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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 Siteplan
	Project Number:	16120008
	HSQ Project Number:	160427
	Location:	City of Coconut Creek, Broward County

Dear All:

Pursuant to your comments, please find the following responses:

Review Type: Building

1. Submit Occupancy Group, Sq. Ft. and Type of Construction information for the existing building and the new expansion to show compliance with FBC 2014 Building Table 503.
Response: See Building Data Table on Sheet A1.0.
2. Indicate the location of the required sidewalk from the new expansion to public transportation per FBC Accessibility 206.2.1.
Response: A proposed 5' sidewalk has been added to extend from the Sample road sidewalk to the show room.
3. Indicate number of employee plus customer parking spaces and show the location of the required handicap space per FBC Acc. Section 208.
Response: The site plan parking data table has been updated with the information.

Review Type: Engineering – General Comments

4. Please note that all comments are preliminary and are subject to further review for compliance with the City's Code of Ordinances and Specifications at Final Engineering review.
Response: Comment acknowledged.
5. Additional comments may be provided and/or required upon review of any revised plans.
Response: Comment acknowledged.
6. All required approvals from Broward County Health Department, Broward County Environmental Protection, Growth Management Department (BCEPGMD) or any other applicable agency shall be obtained and submitted to the Engineering Division prior to issuance of an Engineering permit.
Response: The other governmental agency permits will be applied for after site plan approval.

7. An approved copy of the Stormwater Pollution Prevention Plan (SWPPP) and Notice of Intent to be submitted prior to issuance of an Engineering permit. Provide at Final Engineering Review.
Response: The SWPPP will be submitted at time of engineering permit submittal.
8. Execution of a Water and Wastewater Agreement and payment of impact fees are required at Final Engineering Review and prior to review/approval of related building permits.
Response: The water and sewer impact fees will be paid at time of construction permit.
9. 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, fences and trees.
Response: The existing water main easement under the proposed building will be vacated. A separate easement vacation request has been made to the city.
10. Provide demolition plan.
Response: A demolition plan has been added to the site plan package.

Drainage Collection System

11. Complete storm drainage calculations shall be provided at Final Engineering Review.
Response: See attached pre-development vs. post development. The original drainage permit only allows 10% building area. Per our discussions with the drainage district we can mitigate for the additional building area expansion above 10% by calculating the pre-development vs post development flood elevation effects. We expanded the dry detention area to compensate for the building addition. The overall drainage basin storage is mostly provided in the lakes in the surrounding properties. The site is part of the drainage master plan and does not require on site storage except for water quality measures.
12. Provide total proposed pervious and impervious area.
Response: The total amounts have been added to the site plan data table.
13. Proposed detention area shall not encroach the utility easements. Please show utility easement, slopes, and maintenance area on "Retention Area section."
Response: No easements encroach into the retention areas.
14. Provide a brief drainage synopsis on how stormwater is managed on site.
Response: The stormwater is managed on site with exfiltration trench and dry detention areas. This is for water quality measure only. The site discharges into the surrounding lakes for water quantity requirements. The site is part of the master drainage plan for the entire commercial area.

Water Distribution System

14. Provide one additional gate valve at each point of connection.
Response: The gate valves have been added.
15. Show LF of proposed 8" water main on plans.
Response: The linear feet of pipe has been noted.
16. Is there a proposed water service line for the building expansion? Please identify any existing or proposed water meters.
Response: A proposed water meter has been added near the proposed car wash.

Wastewater Collection System

17. Is there a proposed sewer connection to the car wash? Please provide car wash details
Response: A sewer lateral is proposed to the car wash.



Landscaping, Lighting and Irrigation

18. Landscape, lighting, and irrigation shall not conflict with and shall maintain a minimum of 6 feet (10 feet preferred) separation from existing and proposed water, wastewater, and drainage.

Response: The separation between utilities has been designed accordingly.

