



CITY OF COCOA
Planning & Zoning Board /
Local Planning Agency
City Council Chambers

Cocoa City Hall
65 Stone Street
Cocoa, FL 32922

AGENDA
Regular Meeting
May 10, 2017
6:00 p.m.

I. OPENING MATTERS:

1. CALL TO ORDER
2. ROLL CALL

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of May 10, 2017
2. MINUTES: Regular Meeting of April 12, 2017

III. OLD BUSINESS:

A. PZ-17-00200001 – Large-Scale Site Plan (Walmart Stores East, LP)

Request by Walmart Stores East, LP for approval of a large-scale site plan consistent with Appendix A, Zoning, Article XIII, Section 1, to construct a distribution center and associated accessory buildings, totaling approximately 631,880 square, more or less, on approximately 157 acres, located on the southeast side of State Road 524, approximately 0.75 miles northeast of Interstate 95. The Brevard County Property Appraiser's Office identifies the parcels as Tax Account Number 2407075.

IV. NEW BUSINESS:

None

V. OTHER BUSINESS:

None

VI. NEXT MEETING DATE:

June 14, 2017

VII. ADJOURNMENT:

NOTICE TO PUBLIC:

This meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing.

All persons and parties are hereby advised that if they should decide to appeal any decision made by this Board with respect to any matter considered at this hearing, they will need a record of the proceedings and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and

(Over)

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evidence upon which the appeal is to be based.

The facility where this public hearing will be held is accessible to the physically handicapped. Interested parties are hereby advised that they may appear at said meeting and be heard with respect to the application. Written comment from the public with regard to the application will also be accepted.

Information pertaining to the above may be inspected at the Planning & Zoning Division at 65 Stone Street, Cocoa, Florida between 8:00 a.m. and 5:00 p.m., Monday through Friday, beginning the Friday before the Board Meeting date, or by phoning (321) 433-8535.

CITY OF COCOA
PLANNING & ZONING BOARD MEETING
MEETING MINUTES
April 12, 2017

A meeting of the Planning & Zoning Board of the City of Cocoa was held on Wednesday, April 12, 2017 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Michael Dobrin called the meeting to order at 6:00 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

Michael Dobrin	Chairman
Al Washington	Vice-Chairman
Russell Sengel	Board Member
Aleck Greenwood	Board Member
Jack Moore	Board Member

MEMBERS ABSENT:

Troy Stephan	Board Member
Jake Williams	Board Member
Todd Anderson	Board Member

OTHERS PRESENT:

Steven Belden, AICP	Community Services Director
Steven Biel	Senior Planner
Kristin Eick	Board Attorney
Jeri Blanco	Board Liaison
Monica Arsenault	Board Secretary

APPROVAL OF AGENDA & MINUTES:

1. Approval of Agenda: April 12, 2017.

Motion by Vice Chairman Washington, seconded by Board member Sengel, to approve the agenda of April 12, 2017, with the exception that item 4C be tabled until a further date. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: March 8, 2017.

Motion by Vice Chairman Washington, seconded by Board member Sengel, to approve the minutes of March 8, 2017. Vote on the motion carried unanimously.

OLD BUSINESS:

None

NEW BUSINESS:

A. PZ-17-00500002 – Future Land Use Map Amendment (2075 W. King Street Land Trust)

Senior Planner Steven Biel presented exhibits to the Board regarding the consideration of an ordinance of the City Council of the City of Cocoa, Brevard County, Florida, relating to Comprehensive Planning; providing for adoption of an amendment to the Future Land Use Map for one (1) parcel of real property within the City of Cocoa consisting of approximately 102.2 total acres, more or less, generally located on the south side of W. King Street, approximately 0.25 miles east of S. Range Road, in Cocoa, changing the Future Land Use Map designation from "Low Density Residential" to "Medium Density Residential." The Brevard County Property Appraiser identifies the subject property as Tax Account Number 2423993.

The applicant, Kimberly Rezanka, on behalf of 2075 W. King Street Land Trust, is requesting approval of a Large-Scale Comprehensive Plan Map Amendment consistent with Florida Statue, Chapter 163. The property owner is requesting approval to amend the Future Land Use Map designation of 1 parcel (102.0 acres of the total 130.66-acre parcel) from "Low Density Residential" to "Medium Density Residential", and further designate those portions of the subject property identified as wetlands to the "Conservation" Future Land Use designation.

Staff recommends the Planning and Zoning Board recommend approval of the Large-Scale Comprehensive Plan Map Amendment to City Council.

Chairman Michael Dobrin opened the public hearing to the audience.

Ralph Perrone, 2120 N. Indian River Drive, Cocoa, approached the Board to share his concerns. Mr. Perrone stated that he owns the property south of the subject property and is looking to potentially build a home there. He stated that he is in favor of an assisted living facility; however, he is concerned that the property will become an apartment complex or something similar in the future. Mr. Perrone shared his concerns regarding the height of the facility and the possibility of constructing a wall to separate the facility from its neighbors.

Mr. Steven Belden, Community Services Director, explained that the issue regarding the wall can be addressed during the special exception process. Mr. Belden suggested that the issue be brought to the attention of the Board of Adjustment to impose a condition.

Scott Isner, 298 S. Range Road, Cocoa, approached the Board to share his concerns regarding irrigation and flooding issues on the subject property, which is located east of his property.

Mr. Belden stated that any on-site drainage would need to be maintained up to a certain flow to ensure that adjacent properties would not be impacted.

Sharon Davis, 2100 Pluckebaum Road, Cocoa, approached the Board to discuss her dilemma regarding flooding issues that are currently taking place on her property and her concern regarding the amount of flooding that will take place once the site is developed.

Mr. Aleck Greenwood suggested that Ms. Davis appear before City Council to share her concerns.

Penny Isner, 298 S. Range Road, approached the Board to share her concerns.

Chairman Michael Dobrin closed the public hearing to the audience.

Motion by Board member Greenwood, seconded by Vice Chairman Washington to recommend approval to City Council of the Large-scale Comprehensive Plan Map amendment changing the Future Land Use Map designation of the subject property from "Low Density Residential" to "Medium Density Residential", and further designate those portions of the subject property identified as wetlands to the "Conservation" Future Land Use designation. Vote on the motion carried unanimously.

B. PZ-17-02100003 – Zoning Map Amendment (2075 W. King Street Land Trust)

Consideration of an ordinance of the City Council of the City of Cocoa, Brevard County, Florida, changing the Zoning Map designation of one (1) parcel of real property totaling 102.0 acres, more or less, and generally located on the south side of W. King Street, approximately 0.25 miles east of S. Range Road, in Cocoa, Florida, from RR-1 (Rural Residential) to RU-2-15 (Multiple Family Dwelling). The Brevard County Property Appraiser identifies the subject property as Tax Account Number 2423993. The rezoning exhibits were presented previously during the Future Land Use Map Amendment presentation.

Chairman Michael Dobrin opened the public hearing to the audience.

Ms. Davis inquired about the number of housing units permitted in a "Medium Density Residential" designation.

Mr. Belden explained that fifteen (15) units are allowed per acre; however, the wetlands and lake will restrict the amount of development that can be built on the property.

Mr. Biel stated that the maximum height of the homes can only be thirty-five (35) feet per the zoning code.

Discussion ensued between the audience and staff.

Ms. Rezanka approached the podium to share further details regarding the proposed project. She stated that a conceptual site plan has been submitted and that her client is proposing to build one-hundred (100) units along the lake. Ms. Rezanka explained that the plans are currently in the engineering process so it is unknown at this time what the limitations may be. She shared that the homes could potentially be two story homes but will likely be one story.

Several audience members raised concerns about the future intent of the property should the designation be changed.

