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 Date: 2016.09.12 14:05:27 -04'00'

September 9, 2016

**CITY OF COCONUT CREEK**  
 Development Review Committee

Re: **BEL LAGO SELF-STORAGE**  
 HSQ Project Number: **1603-26**  
 City Site Plan Number: **PZ-16040004**  
**(Rezoning Responses)**

Pursuant to your rezoning review comments, we have made the requested revisions to the above referenced project. We provide the following corresponding responses:

**GREEN**

**GENERAL COMMENTS**

1. Corrections shall be made to rezoning document in a strike-thru and underlined format "addressing" and "correcting" each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections. Written responses to comments shall be provided that also guide staff to the appropriate sheet(s), page(s) or detail(s) where corrections have been made. Additional comments may be provided upon review of any revised plans.

**Response: The PUD manual has been revised as requested.**

2. Additional comments may be provided at DRC meeting and/or upon review of any revised plans.

**Response: Additional comments will be addressed if provided by city.**

3. Sec.13-81(14)b. – Any DRC application continued or inactive for more than six (6) months will be considered null and void and will be treated as a new application with applicable fees.

**Response: Comment Acknowledged.**

4. Sec.13-320(b)(1), all new development applicants must retain a LEED accredited professional within their planning and design team. Please identify within application.

**Response: Gallo Herbert Architects have LEED accredited professionals on staff.**

5. Sec.13-320(c)(1), be advised, at time of site plan, property owner shall provide a written letter addressing each element listed in Sec.13-320(b)(2). Letter must detail how the property owner intends to comply with green building elements within the site and building(s). Site plans shall include lists, notes, drawings,

or any other form of detail. In addition, the site plan shall include a checklist itemizing EACH green building element and indicate how each item will EXCEED Florida Building Code and other applicable code requirements.

**Architect Response:** *The Coconut Creek Green Standards Spreadsheet checklist has been submitted which indicates each item and description of our proposed compliance measures for each of the green categories.*

6. Staff recommends that the applicant consider site or building design elements that supports "green" building concepts and/or consider pursuing a LEED certification.

**Architect Response:** *Response: We acknowledge the staff recommendation to pursue LEED certification. We fully embrace GREEN design in our architectural practice. This is a decision that the owner / developer must make and at this time has elected to not pursue LEED.*

### **GREEN PLAN COMMENTS**

7. The City Commission has adopted a City Green Plan, outlining city-wide "green" goals. Applicant shall make every effort to achieve goals outlined in the Green Plan during the site plan/rezoning process. Staff has provided below, a list of action steps from the plan that may be used for this project. A comprehensive list may be viewed on the City's website under the "live green" tab.

**Architect Response:** *The checklist spreadsheet mentioned in answer 5 outlines the numerous ways we plan on achieving the Green goals.*

8. *Action 1.2* – Achieve LEED Certification or Florida Green Building Coalition (FGBC) Certification on 50% of buildings outside the Main Street Project Area.

**Architect Response:** *We have been doing LEED projects as part of our practice for the past dozen years and so are familiar with and embrace the concept. We are looking into the Florida Green Building Coalition Certification as a possibility for this project. The bottom line is our desire to design and build into the project, practical Green solutions. Which will be implemented.*

9. *Action 1.6* – Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value.

**Architect Response:** *Our visible solar panels along Wiles road are a conspicuous display of green technology while blending harmoniously with*

10. *Action 2.1* – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land y 2020.

**Landscape Response:** *We will provide the maximum canopy coverage of approximately 80% - 90% over the pervious area of the site by 2020.*

11. *Action 2.2* – Achieve 40% green roof coverage for new construction in Main Street Project Area and 10% green roof coverage for new construction for areas outside of Main Street.

**Architect Response:** *A green roof works well where the space can be integrated as in a usable way for the building occupants. In residential or offices, a green roof space can play a real role in the use of the space. A self-storage facility has little opportunity to have its' users interface with and maintain a green roof. A green roof will not be part of this project.*

12. *Action 5.1* – Increase recycling throughout the City by 25% by 2014 and 50% by 2020. By increasing recycling, the City can begin to reduce waste at the source of generation and maximize reuse/recycle efforts in the community. As proposed, a self-storage facility could provide designated recycling areas for cardboard boxes, plastic and other storage disposal. This should be addressed in the PCD.