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: We will provide a powerpoint presentation at the board meetings.

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: We will submit the hard copies once staff has found the submission acceptable.

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: Please see attached revised PMDD document with correction noted 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:

- (1) Response: 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. 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) The expansion will maintain all the existing structural elements of the existing building.
- (3) Any building materials that originate within a 500-mile radius of the Subject Property will be incorporated into the expansion.
- (4) Material that has a high reflection value will be utilized for the roof on the building expansion. The roof will be a white TPO membrane roofing material with an SRI of 94, which will minimize any additional heat-island effects on the site.

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: Please see attached green components statement.

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:

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 in 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.

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 on Sample road meets this requirement.
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 expansion design has taken into account the green goals and made significant changes to the plans to make the building expansion as green as possible.
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 throughout 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: A bio swale has been proposed in the customer parking lot area for the conspicuous green criteria.
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 site that have died in the past. See attached landscape plans for details.

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: Acknowledged. 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.

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: The PMDD document reflects this requirement.

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 proposed bike rack and 5' wide sidewalk connecting Sample road sidewalk to the sales center building 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 alternative fuel station has been added in front of the existing sales building in the customer parking lot. The PMDD document reflects the charging station addition to the plans.

Review Type: Landscape Architecture SP-1:

1. Is the fence located on the west side of project area at the bottom of the retention area?

Response: no it is not in the detention area

2. Landscape islands and landscape area adjacent to the building do not meet code requirements. Landscape islands are to be 12' wide and landscape areas adjacent to the building are 10'.

Response: The proposed landscape islands are now 12' wide.

3. Is existing car washing being removed? Plans show it on the plan and didn't find labels identifying this.

Response: yes. The old car wash will be converted to a employee break area.

3. Proposed 12' wide concrete walkway is to be integral color concrete “Venetian Red” for the Main Street.

Response: The 12' wide concrete sidewalk has been revised per the comments.



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5. Plans are difficult to read. Appears some line work is missing and the dashed lines for existing areas come out as dots. Adjust line type and grayscale line for existing so proposed work stands out.
Response: The plans have been cleaned up.

General Landscape

6. It appears that existing trees on site will be impacted with the proposed site plan. Provide complete tree disposition plans that include information for all trees on the property. This includes identification number, common name, scientific name, size, canopy sf, status (remain, relocate, remove), and condition. Also provide tree mitigation calculations for all proposed trees and palms that are to be removed.
Response: See attached landscape plans with information.
7. Provide City Standard Landscape Notes on the plans. Notes available upon request.
Response: see attached landscape plans for notes.
8. Revise tree staking details so that no wellington tape, wire, or rubber hose is in contact with the tree. Biodegradable rope or sisal is to only be attached to the trees and then attached to the tape or wire.
Response: The landscape plans have been revised.
9. Provide tree protection barricade detail and notes per Sec. 13-448 (n). Barricades shall be in place for all remaining trees and palms directly adjacent to any construction work prior to commencement of work.
Response: See attached landscape plans.

L-2:

10. Provide dimensions for all landscape areas.
Response: The landscape plans and site plan have dimensions on landscape areas.
11. Proposed terminal islands do not meet the required 12' width.
Response: Terminal islands have been revised to 12' wide.
12. Building foundation landscape area of 10' and the required landscape per Sec. 13-443 (7) (d) have not been provided.
Response: The foundation landscaping is now 10' wide. The North side of the building has been revised to include the 10' foundation planting on the North side of the car wash.
13. Show and label existing and proposed utilities and easements on the landscape plans.
Response: see attached landscape plans.
14. Proposed Silver Buttonwood tree NW of proposed carwash looks to be in conflict with existing utilities. Revise plans accordingly.
Response: Silver Buttonwood tree has been adjusted around utilities.
15. Show existing and proposed light pole locations and the 15' setback for trees. Recommend a dashed circle for the setback. Address any conflicts with setbacks and proposed trees.
Response: Existing and proposed light poles have been called out with 15' diameter rings.

