



# MEMORANDUM

CITY OF PALM BEACH GARDENS

**TO:** Ken Tuma, Urban Design Studios

**CC:** Natalie Crowley, AICP, Director of Planning and Zoning

**FROM:** Peter Hofheinz, AICP, Assistant Director of Planning and Zoning

**DATE:** March 1, 2021 *updated March 2, 2021*

**SUBJECT:** **PCDA-20-12-000042** – Alton PCD Amendment to convert 502,000 SF of Industrial/R&D/Biotech uses to 450 Hospital beds and 500,000 SF of Professional Office, 503,000 SF of Industrial/R&D/Biotech, and 300 Hotel rooms to 478,260 SF of Medical Office, modify the list of permitted uses to include an accessory helistop for hospitals, expand existing lakes, and relocate two Seacoast Utility Authority well sites in the Parcel B – Biotech District of the Alton PCD.

**SPLN-20-12-000050** – Request for Site Plan approval of a 270 bed 7-story Hospital and an 80,000 SF 4-story Medical Office building on 32.32 acres in Parcel B – Biotech District of the Alton PCD

**CUMJ-21-01-000066** – Request for Major Conditional Use approval of a helistop as an accessory use to a hospital

The following comments are in response to the submittal received by the City on December 28, 2020, found insufficient on December 31, 2020, additional documents and plans submitted on January 19, 2021, found insufficient on January 20, 2021, additional documents and plans submitted on January 27, 2021, and found sufficient on February 1, 2021.

## **Planning and Zoning**

### **PCD Amendment**

1. Please include bubbling/clouding on all submitted plan sheets to clearly identify proposed changes, ensure that all resubmitted plans contain plan revision dates, and provide an electronic copy of the resubmittal.
2. Pursuant to Condition of Approval Number 8 of Resolution 80, 2009, “Notice of transfer of all or a portion of the subject property shall be filed with the City of Palm Beach Gardens. Prior to transfer, the transferee shall assume, in writing on a form acceptable to the City Attorney, any and all applicable commitments, responsibilities,

## **CITY OF PALM BEACH GARDENS**

10500 N. Military Trail Palm Beach Gardens, FL 33410-4698  
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and obligations pursuant to the Development Order. The intent of this provision is to ensure that subsequent property transfers do not jeopardize the unified control, responsibilities, and obligations required of the project as a whole.” Please address.

3. If, pursuant to the comment above, property has been transferred, please update all development applications and materials as appropriate with the new ownership.
4. Staff has significant concerns with the proposed overall intensity of the Applicant’s PCD amendment conversion. The ultimate proposed development program of 450 Hospital beds and 478,260 square feet of Medical Office seems unachievable based on the proposed site plan and development constraints. At a minimum, the Applicant needs to prepare a conceptual ultimate build-out plan that identifies and details how the entirety of this development program can be achieved and constructed.
5. Please revise the “Traffic Equivalency for PCD Amendment” prepared by *O’Rourke Engineering and Planning*, to utilize the Alton Land Use conversion matrix instead of the submitted traffic equivalency for the proposed hospital.
6. Please revise the paragraph title on page 2 of the “Traffic Equivalency for PCD Amendment” prepared by *O’Rourke Engineering and Planning*, to read “Proposed Parcel B Conversion for Alton Medical Center”, it states, “Parcel D”.
7. Based on the Applicant’s request for an amendment to the Alton PCD, please provide signed consent and authorization from the overall Alton Property Owners Association approving the proposed modifications to the PCD.
8. Based on the proposed modifications to the Alton PCD including land owned by Pasteur Commercial Investments, LLC, KG Donald Ross, LLC, and KH Alton, LLC, please provide documentation for compliance with Section 78-46(e)(5). If the property has been sold or transferred after this application submittal, please provide updated documents consistent with that sale or transfer.
9. Please provide documentation and written description of compliance with Section 78-46(f)(2)r(2) and 78-46(f)(2)s(2).
10. Comprehensive Plan Policy 1.3.1.2 requires a market study be submitted indicating the economic feasibility of a development and the location advantage over existing commercial and industrial lands for proposed commercial and industrial development requiring a land use change. While the Applicant is not requesting a land use change, based on the Applicant’s proposed total conversion of the site’s Industrial/Research & Development/Biotech square footage to the specific uses of a Hospital and Medical Office, City Staff strongly encourages the Applicant justify the conversion by providing a market study as discussed above.
11. The project site is located within the City’s Bioscience Research Protection Overlay (BRPO) which is described in Comprehensive Plan Policy 1.1.2.2. The BRPO was established to protect lands that anticipated the need for hospitals and research. Please

describe, if any, what research and collaboration components, agreements, or efforts that the Applicant might be engaging in with Florida Atlantic University and/or Scripps.

