

**June 15, 2017**

**City of Coconut Creek  
4171 Hillsboro Blvd  
Coconut Creek, Florida**

**Project Number - 17030004**

**Keith & Associates, Inc. Project No. 09675.00**

Dear City of Coconut Creek Reviewers:

Based on your DRC Review comments dated April 12<sup>th</sup>, 2017 Keith and Associates (K&A) offers the following responses to your comments/questions:

**BUILDING DEPARTMENT COMMENTS**

1. The Building Division approves this application.  
This approval shall not imply full compliance with the Florida Building Code. Submittal of a building permit application and plans are required for review for a building permit.  
**RESPONSE: All plans will comply with Florida Building Code and will be processed in accordance with City of Coconut Creek procedures for building permits.**

**ENGINEERING DEPARTMENT COMMENTS**

1. The City's requirements for water, wastewater, paving and drainage shall be met at the time of Site Plan and Final Engineering reviews. Comment to be included in PCD.  
**RESPONSE: Comment added in Section I c**
2. Provide in the PCD the estimated total daily vehicle trips at build out.  
**RESPONSE: A traffic analysis was prepared by Alan Tinter, P.E. which analyzed the proposed trip generations and impact to the LOS on Hillsboro Blvd. The analysis is attached. A table which has been included in Section I a identifying the trip generation.**

3. Stormwater impact fees may be adjusted based on total of impervious area. Provide, in the PCD, a chart with existing impervious/pervious areas and proposed impervious/pervious areas.

**RESPONSE: A chart of impervious and pervious calculations has been included in Section I c.**

4. The proposed pet lodge “type of use” is not common and doesn’t fit into any of the categories for Equivalent Residential Unit (ERU) factors. Therefore, to determine water & wastewater impact fees and execute new Water/Wastewater Agreement, a usage study shall be required. Previous water bills from similar business, as approved by Broward County Water & Wastewater Engineering Division, may be needed to calculate an ERU factor to fit the proposed type of use and determine such impact fees. The determined water & wastewater impact fees shall be paid in full before the issuance of building permit. Comment to be included in PCD.

**RESPONSE: Utility invoices from the City of Pompano Beach for the Pet Lodge are attached for review. The invoices should assist in analyzing the impacts. Comment on fees has been added to the PCD in Section I b.**

5. All permits required from State/ County and other agencies regarding water, sewer and/ or storm water shall be obtained before issuance of an Engineering Permit. Comment to be included in PCD.

**RESPONSE: Comment add to PCD in Section I b that all outside agency permits must be obtained prior to issuance of city engineering permits.**

6. All landscape/trees shall conform to the minimum separation from City utilities and fire hydrant clear zones. All landscape/trees shall not be located in utility easements and shall not obstruct drivers’ sight at intersections. Comment to be included in PCD.

**RESPONSE: Comment on landscape separation for city utilities and fire hydrants as well as sight distances have been added in Section D.**

## **FIRE DEPARTMENT COMMENTS**

1. Approved

## **GREEN DEPARTMENT COMMENTS**

1. Corrections shall be made to plans “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: Comment noted.**

2. Please place the Green Standards spreadsheet directly on the site plan set for the final set.

**RESPONSE: See additional sheet A3.2 detail 1 with Green Standards.**

3. Staff suggests

**RESPONSE: See additional sheet A3.2 detail 1 with Green Standards.**

4. 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 Ordinance 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: See additional sheet A3.2 detail 1 with Green Standards.**

5. Sec.13-320(b)(2) - All new development or redevelopment applications shall address the following green building components at time of development applications. ***Staff comments are noted in italic below.***

- a. Sustainable site development

- i. Construction Pollution Prevention
- ii. Construction Site Materials Recycling
- iii. Stormwater Management
- iv. Alternative Transportation
- v. Minimizing Heat Island Effect – ***Applicant has proposed several species of palm trees that do not provide shade. Staff suggests applicant consider shade trees instead.***