16. The landscape island south of the photo booth has existing trees and fire hydrant, where the plans show proposed Holly trees. How are existing trees and utilities being addressed?
Response: Proposed trees have been removed and existing trees and utilities are reflected on the revised plan, see sheet L-2.
17. Recommend using Dahoon Holly (Ilex cassine) instead of other varieties of Holly's. The City has had issues survivability and development in the past with the other varieties.
Response: Dahoon Hollies have replaced the east Palatka Hollies see sheet L-1.
18. Provide landscape requirement table showing all applicable codes, including but not limited to Main Street Frontage road streetscape, building foundation, native quantities, and species diversification.
Response: See sheet L-1 for landscape legends.
19. The remainder of the site is deficient in required landscape per previously approved plans and will need to be brought up to compliance. This will require replacing dead or missing landscape material as necessary.
Response: See additional landscape on sheets L-1 – L-3.
20. The existing landscape along the south property line on Sample Road does not meet the Main Street guidelines and will need to be enhanced. The landscape needs to be in line with the aesthetics that have been established for the Perimeter Greenway of the Main Street area.
Response: The landscaping along Sample road has been revised to match the main street criteria see sheet L-1 Main street streetscape legend.

Review Type: Planning and Zoning

General and Advisory Comments

21. 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, MainStreet design standards provide for the environmentally sensitive development of buildings. *Further discussion is warranted regarding LEED certification requirement.*
Response: Per our discussions at the DRC meeting the proposed building addition of a automobile repair shop would be difficult to meet LEED certification standards. The building are proposed areas plus construction methods are per LEED design criteria to meet the intent of the code.
22. 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: Comment acknowledged.
23. The Planning and Zoning Board and City Commission may place additional restrictions during the rezoning approval process.
Response: Comment acknowledged.
24. 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, Inc.
25. Be advised, vesting of property entitlements is completed with the approval of a site plan by City Ordinance. A new site plan is required to construct the proposed modifications depicted in the



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PMDD and shall be approved by the City Commission. As such, the City Commission may place additional restrictions or development conditions.

Response: Comment acknowledged.

26. 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 power point presentation will be provided.

27. 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: We will submit digital copies and once staff approves it we will submit 14 hard copies.

28. Corrections shall be made to plans “addressing” and “correcting” each comment and re-submitted per digital submittal requirements. Acknowledgements may not be considered corrections.

Response: Please see revised plans addressing the comments.

29. 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.

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

Response: Comment acknowledged.

31. 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

32. Section 13-110 thru 13-117, Affordable Housing Program. Pursuant to Ordinance 2006-005, all non-residential development will be subject to an affordable housing linkage fee. The fee, based on use and building square footage, must be paid at the time of issuance of a building permit. Calculations are based on gross floor area minus stairwells, elevator shafts, mechanical rooms, and external storage rooms.

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

33. Division 5, Impact Fees, Section 13-118 through 13-126. Pursuant to Ordinance 2006-017, all new development shall assume a fair share cost of providing Police and Fire/Rescue facilities. Fee, based on use and building square footage, must be paid prior to building permit issuance.

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

Public Art

34. Section 13-143 through 13-146, Public Art Requirement. Pursuant to Ordinance 2008-008, all new non-residential development, redevelopment, remodeling or converting greater than 12,500 square feet in gross floor area shall be subject to ordinance requirements for providing Public Art. Artwork must be accessible and readily visible to the public based on location of artwork and normal pedestrian and vehicle traffic. Provisions have been established for payment in-lieu of on-site placement of artwork pursuant to the ordinance. Applicant shall specify if payment in-lieu of is proposed, which shall be made part of the site plan application review and approval process.

Response: The developer will make payment in-lieu of proposed art work.

