. INTERIOR LANDSCAPED AREAS SHALL BE DISTRIBUTED SO AS TO LIMIT UNBROKEN ROWS OF PARKING SPACES TO A MAXIMUM OF TEN PARKING SPACES PER ROW.
  - A WAIVER IS REQUESTED FROM THE ABOVE REQUIREMENT TO ALLOW AN UNBROKEN ROW OF 19 PARKING SPACES AND AN INCREASED LANDSCAPED AREA AT THE TERMINUS OF SUCH A ROW. THIS ARRANGEMENT WILL ALLOW FOR AN INCREASE IN AVAILABLE PARKING AND LARGER LANDSCAPE ISLANDS AVAILABLE TO MAINTAIN DESIRED CANOPY COVERAGE WITHIN THE PARKING FACILITY.
- A WAIVER IS REQUESTED FROM SECTION 29-11 AREA OF SIGN. THIS SECTION PROVIDES THE FOLLOWING AREA CRITERIA FOR PROJECT SIGNAGE:
  - B. SECONDARY CLASS A SIGNS:
    - (1) INDIVIDUAL NONRESIDENTIAL OCCUPANTS WITHIN A MULTIPLE-OCCUPANCY STRUCTURE OF TWO OR MORE ESTABLISHMENTS. OCCUPANTS LOCATED WITHIN A MULTIPLE-OCCUPANCY COMPLEX SHALL NOT BE PERMITTED INDIVIDUAL PRIMARY CLASS A, BUT MAY DISPLAY INDIVIDUAL WALL-MOUNTED SIGNS (SECONDARY CLASS A SIGNS) ON THE BUILDING IN WHICH THE OCCUPANT IS LOCATED. ON EACH SIDE OF SUCH BUILDING ON WHICH PART OF THE EXTERIOR WALL IS INCLUDED IN THE OCCUPANT'S INDIVIDUALLY LEASED OR OWNED PREMISES (NOT INCLUDING A COMMON AREA), SUCH OCCUPANT MAY DISPLAY SIGNS AS FOLLOWS:
      - (A) IF SUCH SIDE OF THE PRINCIPAL BUILDING OR UNIT INCLUDES THE PRIMARY ENTRANCE/EXIT TO SUCH OCCUPANT'S PREMISES, THE OCCUPANT MAY DISPLAY IN THE LEASED OR OWNED AREA ONE SUCH SIGN, EXCLUDING AWNING AND WINDOW SIGNS, WITH A TOTAL COMBINED SIGN AREA OF NO MORE THAN 5% OF THE SURFACE AREA OF THE EXTERIOR WALL INCLUDED IN SUCH OCCUPANT'S INDIVIDUALLY LEASED OR OWNED PREMISES UP TO A MAXIMUM SIGN AREA OF 100 SQUARE FEET. ONLY ONE BUILDING SIDE WILL BE CONSIDERED AS INCLUDING ANY OCCUPANT'S PRIMARY ENTRANCE/EXIT. IF THE OCCUPANT HAS AN ENTRANCE/EXIT ON A CORNER OR ON MORE THAN ONE SIDE, THE OCCUPANT MAY CHOOSE WHICH BUILDING SIDE SHALL COUNT AS HAVING THE PRIMARY ENTRANCE/EXIT.
    - A WAIVER IS REQUESTED FROM THE ABOVE REQUIREMENT TO UTILIZE 2 SQUARE FEET OF SIGNAGE PER LINEAL FOOT OF BUILDING FRONTAGE). THE REQUESTED FORMULA IS TYPICAL FOR A LARGE PERCENTAGE OF THE MUNICIPALITIES WITHIN THE COUNTRY. THIS FORMULA, IN CONJUNCTION WITH THE PROPOSED INTERNAL SIGN SPECIFICATIONS AND APPROVAL PROCESSES, WOULD HELP TO ENSURE THAT THE TENANTS HAVE THE VISIBILITY NEEDED TO BE SUCCESSFUL. A WAIVER IS ALSO REQUESTED TO ALLOW ONE (1) TOWER SIGN MEASURING 20'-0" X 16'-0" ON OUTPARCEL 7 CONTAINING THE NAMES OF ANY TENANT LOCATED ON THE SITE.
  - A WAIVER IS REQUESTED FROM SECTION 29-11 NUMBER OF SIGNS. THIS SECTION PROVIDES THE FOLLOWING CRITERIA FOR PROJECT SIGNAGE:
    - B. SECONDARY CLASS A SIGNS:
      - (1) INDIVIDUAL NONRESIDENTIAL OCCUPANTS WITHIN A MULTIPLE-OCCUPANCY STRUCTURE OF TWO OR MORE ESTABLISHMENTS. OCCUPANTS LOCATED WITHIN A MULTIPLE-OCCUPANCY COMPLEX SHALL NOT BE PERMITTED INDIVIDUAL PRIMARY CLASS A, BUT MAY DISPLAY INDIVIDUAL WALL-MOUNTED SIGNS (SECONDARY CLASS A SIGNS) ON THE BUILDING IN WHICH THE OCCUPANT IS LOCATED. ON EACH SIDE OF SUCH BUILDING ON WHICH PART OF THE EXTERIOR WALL IS INCLUDED IN THE OCCUPANT'S INDIVIDUALLY LEASED OR OWNED PREMISES (NOT INCLUDING A COMMON AREA), SUCH OCCUPANT MAY DISPLAY SIGNS AS FOLLOWS:
        - (A) IF SUCH SIDE OF THE PRINCIPAL BUILDING OR UNIT INCLUDES THE PRIMARY ENTRANCE/EXIT TO SUCH OCCUPANT'S PREMISES, THE OCCUPANT MAY DISPLAY IN THE LEASED OR OWNED AREA ONE SUCH SIGN, EXCLUDING AWNING AND WINDOW SIGNS, WITH A TOTAL COMBINED SIGN AREA OF NO MORE THAN 5% OF THE SURFACE AREA OF THE EXTERIOR WALL INCLUDED IN SUCH OCCUPANT'S INDIVIDUALLY LEASED OR OWNED PREMISES UP TO A MAXIMUM SIGN AREA OF 100 SQUARE FEET. ONLY ONE BUILDING SIDE WILL BE CONSIDERED AS INCLUDING ANY OCCUPANT'S PRIMARY ENTRANCE/EXIT. IF THE OCCUPANT HAS AN ENTRANCE/EXIT ON A CORNER OR ON MORE THAN ONE SIDE, THE OCCUPANT MAY CHOOSE WHICH BUILDING SIDE SHALL COUNT AS HAVING THE PRIMARY ENTRANCE/EXIT.
      - 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,