Leslie Merritt, of 1074 Gray Road, Cocoa, approached the Board to ask if the area of the lake is deducted from the total acreage of the property when determining the amount of units permitted per acre.

Mr. Belden explained that the assisted living facility is not calculated in terms of density. Mr. Belden stated that the lake will be included in the calculations but the wetlands will not as they do not have a designation.

Motion by Board member Greenwood, seconded by Vice Chairman Washington, to recommend approval to City Council of the Zoning Map Amendment consistent with Appendix A, Zoning, Article XXII, to change the Zoning Map designation of a portion of one parcel (102.2 acres of the total 130.66-acre parcel) from RR-1 (Rural Residential) to RU-2-15 (Multiple Family Dwelling). Vote on the motion carried unanimously.

C. PZ-17-00200001 – Large-Scale Site Plan (Walmart Stores East, LP) – **TABLED**

OTHER BUSINESS:

None

NEXT MEETING:

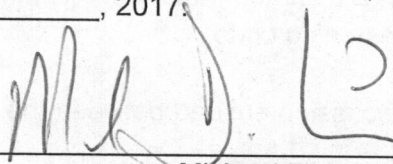
The Board members established that the next meeting would be held on May 10, 2017.

ADJOURNMENT:

Motion to adjourn by Board member Moore, seconded by Board member Sengel.

There being no further business the meeting adjourned at 6:58 P.M.

Approved on this 10 day of May, 2017.



Michael Dobrin, Chairman



Monica Arsenault, Board Secretary



City of Cocoa
Planning & Zoning Board

STAFF REPORT

Date:	May 8, 2017
Project Name:	Walmart Distribution Center
Project Number:	PZ-17-00200001
Meeting Date:	May 10, 2017
Project Planner:	Steven Biel, Senior Planner
Applicant:	Walmart Stores East, LP 2000 SE 10 th Street Bentonville, AR 72716
Property Owner:	Canaveral Port Authority 445 Challenger Road Cape Canaveral, FL 32920
Location:	Southeast side of State Road 524, approximately 0.75 miles northeast of Interstate 95.
Requested Action:	APPROVAL OF A LARGE-SCALE SITE PLAN consistent with Appendix A, Zoning, Article XIII, Section 1, to construct a distribution center and associated accessory buildings, totaling approximately 631,886 square feet, more or less, on approximately 157 acres. The Brevard County Property Appraiser's Office identifies the parcels as Tax Account Numbers 2407075 and 2407968.

I. Project Information

Update: This item was tabled at the April 12, 2017 Planning & Zoning Board meeting to the May 10, 2017 meeting in order for the applicant to address staff review comments prior to the Planning & Zoning Board reviewing and making a decision of the proposed site plan.

The applicant is proposing to construct a 613,886 SF high capacity perishable distribution center on approximately 157 acres (overall acreage of site is approx. 271 acres), which is the site formerly known as Brevard Crossings. The proposed distribution center would also be supported by a truck

maintenance garage (13,983 SF), a fuel island (1,796 SF), a fire pump house (1,684 SF), and a guard house (331 SF) for a total of 631,880 SF of buildable area (Exhibit A). The site plan also notes there is proposed to be approximately 24 acres of paved area. The distribution center building is proposed to be one-story, approximately 82 feet in height.

The required parking spaces for an industrial use is one space per two employees on the largest working shift (proposed site plan does not note how many employees would be on largest shift), plus one space for each company vehicle. The site plan notes there would be a total of 983 parking spaces: 364 employee spaces; 8 accessible spaces; 395 trailer spaces; 73 tractor spaces; 62 ready line spaces; and 74 dock spaces.

The proposed development will be accessed by a new entrance from State Road 524, approximately 4,400 feet east from I-95 with the construction of an approximate 150-foot right turn lane. The applicant is also proposing to install a traffic signal at the proposed entrance. It is staff's understanding that FDOT has approved the proposed traffic signal as well as a traffic signal the applicant would install at one of the I-95/SR 524 ramps and Flying J installing a traffic signal at the other I-95/SR 524 ramp.

The City of Cocoa Development Order Related To The Brevard Crossings Regional Activity Center For Cocoa Logistics And Business Center was approved by City Council at its February 28, 2017 meeting. This Development Order is consistent with Future Land Use Element Policy 1.1.2.7 N Brevard Crossings Regional Activity Center. The Development Order provides that development of the property shall consist of not more than 1,020,000 SF of industrial (including 420,000 SF of warehouse and 600,000 SF of distribution center); 270-room hotel; 150,000 SF of office; 28,000 SF of commercial; 8,000 SF of high-turnover (sit down) restaurant and one acre municipal services parcel, unless the development order is modified.

The Development Order provides for certain protections and supports goals, objectives and policies of the City's Comprehensive Plan. Specifically, the Development Order provides for protection of historical resources and natural resources to include protected wildlife species, wetlands, surface water management systems and stormwater facilities. The project will provide for potable water, sanitary sewer and reclaimed water connection through the City's Utility system.

It should be noted that an eagles nest is located at the westerly side of the property. Florida Department of Environment Protection has designated that no disturbance shall take place within 100 feet radius of the nest. Limited work may be allowed within 100 feet to 330 feet radius only if necessary. Work may take place within 330 feet to 660 feet between May 15 and October 15 only. The site plan shows no disturbance to occur within 660 feet radius of the eagle's nest.

A Transportation Impact Study was conducted for the development potential for the entire property. The total net new external P.M peak hour trips is projected to be 638. The Phase 1 portion (Walmart Distribution Center) is projected to generate 89 net new pm peak hour trips. The previously adopted Development Order projected 3,560 net new PM peak hour trips. No off-site improvements to the transportation network are required as part of the phase 1 of development. Any development that would cause the number of net new PM peak hour trips to exceed 638 would require a written agreement among the Developer, City and FDOT as a condition precedent to issuance of a building permit to address future phasing and funding of SR 524 improvements.

Future Land Use Designation: Regional Activity Center

Zoning District: UMD (Urban Mixed Use)

Existing Land Use: Vacant

Council District: District 3 – Deputy Mayor Boisvert

Overview of Surrounding Area:

	Future Land Use Designations	Zoning Districts	Land Uses
North	<u>County Designations:</u> Neighborhood Commercial; Residential 4; Residential 1 <u>City Designations:</u> Commercial; Medium Density Residential	<u>County Designations:</u> GU (General Use); BU-1-A (Restricted Neighborhood Retail Commercial); IN-L (Light Industrial) <u>City Designations:</u> C-G (General Commercial)	Vacant & Single-family Residential
South	Regional Activity Center	UMD (Urban Mixed Use)	Vacant & Industrial (southeast portion of property - Diamondback)
East	Industrial	M-1 (Light Industrial and Warehouse)	Industrial
West	Commercial	C-G (General Commercial)	Commercial (Flying J)

II. Site Plan Analysis

The Community Services Department's Planning & Zoning Division and Building Division, Public Works Department, Utilities Department, and Fire Department have reviewed this application.

Consistency with Code of the City of Cocoa

Consistent with Appendix A, Article XIII, Section 1(D), "All site plans shall be required to meet all current applicable code requirements."

City staff has reviewed the site plan and determined that there are technical issues related to the City Code and the executed Development Order that have not been completely satisfied. Staff is recommending all outstanding inconsistencies with the City Code or approved Development Order be satisfied as a condition of final site plan approval. These conditions are outlined in detail in the Section III Recommendation, at the end of this staff report. None of the remaining technical issues will substantially impact the overall design, layout or operation of facilities as depicted on the site plan.

Concurrency Management/Adequate Public Facilities

Section 15-22, Code of the City of Cocoa, provides for a concurrency management system to ensure public facilities and services needed to support development are available concurrent with the impacts of such development and that development orders and development permits are not issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards adopted by the City for public facilities and services, as contained in the City's adopted Comprehensive Plan.