**Civil Response:** *The proposed enclosure size has been increased from originally single dumpster to a wide enough enclosure to fit both trash and recycling containers and revised/approved by the Republic Services (waste provider).*

13. *Action 5.3* – Require all construction and demolition debris to divert 75% of waste from landfills. Applicant should address this issue by committing to recycling construction debris. This should be addressed in the PUD.

**Architect Response:** *This will be accomplished during the construction phase.*

14. *Action 6.2* – Improve mobility throughout the City by increasing the number of bus shelters, bicycle parking, bicycle lanes, greenway trails, and local bus shuttle service.

**Civil Response:** *Bick racks have been added to project. Refer to Sheet SP-1.*

15. *Action 6.4* – Implement an alternative vehicle parking program to designated parking areas for alternative vehicle in developments throughout the City by 2020. The City encourages the designation of alternative fuel parking spaces for all new development projects. Designations may include hybrid, low-emitting and electric vehicles. Staff recommends the PUD provide this option for Parcel C.

**Architect Response:** *Provisions have been made by providing an electric vehicle charging station at the covered loading area which is a benefit to those using electric / hybrid vehicles.*

## LANDSCAPE

### GENERAL

1. Due to the comments derived from the site plan submittal review. The rezoning documents cannot be approved until the site plan issues have been resolved.

**Response:** *Comment Acknowledged.*

## PLANNING

### GENERAL COMMENTS

1. All previously approved Bel Lago PUD development standards for Parcels A and B remain in effect and this rezoning request does not preclude the applicant from complying with all applicable code requirements not specifically identified in this application. While staff recognizes the proposed PUD modification allows for the development of a self-storage facility, information within the existing PUD that pertains to existing development shall be maintained. Only additions or revisions related to Parcel C are acceptable. Applicant may identify modifications Parcel specific.

**Response:** *The PUD manual has been revised as requested.*

2. Corrections shall be made to rezoning document in strike-thru and underlined format "addressing" and "correcting" each comment and re-submitted per digital submittal requirements. Acknowledgements, as applicable, may not be considered corrections. Written responses to DRC comments shall reference appropriate page(s) where corrections have been made.

**Response:** *The PUD manual has been revised as requested.*

3. Confirm that the property owner and/or other consultants identified within the Bel Lago PUD document are correct for Parcels A and B, not just Parcel C. Revise accordingly.

**Response:** *The PUD manual has been revised as requested.*

4. Applicant shall be prepared to make a PowerPoint (or other) presentation at the Planning and Zoning Board and City Commission meetings including color renderings of the proposed project.

**Response:** *A PowerPoint presentation will be prepared for the public meetings as requested.*

5. Applicant will be required to provide one (1) digital copy and 14 sets of application packages prior to the Planning and Zoning Board meeting. Sets will be required ONLY when ALL revisions have been made and application is in substantial compliance with applicable code requirements.

**Civil Response:** *Digital copy and additional sets will be provided to city when requested.*

6. The City has retained professional services to conduct landscape review of all Development Review Applications. Consistent with Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis. Applicant shall provide contact information for the person(s) and/or department responsible for payments to the City. Prompt payment is expected. Please provide contact information and payment acknowledgement.

**Civil Response:** *Applicant will be responsible for all pending city fees.*

7. Applicant shall make every effort to ensure public participation as part of this project review including meetings with adjacent residents and/or businesses as applicable. Applicant shall provide an itemized accounting and/or correspondence demonstrating efforts including any mailed notices, resident or HOA meetings, site postings, correspondence etc.

**Response:** *See attached community participation report from Greenspoon Marder, land use counsel for the applicant.*

8. Sec.13-33(c) - Applicant shall be required to post a 4'x4' sign on the property 14 days prior to the public hearing. Signs, prepared in accordance with code requirements, shall be posted on the property facing all road frontages setback ten (10) feet from the property line. A dated photograph of each sign shall be submitted to the Sustainable Development Dept., at time of site posting. Staff will advise and provide the correct format to the applicant.

**Civil Response:** *Sign shall be posted when requested by city.*

9. Sec.13-33(c) - Applicant is required to obtain and provide a list, certified by the county property appraiser, title company or an attorney, of all property owners within five hundred (500) feet of the boundary lines of the property along with two sets of self-adhesive mailing labels. Map and labels shall be re-submitted to include the limits of the subject rezoning, or in this instance, the entire Bel Lago PUD, not just the proposed self-storage parcel.