TYPICAL TRASH CAN EXAMPLE (BLACK)



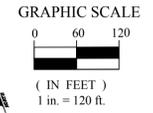
TYPICAL FENCE DETAIL (BLACK)



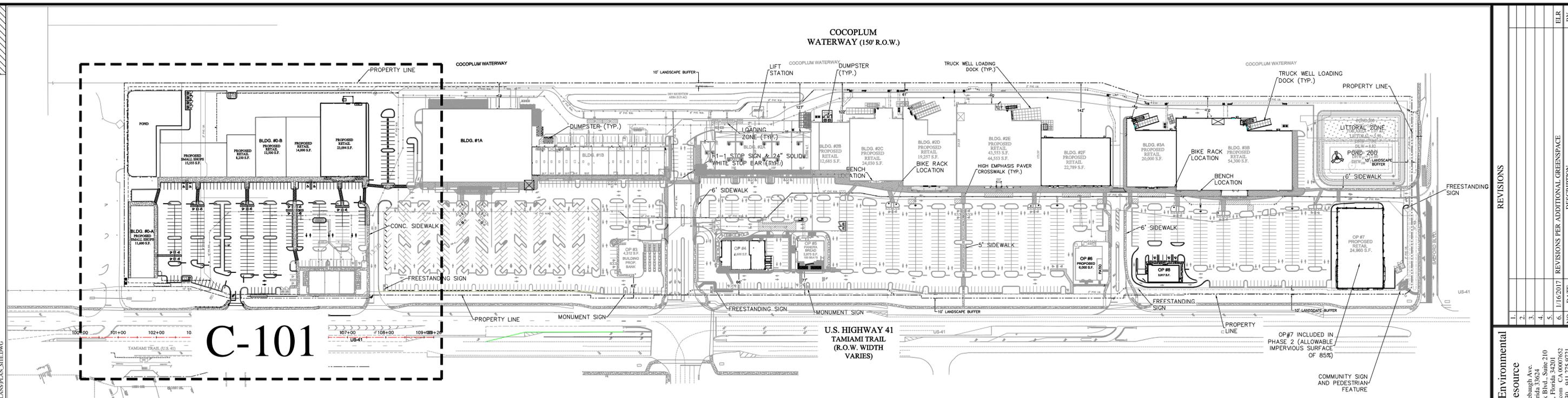
TYPICAL BENCH EXAMPLE (BLACK)



