



HSQ GROUP, INC.
Consulting Engineers • Planners • Surveyors
1489 W. Palmetto Park Road, Suite 340
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(561) 392-0221 Phone • (561) 392-6458 Fax

February 21, 2017

City of Coconut Creek
Department of Sustainable Development
Development Review Committee
4800 West Copans Road
Coconut Creek, FL 33063

Re: Project Name: **Infiniti PMDD Site – rezoning.**
Project Number: **16120009**
HSQ Project Number: **160427**
Location: **City of Coconut Creek, Broward County**

Dear All:

Pursuant to your comments, please find the following responses:

Review Type: Engineering

1. Provide the total daily vehicle trips at build out.
Response: The total daily trips per ITE 940 and 841 codes is 970 trips per day.
2. All water/sewer appurtenances not in use shall be removed from site.
Response: The water main and sewer lateral will be modified as part of the this design.
3. Per Section 13-266 of City Code, Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, and trees.
Response: The easement under the proposed building will be vacated and the water main will be relocated.
4. Stormwater impact fees may be adjusted based on total of impervious area. Provide chart with existing impervious/pervious areas and propose impervious/pervious areas.
Response:

	PERVIOUS	IMPERVIOUS
EXISTING SITE	134122	287,147
PROPOSED SITE	139409	281,860

Review Type: Green

General and Advisory Comments

1. Applicant shall be prepared to make a PowerPoint (or other) presentation at the Planning and Zoning Board and City Commission meetings, as applicable, which should include color renderings of the proposed project.

Response: A PowerPoint presentation will be provided.

2. 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.

Response: A digital copy will be submitted and once staff approve it we will submit 14 hard copies.

3. Corrections shall be made to plans and documents 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 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 PMDD document has the correction made and tracked as requested.

4. Sec.13-81(14)c. – Final site plan revisions to be completed within seven days of Planning and Zoning Board approval. Failure to complete may result in a delinquent fee, per week, per item of \$100.00 unless otherwise stipulated by staff. Be advised, building permit will not be issued until all outstanding DRC items have been addressed and fees have been paid.

Response: Comment acknowledged.

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

Response: Comment acknowledged.

6. 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.

Sustainable Comments

7. Sec.13-320, Green Building Construction. All new development or redevelopment projects seeking site plan approval shall comply with minimum Green Building Construction practices, pursuant to Ord.2007-040. Application submittals shall indicate how sustainable site development, water and energy efficiency, indoor air quality and building materials and recycling will **exceed the requirements of the Florida Building Code** and other applicable codes.

Response: It is the intent of this design to exceed all minimum requirements for the Florida building code in sustainable site development, water and energy efficiency and indoor air quality and to use regionally produced building materials to the highest extent feasible. The contractor will be mandated to recycle during construction and the building occupants will continue to recycle materials including tires and oils in the new building addition.

8. Sec.13-320(b)(2), all new development or redevelopment applications shall address the following green building components at time of development applications.

- a. Sustainable site development
- b. Water efficiency.
- c. Energy efficiency.
- d. Indoor environmental quality.
- e. Materials and recycling.

Response: Sustainable and Green Components



The proposed addition is an addition to the automotive service area of the existing dealership. It is not practical to reconfigure the existing facility to meet LEED certification standards. However, the Applicant is incorporating sustainable and energy efficient design elements into the facility.

Recycling and Waste Management

During construction, the General Contractor will segregate all construction waste generated, and recycle the appropriate materials. After occupancy, the Applicant will continue recycling of paper, metal, tires and oil.

Stormwater Management

The proposed work will not adversely affect the existing stormwater management system, and will be connected to the existing system.

Light Pollution

The project is situated such that the required lighting changes will not adversely contribute to light pollution. Site lighting will be removed in the project area, and new building wall lights are designed to minimize additional upward lighting. The new construction is in the interior of the site and will not affect perimeter lighting.

Reduced Heat Islands

The roof for this addition will be a white TPO membrane roofing material has a SRI of 94, which will minimize any additional heat-island effects on the site.

Water Conservation

The new car wash facility will recycle and re-use water.

Other features

- Low-VOC paints and coatings and zero-formaldehyde wood products are specified for a healthier indoor environment.
- Materials with recycled content and those originating within a 500 mile radius are specified.
- Windows with low-e glazing will reduce solar heat gain in the facility. The envelope will be insulated to meet Florida Energy Code standards.
- The HVAC system will be high-efficiency to conserve power use.
- A bio-swale is being incorporated as part of the "conspicuous green element" on site.

9. Sec.13-320(c)(1), applicant must address each element listed in Sec.13-320(b)(2) in writing. A 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. 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.