**Civil Response:** *Applicant shall provide the required mailing list and labels to city under separate submission.*

10. Applicant shall revise and re-submit rezoning justification statement to provide substantive responses to each item. A restatement does not satisfy code requirements.

**Response:** *See attached revised rezoning (PUD Amendment) justification.*

11. Additional comments may be provided at DRC meeting and/or upon review of any revised plans.

**Response:** *Comment Acknowledged.*

12. Sec.13-81(14)b. – Any DRC application continued or inactive for more than six (6) months will be considered null and void and will be treated as a new application with applicable fees.

**Response:** *Comment Acknowledged.*

## **PLAT**

13. Parcel C of the Bel Lago Plat is restricted to 8,750 square feet of restaurant. As proposed, the self-storage facility is not currently permitted. Provide information regarding a plat note amendment to permit use as submitted.

**Civil Response:** *Applicant will submit plat delegation request to city under separate submission.*

14. Sec.13-351 – Be advised, building permits will NOT be issued until the plat has recorded. (See comment above)

**Civil Response:** *Plat delegation (note amendment) will be recorded prior to building permit issuance.*

## **REZONING (PUD AMENDMENT)**

15. Page 4, Section A, Project Description, the existing self-storage facility has been struck-thru and the restaurant remains. Revise accordingly.

**Response:** *The section of the PUD manual has been revised as requested.*

16. Page 7, Section C(2), Flexibility Allocation, revise accordingly.

**Response:** *The section of the PUD manual has been revised as requested.*

17. Page 9, Section F, revise parcel C restaurant accordingly.

**Response:** *The section of the PUD manual has been revised as requested.*

18. Provide a traffic control/maintenance plan that provides information on what temporary measures will be taken to provide vehicular access to the residents during construction of the self-storage.

**Civil Response:** *Traffic control and maintenance plan will be submitted for review and approval during the final engineering review phase.*

19. Outparcel must provide all their required parking on their site. Revise accordingly.

**Civil Response:** *Proposed Self-Storage Parcel C is providing the required parking spaces. Per original approval several spaces are located outside the actual parcel limits, but are allocated to Parcel C.*

20. Outparcel shall provide pedestrian connections to all existing site development.

**Civil Response:** *Pedestrian sidewalk connections have been added to both the residential parcel and the Wiles Road Linear Park sidewalks. Refer to Sheet SP-1.*

## **ELEVATIONS**

21. Be advised, architectural compatibility within the Bel Lago PUD shall be maintained.

**Architect Response:** *Architectural Compatibility with Bel Lago PUD shall be maintained.*

Thank you for your assistance in this matter. If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,  
**HSQ GROUP, INC.**



Antonio Quevedo, P.E.



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 Date: 2017.03.10 10:44:57 -05'00'

March 9, 2017

**CITY OF COCONUT CREEK**  
 Development Review Committee

Re: **BEL LAGO SELF-STORAGE**  
 HSQ Project Number: **1603-26**  
 City Site Plan Number: **PZ-16040004**  
**(Rezoning Responses)**

Pursuant to your rezoning review comments, we have made the requested revisions to the above referenced project. We provide the following corresponding responses:

**GREEN**

**GENERAL COMMENTS**

1. Additional comments may be provided upon review of any revised plans.

**Response:** *Applicant acknowledges staff comment.*

2. Sec.13-81(14)b. – Any DRC application continued or inactive for more than six (6) months will be considered null and void and will be treated as a new application with applicable fees.

**Response:** *Applicant acknowledges staff comment.*

3. Pending review of required checklist to be included in construction documents, indicating how the project will EXCEED Florida Building Code and other applicable codes requirements, Sec.13-320.

**Architect Response:** *We typically exceed the building codes with reasonable margins in areas pertaining to structural design and energy design. Each project is unique and the specific details of exceeding codes cannot be determined at this time as these decisions are made in the construction document stage which generally occurs after this phase. We will also add that it is not necessarily in the best interest of the city, the client or the end users for a building to arbitrarily exceed building codes. We do however, make it a point to explain to our client and the builders that the minimum code standards are just that and the best solution for any design problem will usually exist between minimum code standard and some level beyond code minimum.*

4. Staff recommends that the applicant consider site or building design elements that supports "green" building concepts and/or consider pursuing a LEED certification.