**RESPONSE: See additional sheet A3.2 detail 1 with Green Standards.**

- b. Water efficiency

- i. Innovative Water Technologies – ***The applicant is proposing to use water storage tanks as part of the storm water collection system. Staff suggests the applicant use the stored water for irrigation.***
- ii. Water Efficient

**RESPONSE: See additional sheet A3.2 detail 1 with Green Standards.**

- c. Energy efficiency

- i. Minimum Energy Performance – ***Staff assumes that the applicant meant to say Dark Sky compliant lighting instead of LEED lighting. Please clarify.***

- ii. On-Site Renewable Resources – **Staff suggests using solar lighting for the signage and other lighting needs.**

**RESPONSE: See additional sheet A3.2 detail 1 with Green Standards.**

- d. Indoor environmental quality

- i. Indoor Air Quality

**RESPONSE: See additional sheet A3.2 detail 1 with Green Standards.**

- e. Materials and recycling

- i. Recycling of Demolition Waste – ***Provide a note on the plans that 75% of the waste will be recycled and diverted away from the landfill.***

- ii. Storage and Collection of recyclables Post Occupancy – ***Provide recycling bins for users of the Pet Lodge and users of the storage facility.***

- iii. Building Re-Use

- iv. Regional Materials – ***Provide an update on the local sourcing of materials as a part of the building plan submittal process.***

**RESPONSE: See additional sheet A3.2 detail 1 with Green Standards.**

- 6. 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: Please see corrected plans discussed on the various workshops with city staff**

- 7. Action 1.2 – Achieve LEED Certification or Florida Green Building Coalition (FGBC) Certification on 50% of buildings outside the MainStreet Project Area.  
Staff understands that the applicant is not pursuing LEED certification. However, one of the tenants of being a sustainable business is using eco-friendly cleaning products. Staff suggests that both the pet lodge and storage facility use an eco-friendly cleaning product.

**RESPONSE: Comment noted**

- 8. 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.

***The proposed bio swale needs more vegetation to be considered a bio swale. Grass and cypress trees alone do not constitute a bio swale.***

**RESPONSE: The bio swale along W. Hillsboro Blvd. has been replaced by a landscaped swale area.**

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

**RESPONSE: landscape design has placed the required trees to the extent feasible.**

10. *Action 5.1* – Increase recycling throughout the City by 25% by 2014 and 50% by 2020. ***The importance of providing sufficient recycling areas shall be addressed in the PCD. The City has single stream recycling. As such, separate recycling bins are not required.***

**RESPONSE: The PCD will include comments about the importance of recycling in Section I c.**

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

**RESPONSE: See additional sheet A3.2 detail 1 with Green Standards.**

## **LANDSCAPE DEPARTMENT COMMENTS**

1. The proposed PCD does not meet the established requirements for the 25' perimeter landscape buffer and Staff does not support the reduction to a 10' width which appears to include sidewalks. Including the sidewalks further reduces the perimeter landscape and the area between the property line and existing wall is not to be considered.

**RESPONSE: The perimeter landscape buffer along Hillsboro Blvd has been enlarged to 37' which includes a 10' sidewalk.**

2. Due to the large scale of the storage facility, Staff does not support the reduction of landscape between building and vehicular use areas. The intent of this requirement is to help in softening the buildings and bring them down in scale. See Site Plan comments regarding additional building foundation planting information.

**RESPONSE: Site plan reflects discussions from the various workshops with city staff. Building structure was reduced to accommodate landscape requirements. See updated plans. Additional landscape area has been added in between the building and vehicular use areas.**

3. The PCD document refers to the bio-retention (bio-swale) area located along Hillsboro Blvd. and provides an exhibit. Currently the proposed bio-swale is not acceptable as a bio-swale and needs to be developed further. See Site Plan comments for additional information.

**RESPONSE: The bio-retention (bio-swale) area has been removed from the plans**

4. In addition to the City landscape standards that are required to be met, the proposed landscape shall meet the design criteria for the Hillsboro Corridor. This is to be included in the landscape standards paragraph.