Response: See attached green building components statement.

Green Plan Comments

10. All sidewalk improvements for public walkways and greenways shall be integral color, colored concrete, in Solomon, 415 red / Venetian Red. Revise notes and plans accordingly.

Response: The sidewalk has been revised accordingly.

11. 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.

Response: The proposed building addition has been designed per the intent of the code except for applying for the LEED certification.

12. *Action 1.1* – Achieve LEED Certification for all buildings in the MainStreet Project Area with at least 15% certified at Silver, Gold, or Platinum level.

LEED certification is required for all buildings inside the MainStreet Project area. Further discussion is warranted.

Response: The proposed addition is a vehicle service facility and will be built applying sustainable systems within reason as specified in the PMDD report. Certification is not practical for the existing facility remodel. Applicant is incorporating sustainable and energy efficient design through proposed work.

13. *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.

Conspicuous green displays are required for all development in the MainStreet Project area. Applicant may consider items such as green screens, solar panels, bio swales etc.

Response: Per our discussions with city staff a bio swale has been added to the customer parking lot area for a conspicuous green component. A sign is proposed describing the benefits of the bio swale to the environment.

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

See landscape comments.

Response: Additional trees have been added to the landscape plans where open landscape islands are currently located. Some of the original trees have died and will be replaced with this building addition.

15. *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.

Staff recommends a “green” roof be incorporated. A green roof may be active or passive and furthers green building efforts of the district. Overhangs should be ample to shade building walls and windows.

Response: Roofing is specified as “high reflective” TPO membrane with an SRI of 94. Canopies are design at all storefront windows.

16. *Action 3.1* – Achieve a minimum of 40% of energy use for the MainStreet Project Area from renewable energy sources by 2020 or by completion of development in MainStreet.

Provide information as required.

Response: All efforts will be made to reach the 2020 minimum criteria. Current design components as described on PMDD report for this proposed addition should substantially increase the overall energy conservation model percentage.



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17. *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.

In addition to oil and tire recycling, provide locations for paper, plastic, cardboard etc.

Response: Recycling of paper, plastic and cardboard currently takes place in existing facility.

18. *Action 5.3* – Require all construction and demolition debris to divert 75% of waste from landfills.

Language in PMDD shall specifically acknowledge and commit to this requirement.

Response: This language has been added to the PMDD documents.

19. *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.

Show bike rack locations and pedestrian connection to perimeter greenway.

Response: A bike rack and pedestrian connectivity has been added to the plans.

20. *Action 6.4* – Implement an alternative vehicle parking program to designated parking areas for alternative vehicle in developments throughout the City by 2020.

Show locations of designated alternative fuel parking spaces and electric vehicle charging stations.

Ensure language within the PMDD demonstrates compliance.

Response: An additional charging station and alternative vehicle parking space has been added in front of the sales center.

Review Type: Landscape Architecture

General:

1. On page 12 the streetscape paragraph refers to a proposed 12' brick paver sidewalk, which isn't permitted. Main Street guidelines require a 12' integral color concrete sidewalk. Color to be Venetian Red.

Response: The language has been revised to the 12' color concrete sidewalk.

2. At this time the existing landscape along Sample Road does not meet the Main Street Guidelines as stated in the streetscape paragraph. Submitted plans will need to be revised to address the streetscape requirements.

Response: The landscape plan has been revised to meet the Sample road streetscape design criteria.

3. Provide an additional paragraph for landscape, addressing the requirements for the remainder of the site, and that it will meet the current City Land Use code.

Response: The existing site will be reviewed and where trees or shrubs have died per the original design plan, it will be fixed or replanted. The proposed building and new parking lot area is designed per the latest code requirements.

4. On page 16 under Reduced Site Disturbance, it states the use of excavated soil from construction to be used in the landscape beds. This is allowed per code but only if the soil is suitable for planting or is amended. Please provide this additional information to the paragraph for clarification.

Response: Additional information has been added to this section.

Review Type: Planning and Zoning

General and Advisory Comments:

21. Vesting of entitlements is completed with site plan approval by City Ordinance. A site plan is required to construct proposed modifications as proposed in the PMDD and shall be approved by the City Commission. Be advised, the Planning and Zoning Board and City Commission may place restrictions on this project during the site plan and/or rezoning review and approval process

Response: Comment acknowledged.

22. All Land Development Code requirements are effective throughout the project development process. Rezoning of the property does not preclude the applicant from complying with all applicable code requirements not specifically identified in this application.

Response: The proposed building addition will comply with the land development code.

23. 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 Department at the time of posting. Staff will advise when to post the sign and provide the correct sign format to the applicant.