Underground Utilities

35. Section 13-142, Underground Utilities. Pursuant to Ordinance 2005-032, any project seeking site plan approval will be required to place **all** utilities including existing overhead utilities within the site or in public right-of-way adjacent to the site, underground. Electrical transmission and distribution lines with a rate load of 23k volts or higher shall be exempt from this requirement. Applicant must complete one of the following requirements prior to Planning & Zoning Board meeting; (1) provide a signed agreement between the applicant and each affected utility company demonstrating that the utility will be placed underground, (2) process an agreement with the City indicating the property owners' intent to comply with the under-grounding requirements for utilities, (3) if electrical lines with a rate load of 23k volts or higher exists, then a written detailed statement from a licensed professional engineer, *qualified to verify such utility issues* and, stating the rate load shall be provided, or (4) process an Underground Utility Waiver Application, which must be processed concurrently with the site plan, for consideration by the Planning & Zoning Board. Applicant must specify which option, as stated above, will be proposed for Board consideration. Appropriate information demonstrating compliance with City ordinance shall be submitted to the City for review as part of the DRC process. Be advised, failure to submit information in a timely manner, may prevent the site plan application from consideration by the P&Z Board.

Response: All existing utilities are underground at this time.

Sustainable Comments

36. Sec.13-320, Green Building Construction. All new commercial, office, industrial, hotels and civic use development or redevelopment projects seeking site plan approval shall comply with minimum Green Building Construction practices, pursuant to Ord.2007-040. See green DRC comments.

Response: Comment acknowledged. See response to green design comments.

37. All sidewalk improvements for public walkways and greenways shall be integral color concrete, in Solomon 415 Venetian Red. Site plan shall provide notes and details demonstrating compliance. Language shall be provided to ensure "integral" application and not a top-coat finish.

Response: The previously specified brick pavers has been revised to the colored concrete sidewalk as requested.

Special Land Use

38. Per original Special Land Use approval, Ord.158-87, applicant shall commit to continued compliance with conditions of approval. Staff will provide a copy of the Ordinance upon request.

Response: Comment acknowledged.

Vacation

39. It appears that an existing easement is in conflict with the proposed expansion. If a conflict exists, an easement vacation may be required.

Response: An easement vacation has been applied for concurrently with this application.

Site Plan



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40. 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: Comment Acknowledged.

41. Staff has generated comments as part of the PMDD rezoning which may impact the overall site. Comments provided herein may not encompass all site plan related concerns as changes to the PMDD rezoning application may trigger modifications to the site plan. As such, staff reserves the right to further review and comments upon site plan and rezoning re-submittals.

Response: The site plan has been revised per these comments and the site plan comments.

42. Provide details in site data table ensuring maximum FAR of .8 x gross lot area is not exceeded.

Response: The FAR is 0.12.

43. Given that this site is limited to a single entrance on Sample Road, provide a traffic control/maintenance plan or other details on what measures will be taken to secure the construction area and provide vehicular access to the patrons.

Response: The construction area will be temporarily fenced off. The construction is in the back of the site so that customers should not be in that location for any reason.

44. Show location of temporary construction trailer if one is proposed. Trailer shall not be located adjacent to major thoroughfares and may require screening and sign review.

Response: A construction trailer has been added to the site plan.

45. Revise site data and parking table to itemize required versus provided parking spaces based on individual uses within the site including handicapped spaces required vs. provided.

Response: The parking requirements have been updated in the site data table.

46. Sec.13-399(a)(3) - Non-residential parking spaces must be at least 10'x20'. Overhangs are permitted over curbs, sidewalks or landscaped areas. However, these areas shall not be counted towards meeting any requirements for sidewalks or landscaping. *Provide parking detail.*

Response: The proposed parking stalls are 10'x20'. Existing parking stalls may or may not meet this requirement.