**RESPONSE: K&A LANDSCAPE The planting along the Hillsboro Corridor has been revised and coordinated with City staff.**

#### **PLANNING AND ZONING DEPARTMENT COMMENTS**

1. Applicant shall be prepared to make a PowerPoint (or other) presentation at the Planning and Zoning Board.

**RESPONSE: Comment has been noted.**

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: Comment has been noted.**

3. Corrections shall be made to plans and/or 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 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: Comment has been noted.**

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

**RESPONSE: Comment has been noted.**

5. 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 has been noted.**

6. Provide the proper application which requests “flex” commercial for this project. Additional fees are required.

**RESPONSE: In 1999, commercial flex was allocated to the property. This information was confirmed by City staff.**

7. 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.

**RESPONSE: The Leder Group acknowledges responsibility for all professional services fees and should be invoiced to address on applications.**

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

**RESPONSE: Comment has been noted.**

9. Be advised, staff does not support the scale of the storage facility at this time. As proposed, the scale of the building necessitates relief from numerous City Land Development Code (LDC) regulations and removal of trees. Applicant shall adequately address tree removal and mitigation. Discuss with staff.

**RESPONSE: KC + Tree mitigation will be coordinated with the City to adequately mitigate for the trees removed on the property.**

10. Be advised that the proposed application for rezoning must be concurrent with the site plan and the two special land use application review and approvals.

**RESPONSE: Comment has been noted.**

11. Rezoning approval may be subject to additional conditions imposed by the Planning & Zoning Board and/or City Commission.

**RESPONSE: It is understood that additional conditions will amend the PCD throughout the process.**

12. Item Number 4: Will be justified by external land use conditions. The applicant proposes a “trail” along the southern property boundary adjacent to Hillsboro Boulevard. There is a conflict between the trail, the undergrounding, and the retention area. See Site Plan comments relative to this issue.

**RESPONSE: The PCD has been amended based on discussions with the staff and design professionals. The PCD has created a new landscaped pedestrian corridor which eliminated underground conflicts.**

13. Item Number 6: Will not create a storm drainage problem for other properties. The applicant notes that all storm drainage will be contained via an underground drainage system. Based on submitted drawings, storm drainage will be contained using a combination of very deep, concrete walled ditches along with an underground system. See site plan comments relative to this issue. Applicant shall either revise the site plan or change the language in the PCD accordingly.

**RESPONSE: The proposed drainage system utilizes approved underground drainage systems that meet all agency standards. The previous bio swale ditch along the southern property line has been removed.**

14. Item Number 7: Will not adversely affect surrounding living conditions. The proposed storage facility is considered an industrial use in the City of Coconut Creek and is out of scale for the site. Comments relative to the proposed storage facility can be found further in this document and in the site plan review comments.

**RESPONSE: Please see corrected plans discussed on the various workshops with city staff**

15. Item Number 8: Will not seriously affect environmental quality. The applicant has proposed to remove the mature trees on the site and has not proposed appropriate vegetation in the required landscape buffer adjacent to Hillsboro Boulevard. Adequate tree canopy and mitigation is required. See site plan for comments relating to this issue.

**RESPONSE: Native vegetation has been utilized throughout the site, especially along Hillsboro Blvd. Mature trees that are been removed are of poor quality and will be mitigated.**

16. Be advised, the pet lodge and the self storage facility shall be listed as special land uses within the PCD document. As such, a separate Special Land Use application for each use addressing appropriate standards. Revise the document to make this point clear.

**RESPONSE: Both the Pet Lodge and Self Storage uses have been listed as Special land Use in Section IIIA**



17. The PCD document notes the need to modify the Plat to allow for the proposed uses and also for the proposed square footage. Please provide documentation relative to a plat note amendment through the City and the County.

**RESPONSE: Concurrent with this PCD submittal is a request for a plat note amendment. Applicant has been in contact with Broward County for required wording for the plat note. The requested note adds the Pet Lodge and self storage and reduces the existing commercial square feet available.**

18. References throughout the PCD document do not reflect the applicant's site plan as submitted, specifically the bio-swale and landscaping. See site plan comments.