Response: The sign will be posted as required.

24. 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.

Response: See attached property owner list.

25. The City has retained professional services to conduct landscape review of all Development Review Applications. Consistent with the City's Land Development Code, the cost for these landscape review services shall be billed to the applicant on a cost recovery basis. Provide name and contact information for person(s) responsible for reimbursement to the City.

Response: Todd Morey with TT of Sample will pay the reimbursement.

26. Sec.13-348(b)(6) – Unified control documentation for the PMDD is pending completion.

Response: the documents will be executed for unified control concurrently with the PMDD approvals.

27. Applicant shall be prepared to make a PowerPoint (or other) presentation at the Planning and Zoning Board and City Commission meetings which should include color renderings.

Response: A power point presentation will be provided at the board meeting.

28. 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.

Response: one digital copy will be submitted and the 14 sets will be provided once staff has found the application complete.

29. Corrections shall be made to documents 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 guide staff to where corrections have been made.

Response: The PMDD document has the corrections noted as requested.



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30. Sec.13-81(14)c. – Final site plan revisions to be completed within seven days of Planning and Zoning Board approval. Failure to complete may result in a delinquent fee, per week, per item of \$100.00 unless otherwise stipulated by staff. Be advised, building permit will not be issued until all outstanding DRC items have been addressed and fees have been paid.

Response: We will make any revisions within the 7 day period.

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

Response: Comment acknowledged.

32. 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 .

Impact Fees

33. See zoning site plan comments.

Response: Impact fees will be paid at time of building permit.

34. Sec.13-110 through 13-117, Affordable Housing Program.

Response: Impact fees will be paid at time of building permit.

35. SEC.13-118 THROUGH 13-126, DIVISION 5, IMPACT FEES, POLICE AND FIRE/RESCUE FACILITIES.

Response: Impact fees will be paid at time of building permit.

Public Art

36. See zoning site plan comments.

Response: A payment in lieu of art work will be made.

37. Sec.13-143 through 13-146, Public Art Requirement.

Response: A payment in lieu of art work will be made.

Underground Utilities

38. See zoning site plan comments.

Response: See response to utilities.

39. Sec.13-142, Underground Utilities.

Response: See response to utilities.

General and Advisory PMDD Comments

40. The intent of the MainStreet District is to provide for the development of a sustainable, mixed-use downtown environment. In support of the City's progressive environmental consciousness, these standards provide for the environmentally sensitive development of buildings, open spaces and water bodies. Furthermore, these standards recognize and encourage the use of green development practices established by the U.S. Green Building Council and the Florida Green Building Coalition, Inc. Both organizations provide standards for green development and a means for certification. *LEED certification is a minimum requirement within the District.*

Response: Per our discussions with staff at the DRC meeting the automobile repair shop addition will be difficult to obtain LEED certification.

41. MainStreet Design Standards (MSDS) supplement the City Land Development Code. When MSDS standards do not provide guidance on specific zoning issues the LDC shall apply.

Response: The plans will meet the LDC requirement as needed.

42. MainStreet Design Standards (MSDS) serve as an overall design framework for projects within the MainStreet Project Area (MSPA). Each PMDD is required to be consistent with the MSDS as approved by the City Commission. *If the application does not meet certain standards and principles, reasons must be identified why standards cannot be achieved and alternate solutions must be provided which accomplish and maintain the overall concept of MainStreet. Revise document accordingly.*

Response: The building addition for a vehicle service area is not feasible to obtain LEED certification. The developer will build the building addition to green standards and add pedestrian connectivity to the existing building, add bike racks add handicap stalls and replace lost tree canopy on the existing site.

43. All PMDD regulations shall, at a minimum, address the following design criteria, as provided for in the MainStreet Design Standards.

- Streetscape requirements
- Right-of-way and Typical Sections
- Plaza and Open Space Requirements
- Building Design
- Sustainable and Green Components

Response: Please see the attached PMDD addressing these items.

PMDD and MainStreet Standards

44. Staff has reviewed the proposed PMDD document and has identified language conflicts including phasing, existing versus proposed vs future improvements, adjacent roadway identification (SR7 & Sawgrass Exp), current zoning, mislabeled tables, and language that does not appear relevant to this project or location. Applicant shall review the PMDD and the Alternative Design Solutions table and revise accordingly. Please ensure that all language in the PMDD is relevant to this site and consistent language is provided throughout.

Response: The PMDD document has been revised to clean up the language.

45. Sec.I, Introduction - Ensure building area totals chart includes all structures including all car washes, auto-body garage and other accessory buildings.