- 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.
- NO CHANGE
- NO CHANGE
- PLYON 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.
- DIRECTIONAL SIGNAGE
  - A WAIVER IS REQUESTED FOR DIRECTIONAL SIGNAGE M CHAPTER 29, SECTION 29-8 EXEMPT SIGNS.
  - (1-2). THIS SECTION ALLOWS FOR 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.
- 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.
  - 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.
  - THE INTERNAL BANNER DESIGNS MAY BE CHANGED WITHOUT REVIEW AND APPROVAL FROM THE CITY OF NORTHPORT.



Engineering ~ Environmental		REVISIONS	
Water Resource		1	
4260 W. Linebaugh Ave		2	
Tampa, Florida 33624		3	
8043 Cooper Creek Blvd., Suite 210		4	03/20/2017
University Park, Florida 34201		5	2/29/2017
www.wraengineering.com CA 00007652		6	1/16/2017
Phone: 813.365.3130 941.275.9721		NO.	DATE
DESCRIPTION			
COCOPLUM VILLAGE SHOPS EXPANSION			
DESIGNED: CRC DRAWN: ELR APPROVED: CRC			
PROJECT			
COCOPLUM VILLAGE SHOPS EXPANSION			
DRAWING			
PROPOSED SITE LAYOUT PLAN			
JOB #131L SEC. 33 TOWN 39S RANG. 21E			
CLINT R. CUFFLE			
PL. E. # 69139			
Original Date: 01-26-2016			
Plot Date: 03/20/2017			
Datum: NGVD 29			
C-101			



**SITE DATA**

LAND USE	ACRES	SF	%
TOTAL SITE AREA	= 52.26	2,276,270	100.0%
IMPERVIOUS	= 32.96	1,435,726	63.1%
BUILDING(S)	= 10.65	463,977	20.4%
PAVEMENT (W/CURB)	= 20.57	895,926	39.4%
CONCRETE (SIDEWALK/DUMPSTER/OTHER)	= 1.74	75,823	3.3%
PONDS	= 6.09	265,084.4	11.6%
PERVIOUS	= 13.21	575,460	25.2%

**PERIMETER LANDSCAPE BUFFERING**

LOCATION	EXISTING ZONING / USE	BUFFER (TYPE)
NORTH	PCD / ROW	10'
EAST	PCD / ROW	10'
WEST	PCD / VACANT	10'
SOUTH	PCD / ROW	10'

**APPROVED WAIVERS**

- A WAIVER IS REQUESTED FROM ARTICLE II, SECTION 25-15 - PARKING REQUIREMENTS. THIS SECTION INCLUDES THE FOLLOWING INDIVIDUAL PARKING REQUIREMENTS: SHOPPING CENTER: 1 PER 200 SF OF GROSS LEASABLE FLOOR AREA, BANK: 1 FOR EACH 250 SF OF FLOOR AREA. RESTAURANTS (FAST-FOOD, RESTAURANTS, NIGHT CLUBS, OR BARS): 1 PER 150 SF OF FLOOR AREA. A WAIVER IS REQUESTED FROM THE ABOVE REQUIREMENTS TO ALLOW PROVISION OF PARKING SPACES AT OR ABOVE THE FOLLOWING SCHEDULE: SHOPPING CENTER: 1 PER 225 SF OF GROSS LEASABLE FLOOR AREA. BANK: 1 FOR EACH 275 SF OF FLOOR AREA. RESTAURANTS (FAST-FOOD, RESTAURANTS, NIGHT CLUBS OR BARS): 1 PER 175 SF OF FLOOR AREA. ALL OTHER USES SHALL BE IN COMPLIANCE WITH ARTICLE II, SECTION 25-15.