12. Please provide justification and analysis for the required Parcel B lake expansion for Staff review and comment. Based on Staff's review of the size and locations of stormwater lakes within the PCD, a higher stormwater burden appears to be imposed on Parcel B. This is a concern for Staff as it encumbers development area and cannot support any additional lake expansion within the PCD employment center without justification and analysis based on overall proposed project intensity.
13. Please acknowledge, in writing, compliance with the following items relating to the proposed potential helistop:
  - a. Compliance with the requirements of F.S. Chapter 330.
  - b. Refueling, maintenance, and repairs will be prohibited.
  - c. Shall not be utilized for overnight parking of aircraft.
  - d. Shall establish and utilize a standard approach and departure route that minimizes impact on adjacent properties.
  - e. Shall not be used for commercial purposes, such as regularly scheduled commercial flights for the transportation of passengers or products.
14. Please revise the reference to "helistop" instead of "helipad" for consistency with Section 78-159 of the City's Code.
15. See the Major Conditional Use section of this comment letter for Staff comments related to the proposed modification to the PCD's list of permitted uses.

#### Site Plan Application

16. **Based on the Staff comments contained in this DRC review, significant and fundamental design changes need to be proposed for this project. These include, but are not limited to, relocating the hospital building to the northern area of the project, including structured parking to eliminate a significant majority of surface parking, designing a stormwater system that does not rely on dry detention and expansion of lakes, and providing significant improvements to the project's architecture.**
17. The site design includes very minimal, if any, identifiable and amenitized pedestrian linkages on site. Any remaining surface parking areas should include convenient and safe pedestrian connections to buildings. Staff recommends the Applicant review the PCD's Design Guidelines and the Design Principles outlined in the Design Guidelines and revise the project's site design accordingly.
18. The project needs to include a significant outdoor recreational amenity for patients, visitors, and staff to utilize. The design of this amenity needs to provide connectivity within the site to the sidewalk system and other onsite amenities. Please revise.
19. The project narrative did not include any details or description of the proposed hospital's operations, staff arrival shifts, number of employees, economic impact,

selected medical specialties, or specific areas of medicine that the hospital will focus on. Please address.

20. The Applicant needs to provide a written description in the project narrative and demonstrate through site design how the 24-hour operation of this use, which generates noise, lighting, proposed use of helistop, and ambulance/first responder arrival, will be addressed and mitigated due to the proximity of this proposed use to the residential neighborhood to the south and Assisted Living and Memory Care facility to the east. Based on the Applicant's proposed location of the hospital building, the 24-hour operation of the hospital is not being adequately mitigated from the adjacent uses.
21. Please address the proposed project's commitment (if any) to sustainability features and designs. This should include site design, infrastructure, architecture, energy usage, irrigation, etc. If environmentally-friendly, green design techniques and sustainability have not been included in the site design and buildings, then changes need to be made.
22. The City's Comprehensive Plan encourages development to utilize sustainable design techniques, green building construction, provide open space, and reduce surface pollution. Constructing structured parking and eliminating the project's surface parking is consistent with the City's Comprehensive Plan. See Policy 1.3.6.1 and Goal 6.2.

Furthermore, Condition of Approval Number 48 of Resolution 80, 2009, states "The Developer shall work with the City of Palm Beach Gardens to minimize the amount of impervious surface constructed for automobile parking on the project site. The Developer and the City should consider the use of pervious parking lot materials where feasible." The project, as designed, is not consistent with the City's Comprehensive Plan or the Condition of Approval. The Applicant should redesign the project to include structured parking and reduce surface parking.

23. The distance from the hospital's main entrance to the furthest parking space is over 1,600 feet. As previously stated, surface parking needs to be eliminated and structured parking be provided to eliminate long walking distances for employees and visitors. The Alton PCD Design Guidelines intended for the site to be developed with structured parking to meet the development intensity approved with the PCD. Design changes need to be made.
24. Please be advised, City Staff has expressed strong concerns to the Applicant relating to the proposed intensity of the PCD Amendment conversion and the hospital's location on the site when proposed at 170 beds and 4-stories. The current proposed hospital at 270 beds and 7-stories represents a 59% and 75% increase in intensity to the original proposal. Staff continues to strongly express that the hospital building needs to be located significantly further north on the site.
25. The overall site circulation for vehicles is confusing, irregular, and unpredictable. The angular parking area designs need to be changed to provide direct through movements through the parking areas.

26. Specific design attention and re-design needs to be proposed for the entire “Ambulance”, “Emergency”, and curved drive-aisle area. There are too many vehicle ingress/egress cut throughs and points at which a vehicle driver needs to make an operational decision. This creates potential vehicle conflicts with other vehicles, pedestrians, ambulances, and visitors to the facility. Please revise.
27. The vehicle parking spaces at the hospital’s main entrance need to be removed to avoid congestion and vehicle movement conflicts with drop offs, potential valet operations, and pedestrian activity.
28. The vehicle access along the hospital’s main drop off area need to be re-evaluated to eliminate the amount of vehicle cut throughs. Please redesign.
29. The vehicle parking spaces along the hospital’s main drop off need to be eliminated to reduce conflicts and improve drop off circulation.
30. There are numerous vehicle parking area intersections in the east parking lot areas adjacent to the hospital that are irregularly designed and do not provide for predictable parking lot traffic circulation. These need to be revised.
31. The location of driveway ingress/egress access number 2 and its associated turn lane is not supported by City Staff. The location does not provide enough distance between the roundabout and turn lane for vehicles to safely maneuver into the left turn lane. Please revise accordingly.
32. Please provide an updated Alton PCD trip tracking spreadsheet (paper and excel file) that includes the most up to date square footage and dwelling units.
33. The Applicant and Master Developer are strongly encouraged to coordinate with Palm Tran on providing transit service to the Alton PCD. City Staff requests that Staff be notified of the meeting and be in attendance to discuss.
34. Staff continues to have significant concerns with the project access point on the south end of the roundabout. The curvilinear design of the ingress/egress throat is not a supported design and its integration and alignment with the parking areas is creating irregular onsite circulation. Staff continues to request the Applicant work with City on the site’s access from the roundabout.
35. The middle-angled drive aisle off the ingress/egress continues to be a significant concern for City Staff. The angular design and curvature are creating irregular parking areas and internal intersections. Staff continues to suggest the Applicant provide a more standardized ingress/egress access road design based on perpendicular angles for improved driver predictability.
36. The Site Plan Traffic Analysis needs to include a table that provides the total cumulative square footage that has been approved (per approved development orders) in the Alton PCD to date for Staff review and analysis. Staff is aware that traffic improvements required pursuant to Resolutions 80, 2009 and Resolution 44, 2013 are to be