Response: The total building area include the car wash and accessories.

46. Provide additional information for the “photo booth”.

Response: The photo booth is for advertising purposes to take pictures for the internet.

47. Clear up phasing conflicts throughout PMDD document.

Response: The language has been revised to make it clearer. One phase for the new building.

48. Provide additional language related to continued compliance with Special Land Use Ord.158-87.

Response: Additional language has been added.

49. Sec.II, Existing Conditions - Add missing square footage and details of existing parking garage.

Response: the existing conditions has been revised.

50. Revise/remove inconsistent current B-4 zoning designation versus PCD.

Response: The zoning has been revised.

51. Sec.III Analysis of Public Facilities – Correctly label tables.

Response: The table has been revised.



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52. Ensure consistent language for proposed or future building expansion.

Response: the language has been revised.

53. Verify that any existing easements are not in conflict with proposed building. If a conflict exists, an easement vacation may be required.

Response: The water main and sewer easement will be vacated.

54. Provide detailed information and parking data regarding required parking and lost parking due to proposed expansion. Ensure each area including service areas, meet City and ADA requirements.

Response: The parking data has been revised on the site plan. Additional ADA spaces are added to meet the overall site criteria for ADA handicap stalls.

55. Sec.IV, Fiscal Impact – Ensure correct BCPA millage information is provided.

Response: The millage has been confirmed.

56. Sec.V, Utilities/Dedication - See zoning site plan comments for Underground Utilities, Sec.13-142.

Response: No overhead utilities are on the site.

57. Proposed paver sidewalk along Sample Road is inconsistent with the City's perimeter greenway requirement. Revise entire PMDD document including graphics and/or exhibits where applicable, to ensure correct design standards are provided.

Response: The sidewalk material has been revised.

58. Sec.VI, MainStreet Design Standards – See comment above.

Response: Ok.

59. Building Design – Provide information regarding the maximum FAR including a table that includes building area totals for all existing and proposed structures including all car washes, auto-body garage and other accessory buildings.

Response: the FAR has been added to the site plan. It is 0.12.

60. Per MSDS, articulation relates to building facades and varied architectural elements. Applicant shall re-evaluate the proposed expansion and façade improvements which may include adding architectural features, attaching green screens etc. Staff is available to discuss options. Further, review PMDD and revise/delete language that does not relate to building articulation but rather to the Sample Road greenway connection.

Response: The greenway language has been removed. Discussions with staff regarding the façade have resulted in modifications to the building. Please see the site plan submittal for more information.

61. Signage – Staff acknowledges that no signage is proposed at this time. Applicant may consider adding language to provide for future signage.

Response: No signage proposed at this time.

62. Lighting - The City recently adopted a new lighting ordinance. ALL lighting including parking, exterior building, signage and landscaping shall comply with ordinance requirements including maximum lighting/footcandles, after hours light reduction, prohibited fixtures (wallpacks/flood), sky

glow, “building wash” etc., pursuant to Sec.13-374, Lighting Standards and Requirements. Please note, the new ordinance provides for retroactive compliance. Revise PMDD accordingly.

Response: The proposed area lighting has been revised to meet this criteria.

63. Parking – Per PMDD, structured parking is provided to accommodate approximately 475 vehicles. Provide details for this improvement or revise PMDD accordingly.

Response: This has been removed from the PMDD.

64. Provide justification and/or other details such as industry standards or parking study for the proposed reduction in parking requirements.

Response: The site has an abundance of parking. The majority of it is for inventory use. The overall reduction will only reduce the inventory amounts, but increase the repair shop service area.

65. Service/Refuse – Provide language committing to compliance with requirements per City service provider and land development code requirements for placement, design and screening of dumpster areas.

Response: Language has been added to the PMDD.

66. Stormwater – Remove references to required dry-retention areas functioning as a cistern. Green elements and stormwater management are requirements that must be met individually. Ensure language throughout PMDD is revised accordingly.

Response: the language has been revised.

67. Alternative Transportation – Information provided does not fully meet the intent of this requirement. Provide additional language related to items such as existing and proposed pedestrian connectivity to existing transportation, bike racks/paths etc.

Response: Additional information has been added to the PMDD document.

68. Light Pollution – See lighting above. Re-review proposed solar powered bollards for consistency with City greenway design.

Response: The solar bollards have been removed for the design.

69. City Green Plan – Action Item 2.1 – Proposed work will affect existing trees. Revise accordingly.

Response: This has been revised as requested.

70. City Green Plan – Action Item 2.2 – It is recommended that a “green” roof be incorporated into the project. Green roofs may be active or passive. A green roof will go a long way in meeting green building requirements of the district.