47. Sec.13-399(g) – All parking drives, lanes and aisles shall be a minimum of twelve (12) feet in width for each direction of movement. One-way aisles shall be a minimum of sixteen (16) feet in width. Where parking spaces are ninety (90) degrees or perpendicular to the direction of movement on both sides of an aisle, the minimum required aisle width shall be twenty-four (24) feet. *Provide dimensions as applicable.*

Response: The drive isles are two way and are 24' wide.

48. Sec.13-399(s) - Parking stalls that abut a structure shall have a wheel stop located two and one half 2 ½ feet from that structure. *Ensure compliance for spaces on the north side of car wash.*

Response: No parking against the new building.

49. Sec.13-405 – Shared usage – Required parking spaces may be permitted through a site plan review process to be utilized for meeting the parking requirements of two (2) separate permitted uses when it is clearly established by the applicant that these two (2) uses will primarily utilize these spaces at different times of the day, week, month or year.

Response: The parking spaces are calculated per commercial use and automotive repair use and are on the same times of the day so the total parking count for both uses is required for the site.

50. Sec.13-406 - Bicycle parking facilities shall be provided by installation of a stationary bike rack at a ratio of 1 space per 10,000 square feet of total floor area for retail and commercial.

Response: a bike rack has been added near the main entrance road.

51. Sec.13-407(b) – When units or measurement that determine total number of required off-street parking spaces result in a fractional space, such fraction requires a full off-street parking space.

Response: Comment acknowledged.

52. Sec.13-407(c)(1) – In the case of mixed uses, the total requirement for off-street parking spaces shall be the sum of the requirements of the various uses computed separately.

Response: The off street parking stall requirements have been added at the site data table on the site plan.

53. Provide a truck movement plan that shows transport type vehicles accessing and circulating around the site. A loading zone, of appropriate size, designated for use by the transport vehicle must be shown. Service drives shall be provided to access loading and unloading areas. Such drives shall be designed to facilitate smooth, efficient operations and traffic circulation.

Response: The transport trucks use the private road near the entrance and do not go into the main portion of the site.

54. Review plans and remove extra “lines” that do not respond to the proposed expansion. Specify type(s) of material for all driveways.

Response: The plan has been cleaned up by removing the interior line work on the buildings to make it easier to understand.

55. Provide additional dimensions throughout for sidewalks, landscaped areas and parking islands, interior travel lane widths, setbacks and parking spaces.

Response: Additional dimension have been added to the site plan.

56. Sec.13-241(b) - All sidewalks shall have a minimum width of five (5) feet.

Response: The proposed sidewalks are a minimum of 5 feet wide.

57. Building reflects no ground mounted equipment. *Revise as applicable.*

Response: Shop equipment is ground mounted HVAC units are on roof and screened from view.

58. Provide details for proposed dumpster location/relocation if applicable. Dumpsters shall be screened on at least three (3) sides by a masonry wall which exceeds the vertical height of the dumpster by at least six (6) inches, Sec.13-443(11)a.

Response: A dumpster has been added next to the proposed building. Details are on the architectural plans.

59. If any dumpster is being relocated, an approval from Republic Services will be required.

Response: No dumpsters are relocated. Only added a new dumpster.

60. Staff recommends that a pedestrian access and walkway be provided on the side of an enclosure to reduce use of dumpster gates as a means of pedestrian access, as applicable.

Response: Access to the dumpster is from the side for pedestrian use.

Architecture & Overall Site Design

61. 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: Comment acknowledged.



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62. 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. See rezoning comments.*

Response: The alternative design to the mainstreet standards has been outlined in the PMDD documents.

63. The City expects that projects within the MainStreet Project Area will incorporate conspicuous displays of green technology, which can be easily seen and be an integral aspect of the project. These technologies can act as social, educational, or artistic elements and may also be integrated into the function of a building. Additional work is necessary to increase the use of conspicuous green technologies, which may also serve as alternate solution(s) in the PMDD. Applicant may consider solar systems, living/vegetated walls, shade structures with solar, rainwater collection/cisterns, bio-swales, green screens etc. There may be an opportunity to improve the proposed service building elevations in addressing this matter. Staff is available to discuss ideas.