**APPROVED DCP WAIVERS**  
(APPROVED JUNE 28, 2010)

- A WAIVER IS REQUESTED FROM SECTION 21-8 OFF-STREET PARKING FACILITIES AND OTHER VEHICULAR USE AREAS. THIS SECTION INCLUDES THE FOLLOWING LANDSCAPE REQUIREMENTS FOR PARKING FACILITIES: A. LANDSCAPING THE INTERIOR OF OFF-STREET PARKING AREAS (3) INTERSPERSING OF LANDSCAPE AREAS WITH PARKING SPACES. INTERIOR LANDSCAPED AREAS SHALL BE DISTRIBUTED SO AS TO LIMIT UNBROKEN ROWS OF PARKING SPACES TO A MAXIMUM OF TEN PARKING SPACES PER ROW. A WAIVER IS REQUESTED FROM THE ABOVE REQUIREMENT TO ALLOW AN UNBROKEN ROW OF 19 PARKING SPACES AND AN INCREASED LANDSCAPED AREA AT THE TERMINUS OF SUCH A ROW. THIS ARRANGEMENT WILL ALLOW FOR AN INCREASE IN AVAILABLE PARKING AND LARGER LANDSCAPE ISLANDS AVAILABLE TO MAINTAIN DESIRED CANOPY COVERAGE WITHIN THE PARKING FACILITY.

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.

**BUILDING SUMMARY AND PARKING CALCULATIONS**

USE	BUILDING NUMBER	SF	REQUIRED PARKING RATIO PER WAIVERS (SF)	REQUIRED SPACES
RETAIL	0A	11,600	1 SPACE/ 225	52
RETAIL	0B	73,399	1 SPACE/ 225	326
RETAIL	1A	54,817	1 SPACE/ 225	244
RETAIL	1B	25,496	1 SPACE/ 225	113
RETAIL	2A	27,850	1 SPACE/ 225	124
RETAIL	2B	12,685	1 SPACE/ 225	56
RETAIL	2C	24,030	1 SPACE/ 225	107
RETAIL	2D	19,257	1 SPACE/ 225	86
RETAIL	2E	43,553	1 SPACE/ 225	194
RETAIL	2F	22,789	1 SPACE/ 225	101
RETAIL	3A	20,000	1 SPACE/ 225	89
RETAIL	3B	54,300	1 SPACE/ 225	241
RESTAURANT	OP-1	OMIT	1 SPACE/ 175	0
RESTAURANT/RETAIL	OP-2	7,200	1 SPACE/ 175	41
BANK	OP-3	4,312	1 SPACE/ 275	16
RETAIL	OP-4	8,600	1 SPACE/ 225	38
RESTAURANT	OP-5	3,975	1 SPACE/ 175	23
RESTAURANT	OP-6	6,000	1 SPACE/ 175	34
RETAIL	OP-7	24,960	1 SPACE/ 225	111
RETAIL	OP-8	3,817	1 SPACE/ 250	15
RETAIL	OP-9	13,938	1 SPACE/ 250	56
TOTAL SF		462,578		
TOTAL REQUIRED				1,633
TOTAL PROVIDED				1866
REQUIRED HANDICAP				27
PROVIDED HANDICAP				48

**PROPERTY DEVELOPMENT REGULATIONS**

EXIST. ZONING DESIGNATION: PCD  
EXISTING LAND USE: VACANT / COMMERCIAL  
PROPOSED USE: COMMERCIAL

ADDRESS: 16001 TAMAMI TRAIL

	REQUIRED (FT)	PROVIDED (FT)
MAXIMUM BUILDING HEIGHT	50	50
MAXIMUM LOT COVERAGE	35%	20.4% BUILDING AREA/LOT AREA 463,977 / 2,276,270
MINIMUM BUILDING SETBACKS		
FRONT YARD	40	62
SIDE YARD	20	82
REAR YARD	20	55
WATERFRONT YARD	20	65