**Architect Response:** *The project designers will pursue sustainable, energy efficient design site and building design elements and green concepts.*

## **GREEN PLAN COMMENTS**

5. The City Commission has adopted a City Green Plan, outlining city-wide "green" goals. Applicant shall make every effort to achieve goals outlined in the Green Plan during the site plan/rezoning process. Staff has provided below, a list of action steps from the plan that may be used for this project. A comprehensive list may be viewed on the City's website under the "live green" tab.

**Architect Response:** *We embrace sustainable design and will utilize the city list as part of the design process toward the goal of compliance with the city Green goals.*

6. Action 1.2 – Achieve LEED Certification or Florida Green Building Coalition (FGBC) Certification on 50% of buildings outside the Main Street Project Area.

**Architect Response:** *The project will pursue the required sustainable, energy efficient design protocol as selected by the appropriate project representative in order to be fully compliant. We believe in energy efficient design is required for every project no matter the formality of tracking system.*

7. Action 1.6 – Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value.

**Architect Response:** *Our visible solar panels along Wiles road are a conspicuous display of green technology while blending harmoniously with the context.*

8. Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land y 2020.

**Landscape Architect Response:** *Tree canopy at maturity will meet or exceed the 40% requirement by the year 2020.*

9. Action 2.2 – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet.

**Architect Response:** *A green roof works well where the space can be integrated as in a usable way for the building occupants. In residential or offices, a green roof space can play a real role in the use of the space. A self-storage facility has little opportunity to have its' users interface with and maintain a green roof. A green roof will not be part of this project.*

10. Action 5.1 – Increase recycling throughout the City by 25% by 2014 and 50% by 2020. By increasing recycling, the City can begin to reduce waste at the source of generation and maximize reuse/recycle efforts in the community. As proposed, a self-storage facility could provide designated recycling areas for cardboard boxes, plastic and other storage disposal. This should be addressed in the PCD.

**Architect Response:** *The proposed enclosure size has been increased from originally single dumpster to a wide enough enclosure to fit both trash and recycling containers and revised/approved by the Republic Services (waste provider).*

11. Action 5.3 – Require all construction and demolition debris to divert 75% of waste from landfills. Applicant should address this issue by committing to recycling construction debris. This should be addressed in the PUD.

**Architect Response:** *This will be accomplished during the construction phase.*

12. Action 6.2 – Improve mobility throughout the City by increasing the number of bus shelters, bicycle parking, bicycle lanes, greenway trails, and local bus shuttle service.

**Architect Response:** *Bike racks have been added to project. Refer to Sheet SP-1.*

13. Action 6.4 – Implement an alternative vehicle parking program to designated parking areas for alternative vehicle in developments throughout the City by 2020. The City encourages the designation of alternative fuel parking spaces for all new development projects. Designations may include hybrid, low-emitting and electric vehicles. Staff recommends the PUD provide this option for Parcel C.

**Architect Response:** *Provisions have been made by providing an electric vehicle charging station at the covered loading area which is a benefit to those using electric / hybrid vehicles.*

## PLANNING

### STAFF COMMENT

1. As previously advised, staff cannot support the scale of the proposed project at this time. Staff recommends that future site plan and rezoning application re-submittals provide a building footprint that preserves existing trees and demonstrates code compliance.

**Landscape Architect Response:** *The tree disposition sheet lists the trees that will remain, be removed and those to be relocated on site. The majority of trees to be removed with the exception of the Cypress are invasive trees. After consulting with a major tree moving company, it was determined that the Cypress trees to be removed could not be relocated due to size and viability. The majority of the trees to be removed are in the center of the proposed building.*

## **GENERAL COMMENTS**

2. Pending PowerPoint/other presentation at Planning and Zoning Board and City Commission meetings including color renderings.

**Response:**        ***Applicant will provide Power Point presentation prior to meeting.***

3. Pending receipt of application packages prior to Planning and Zoning Board meeting.

**Response:**        ***Applicant will provide city staff with all the required documents in order to be scheduled for P&Z Board meeting.***

4. The City has retained professional services to conduct landscape review of all Development Review Applications, Sec.13-80(b). Pending final reimbursement to the City.

**Response:**        ***Applicant will pay required fees.***

5. Per applicant, a public participation report has been completed. Please provide.

**Response:**        ***See attached community participation report.***

6. Pending required site posting with 4'x4' sign, prepared in accordance with code requirements, facing all road frontages setback ten (10) feet from the property line, 14 days prior to the public hearing, Sec.13-33(c). A dated photograph of each sign shall be submitted to the Sustainable Development Dept., at time of posting. Staff will advise and provide sign format to the applicant.