Response: A bio swale has been added to the customer parking area existing detention area conversion. This is also next to the proposed pedestrian sidewalk connection. A educational sign will be installed describing the bio swale and its usefulness to the environment. This is our conspicuous green component.

64. Staff suggests adding architectural treatments such as shade elements to the proposed structure.

Response: Canopies have been added to windows and storefront doors, see revised plans and elevations.

65. Roof plan shall depict location of rooftop equipment and detail showing equipment screening.

Response: The roof plan has the equipment and screening on it. Details of screening have been added to Sheet A3.0 Roof Plan, Detail 2 RTU SCREENING – CITYSCAPES ENVISOR has been added.

66. Sec.13-37(c)(3)e. - Mechanical equipment or other utility hardware on the roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways. This provision does not apply to the installation of electric vehicle charging stations.

Response: The new mechanical equipment is screened per the architectural plans.

Photometric

67. Applicant shall provide a photometric plan that includes ALL lighting in ALL areas including buildings, signs, carwash cove and bay lighting and landscape lighting which are required to be included in calculations.

Response: A photometric plan has been prepared for the new parking areas only per our discussions at the DRC meeting.

68. 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.

Response: The new parking area meets the new code. The existing parking lot areas are currently lit by existing lighting per previous approvals and will not be revised.

Signs – General

69. Staff acknowledges that signage is not proposed thus, details were not provided. The following are advisory comments should signage be proposed in the application resubmittal.

Response: No sign revisions.

70. Must show all sign locations on ALL plans with dimensions to property lines.

Response: No sign revisions.

71. Sec.13-460(h)(2) - All letters and symbols on permanent ground and wall identification signs must extrude a minimum of one-half ($\frac{1}{2}$) inch from sign face and extrude no more than nine (9) inches.

Response: No sign revisions.

72. Sec.13-460(h)(3)- Exposed raceways are prohibited.

Response: No sign revisions.

73. Sec.13-460(j) - A maximum of three (3) colors shall be used in the design of a permanent sign. Logos are exempt from this provision and may be any color. The background color of a building facade is not counted as one of the three permitted colors. White shall be considered a color.

Response: No sign revisions.

74. Sec.13-466.6(a)(2)(a) – The sign face shall not exceed sixty percent of the sign structure.

Response: No sign revisions.

75. Sec.13-466.6(a)(2)(b) - Address numerals, a minimum of six (6) inches in height, are required on one sign per frontage. Numerals may be excluded from maximum sign face calculations.

Response: No sign revisions.

76. Sec.13-466.6(a)(2)(c) - A minimum border of six (6) inches of blank space shall surround the sign face of every sign. Border is measured from the edge of sign copy or graphics to the nearest architectural or structural detail or feature.

Response: No sign revisions.

77. Sec. 13-466.6(a)(3) – Ground sign shall be surrounded by landscaping.

Response: No sign revisions.

78. Sec.13-466.8 – Wall identification signs. (if applicable)

Response: No sign revisions.

79. Sec.13-467.4 – Directional signs. (if applicable)

Response: No sign revisions.

80. Sec.13-468.8 – Service entrance signs. (if applicable)

Response: No sign revisions.

81. Sec.13-458 – Permitted and prohibited permanent and temporary signs.

Response: No sign revisions.

82. Sec.13-459 – Schedule of permitted signs.

Response: No sign revisions.



HSQ GROUP, INC.
Consulting Engineers • Planners • Surveyors
1489 W. Palmetto Park Road, Suite 340
Boca Raton, Florida 33486
(561) 392-0221 Phone • (561) 392-6458 Fax

83. Sec.13-460 – General provisions for all signs.

Response: No sign revisions.

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., AICP



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.