**APPROVED WAIVERS**

- A WAIVER IS REQUESTED FROM ARTICLE VIII, SECTION 53-100 B. THIS SECTION INCLUDES THE FOLLOWING OPEN SPACE REQUIREMENTS: A MINIMUM OF 30% OPEN SPACE SHALL BE REQUIRED FOR THE ENTIRE AREA UNLESS MODIFIED BY THE DCP. A WAIVER IS REQUESTED FROM THE ABOVE REQUIREMENT FOR THE APPLICANT TO PROVIDE A MINIMUM OF 25% OPEN SPACE FOR THE ENTIRE PROJECT. PER THE LAND DEVELOPMENT CODE, THE PRIMARY PURPOSES OF OPEN SPACE ARE TO ASSIST IN CONSERVING OR PRESERVING NATIVE HABITATS AND TO ASSURE INTERNAL BUFFERING AMONG OTHERWISE INCOMPATIBLE LAND USES. NO CONSERVATION OR PRESERVATION AREAS AND NO INCOMPATIBLE USES ARE EXPECTED IN THE PROJECT. THEREFORE, A REDUCTION IN OVERALL PARKING SPACES IS REQUESTED.
- A WAIVER IS REQUESTED FROM ARTICLE VII, SECTION 53-100 B (1). THIS SECTION INCLUDES THE FOLLOWING ALLOWABLE OPEN SPACE USES: MINIMUM OPEN SPACE AREAS MAY INCLUDE ACTIVE AND PASSIVE RECREATION AREAS, GOLF COURSES, WATERWAYS, RETENTION/DETENTION FACILITIES, FLOODPLAINS, NATURE TRAILS, PICNIC AREAS, LANDSCAPED AREAS AND OPEN SPACE IN NATIVE HABITAT. A WAIVER IS REQUESTED TO INCLUDE "PEDESTRIAN WALKS" AS AN ALLOWABLE USE IN OPEN SPACE AREAS.
- A WAIVER IS REQUESTED FROM CHAPTER 21, SECTION 21-8 B (3). THIS SECTION INCLUDES THE FOLLOWING REQUIREMENTS FOR INTERIOR LANDSCAPED AREAS: INTERSPERSING OF LANDSCAPED AREAS WITH PARKING SPACES - INTERIOR LANDSCAPED AREAS SHALL BE DISTRIBUTED SO AS TO LIMIT UNBROKEN ROWS OF PARKING SPACES TO A MAXIMUM OF 10 PARKING SPACES PER ROW. A WAIVER IS REQUESTED FROM THE ABOVE REQUIREMENTS TO ALLOW UNBROKEN ROWS OF PARKING SPACES TO A MAXIMUM OF 20 PARKING SPACES PER ROW IN AREAS WHERE THE RELOCATION OF INTERNAL LANDSCAPE AREAS MAY ALLOW THE PRESERVATION OF EXISTING HERITAGE AND/OR CHAMPION TREES.

**APPROVED DCP WAIVERS**  
(APPROVED JUNE 28, 2010)

- A WAIVER IS REQUESTED FROM SECTION 29-11 AREA OF SIGN. THIS SECTION PROVIDES THE FOLLOWING AREA CRITERIA FOR PROJECT SIGNAGE: B. SECONDARY CLASS A SIGNS: (1) INDIVIDUAL NONRESIDENTIAL OCCUPANTS WITHIN A MULTIPLE-OCCUPANCY STRUCTURE OF TWO OR MORE ESTABLISHMENTS, OCCUPANTS LOCATED WITHIN A MULTIPLE-OCCUPANCY COMPLEX SHALL NOT BE PERMITTED INDIVIDUAL PRIMARY CLASS A, BUT MAY DISPLAY INDIVIDUAL WALL-MOUNTED SIGNS (SECONDARY CLASS A SIGNS) ON THE BUILDING IN WHICH THE OCCUPANT IS LOCATED. ON EACH SIDE OF SUCH BUILDING ON WHICH PART OF THE EXTERIOR WALL IS INCLUDED IN THE OCCUPANT'S INDIVIDUALLY LEASED OR OWNED PREMISES (NOT INCLUDING A COMMON AREA), SUCH OCCUPANT MAY DISPLAY SIGNS AS FOLLOWS: (A) IF SUCH SIDE OF THE PRINCIPAL BUILDING OR UNIT INCLUDES THE PRIMARY ENTRANCE/EXIT TO SUCH OCCUPANT'S PREMISES, THE OCCUPANT MAY DISPLAY IN THE LEASED OR OWNED AREA ONE SUCH SIGN, EXCLUDING AWNING AND WINDOW SIGNS, WITH A TOTAL COMBINED SIGN AREA OF NO MORE THAN 5% OF THE SURFACE AREA OF THE EXTERIOR WALL INCLUDED IN SUCH OCCUPANT'S INDIVIDUALLY LEASED OR OWNED PREMISES UP TO A MAXIMUM SIGN AREA OF 100 SQUARE FEET. ONLY ONE BUILDING SIDE WILL BE CONSIDERED AS INCLUDING ANY OCCUPANT'S PRIMARY ENTRANCE/EXIT. IF THE OCCUPANT HAS AN ENTRANCE/EXIT ON A CORNER OR ON MORE THAN ONE SIDE, THE OCCUPANT MAY CHOOSE WHICH BUILDING SIDE SHALL COUNT AS HAVING THE PRIMARY ENTRANCE/EXIT.