**RESPONSE: The bio swale has been eliminated along Hillsboro Blvd. and replaced with a landscaped pedestrian corridor.**

19. Page 8, denotes uses allowed in the B-3 zoning district. Applicant shall revise the document to list specific uses per the application for the proposed uses. Various uses may be applied for the existing building. Staff suggests using a table to reflect this requirement. Be advised that a storage facility is NOT allowed under the B-3 zoning district. Revise the language to reflect this issue.

**RESPONSE: Table has been amended to reflect the requirement for a special land use on the Pet Lodge and self storage. See Section IIIA.**

20. Page 12 – Table III – The setbacks are shown incorrectly. See Site Plan comments.

**RESPONSE: Setbacks in PCD have been modified, see Section IIIB.**

21. Page 12 – Table III – Setbacks shall be measured from the landscape buffer. See Site Plan comments.

**RESPONSE: Setbacks in PCD have been modified, see Section IIIB.**

22. Page 12 – Table III – Perimeter landscape. Staff does not support the perimeter as proposed. See Site Plan comments.

**RESPONSE: perimeter landscape has been modified to reflect comments, see Section IIIB.**

23. Page 12 – Table III – Open space may not be calculated using the retention area within the landscape buffer. See site plan comments.

**RESPONSE: Table has been modified to reflect measurement requirement, see Section IIIB.**

24. Page 12 – Table III – Building height – The building height shown in the table (49') is inconsistent with what is shown elsewhere (51'). Revise accordingly and make sure all plans and documents concur.

**RESPONSE: Table has been modified to reflect 51 feet see Section IIIB.**

25. Page 13, Table IV – Open space may not be calculated using the retention area within the landscape buffer. See site plan comments.

**RESPONSE: Table has been modified to reflect measurement requirement, see Section IIIB.**

26. Page 13 – D. Landscape Standards. Staff does not support the proposed landscape in terms of plant material or quantity. See site plan comments.

**RESPONSE: Material and quality revised.**

27. Page 14, Table V – Staff does not accept the parking assumptions for the self-storage facility, the pet lodging, or the pet lodging office. Discuss with Staff.

**RESPONSE: see new PCD document and traffic study.**

28. Page 15, Signage and Lighting. Discuss proposed signage with Staff to determine what applications are needed. Call Natacha Josiah (954) 973-6756.

**RESPONSE: A separate Master Signage Plan will be submitted.**

29. The PCD assumes that the power and other lines along Hillsboro Boulevard will be relocated underground. Staff has concerns with undergrounding the lines due to insufficient space. Provide an agreement from all affected parties in the easement showing that undergrounding will be allowed.

**RESPONSE: It is intended that the undergrounding of the power lines will occur within the existing utility easement that currently exists along Hillsboro Blvd.**

30. All references to the proposed development in the PCD shall be revised via strike-thru and underline per comments to the site plan, special land use, and rezoning as the review proceeds. This includes, but is not limited to, parking, landscaping, setbacks, pedestrian access, etc. Staff will provide additional comments after revised plans have been submitted reflecting the comments within the reviews and discussions with Staff.

**RESPONSE: PCD has been revised accordingly.**

## **POLICE DEPARTMENT COMMENTS**

1. Approved

**CITY OF COCONUT CREEK**  
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #2  
**07-19-17**  
**RESPONSES**

<b>PROJECT NAME:</b>	Leder Hillsboro Rezone
<b>PROJECT NUMBER:</b>	17030004

**DEPARTMENTAL COMMENTS**

**ENGINEERING**

Approved

**GREEN**

See Planning and Zoning

**LANDSCAPE ARCHITECTURE**

Approved

**PLANNING AND ZONING**

Hold

**General Comments**

1. Pending a PowerPoint (or other) presentation at the Planning and Zoning Board.

**RESPONSE: Acknowledged.**

2. Pending receipt of one (1) digital copy and 12 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: Acknowledged.**

3. 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.