Consistent with the requirements of Article IV (Concurrency Management System), Chapter 15 of the Code of the City of Cocoa, the applicant/developer will be required to submit a final application for concurrency review prior to issuance of any City of Cocoa permits. If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan is identified, necessary and appropriate mitigation will be required to be addressed prior to construction. No capacity issues related to the adopted level of services have been identified at the time of this report.

III. Recommendation

Staff recommends **approval** of the Large-Scale Site Plan for Walmart Stores East, LP, as depicted on Exhibit A, with the following conditions:

1. Stormwater - Development Order section 3.D. requires stormwater attenuation such that stages (elevations) are not increased in the Cox Road Drainage Basin. The Drainage Report signed and sealed on May 4, 2017 provides data that indicates the project does not achieve this requirement at three offsite Cox Road locations between Right St. and SR 520. The Developer's Engineer has reviewed his computer model and has found an error in the pipe system input file. He has revised the input file and has re-run the model. The results now indicate that the Development Order Section 3.D. requirements have been satisfied. Approval shall be contingent on receiving a revised, signed and sealed Drainage Report that demonstrates that post-development stages at all offsite nodes are equal to or less than pre-development stages in all three storm events modeled.
2. Utilities – See attached correspondence dated May 10, 2017, from John A. "Jack" Walsh, P.E., Utilities Director, to Steven Belden, AICP, Community Services Director. Comments contained in the attached correspondence shall be imposed as a condition of site plan approval.
3. In accordance with Appendix A, Article XIII, Sec. 1, (F)(4), the applicant shall have ninety (90) days from the date of conditional site plan approval to satisfy any such conditions and/or contingencies.



UTILITIES DEPARTMENT
351 Shearer Blvd., Cocoa FL 32922
Phone: (321) 433-8700/Fax: (321)433-8708

May 10, 2017

Steven Belden, AICP
Community Services Director
City of Cocoa
65 Stone Street
Cocoa, Florida 32922

Reference: **Revised Site Plan Review as of 5/8/17 - Walmart**

Dear Steven,

There have been several changes since the last site plan review by the Utilities Department. In general, the revised site plan submitted by Kimley-Horn dated 5/5/17, 5/7/17 and 5/8/17 and are approvable with some limiting conditions.

There are several minor technical revisions necessary and they are listed below. In addition, after discussion with the Engineer of Record, Austin Watts, P.E., there is information missing out the second and third phases that could potentially impact the utilities designed and constructed in the first phase. The Utilities Department can conditionally approve the site plan with the following understanding:

The design can be approved in Phase 1 with the condition that any undersized elements of utility construction (i.e. pipe sizes, manholes etc.) for any utility will be removed and replaced with the correct size if within the right of way or within a private drive that may be converted to future public right of way. Parallel water, sewer and reclaimed lines for new construction are not permitted. Add a note to the plans if this option is chosen. Note the water main tap at SR 524 and the reclaim tap on Cox Road must be sized for all three phases and constructed in Ph1. Multiple taps into the transmission lines will not be permitted. These conditions of approval will be applicable to any successors or assigners of the property in any phase if sold as well as to the current applicant, Walmart.

Technical Issues – Can be handled with Conditional Approval

- Change Master Meter to Neptune Protectus (backflows are ok as shown). Check the largest configured by- pass domestic meter to ensure it meets your peak demand. As an alternative, you may revise the connection and provide a separate fire line meter and a separate domestic meter.

- Contact info for water and sewer is incorrect on the cover sheet.
- Include a copy of the Cocoa hydrant test results with the hydraulic report.

The following comments pertain to the new comments generated from the Kimley-Horn RTC Letter dated 5/5/2017:

#2. Per the approved Development Order, pg. 10 Section F- "the construction of a water main extension will be required to serve the entire parcel and should be sized appropriately." In order for staff to evaluate this requirement, the estimated demands for all parcels per the approved zoning need to be included in the required hydraulic calculations. The city does not require any details other than the build out/ maximum allowed demands to ensure the lines being installed for all utilities within Ph1 are sized properly. Add note to plans that Cox Road water potable water main will connect in future Ph2 and/or Ph3 development per the D.O.

As an option, the design can be approved in Phase 1 with the condition that any undersized elements of construction (i.e. pipe sizes, etc.) will be removed and replaced with the correct size within the right of way or within a private drive that may be converted to future public right of way. Parallel water, sewer and reclaimed lines for new construction are not permitted. Multiple taps into the transmission line will not be permitted. Add a note to the plans if this option is chosen. Note the water main tap at SR 524 and the reclaim water main must be sized for all three phases and constructed in Ph1.

#3. Fire Flow report has been reviewed and a discussion with the design engineers occurred on 5/8/17 and the fire flow calculations are approved.

#4. Irrigation table by itself does not show how the main line was sized. Show how you sized your reclaim main. In addition, include estimated usage for the other parcels to ensure the mains sized are sufficient to serve all parcels.

As an option, the design can be approved in Phase 1 with the condition that any undersized elements of construction (i.e. pipe sizes, etc.) will be removed and replaced with the correct size within the proposed right of way or within a private drive that may be converted to future public right of way. Parallel water, sewer and reclaimed lines for new construction are not permitted. Add a note to the plans if this option is chosen. Note the reclaim water main tap at Cox Road must be sized for all three phases and constructed in Ph1.

#5. The hydraulic report only pertains to Phase 1.

As an option, the design can be approved in Phase 1 with the condition that any undersized elements of construction (i.e. pipe sizes, etc.) will be removed and replaced with the correct size within the proposed right of way or within a private drive that may be converted to future public right of way. Parallel water, sewer and reclaimed lines for new construction are not permitted. Add a note to the plans if this option is chosen. Note the potable water main tap on SR 524 must be sized for all three phases and constructed in Ph1.

#6. The lift station connection is now shown on SR 524 (per the resubmittal dated 5/7/17) and is consistent with the D.O. The lift station calculations were not provided and need to be reviewed and approved by the Utilities Department. The sizing of the force main has not been reviewed:

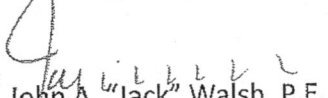
As an option, the design can be approved in Phase 1 with the condition that any undersized elements of construction (i.e. force main sizes, pumps, manholes etc.) will be removed and replaced with the correct size

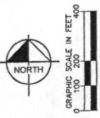
and depth manholes within the proposed right of way or within a private drive that may be converted to future public right of way. Parallel water, sewer and reclaimed lines for new construction are not permitted. Add a note to the plans if this option is chosen. Note the reclaim water main tap at Cox Road must be sized for all three phases and constructed in Ph1.

#7. A FDOT permit will be required for work in the SR 524 right of way and a Developer's agreement needs to be signed along with and FDOT permit application.

#8. Turn in your FDEP permits after final engineering approval.