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.

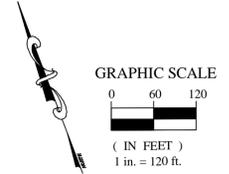
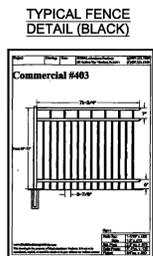
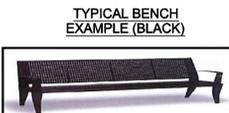
- A WAIVER IS REQUESTED FROM THE PREVIOUSLY APPROVED DCP-08-111 AND DCP-07-27, WHICH INDICATED WALKWAYS TO BE CONSTRUCTED AROUND THE PROPOSED WATER MANAGEMENT PONDS. A WAIVER IS REQUESTED TO ELIMINATE THE WALKWAYS AROUND THE WATER MANAGEMENT PONDS.
- A WAIVER IS REQUESTED TO MAINTAIN THE PREVIOUSLY APPROVED 30' HIGH FREESTANDING SIGNAGE ALONG THE PROJECT'S FRONTAGE ON US 41.
- PLYON SIGNAGE (1) A WAIVER IS REQUESTED TO ADD AN ADDITIONAL PYLON SIGN IN THE SAME SIZE AND DESIGN AS EXISTING PYLON SIGN TO BE LOCATED AT THE NORTH END OF THE PROPERTY AS SHOWN ON THE SITE PLAN.
- DIRECTIONAL SIGNAGE A WAIVER IS REQUESTED FOR DIRECTIONAL SIGNAGE IN CHAPTER 29, SECTION 29-8 EXEMPT SIGNS. (1-2). THIS SECTION ALLOWS FOR DIRECTIONAL SIGNS TO BE ERRECTED 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.
- LIGHT POLE BANNERS A WAIVER IS REQUESTED FROM CHAPTER 29, SECTION 29-10. PERMITTED PERMANENT SIGNS. G. (3) BANNERS BANNERS OR PENNANTS MAY BE ERRECTED 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. (V) 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. (V) THE BUSINESS DISTRICT MEMBERS ARE RESPONSIBLE FOR ACQUIRING ALL RELATIVE PERMISSIONS PRIOR TO THE PLACEMENT OF THE BANNERS. 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. THE INTERNAL BANNER DESIGNS MAY BE CHANGED WITHOUT REVIEW AND APPROVAL FROM THE CITY OF NORTHPORT.