implemented once the corresponding number of building permits generating a specific trip threshold are issued.

37. Please describe the site's integrated roadway network and how various modes of transportation will be accommodated such as bicycles, golf carts, pedestrians, bus transit, emergency/first responder vehicles, and electric personal assistive mobility devices.
38. The site needs to include covered pedestrian connections between uses on the site.
39. Please identify how convenient connections and access to the uses within the Town Center will be achieved.
40. Please provide crosswalks across Pasteur Boulevard at each site entrance. These crosswalks need to be designed with pavers, include pedestrian relief areas within the medians, and other enhanced pedestrian crossing safety features.
41. A cross connection to the adjacent Assisted Living and Memory Care facility needs to be provided and/or established.
42. The location of the medical office building does not provide for convenient and direct access to the hospital building. Please address.
43. The site should include a variety of hardscape features and amenities that include, but are not limited to, fountains or other water features, pedestrian benches, trash and recycling cans, pedestrian relief areas, art, exercise paths with equipment, and gardens.
44. Staff does not support the proposed 9-foot-wide surface parking spaces. Please revise any remaining surface parking spaces to be a minimum of 10-foot wide, if the Applicant would like to request a width reduction to 9.5-feet for Staff consideration, then the Applicant needs to address the requirements in Section 78-344(1)(2). Please revise.
45. While Staff is requesting the elimination of dry detention and stormwater lake expansion, trails and other amenities for outdoor activities need to be included around existing lakes and should connect to the PCD pedestrian sidewalk system along Pasteur Boulevard.
46. The stormwater system design utilizing dry detention areas and expanded lakes will not yield the development envelope necessary to achieve the proposed PCD amendment development intensity. The stormwater system should include more urban design methods such as exfiltration, underground storage tanks, or other methods that accommodates less land area. This may assist in achieving the necessary space to improve site design, landscape buffering, parking area layouts, and circulation routes.
47. Please describe the drainage system and how stormwater will be conveyed into the stormwater system for the site's southern berm and buffer adjacent to the residential neighborhood.

48. Staff appreciates the Applicant providing an overall site plan sheet that provides a specific site plan sheet reference for individual localized areas of the subject project. Please rename this sheet "Site Plan Reference Sheet" and provide a new and revised overall site plan sheet that does not contain sheet reference text boxes. The intent of this new sheet is to provide an overall presentation of the subject site's development as it relates to the surrounding area. At a minimum, the plan needs to include property boundary line weights that are correct and intuitive, lakes identified, roadways named and depicted (including I-95), adjacent properties identified, buffers identified, residential areas identified, turn lanes, and as much other detail as possible. Staff is available to work with the Applicant as this sheet is prepared.
49. Please include a tiering cross section that demonstrates compliance with Section B.5.b.9 of the Design Guidelines and Section 78-232(d) of the City's Code.
50. The "Ambulance" drop off area is narrow and constrained. The area should have wider sidewalks and landing areas for "Ambulance" deliveries. Landscaping in this area should be considerate of emergency situations and provide space for maneuvering. Please revise.
51. The proposed Phase 1 is not being designed to accommodate a significant expansion or to construct the potential 180 additional hospital beds or 398,260 square feet of medical office. Please address.
52. The site does not include any perimeter security or territorial reinforcement hardscape features, such as low walls, fences, hedging, or the like. Please revise.
53. Please revise the helistop location on the site plan to identify the 44' x 44' TLOF, the 80' x 80' FATO, and 120' x 120' safety area as discussed in the Kimley-Horn Heliport Narrative.
54. Propose design criteria for the helistop.
55. Please improve the depiction of the Pasteur Boulevard offsite elements such as the sidewalk, curbing, and utility easement lines. The current depiction is faded and difficult to review.
56. The proposed relocation of the SUA well site easement #2 places the new easement in a location that significantly limits the development potential for Future Development area of 0.58-acres. The associated water line and waterline easement will place significant limitations on the future design of this area.
57. The two future development areas identified on SP-2 are severely limited based on the current design, encumbrances, helistop, access roadway, and dry detention. The Applicant's total development program seems unachievable based on these design constraints.
58. Please identify the proposed larger vacant areas on all site plan sheets.