**Response:**        ***Applicant will post required sign at site per requirements.***

7. Pending receipt of property owner list, certified by the county property appraiser, title company or an attorney, of all property owners within five hundred (500) feet of the boundary lines of the property along with two sets of self-adhesive mailing labels, Sec.13-33(c). Map and labels shall include the limits of the subject rezoning, or in this instance, the entire Bel Lago PUD.

**Response:**        ***Applicant has already provided these items to city staff.***

8. Applicant shall revise and re-submit rezoning justification statement to provide substantive responses to each item. A restatement does not satisfy code requirements.

**Response:**        ***See attached revised zoning justification request.***

9. Additional comments may be provided upon review of any revised plans.

**Response:**        ***Applicant acknowledges staff comment.***

10. Sec.13-81(14)b. – Any DRC application continued or inactive for more than six (6) months will be considered null and void and will be treated as a new application with applicable fees.

**Response:**        ***Applicant acknowledges staff comment.***

**PLAT**

11. Pending receipt of Delegation Request to permit a self-storage.

**Response:** *Plat delegation (note amendment) has been submitted under separate cover.*

12. Be advised, a building permit will not be issued until the Delegation Request has recorded.

**Response:** *Applicant acknowledges requirement.*

**REZONING (PUD AMENDMENT)**

13. A traffic control/maintenance plan will be required to be submitted and reviewed as part of the engineering permit, Sec.13-236.1(15)

**Response:** *A traffic control / maintenance plan will be prepared and provided with the final engineering permit submission package.*

Thank you for your assistance in this matter. If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,  
**HSQ GROUP, INC.**



Antonio Quevedo, P.E.



**HSQ GROUP, INC.**  
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April 14, 2017

**CITY OF COCONUT CREEK**  
Development Review Committee

Re: **BEL LAGO SELF-STORAGE**  
HSQ Project Number: **1603-26**  
City Site Plan Number: **PZ-16040004**  
**(Rezoning Responses #3)**

Pursuant to your rezoning review comments, we have made the requested revisions to the above referenced project. We provide the following corresponding responses:

**GREEN**

**PROJECT COMMENTS**

1. As advised, staff does not support the scale of the project at this time. As proposed, the scale of the building necessitates relief from the City's Land Development Code (LDC) and removal of trees. Applicant shall adequately address tree removal and mitigation. Revise according.

**Client Response:** *The applicant has reduced the footprint of the building which provides for an additional 5-foot of building setback/green area along the Wiles Road/Lineal Park frontage. The tree disposition sheet included as part of the submittal package, lists the trees that will remain, be removed and relocated on the site. The majority of the trees to be removed, with the exception the Cypress trees are invasive species (removal is required by Code). After consulting with a major tree moving company, it was determined that the Cypress trees to be removed could not be relocated due to size and viability. We believe that adequate trees mitigation has been addressed.*

2. See landscape and zoning comments.

**Response:** *Applicant acknowledges staff comment on this issue.*

3. Provide clarification or information regarding parcel limits and the location of required landscaping outside of the parcel. Ensure language is provided in PUD.

**Response:** *The only proposed landscaping outside the parcel limits is located within the adjacent parking stall area on the west side of the new building.*

4. Revise all sheets accordingly to correctly show the sidewalk on the west side of the building.

**Architect Response:** *All sheets have been revised accordingly to correctly show the sidewalk on the west side of the building.*

### **GREEN PLAN COMMENTS**

5. Action 1.6 – Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value. Pending solar panel installation.

**Architect Response:** *Our visible solar panels along Wiles road are a conspicuous display of green technology while blending harmoniously with the context.*

6. Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land y 2020.

**Landscape Response:** *The project provides landscaping on-site which supports the City's effort to achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land y 2020*

7. Per applicant, a wetland determination evaluation for the entire Bel Lago Development was conducted during the Broward County platting process. If habitats/plant communities of significant value, as determined by the comprehensive plan, land development regulations or other jurisdictional agencies, are on a site, they shall be protected and preserved in their natural state and/or mitigated by an approved program. As proposed, tree removal on Parcel C may require compliance with Broward County Environmental Division permitting.