Sincerely,


John A. "Jack" Walsh, P.E.
Utilities Director
City of Cocoa

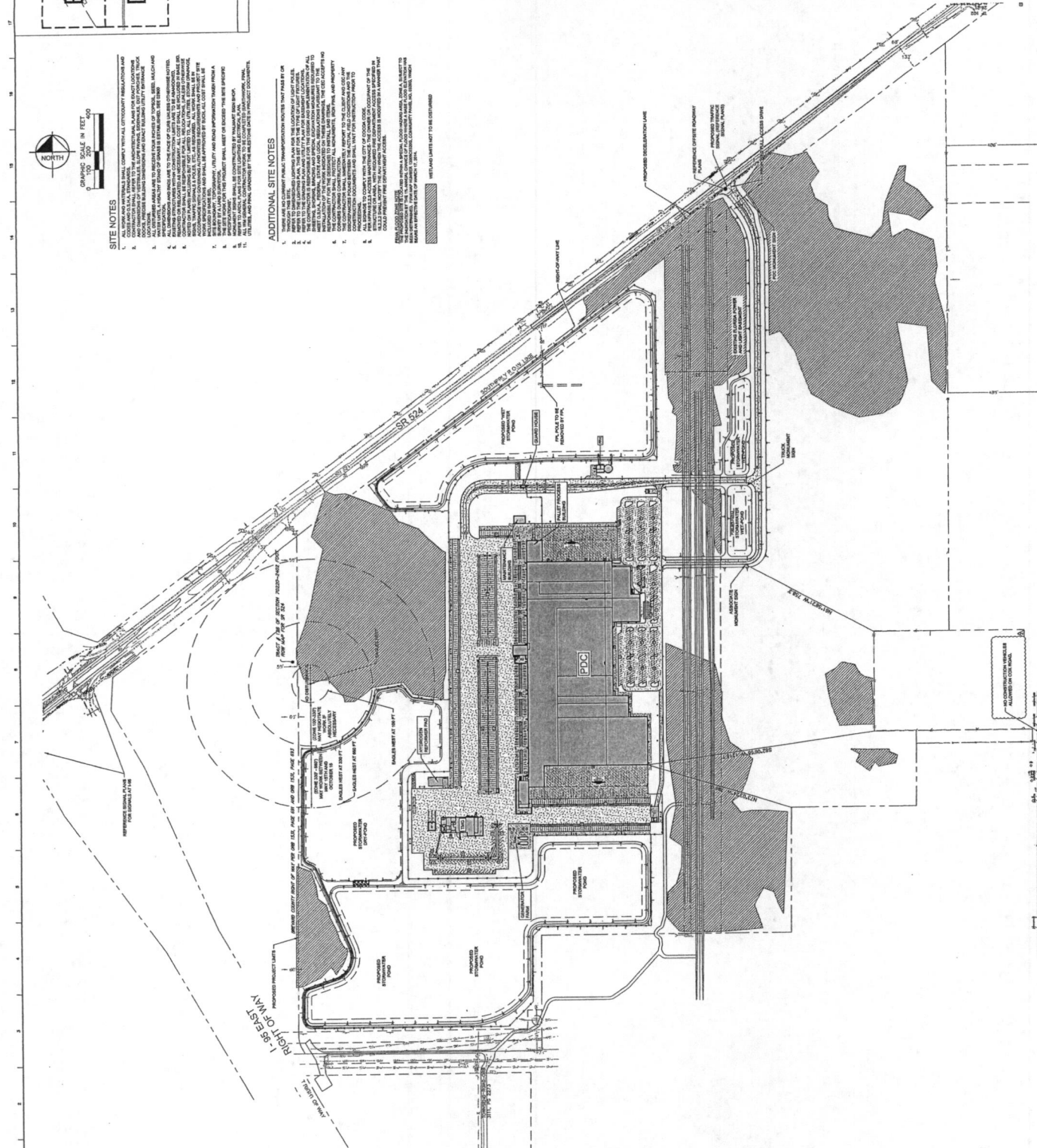


SITE NOTES

1. ALL TOP AND BOTTOM ELEVATIONS SHALL BE TO THE CENTERLINE OF THE ROADWAY.
2. THE PROPOSED LOT SHALL BE ADJACENT TO THE EXISTING LOT TO THE SOUTH.
3. THE PROPOSED LOT SHALL BE ADJACENT TO THE EXISTING LOT TO THE WEST.
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ADDITIONAL SITE NOTES

1. THE PROPOSED LOT SHALL BE ADJACENT TO THE EXISTING LOT TO THE SOUTH.
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SITE PLAN PAVEMENT LEGEND

SEE "PAVEMENT LOT PAVEMENT SCHEDULE" SHEETS FOR DETAILS

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SITE PLAN DATA TABLE

ITEM	DESCRIPTION	VALUE
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LAND USE DATA TABLE

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10	PAVEMENT LOT PAVEMENT	1.00
11	PAVEMENT LOT PAVEMENT	1.00
12	PAVEMENT LOT PAVEMENT	1.00
13	PAVEMENT LOT PAVEMENT	1.00
14	PAVEMENT LOT PAVEMENT	1.00
15	PAVEMENT LOT PAVEMENT	1.00
16	PAVEMENT LOT PAVEMENT	1.00
17	PAVEMENT LOT PAVEMENT	1.00
18	PAVEMENT LOT PAVEMENT	1.00
19	PAVEMENT LOT PAVEMENT	1.00
20	PAVEMENT LOT PAVEMENT	1.00

OPEN SPACE SUMMARY

ITEM	DESCRIPTION	VALUE
1	PAVEMENT LOT PAVEMENT	1.00
2	PAVEMENT LOT PAVEMENT	1.00
3	PAVEMENT LOT PAVEMENT	1.00
4	PAVEMENT LOT PAVEMENT	1.00
5	PAVEMENT LOT PAVEMENT	1.00
6	PAVEMENT LOT PAVEMENT	1.00
7	PAVEMENT LOT PAVEMENT	1.00
8	PAVEMENT LOT PAVEMENT	1.00
9	PAVEMENT LOT PAVEMENT	1.00
10	PAVEMENT LOT PAVEMENT	1.00
11	PAVEMENT LOT PAVEMENT	1.00
12	PAVEMENT LOT PAVEMENT	1.00
13	PAVEMENT LOT PAVEMENT	1.00
14	PAVEMENT LOT PAVEMENT	1.00
15	PAVEMENT LOT PAVEMENT	1.00
16	PAVEMENT LOT PAVEMENT	1.00
17	PAVEMENT LOT PAVEMENT	1.00
18	PAVEMENT LOT PAVEMENT	1.00
19	PAVEMENT LOT PAVEMENT	1.00
20	PAVEMENT LOT PAVEMENT	1.00

PARKING SUMMARY

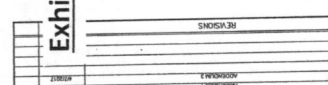
ITEM	DESCRIPTION	VALUE
1	PAVEMENT LOT PAVEMENT	1.00
2	PAVEMENT LOT PAVEMENT	1.00
3	PAVEMENT LOT PAVEMENT	1.00
4	PAVEMENT LOT PAVEMENT	1.00
5	PAVEMENT LOT PAVEMENT	1.00
6	PAVEMENT LOT PAVEMENT	1.00
7	PAVEMENT LOT PAVEMENT	1.00
8	PAVEMENT LOT PAVEMENT	1.00
9	PAVEMENT LOT PAVEMENT	1.00
10	PAVEMENT LOT PAVEMENT	1.00
11	PAVEMENT LOT PAVEMENT	1.00
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14	PAVEMENT LOT PAVEMENT	1.00
15	PAVEMENT LOT PAVEMENT	1.00
16	PAVEMENT LOT PAVEMENT	1.00
17	PAVEMENT LOT PAVEMENT	1.00
18	PAVEMENT LOT PAVEMENT	1.00
19	PAVEMENT LOT PAVEMENT	1.00
20	PAVEMENT LOT PAVEMENT	1.00

SITE DATA TABLE

ITEM	DESCRIPTION	VALUE
1	PAVEMENT LOT PAVEMENT	1.00
2	PAVEMENT LOT PAVEMENT	1.00
3	PAVEMENT LOT PAVEMENT	1.00
4	PAVEMENT LOT PAVEMENT	1.00
5	PAVEMENT LOT PAVEMENT	1.00
6	PAVEMENT LOT PAVEMENT	1.00
7	PAVEMENT LOT PAVEMENT	1.00
8	PAVEMENT LOT PAVEMENT	1.00
9	PAVEMENT LOT PAVEMENT	1.00
10	PAVEMENT LOT PAVEMENT	1.00
11	PAVEMENT LOT PAVEMENT	1.00
12	PAVEMENT LOT PAVEMENT	1.00
13	PAVEMENT LOT PAVEMENT	1.00
14	PAVEMENT LOT PAVEMENT	1.00
15	PAVEMENT LOT PAVEMENT	1.00
16	PAVEMENT LOT PAVEMENT	1.00
17	PAVEMENT LOT PAVEMENT	1.00
18	PAVEMENT LOT PAVEMENT	1.00
19	PAVEMENT LOT PAVEMENT	1.00
20	PAVEMENT LOT PAVEMENT	1.00