59. Please describe the purpose of the proposed sidewalk on sheet SP-2 for Staff review.
60. Indicate all new utility easements that are being proposed, it is not clear on the submitted site plans which easements are existing, and which are being proposed.
61. It is unclear from the site plan tabular data what parking spaces are included in the 1,040. Please clarify and make clear in the site tabular data. Does 1,040 include ADA spaces and loading spaces?
62. Please clarify why the required 21 ADA spaces are not included in the required total amount of parking spaces of 940.
63. Revise "Handicap" parking to be termed ADA Accessible Parking.
64. Bicycle spaces need to be provided, located, and designed consistent with Sections 78-412, 78-413, and 78-414 of the City's Code. Please revise.
65. Further details are needed on the loading dock design for review and comment. Please include typical details and other specific details that include but are not limited to a depressed driveway, dock height, lighting, narrative on loading operations, times of day, types of deliveries, etc. A cross section of this area needs to be provided.
66. Pursuant to Section 78-362 of the City's Code, the loading dock shall be enclosed to minimize visual impacts, noise, and other related effects to adjacent property.
67. Please remove the vehicle parking spaces from the loading dock area.
68. Please depict the required loading zone maneuverability aprons.
69. The trash compactor does not seem to be ideally located for pickup and drop off. It is located in a small area of the loading dock and immediately abutting the O2 yard. Please find a more suitable location.
70. Provide details on the metal panel screen wall on both the site details sheet and product spec sheet.
71. Please remove all wheel stops and use winged landscape diamonds to serve the same purpose of wheel stops for surface parking areas that may remain.
72. Please provide detail on the construction material for the project's light poles. These poles should be of a high-quality material and not spun fiber glass.
73. Twenty-five feet is the maximum height for parking lot light poles and fixtures. Due to the proximity of the residential neighborhood, the parking lot light poles should be lower than the maximum permitted to reduce impacts.
74. Please revise the light pole design to be direct buried poles vs. the proposed concrete base.



75. Remove the 3 parking spaces located inside the western emergency room access area.
76. Site plan tabular data needs to include the following:
  - a. Future Land Use designation (please remove phrase existing land use and proposed land use designation) and the site's appropriate future land use overlay.
  - b. Petition numbers on the applicable plans.
  - c. Flood Zone
  - d. Remove "Existing Use" and "Proposed Use"
  - e. "Current Site Plan" rephrased to "Phase 1"
  - f. Include Lot Coverage, Vehicle Use Area, Sidewalks calculations
  - g. It is unclear how the total building coverage of 158,454 SF is being calculated.
  - h. Parking Data should be provided in two columns listing "Required" and "Provided"
  - i. Include any requested waivers in a chart.
  - j. Building Height should be listed in two columns "Maximum permitted at setbacks" and "Proposed".
  - k. Include require bicycle parking data and any pedestrian amenity data.
77. Remove parking space details from SP-1. These should be included on a separate site details sheet.
78. Please provide a site details sheet that, at a minimum, includes details on dumpster enclosures, benches, trash receptacles, bicycle racks, parking spaces, curbing, crosswalks, transformer screening, light poles (parking and pedestrian), and any other important details for various site elements.
79. Please indicate the parking areas that would be reserved for doctors and employees. Indicate if these parking areas will be secured with gates, control arms, and/or any other type of access control and how that access control will be operated.
80. A covered pedestrian connection for employees, visitors, and emergency personnel should be provided between the emergency department and the emergency ambulance drop off. Please revise.
81. Previous discussions with the Applicant indicated that vehicle valet would be provided at this facility. Please indicate where valet will take place and provide additional details that include valet booth location, potential signage, hours of operation, vehicle stacking, location of valet parking spaces, and any other pertinent and appropriate details for Staff review and comment.
82. It is very difficult for City Staff to review the proposed modifications to Pasteur Boulevard based on the submitted plan sets by the Applicant. Please provide a separate plan set that details the roadway and roadway median modifications for Staff review. Please include cross sections, landscape plan, tree disposition plan, and any other plan(s) the Applicant deems necessary to provide Staff with for the review.
83. The buffer between the south side of SUA easement and Alton lots 119, 120, and 121 needs improvement.