Response: A white roof has been incorporated in the design. The developer does not wish to do a green roof.

71. City Green Plan – Action Item 3.1 – Show vehicle charging stations on site plan. Re-review proposed solar powered bollards for consistency with City greenway design.

Response: A vehicle charging station has been added to the customer parking lot area. See attached site plan for location.

72. City Green Plan – Action Item 6.2 - Provide additional language related to existing and proposed pedestrian connectivity to existing transportation, bike racks/paths etc.

Response: additional language has been added to the PMDD.

73. Sec.13-37(b)(6) - A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.

Response: The site use is a automotive dealership which requires pedestrian use thru the parking lot to view inventory.



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74. Reformat/resize all exhibits to be larger, re-oriented and legible.

Response: The exhibits have been resized accordingly.

75. Revise Exhibit F to be consistent with City greenway design.

Response: Exhibit F has been revised.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,
HSQ GROUP, INC.

A handwritten signature in black ink that reads "Jay Huebner".

Jay Huebner, P.E.



HSQ GROUP, INC.
Engineers • Planners • Surveyors

February 21, 2017

Deleted: December 14, 2016

Mrs. Liz Aguiar
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063

Re: **Infiniti of Coconut Creek building addition green components**
HSQ Project Number: **1604-27**

Dear Liz:

Per the site plan city code requirements to build to LEED standards and obtain USGBC LEED certification please find the following alternative design measures for the proposed building addition.

1. Sustainable site development.

The existing property consists of an Infiniti dealership with car service area. The dealer needs to expand the service bay area in the back of the building. The existing building and site development did not obtain LEED certification at the time of development over 10 years ago. The proposed building expansion is a very small portion of the overall site design and should not require the entire site development and existing building to be redesigned to LEED standards. The proposed service bay building has been designed with LEED components to meet the intent of the LEED certification.

2. Construction pollution prevention.

The site construction area will be protected from construction pollution prevention with best management practices.

3. Construction site materials recycling.

The contractor will be mandated to recycle materials as much as possible.

4. Stormwater management.

The existing site has a stormwater master plan for the Commerce center. This will continue to service the site. The on-site dry detention area will be expanded to compensate for the building expansion stormwater demand.

5. Alternative transportation.

The site is located on Sample Road which has existing bus routes and pedestrian connectivity to surrounding uses. The Infiniti dealership sells hybrid vehicles and provides electric charging stations on site. An additional electric charging station has been added in the customer parking area in front of the existing sales building. There are four bus stops within 4 mile of the showroom main entrance. Also, a greenway trail will be provided along Sample Road in order to promote pedestrian and bicycle travel. The sidewalk along Sample Road has been increase to 12' wide.

6. Minimizing heat island effect.

The existing site has mature canopy trees. These trees will be preserved to maintain a tree canopy and shade in the parking lot. Additional trees have been added to landscape islands that do not currently have trees.

Water efficiency.

1. Innovative water technologies.

The proposed car wash recycles the water from each car wash on site to minimize fresh water use and sanitary sewer disposal.

2. Water efficient landscaping.

The existing site irrigation system utilizes the lake water from the north. This effectively acts like a natural cistern to irrigate the site.

Energy efficiency.

1. Minimum energy performance.

Windows with low-e glazing will reduce solar heat gain in the facility. The envelope will be insulated to meet Florida Energy Code standards. The HVAC system will be high-efficiency to conserve power use.

2. On-site renewable energy.

The proposed design utilizes solar power for the pedestrian lighting on Sample Road.

Indoor environmental quality.

1. Indoor air quality.

Low emitting materials will be used for ceiling and wall systems, paints and coating. Low-VOC paints and coatings and zero-formaldehyde wood products are specified for a healthier indoor environment.

Materials and recycling.

1. Recycling of demolition waste.

During construction, the General Contractor will segregate all construction waste generated, and recycle the appropriate materials. After occupancy, the Applicant will continue recycling of paper, metal, tires and oil. The Applicant will continue to implement a recycling program in the day to day operations of the dealership and during construction.

2. Storage and collection of recyclables post-occupancy.

The property already has a recycling program and recycling company to pick up materials for post occupancy. The proposed building addition will use the same services.

3. Building reuse.

The proposed design uses the existing walls of the existing building.

4. Regional materials.

Any building materials that originate within a 500 mile radius of the Subject Property will be incorporated into the expansion.

|

Please do not hesitate to contact our office for more information.

Sincerely,
HSQ GROUP, INC.

A handwritten signature in black ink that reads "Jay Huebner". The signature is written in a cursive, flowing style.

Jay Huebner, P.E.