NO CONSTRUCTION VEHICLES ON COX ROAD

ITEM	DESCRIPTION	VALUE
1	PAVEMENT LOT PAVEMENT	1.00
2	PAVEMENT LOT PAVEMENT	1.00
3	PAVEMENT LOT PAVEMENT	1.00
4	PAVEMENT LOT PAVEMENT	1.00
5	PAVEMENT LOT PAVEMENT	1.00
6	PAVEMENT LOT PAVEMENT	1.00
7	PAVEMENT LOT PAVEMENT	1.00
8	PAVEMENT LOT PAVEMENT	1.00
9	PAVEMENT LOT PAVEMENT	1.00
10	PAVEMENT LOT PAVEMENT	1.00
11	PAVEMENT LOT PAVEMENT	1.00
12	PAVEMENT LOT PAVEMENT	1.00
13	PAVEMENT LOT PAVEMENT	1.00
14	PAVEMENT LOT PAVEMENT	1.00
15	PAVEMENT LOT PAVEMENT	1.00
16	PAVEMENT LOT PAVEMENT	1.00
17	PAVEMENT LOT PAVEMENT	1.00
18	PAVEMENT LOT PAVEMENT	1.00
19	PAVEMENT LOT PAVEMENT	1.00
20	PAVEMENT LOT PAVEMENT	1.00



Kimley-Horn

300 SOUTH BAY STREET, SUITE 100
FORT WORTH, TEXAS 76104
TEL: 817-335-1111
WWW.KIMLEY-HORN.COM

Walmart

WALMART DISTRIBUTION CENTER #8861-500
COCA, FLORIDA

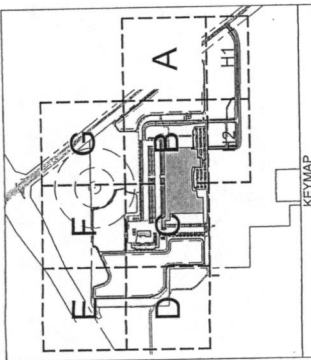
611

Keep it Right, Call before you dig.

ALERT TO CONTRACTOR

CONSTRUCTION OF THIS PROJECT IS UNDERWAY. CONTRACTORS ARE REQUESTED TO AVOID ANY WORK THAT COULD INTERFERE WITH THE PROJECT. IF ANY WORK IS REQUIRED, IT MUST BE COORDINATED WITH THE PROJECT MANAGER. NO CONSTRUCTION VEHICLES ON COX ROAD.

DATE 3/27/2017
SHEET NUMBER 015475294
6220



PROPOSED BOUNDARY LEGEND

(Symbol)	PROPERTY LINE
(Symbol)	EXTENDED PROPERTY LINE
(Symbol)	PROPOSED RIGHT-OF-WAY LINE
(Symbol)	PROPOSED ROAD CENTERLINE
(Symbol)	BUILDING SETBACK LINE
(Symbol)	FUTURE RIGHT-OF-WAY LINE
(Symbol)	PROPOSED BUFFER
(Symbol)	PROPOSED EASEMENT
(Symbol)	PROPOSED ACCESS EASEMENT (A/E)
(Symbol)	PROPOSED EASEMENT FOR TRAIL OR PATH (E/T/P)
(Symbol)	PROPOSED SANITARY SEWER EASEMENT (SSE)

100	PROPOSED DRAINAGE EASIMENT (100)
101	PROPOSED UTILITY EASIMENT (101)
102	PROPOSED LANDSCAPE EASIMENT (102)
103	PROPOSED CONSTRUCTION EASIMENT (103)
104	PROPOSED CLEARING LIMITS

PAINT STRIPING LEGEND

STREET	SINGLE YELLOW SOLID LINE (1" WIDE)
LANE	DOUBLE YELLOW SOLID LINE (2" WIDE)
STRIP	DOUBLE YELLOW SOLID LINE (4" WIDE EACH SIDE)

NOTE

SEE SHEET G22 FOR SITE NOTES AND ADDITIONAL SITE NOTES.
 REFERENCE ARCHITECTURAL PLAN FOR BOUNDARY, PLANTING, AND
 REFERENCE ARCHITECTURAL PLAN FOR SITE LIGHTING AND ELECTRICAL PLANS.

KEYNOTE 1 (END)

[illegible][illegible]

13	NOT USED
14	3" SPILL CURB, TYPE "B", SEE DETAIL, SHEET 6300
15	3" SPILL CURB, TYPE "B", SEE DETAIL, SHEET 6320
16	PRE CAST STRIPING, SEE DETAIL, SHEET 6330
17	NO PAVED SIDE LANE, SEE DETAIL, SHEET 6340
18	PRECASTING CROWN CURB WITH 4" WIDE PAVED WHITE STRIPING AND DIRECTION OF TRAFFIC AT 2" O.C. AND 11" WIDE STRIPING ON BOTH SIDES UNLESS NOTED OTHERWISE, SEE SITE PLAN FOR PAVED SIDE LANE
19	PRECASTING CROWN CURB
20	BLUE REFLECTIVE PAVEMENT MARKER FOR PAVE HYDRAUNT

811[®]

Know what's below.
Call before you dig.

CAUTION!
CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION.

CONTRACTOR:
ALL UTILITIES SHOULD BE LOCATED ON THIS PROJECT. CONTRACTOR'S RESPONSIBILITY FOR THIS MESSAGE. WHEN REPORTING, PROVIDE LOCATION AND DEPTH OF ALL UTILITIES. REPORT TO 811 FOR IMMEDIATE IMPLEMENTATION TO CONTROL DAMAGE OF BODILY. REPORT TO 811 FOR IMMEDIATE IMPLEMENTATION TO CONTROL DAMAGE OF BODILY.

ALERT
The small amount of water

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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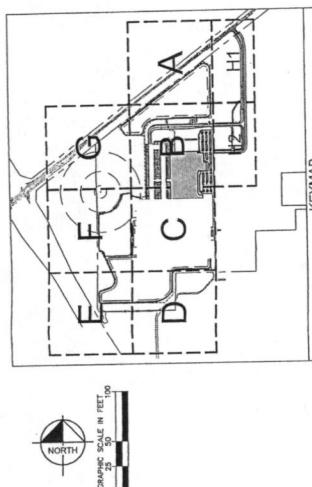
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WALMART
DISTRIBUTION CENTER #8851-500
COCOA, FLORIDA

DATE 3/24/2017
PROJECT NO. 015476294
SHEET NUMBER 6002

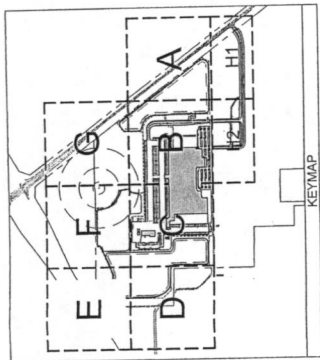
811

Know what's below.
Call before you dig.