84. A large section of the 25-foot PCD landscape buffer along Interstate 95 adjacent to the SUA well site is void of trees. Please redesign to include trees and consistent with the approved PCD landscape buffer H-2 and the already constructed buffer adjacent to the Carrier building.
85. There are many large areas of sod that need to be revised to include a complete landscape design. Please revise.
86. The landscape buffer between the hospital parcel and the adjacent Assisted Living Facility needs significant improvement. A full multitiered buffer needs to be provided. Please revise.
87. The five-foot landscape buffer indicated on sheet LA-2 is void of any landscaping. Please revise accordingly.
88. Please revise the design of the landscape island on sheet LA-6 to accommodate the required shade tree (pursuant to 78-315) and fire hydrant or relocate the fire hydrant to an acceptable location. This applies to all other areas that have this conflict. There are several on the plan. Please revise.
89. The shrubs being proposed for the site do not meet the City's minimum planting size. Please refer to Table 31 in the City's Landscaping Code for minimum plant sizes at planting. Please revise.
90. Staff does not support the Applicant's proposal of clearing and sodding the large areas of the site that are not going to be immediately developed. These areas should remain in their natural state until such time the Applicant receives site plan approval for development on these areas.
91. The large dry detention area in the south parking area and adjacent to the buffer between the residential homes needs to be eliminated and additional landscaping, outdoor amenities, open space, buffering, need to be provided. Please revise.
92. The sod bed adjacent to the 3 ADA spaces east of the main hospital entrance is a terminal vista for that intersection and needs to have prominent landscaping or hardscape features.
93. Please revise the project's signage proposal to include an expanded and more detailed signage package that includes an overall signage location map with sign type descriptions, roadway signs, and signage for future buildings. The Applicant should consider a standardized signage theme that provides consistency and predictability for drivers and visitors as they travel throughout the medical campus. Wayfinding and location identification is extremely important for a medical campus and the Applicant needs to provide a comprehensive approach to signage and wayfinding.
94. The site signage needs to be designed with contrasting colors that improve the readability of the signs. The white font color and black outline do not contrast well against the pewter gray background. Please revise.

95. The signage plan needs to include details on copy area, how far individual letters are protruding, light method, type, color, font type, and address future building and directional signs.
96. Walls signs need to demonstrate compliance with all design criteria include in Section 78-285, Table 24.
97. The proposed monument and directional sign designs that are fabricated aluminum cabinets with reflective vinyl letters are not supported by the City Staff and strongly discouraged by the City's Design Guidelines. Monument signs should use mounted channel letters and be constructed of materials that relate to the proposed project. Please revise.
98. The text on the monument and directional signs is too low to be visually effective. Please redesign.
99. The Applicant is proposing off-site signage. Off-site signage is prohibited by Section 78-284 of the City's code. Please address.
100. Most directional signs are not located to provide adequate driver visibility and effectively communicating to drivers. They are placed far back from intersections and at odd angles. Please revise.
101. No copy area calculations are provided on the Signage Elevations. Please revise.
102. The Signage Elevations sheet refers to "main monumental signage", "monumental signage", and "wayfinding signage". Please revise the word "monumental" to be "monument". In addition, this nomenclature is not consistent with labels on the site plan that reference "directional signage" and "monument sign". Please revise.
103. The canopy signage is not permitted by the City's Code pursuant to Section 78-284(G)(12). Please address.
104. Very limited information and discussion is being provided in the project narrative as it relates to the project's architecture. Significantly more discussion and information need to be provided in the project narrative that outlines the project's architecture.
105. City Staff is encouraged by the general approach to the project's architecture and the inclusion of glazed glass, aluminum metal panels, and building stone. However, the overall architectural design of both the MOB and AMC is very underwhelming and significantly below City Staff's expectations for the project. Staff strongly recommends the Applicant review the Carrier Building, Florida Power and Light office building under construction at the PGA Office Center, and the DiVosta Towers for recent examples of architecture in the City. The buildings' architecture needs significant improvement, and as submitted, is not supported by City Staff.

106. Please describe all “green” and “sustainable” building design features that are being incorporated into the proposed buildings. If none are being proposed, then please design to include. Please address.
107. The 40-foot landscape and pedestrian area noted on the site plan adjacent to Pasteur Boulevard consist of two 10-foot utility easements and a 20-foot roadway buffer easement. The note should reflect only a 20-foot landscape and pedestrian area.
108. Please note all building egress/ingress access points on architecture floorplans, site plans, and landscape plans.
109. Include dimensions and measurements on all floorplans.
110. Please submit roof plans for all buildings. Roof plans need to note parapet heights, location of mechanical equipment, flat surface slope, and roof drains, at a minimum.
111. Black and white architectural building elevations were not provided at a size of 24x36. Please address.
112. Significantly more detailed architectural plans need to be provided for Staff review and comment. Each building elevation needs to include notes identifying materials, colors, dimensions, etc. at a minimum.
113. Please use cardinal directions for each building elevation. The Applicant may include additional direction descriptions, such as “I-95 Elevation” in parenthesis after the cardinal direction.
114. All architectural plan sheets need to include a sheet number, date, scale, and sheet name. It is difficult for Staff to accurately provide comments on specific sheets without this information.
115. The building elevations do not provide definitive distinction between building materials as indicated in the rendering with schematic materials sheet. For example, the Arriscraft brick indicated on the Schematic materials sheet and identified in the building 3D renderings does not look the same on the two-dimensional building elevation sheets. These sheets should have the highest possible clarity. Please revise.
116. Staff is concerned that the construction of the covered entryway overhang, as depicted for the MOB, is not achievable based on the horizontal run of the overhang. Please provide specifics on materials and how this will be constructed.
117. It appears that the MOB’s mechanical equipment will be roof-mounted and intended to be screened by a louvered panel system. Please be advised, this building is new construction and any roof mounted mechanical equipment needs to be screened by building parapet walls or other architectural design techniques and not a metal louvered mechanical yard. Please revise building design accordingly.