**Landscape Response:** *The site does not contain any habitats/plant communities of significant value, as determined by the comprehensive plan, land development regulations or other jurisdictional agencies, Determination and mitigation was addressed by the County during the Platting process. Tree removal on Parcel C will comply with the City's environmental permitting and procedures.*

8. Action 5.1 – Increase recycling throughout the City by 25% by 2014 and 50% by 2020. Pending installation of recycling area as shown on the site plan.

**Architect Response:** *The proposed enclosure size has been increased from originally single dumpster to a wide enough enclosure to fit both trash and recycling containers and revised/approved by the Republic Services (waste provider).*

9. Action 5.3 – Require all construction and demolition debris to divert 75% of waste from landfills. Per applicant, to be accomplished during construction.

**Architect Response:** *This will be accomplished during the construction phase.*

10. Action 6.2 – Improve mobility throughout the City by increasing the number of bus shelters, bicycle parking, bicycle lanes, greenway trails, and local bus shuttle service. Pending installation of bike racks as shown on the site plan.

**Architect Response:** *Bike racks have been added to project. Refer to Sheet SP-1.*

11. Action 6.4 – Implement an alternative vehicle parking program to designated parking areas for alternative vehicle in developments throughout the City by 2020. Pending installation of electric vehicle charging station at covered loading area per site plan.

**Architect Response:** *Provisions have been made by providing an electric vehicle charging station at the covered loading area which is a benefit to those using electric / hybrid vehicles.*

## **PLANNING AND ZONING**

### **GENERAL COMMENTS**

1. Pending presentation at Planning and Zoning Board and City Commission meetings.

**Response:** *Applicant acknowledges staff comment on this issue.*

2. Pending receipt of 1 digital and 14 sets of packages prior to Planning and Zoning Board meeting.

**Response:** *Applicant acknowledges staff comment on this issue.*

3. Pending receipt of dated photograph showing 4'x4' sign, posted in accordance with code requirements, prior to the public hearing, Sec.13-33(c). Staff to provide date and sign format.

**Response:** *Applicant acknowledges staff comment on this issue.*

4. Inactive/continued applications will be considered void and subject to fees, Sec.13-81(14)b.

**Response:** *Applicant acknowledges staff comment on this issue.*

5. Pending recording of Delegation Request to permit self-storage.

**Response:** *Applicant acknowledges staff comment on this issue.*

6. Pending receipt of current property owner list, certified by the county property appraiser, Title Company or an attorney, of all property owners within five hundred (500) feet of the boundary lines of the property along with two sets of self-adhesive mailing labels, Sec.13-33(c).

**Response:** *Applicant will provide the requested current property owner list for this project.*

### **PROJECT COMMENTS**

7. Per applicant, a wetland determination evaluation for the entire Bel Lago Development was conducted during the Broward County platting process. If habitats/plant communities of significant value, as determined by the comprehensive plan, land development regulations or other jurisdictional agencies, are on a site, they shall be protected and preserved in their natural state and/or mitigated by an approved program. As proposed, tree removal on Parcel C may require compliance with Broward County Environmental Division permitting.

**Landscape Response:** *The site does not contain any habitats/plant communities of significant value, as determined by the comprehensive plan, land development regulations or other jurisdictional agencies, Determination and mitigation was addressed by the County during the Platting process. Tree removal on Parcel C will comply with the City's environmental permitting and procedures.*

8. Staff does not support the scale of the project at this time. As proposed, the scale of the building necessitates relief from the City's Land Development Code (LDC). Applicant shall provide a parking study to justify the proposed reduction in required parking.

**Response:** *Please find enclosed the requested parking study for this project.*

9. See landscape and zoning comments.

**Response:** *Applicant acknowledges staff comment on this issue.*

10. Provide clarification or information regarding parcel limits and the location of parking and required landscaping outside of the parcel. Ensure language is provided in PUD document.

**Response:** *The existing parking stalls along the west side of the new building are to be used by this project. Those stalls are located within a recorded parking easement (ORB. 45906 – PG. 657).*

11. Revise all sheets accordingly to correctly show the sidewalk on the west side of the building.

**Response:** *All sheets have been coordinated regarding the revised sidewalks.*

12. Revise elevations to properly reflect "south" and include "Wiles Road".

**Architect Response:** *The Elevations have been revised to reflect "SOUTH" and "WILES ROAD".*

Thank you for your assistance in this matter. If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,  
**HSQ GROUP, INC.**



Antonio Quevedo, P.E.