CAUTION
UNDERGROUND
UTILITIES MAY
INTERFERE AND CAUSE
INJURY OR DEATH
PRIOR TO CONSTRUCTION

PERT TO CONTRACTOR

FOR INFORMATION ON THE PROJECT, CONTRACTORS WHO
WILL BE PERFORMING UNDERGROUND OPERATIONS
SHALL INCLUDE CONSIDERATION FOR THE ISSUE. VISIT www.811.com



PROPOSED BOUNDARY LEGEND

—	PROPERTY LINE
—	SURFACE, PROPERTY LINE
—	PROPOSED RIGHT-OF-WAY LINE
—	PROPOSED ROAD CENTERLINE
—	BUILDING SETBACK LINE
—	FUTURE RIGHT-OF-WAY LINE
—	PROPOSED EASEMENT
—	PROPOSED ACCESS EASEMENT (A/C)
—	PROPOSED SANITARY SEWER EASEMENT (SSE)
—	PROPOSED DRAINAGE EASEMENT (DE)
—	PROPOSED UTILITY EASEMENT (UE)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	00
										PROPOSED LANDSCAPE ELEMENT (LND)										PROPOSED CONSTRUCTION ELEMENT (CON)										PROPOSED GLAZING UNITS																																																																					

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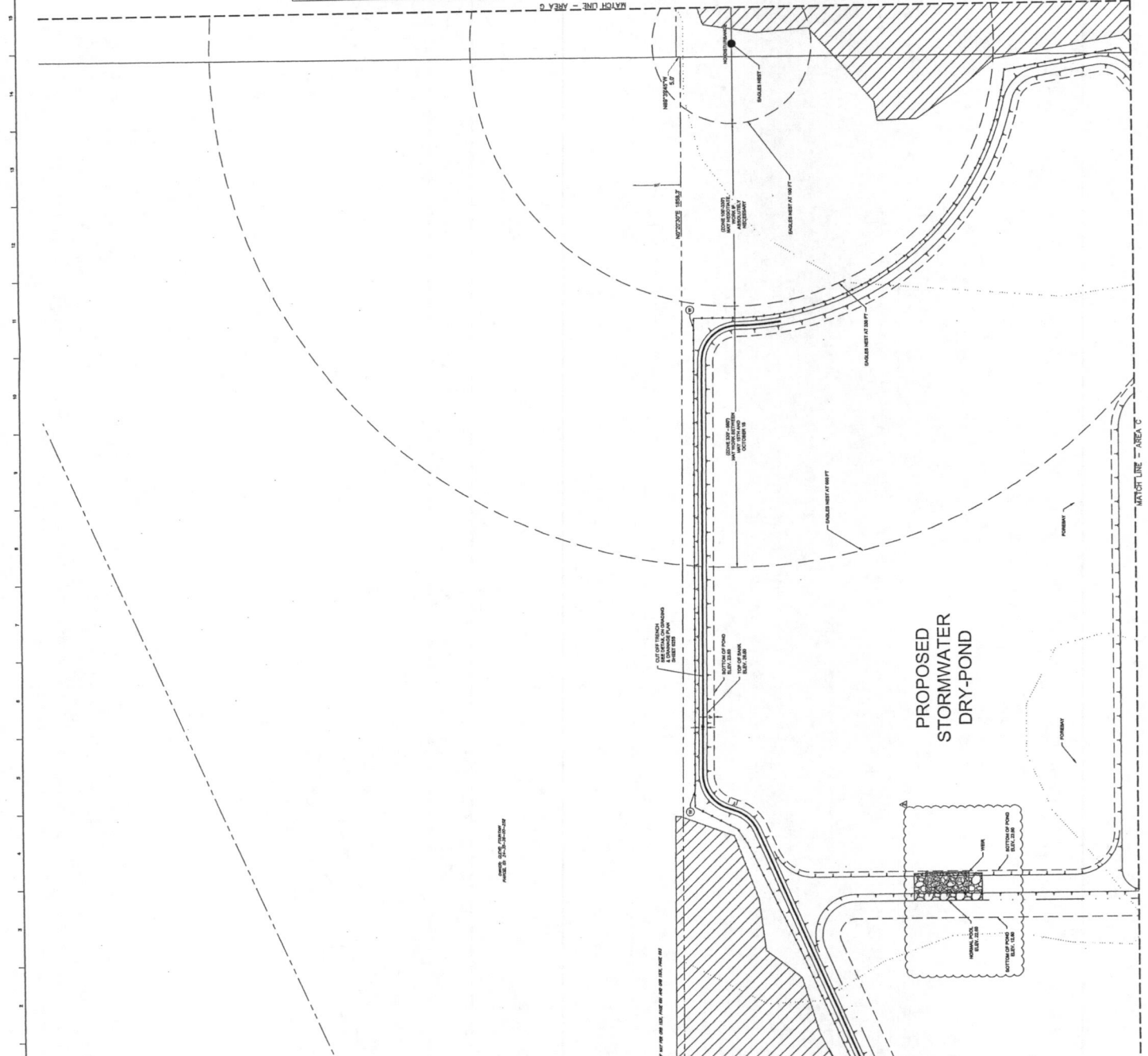
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 78 **ADDITIONAL ADJUSTMENT REQUIRED** - SEE DETAIL SHEET 84
 79 **ADDITIONAL ADJUSTMENT REQUIRED** - SEE DETAIL SHEET 84
 80 **ADDITIONAL ADJUSTMENT REQUIRED** - SEE DETAIL SHEET 84
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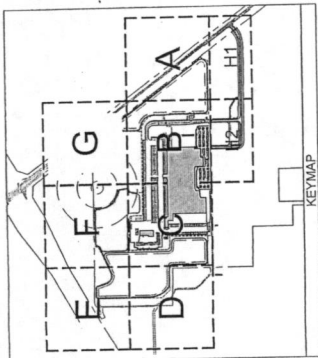
- ① 3" SPILL COOL TYPE "Y", SEE DETAIL SHEET 04B
- ② FIVE LANE STRIPPING, SEE DETAIL SHEET 04B
- ③ NO PAINTING FIRE LAMP* SIGN, SEE DETAIL SHEET 03D
- ④ IDENTIFYING CHEMICALS WITH 4" OF O.C. AND 11" H WHITE STRIPS, TOP OF SIGN, SEE DETAIL SHEET 03D
- ⑤ IDENTIFYING CHEMICALS WITH 4" OF O.C. AND 11" H WHITE STRIPS, BOTTOM OF SIGN, SEE DETAIL SHEET 03D
- ⑥ BLUE REFLECTIVE PAVIDENT MARKER FOR FIRE HYDRANT

CONTRACTOR IS TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NO CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR TO THE PROPERTY OF ANY ADJACENT PROPERTY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF CHICAGO AND FROM THE ADJACENT PROPERTY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF CHICAGO AND FROM THE ADJACENT PROPERTY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF CHICAGO AND FROM THE ADJACENT PROPERTY OWNER.

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SITE PLAN LEGEND
SIZE "SITE DETAIL" SHEETS FOR DETAILS REFERENCED ON THIS SHEET.

[illegible]

PAINT STRIPING LEGEND

SWEEP* - SINGLE WHITE SOLID LINE / 4" WIDE
STREET* - SINGLE YELLOW SOLID LINE / 4" WIDE
DRESS* - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH

ITE NOTES

SEE SHEET 6202 FOR SITE NOTES AND ADDITIONAL SITE NOTES.
REFERENCE ARCHITECTURAL PLANS FOR ALL DIMENSIONS AT STAKES.
REFERENCE ARCHITECTURAL PLANS FOR SITE LIGHTING AND SIGNAGE.
REFERENCE ARCHITECTURAL PLANS FOR SITE LIGHTING AND SIGNAGE.