118. The submitted floorplans for the hospital building depict significantly less detail than the floorplan sheets provided during the pre-application meeting. Please provide floorplans with a similar amount of detail to what was submitted for the pre-application meeting for Staff review.
119. A floorplan needs to be submitted for each floor of the hospital.
120. Please update the architectural plans schematic materials to clearly differentiate between the two types of window glasses. Both indicate a #6 on the elevations.
121. Include a height measurement to the top of the hospital penthouse.
122. The architectural plans depict outdoor seating at the hospital building covered by a trellis system. No information was provided. Please include all necessary details for outdoor seating and the proposed trellis system.
123. Rooflines need to contain elements that break up long linear expanses on all elevations. Please revise.
124. Additional materials should be included for each building's flat surfaces such as wood-look tiles, metal cladding, green vertical or horizontal landscape elements, glass, brick, and architectural stone. Please address.
125. Both buildings' architecture appears to be based on a modern/contemporary architecture scheme. This type of architecture should be significantly enhanced using ribbon windows, rectilinear horizontal design elements, cantilevered overhangs and projections on windows, walkways, and ingress/egress doors, cut-in openings, flat surface materials previously indicated, modern light sconces, and contemporary color palette. Please revise.
126. The main entrance to the hospital needs to be emphasized through exterior architectural design and articulation that makes it clearly defined and easily recognizable. Please revise.
127. The roof-mounted mechanical equipment located on the second-floor roof will be visible from the windows of the above floors. Please revise the hospital design to eliminate this issue. Please revise.
128. Depict all gutters and downspouts for both buildings.
129. There are large building expanses that need architectural treatments on the ED, Rear, Main Entrance, and I-95 hospital elevations. Please revise.
130. Depict exterior building lighting such as wall sconces. If none are proposed, please add.
131. Please revise all updated and future renderings to accurately reflect the project site design, landscaping, and existing built environment. The renderings as submitted do not match the plans.

132. Please clarify the meaning of note #15 under Surveyors Notes and Report.
133. The site area provided with note #24 under Surveyors Notes and Report does not match the site area listed under the legal description or the site area listed on the site plan sheet SP-1.
134. The Legal Description contained within Exhibit A of the Special Warranty Deed provided with the Applicant's submittal lists the property acreage as 84.46 acres. This is not consistent with the submitted survey nor the 99.91 acres for Parcel B listed on the PCD Master Plan. Please address and clarify.
135. Please clearly specify the application intent of the Special Warranty Deed. Is the intent to demonstrate ownership of Parcel B by Pasteur Commercial Investments LLC (fka Heights Biotech Investments LLC)?
136. Please describe for Staff to review how the Applicant intends to plat the unplatted portion of the existing lake south of the Carrier building and the new proposed lake expansion area. Be sure to include ownership and maintenance information in the description.
137. Please provide an update to the PCD's Hazardous Waste Management Plan (Condition of Approval Number 56 of Resolution 80, 2009) for the hospital and medical office uses and describe how hazardous waste will be handled and properly disposed for this project.

### Waivers

138. The applicant is requesting four waivers from the following City Code Sections:
  - a. Section 78-285, Table 24 – Flat/Wall Sign Maximum Copy Area of 90 Square Feet. Applicant requesting to exceed copy area by 84 square feet for a total copy area of 174 square feet.
    - i. It is unclear from the Applicant's submittal if the request is only for 1 wall sign. Each wall sign needs to have its own waivers associated with it. Please revise accordingly.
    - ii. The copy area needs to be calculated consistent with Section 78-287(f). As depicted on the signage elevations graphic it is not. Please revise.
    - iii. Waiver remains under review pending outstanding comments and project revisions.
  - b. Section 78-285, Table 24 – Ground Sign maximum height of 10-feet. The applicant is requesting a waiver of 3-feet and 4-inches for a total height 13-feet and 4-inches in height.
    - i. It is unclear from the Applicant's signage narrative and signage elevations as to the number of main monument signs proposed. Please clarify.
    - ii. The signage narrative indicates that one main monument sign will be placed at the corner of Pasteur Boulevard and Donald Ross Road. Please

- provide additional information regarding this proposal. (See previous signage comment)
- iii. The height is being measured incorrectly and needs to include the top blue portion. Please revise, as necessary.
- c. Section 78-285, Table 24 – Directional Sign maximum copy area of 4 square feet. The Applicant is requesting a waiver of 12.9 square feet for a total copy area of 16.9 square feet.
- i. Provide copy area calculations on the signage package. Please revise.
  - ii. Directional signs need better locations for visibility. Please revise.
  - iii. Staff supports the concept of a larger copy area for directional signs based on the proposed medical center use, at this time Staff does not support the sign designs and needs additional information (see previous comments) to evaluate the Applicant's waiver request.
- d. Section 78-285, Table 24 – Wall Signs maximum letter of 36 inches. The Applicant is requesting a maximum letter height of 48 inches.
- i. Staff supports the concept of a larger letter height for specific wall signs; however, based on the outstanding comments relating to this project, the buildings' architecture, and overall project proposal, Staff cannot support the waiver at this time.