**GENERAL NOTES**

- TRUNCATED DOMES SHALL BE INSTALLED AT ALL PEDESTRIAN CROSSINGS AND HANDICAP PARKING.
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE B PER F.I.R.M. PANEL #1202790010 B, NOT PRINTED. (F.I.R.M. INDEX DATED SEPT. 2, 1981.)
- PROPOSED AND EXISTING ELEVATIONS ARE BASED ON NGVD OF 1929.
- THIS SITE IS NOT LOCATED IN A FLOODWAY OR COASTAL ZONE.
- THIS SITE DOES NOT EXHIBIT FRESHWATER OR SALTWATER INUNDATION.
- THIS PROJECT WILL NOT CAUSE ADVERSE IMPACTS TO GROUND AND/OR SURFACE WATERS.
- THIS SITE CAN BE USED SAFELY FOR BUILDING PURPOSES WITHOUT UNDUCE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS CONTINGENT UPON SOIL BORINGS AND DESIGN FOR EACH STRUCTURE BY THE BUILDING ARCHITECT TO ACCOMMODATE SUBSOIL CONDITIONS. THIS STATEMENT DOES NOT INCLUDE SINKHOLES.
- IRRIGATION SOURCE WILL BE BY SURFACE WATER POND AND WELL.
- FIRE STRIPING SHALL CONFORM TO CONDITION 14 UNDER THE FIRE & RESCUE COMMENTS OF THE APPROVED DD.
- FREESTANDING AND MONUMENT SIGNS SHALL BE SETBACK A MINIMUM OF 10 FT FROM THE ROW LINE.
- GROUND LEVEL EXTERIOR MECHANICAL UNITS SHALL ENCLOSED WITHIN A MASONRY WALL WITH LANDSCAPING OR ELSE MOVED TO THE ROOF OF THE BUILDINGS.
- ALL BUILDINGS SHALL HAVE CLEARLY STRIPED AND DENOTED 10x40 LOADING ZONES TO BE COORDINATED WITH CITY STAFF DURING APPROVAL OF INDIVIDUAL BUILDING PERMITS.
- BENCH, TRASH CAN AND BIKE RACK LOCATIONS TO BE COORDINATED WITH CITY STAFF DURING APPROVAL OF INDIVIDUAL BUILDING PERMITS. SEE TYPICAL EXAMPLES THIS SHEET.

**FDC FIRE LANE NOTES**

- PLACEMENT OF FIRE DEPARTMENT CONNECTIONS (FDC'S) AND FDC FIRE LANES SHALL BE DETERMINED ON SITE WITH THE FIRE MARSHAL PRIOR TO INSTALLATION. THERE SHALL BE NO FDC'S PLACED NEXT TO BUILDINGS - MINIMUM DISTANCE IS 40 FEET AWAY FROM BUILDINGS.
- FDC FIRE LANES ARE REQUIRED AROUND ALL FDC'S.
- FDC FIRE LANES SHALL HAVE A MINIMUM WIDTH OF 15 FEET (7' FEET ON EACH SIDE OF THE FDC), AND SHALL BE COMPLETELY OUTLINED WITH YELLOW TRAFFIC PAINT, BY A STRIPE OF EIGHT (8") INCHES MINIMUM WIDTH; ALSO DIAGONAL STRIPING A MINIMUM OF FOUR (4") INCHES WIDE, AT LEAST FOUR FEET (4') ON CENTER, TO THE CURB LINE.
- AT FDC FIRE LANES THE CURB, OR THE LINE OF THE CURB, SHALL BE PAINTED YELLOW FOR THE ENTIRE LENGTH OF THE FDC FIRE LANE. WITHIN THE STRIPES SHALL BE THE WORDS "FDC - NO PARKING IN BLOCK LETTERS OF NO LESS THAN TWELVE INCHES IN HEIGHT WITH A MINIMUM THREE INCH STROKE.
- AT FDC FIRE LANES ALL PAVEMENT LETTERING SHALL BE 90 MIL THERMOPLASTIC.
- ALL FDC'S SHALL HAVE A SIGN POSTED 18 TO 24 INCHES ABOVE THE APPLIANCE AND UP TO FOUR (4) FEET DIRECTLY BEHIND THE FDC WITH THE LETTERS "FDC" IN SIX (6") INCH RED LETTERS ON A WHITE BACKGROUND. IN COMPLEXES WITH MORE THAN ONE FDC, THE ADDRESS OF THE BUILDING THAT THE FDC SERVICES SHALL BE INCLUDED ON THE SIGN.



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Phone: 813.265.3130 941.275.9721

**WRA**

**PROPOSED FINAL DMP**

**COCOPLUM VILLAGE SHOPS EXPANSION**

Original Date: 01-26-2016  
Plot Date: 09-01-2016  
Scale: AS SHOWN

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