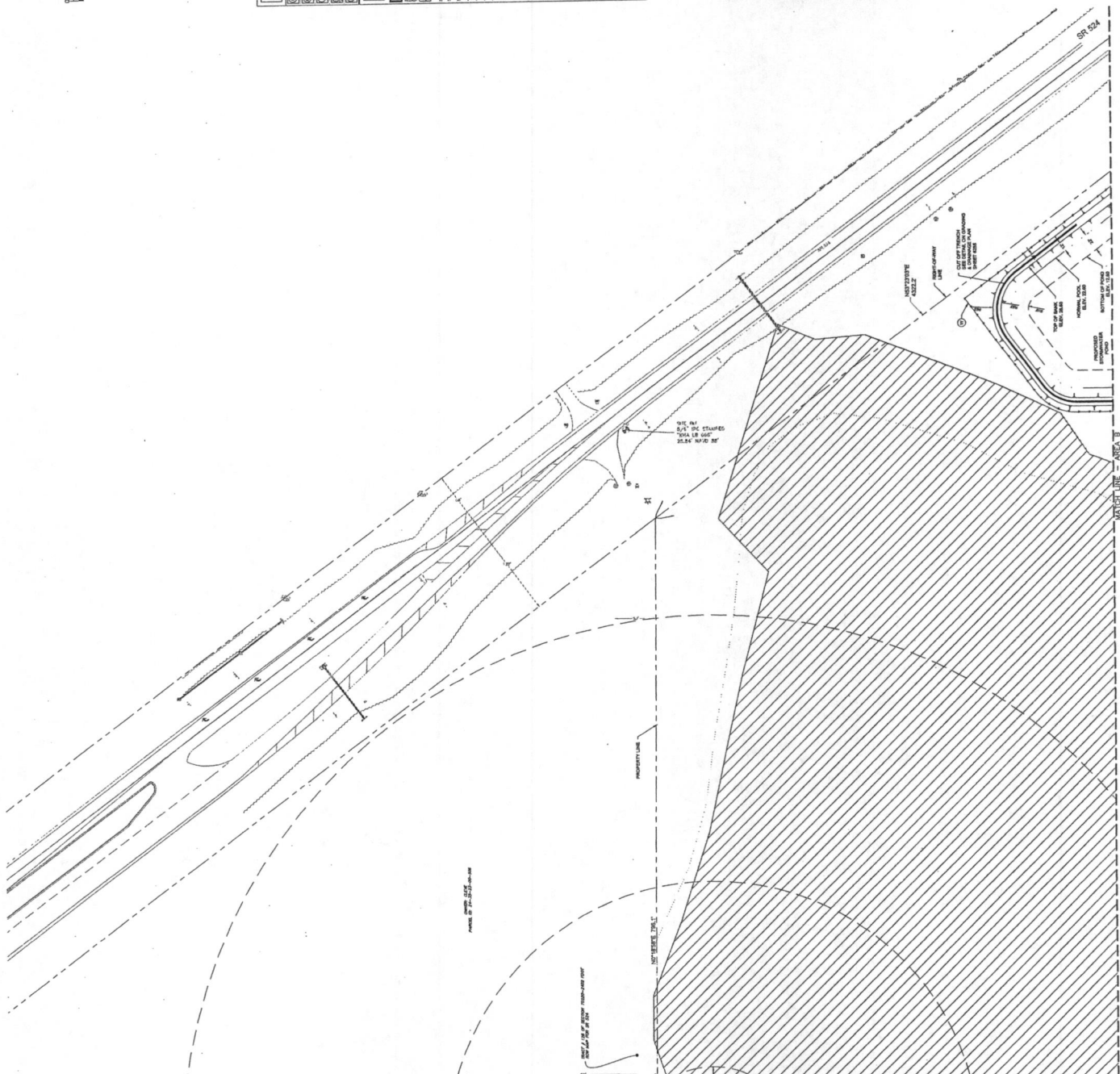
ITE KEYNOTE LEGEND

MONUMENT SIGN, EXTERNALLY LOCATED, BY VANDER BEEK

[illegible]

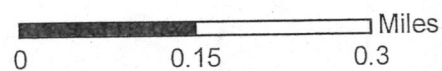
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PROJECT NO. 015476294
SHEET NUMBER 6227

ALERT TO CONTRACTOR:

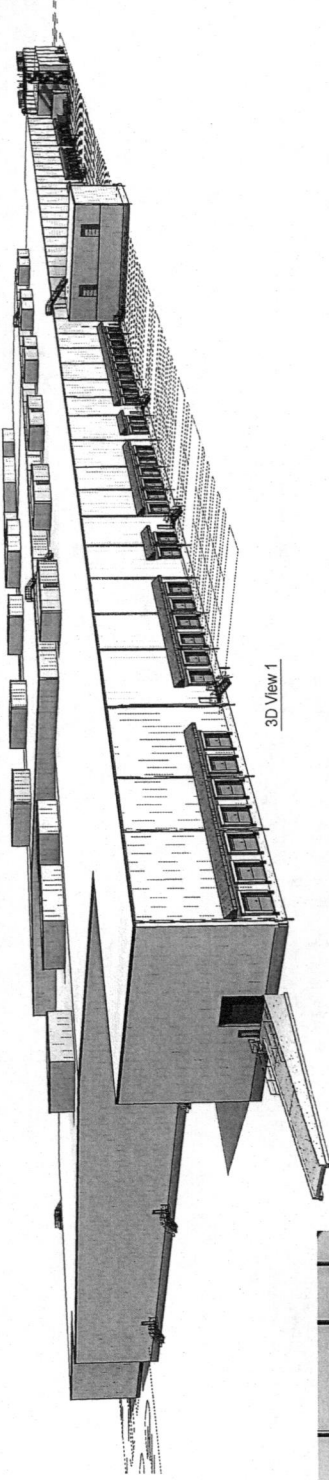




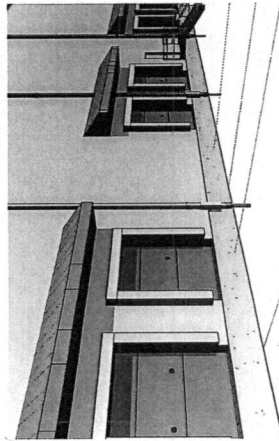
-  City Boundary
 Water Bodies
 Subject Property



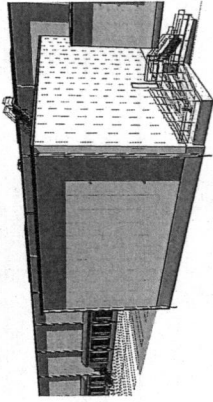
Disclaimer: Maps are for reference purposes only and do not replace official documents.