### Major Conditional Use

139. The proposed helistop accessory use is currently not a permitted use by right pursuant to Exhibit 1: List of Permitted Uses of Resolution 1, 2010 for the Alton PCD. The Applicant is requesting to amend Exhibit 1: List of Permitted Uses of Resolution 1, 2010 to include an accessory use of a helistop for hospitals as a Major Conditional Use. Generally, a Conditional Use is a use approved on a case-by-case basis and is subject to a heightened review to ensure compatibility with the surrounding area. As such, the Applicant is required to demonstrate compliance with the Conditional Use criteria contained in City Code Section 78-52(d). This ensures that conditional uses are not detrimental to the public health, safety, welfare, comfort, convenience, and appearance of City residents.

Staff has significant concerns with including a helistop at this hospital location. Based on information the Applicant has provided, the hospital will not be designated as a Trauma Center and therefore not receive critical care patients in need of trauma medical services. In addition, the proposed location of the helistop at a line-of-sight distance of over 1/4-mile away is not convenient for medical transport.

Staff comments for the Major Conditional Use, based on the January 19, 2021 submittal are provided below.

- (1) ***Comprehensive plan. The proposed use is consistent with the comprehensive plan.***

The introduction of the helistop as an accessory use to a hospital and classified as a major conditional use remains under review by Staff. Based on the current

development proposed by the Applicant and the site design of the project, Staff cannot support the introduction of this use at this time.

(2) ***Chapter requirements. The proposed use is consistent with all applicable requirements of this chapter.***

The Applicant has not included any design or location criteria for the proposed conditional use. This needs to be provided for Staff to review.

(3) ***Standards. The proposed use is consistent with the standards for such use as provided in section 78-159.***

Please provide a more detailed description on how the approach and departure paths are determined for Staff review. The primary approach and departure path as depicted on sheet h.01 is a concern for Staff and this path may not be appropriate in the future due to the development of Parcel A. Please revise.

(4) ***Public welfare. The proposed use provides for the public health, safety, and welfare by:***

***a. Providing for a safe and effective means of pedestrian access;***  
Under review.

***b. Providing for a safe and effective means of vehicular ingress and egress;***

Staff understands the Applicant's intent for the proposed location of the helistop; however, this location is very far from the Emergency room access and will require additional transport time and a transport vehicle. The Applicant needs to take this into consideration.

***c. Providing for an adequate roadway system adjacent to and in front of the site;***

Under review with overall site design.

***d. Providing for safe and efficient onsite traffic circulation, parking, and overall control; and***

The project's site design utilizing surface parking does not provide an efficient parking design for this project. As discussed in previous comments, Staff is strongly recommending the Applicant include structured parking in this project.

***e. Providing adequate access for public safety purposes, including fire and police protection.***

Under review with site design.

(5) ***Screening and buffering. The proposed use utilizes such techniques as landscaping, screening, buffering, site or building design, or business operation procedures to mitigate impacts on surrounding properties, including such impacts as:***

***a. Noise;***

Remains under review. Staff continues to have concerns with the helistop use.

***b. Glare;***



No comments at this time.

**c. Odor;**

No comments at this time.

**d. Ground-, wall-, or roof-mounted mechanical equipment;**

Please indicate all the mechanical equipment that will be located at the helistop for review.

**e. Perimeter, interior, and security lighting;**

Additional details are needed for the lighting. Please provide.

**f. Signs;**

No comments at this time.

**g. Waste disposal and recycling;**

No comments at this time.

**h. Outdoor storage of merchandise and vehicles;**

No comments at this time.

**i. Visual impact; and**

The location of the use remains under review.

**j. Hours of operation.**

No comments at this time.

- (6) **Utilities. The proposed use minimizes or eliminates the impact of utility installation, including underground and overhead utilities, on adjacent properties.**

No comments at this time.

- (7) **Dimensional standards. The proposed use meets or exceeds all dimensional requirements required by the chapter.**

No comments at this time.

- (8) **Neighborhood plans. The proposed use is consistent with the goals, objectives, policies, and standards of neighborhood plans.**

No comments at this time.

- (9) **Compatibility. The overall compatibility of the proposed development with adjacent and area uses, and character of area development.**

The compatibility of this proposed use with the surrounding area remains under review.

- (10) **Patterns of development. The proposed use will result in logical, timely, and orderly development patterns.**

No comments at this time.

- (11) **Purpose and intent. The proposed use will be in harmony with the general purpose and intent of this chapter and the goals, objectives, and policies of the city.**

The use and its harmony, compatibility, and general purpose remain under review.

- (12) ***Adverse impact. The design of the proposed use and structures will minimize any adverse visual impacts or impacts caused by the intensity of the use.***

This remains under review and Staff awaits resubmittals and designs.

- (13) ***Environmental impact. The design of the proposed use minimizes any adverse impacts that may be created, including impacts on environmental and natural resources including air, water, stormwater management, wildlife, vegetation, and wetlands.***

This remains under review and Staff awaits resubmittals and designs.