**RESPONSE: The Applicant has received the cost recovery invoices and submitted payment accordingly.**

4. Applicant shall make every effort to ensure public participation as part of this project review. Provide an itemized accounting and/or correspondence

demonstrating efforts including any mailed notices, resident or HOA meetings, site postings, correspondence etc.

**RESPONSE: The Applicant has placed phone calls to representatives of surrounding commercial parcels and representatives of the Unincorporated Broward County neighborhood but has not received any return phone calls. The Applicant will continue these public outreach efforts and provide further details with the final Planning and Zoning Board submittal.**

5. Be advised that the proposed application for rezoning must be concurrent with the site plan and the two special land use application review and approvals.

**RESPONSE: Acknowledged.**

6. Rezoning approval may be subject to additional conditions imposed by the Planning & Zoning Board and/or City Commission.

**RESPONSE: Acknowledged.**

#### PCD Document

7. Page 2 - CHECK SPELLING THROUGHOUT:
  - a. Dennis Mele's email is incorrect.
  - b. "Architect – prime - self storage"; Architect is spelled wrong.
  - c. "Landscape Architect"; Architect is spelled wrong.
  - d. Civil email – There is no name for the email address.

**RESPONSE: The above items have been corrected.**

8. Page 5, C. Project location and data; last sentence – Be advised that the PCD shall be modified after approved plat note amendment so the document reads as a current document. The final shall be delivered to the City for our files.

**RESPONSE: wording has been modified to reflect current conditions.**

9. Page 6, Table 1 - Clarify and or itemize this table as it is confusing. Call City Staff for clarification.

**RESPONSE: Table title has been modified to include Existing and Proposed and the commercial building itemized as existing.**

10. Page 7, A. Natural features - The "n" on the word "not" is in superscript. Correct this.

**RESPONSE: The text has been corrected.**

11. Page 12, Under standard column - Last row: should that be "conform"?

**RESPONSE: The text has been corrected.**

12. Page 14, D. Landscape Standards - Last sentence: Landscape can, in fact, be in the utility easement. Revise wording so that it reads that trees may not be in the utility easement.

**RESPONSE:** The text has been revised to include landscaping in the easement.

13. Page 15, Parking Table - The City does not allow 9' wide parking stalls. Correct this to reflect the plans. Add a note that the 18' length shall have a two-foot overhang that may not be a part of the required 5' sidewalk and may not be included in the required landscape buffer.

**RESPONSE:** The existing commercial building has parking stalls that do not meet current code requirements. The spaces are 9x18 and encroach into the landscape buffer. In keeping with the parking space sizes relating to the existing building, spaces have been added immediately adjacent to the building on the south side and north side that are 10x20 (with 2 ft overhang) into the landscape strip reducing the required 10 foot landscape strip. It is requested that the existing area be allowed to utilize the reduced criteria.

Parking along the front buffer are 10x20 with a 2 ft. overhang as well as the spaces in front of the pet lodge and do not encroach into the required landscape.

The parking spaces which will support the self storage facility on the west side are 10x18 with a 2 ft overhang into the landscape buffer of 10 feet. The impact of a 2 feet reduction in the landscape strip on the west side in an area not seen by the public will be minimal and the reduced area is sufficient to place landscaping.

14. Page 15, Pursuant to Sec. 13-409(a)(3) Off-street loading requirements, a 12' x 55' loading zone with a 15' vertical clearance must be provided. Please show loading zone on site plan for the pet lodge and make reference in the PCD document.

**RESPONSE:** Loading zone dimensions and clearance were added to PCD. There are two loading zones one for the self storage (4 spaces) and one for the Pet Lodge which also functions as the drop off area. Both locations are 12x55 feet.

15. Page 15, A. Signage – The sign provided as part of this application does not match information sent over subsequently to Staff for preliminary review nor is it reflected in the Site Plan. Please remove the specific sign language and sign detail from this application as it is planned to be a part of a separate application to the building department at a later date. This section can simply state that it will meet City Code and will be addressed as part of the building permit.