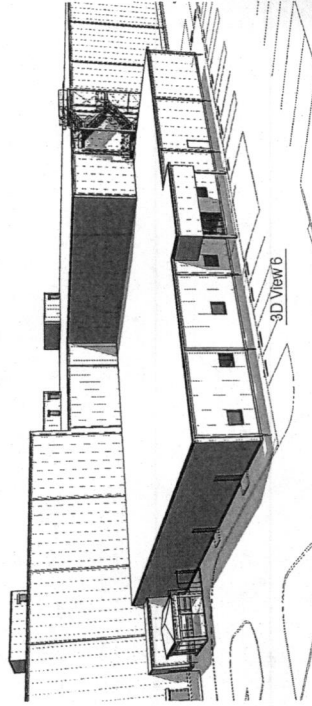
3D View 1



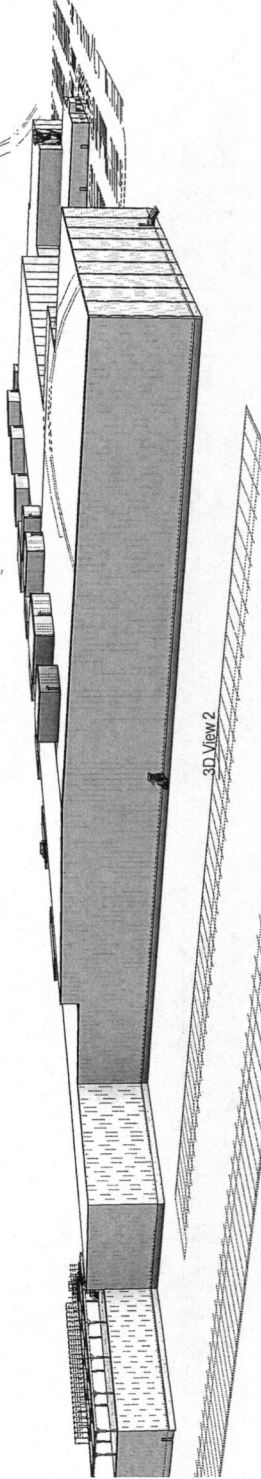
3D View 4



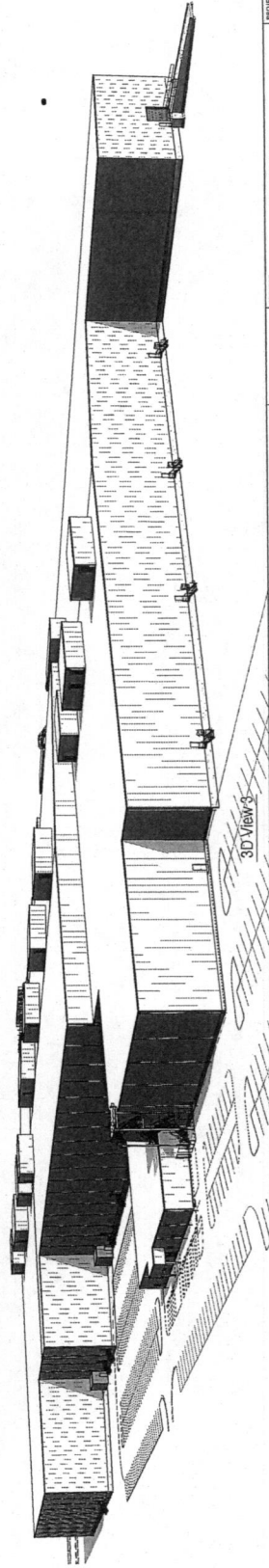
3D View 5



3D View 6



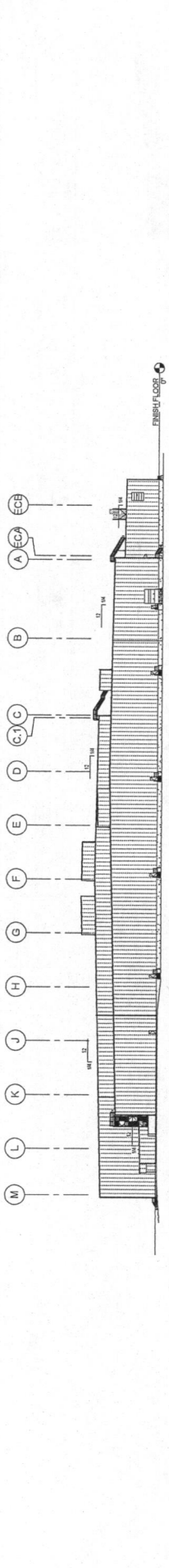
3D View 2



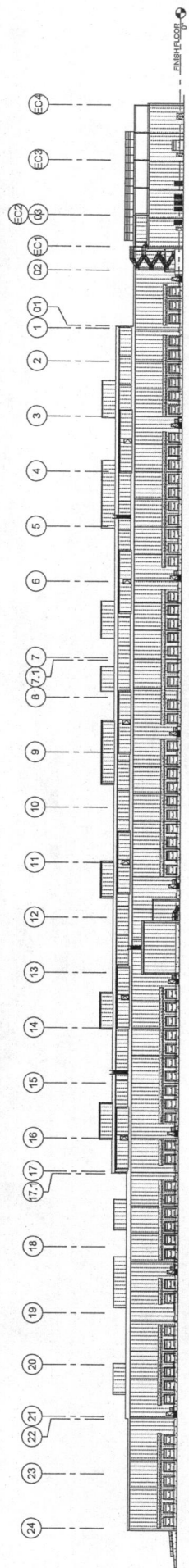
3D View 3

Revision		Title		Date		Project Number		15075	
						Project		NEW FACILITY FOR	
						Scale		As Indicated	
						Author		AE	
						Checker		Approver	
						Sheet Title		FACILITY 3d VIEWS	
						Project		WALMART DC #8851	
						Project		COCOA, FLORIDA	
						Project			
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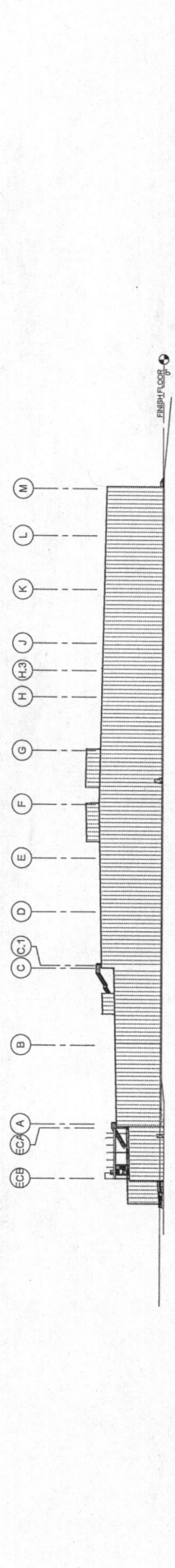
PRELIMINARY NOT FOR CONSTRUCTION



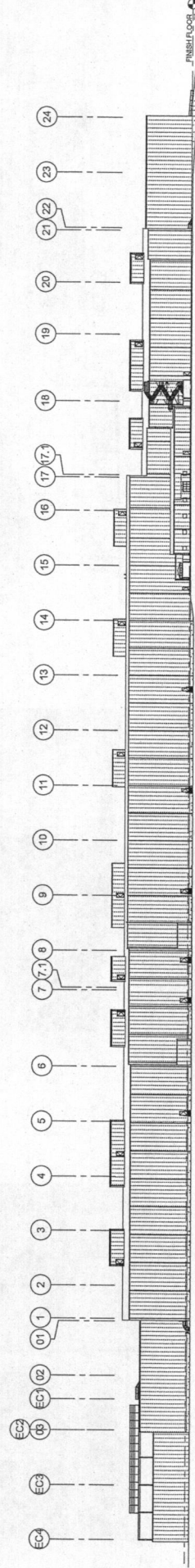
NORTH ELEVATION
T-1-88-2



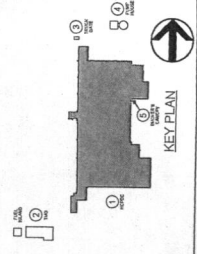
WEST ELEVATION
T-1-88-2



SOUTH ELEVATION
T-1-88-2



EAST ELEVATION
T-1-88-2



HM Architects / Engineers, Inc. 50 Telephone (731) 664-8300 Fax (731) 664-8339		SCALE DRAWN AUTHOR CHECKED APPROVED	PROJECT NEW FACILITY FOR WALMART DC #8851 COCA, FLORIDA	PROJECT NUMBER 15075 SHEET NUMBER 1-A3-1 PLOT DATE 2002.11.14 4:14 PM
15075 - The proposed development is located on the east side of the intersection of U.S. Highway 90 and State Road 100, approximately 1.5 miles north of the intersection of U.S. Highway 90 and State Road 100, in the unincorporated area of Collier County, Florida. The proposed development is a 150,000 square foot retail store. The proposed development is shown on the attached site plan.		FACILITY ELEVATIONS		

PRELIMINARY NOT FOR CONSTRUCTION