**RESPONSE:** The sign plan has been removed from the exhibits and associated wording modified.

16. Page 16, B. Easements – “All utilities on site will be underground”. Clarify on property vs off property which is a part of the UUW application.

**RESPONSE: Wording was clarified to indicate that a underground utility waiver will be requested for utilities in the right of way abutting the site.**

17. Page 16, C. Green Building - Make sure all of the responses in the PCD match the responses from the Site Plan

**RESPONSE: Plans and documents are consistent.**

18. Page 17, 3. Energy Efficiency - b. On site renewable energy – Not applicable is not an appropriate response. The applicant can provide solar exterior fixtures or portions of the planned building electrical can be powered via solar panels.

**RESPONSE: The Applicant is exploring options to provide solar opportunities in combination with public art requirements.**

19. Page 17, 4. Materials and Recycling - Reference shall be made to reflect that a minimum of 75% of the construction and demolition debris to be diverted from the landfill.

**Response: Utilizing construction waste management practices the project will divert 75-80% of construction waste based on weight most of which will be concrete. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.**

20. Page 17, 4. Materials and Recycling - c. Regional materials: Language needs to be stronger (see site plan comments)

**Response: The building will incorporate a high level of regional and recycled content material. Due to the nature of tilt up construction, large amounts of concrete, steel rebar and metal decking waste will be produced. Utilizing construction waste management practices the project will divert 75-80% of construction waste based on weight most of which will be concrete. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.**

21. Page 17, Identify the LEED professional on the team.

**Response: Kenneth R. Carlson, LEED ® AP BD+C (ID 28968-AP-BD+C) will be the LEED® professional. Mr. Carlson has been a LEED® AP since 2010 and shall assist in guiding the design personnel in pursuing sustainable building practices.**

22. Page 18, Action 1.6 – The green walls do not constitute a conspicuous display of green technology. Provide for this requirement.

**RESPONSE: Design of a green enhanced art work element including (PV Panels) will be incorporated in the landscape buffer along Hillsboro Boulevard. The electrical power generated with this project will produce**

enough electrical power to offset the power needed to light the sign, bollards and parking lot lights located in the street buffer.

23. Page 18, Action 2.2 - Reiterate note regarding high albedo paint.

**Response: Building exterior façade paint shall be “Tex-cote” cool coat finish, heat reflective paint (high albedo).**

24. Page 18, Action 5.3 - Contract with contractor to verify minimum 75% of waste is diverted.

**Response: General contractor will be required that a minimum of 75% of construction waste will be diverted from the landfill. Documentation will be required and stipulated in the contract for construction.**

25. Page 18, Action 6.2 - Identify how many bicycle racks are provided.

**Response: Three locations for parking bicycles will be provided with a total of a 15 bike capacity.**

26. Page 18, Action 6.4 – Identify one parking stall for alternative vehicle use or provide an electric car charging station.

**Response: One parking space shall be provided for alternate vehicle use. The space shall be posted and located in a prime parking space location.**

27. Page 22, Table VIII – Clarify this table as it is confusing. Call Staff with any questions.

**RESPONSE: The table was modified to clarify wording.**

28. Page 23, New line relative to recycling – Change new line to read, “PCD management will REQUIRE all...”

**RESPONSE: Modified as requested.**

29. Page 24, Site Plan procedures – Clarify #4. Call Staff with any questions.

**RESPONSE: Modified as requested.**

30. All references to the proposed development in the PCD shall be revised via strike-thru and underline per comments to the site plan, special land use, and rezoning as the review proceeds. This includes, but is not limited to, parking, landscaping, setbacks, pedestrian access, etc. Staff will provide additional comments after revised plans have been submitted reflecting the comments within the reviews and discussions with Staff.

**RESPONSE: Strike-thru format was utilized.**

31. When submitting for final review before the Planning and Zoning Board, provide the underline and strike-thru AND a clean copy. Each document

(underline/strike-thru and clean copy) shall be a single document, uploaded electronically.

**RESPONSE: Acknowledged.**