### **Forestry**

140. Please provide an environmental survey of the remaining wooded area for analysis if there are any Listed plant or wildlife in that area that will be required to be protected per the PCD requirements.
141. Forestry has a concern with the ALT/NSPS Land Title Survey of the Medical Parcel, Sheets 1 through 6, because it does not include the two (2) lakes that are expanding. Pasteur Commercial Investment, LLC currently owns all of Parcel B. Creating a new parcel for the hospital will inadvertently create two (2) lake areas that are not platted as lakes. The UTC Plat (Pasteur Plat One) platted the lake, but Your Life of PBG Plat did not. The lakes and lake maintenance tracts need to be dedicated to NPBCID. This is the appropriate time to plat the remaining part of Parcel B.
142. On Sheet 2 of the ALT/NSPS Land Title Survey of the Medical Parcel, the proposed Medical Parcel does not even extend up to the UTC Plat (Pasteur Plat One). Please explain why the Medical Parcel ends in the middle of the I-95 buffer and the Pasteur Boulevard roadway buffer.
143. On Sheet 3 and 6 of the ALT/NSPS Land Title Survey of the Medical Parcel, the proposed SUA well site location in the southwest corner is partially within Tract "O-10". Please remove the SUA easement from the open space tract.
144. On Sheet 3 of the ALT/NSPS Land Title Survey of the Medical Parcel, there is a note in the southwest corner that states there is a small area owned by the Pasteur Commercial Investment, LLC that falls between Tract O-10 and Tract P-7 on the outside of the proposed Medical Parcel. Forestry believes this is incorrect and requests the Surveyor double check the Plat to verify. The Property Appraiser's information may need to be corrected as well.
145. On Sheet OSP-1, please remove the sod square footage that includes the future development areas and retention areas to provide the true sod area calculation. Forestry has a concern that the landscape plan exceeded the 40% maximum sod area per Section 78-313(b). Throughout the entire site there are open space areas that are prime locations for additional shrubs and groundcover.

146. On Sheet LA-2, please completely remove the SUA well site from Tract O-10 along the southern side.
147. On Sheet LA-2, please provide a landscape plan for the entire 25' wide Tract O-10 north of the preserve that has a berm and landscaping.
148. On Sheets LA-2 and SP-4, there is a note around the proposed SUA easement referring to a 5' wide landscape buffer but no landscaping is shown. Please revise the plan to show the landscaping.
149. On Sheets LA-2 and 3, there is a significant amount of sod between the 50' southern buffer and parking lot. Please revise the plan to add more trees and palms in all sodded areas.
150. On Sheets LA-2, 6, 7,8 12, 13, 14 and 17, the I-95 buffer is to adhere to Section H-2 of the PCD approved plans, which should be a continuation of the UTC buffer. Please revise all sheets. For example, there are no Oak trees or multiple tree sizes proposed. Also, there is an alternate H-2 buffer cross-section allowed adjacent to lakes with no berm that is applicable to Sheet 17 due to the transitional slopes.
151. On Sheets LA-13 and 14, there are 90' wide gaps with no trees at all in the I-95 Buffer. Please revise the plans to fill in these gaps.
152. On Sheets LA-2, 6, 7,8 12, 13, 14 and 17, please label the required 3' tall berm and provide a cross-section detail.
153. On Sheet LA-2, please add a minimum 5' tall Clusia hedge adjacent to the curb across the drive isle from the full width of the service area.
154. On Sheet LA-2, please add a 6' vinyl coated chain-link fence from the end of the wall to the I-95 fence for security.
155. On Sheet LA-2, Forestry has a concern about the screening of the O2 and mechanical yards as depicted on the rear elevation. These areas should be opaque.
156. On Sheet LA-2 and 8, please screen the backflow preventors.
157. On all applicable sheets, please indicate the proposed locations of ground signage.
158. On all applicable sheets, please indicate the proposed locations of root barriers.
159. Please propose a potential location(s) for AIPP.
160. On Sheet LA-21, please change the 50' buffer cross section to a consistent 6' tall berm, rather than a 5'-6' undulating berm.
161. On Sheet LA-3, Forestry requests the Applicant consider exfiltration rather than dry retention as proposed to provide additional landscaping and site amenities.

162. On Sheet LA-4, please add a 6' vinyl chain-link fence and gate from the end of the wall to the lake for security.
163. On Sheets LA-3, 4 and 5, be aware that the proposed plan is eliminating existing littoral plantings around the lake edge. Please revise the landscape plan to add littoral plantings around the new lake edge.
164. On Sheet LA-5 and SP-4, there are multiple open space areas on the east side of the building to create outdoor spaces for employees and/or visitors to enjoy. Please revise the plans to provide outdoor amenities.
165. On Sheets LA-5 and SP-4, please indicate a potential location for cross-access with the adjacent Your Life of PBG site.
166. On Sheets LA-3, 4, 5 and SP-5, please label the 20' wide lake maintenance tract.
167. On Sheet LA-6, Forestry has a concern that there are Royal Palms proposed in good design locations, but the palm fronds will ultimately touch the building. Please make the appropriate adjustments.
168. On Sheet LA-6, to the west of the northwest corner of the building there is an Oak tree proposed in a landscape island which is in the exact same location proposed for a pole light. Please make the appropriate adjustments and please double check the entire landscape plan for conflicts with the photometric plan.
169. On Sheet LA-8, please add a hedge along the sidewalk in the open space adjacent to the western drive isle.
170. On Sheets LA-9, 11 and 15, the Applicant is proposing to modify the existing Pasteur Boulevard road shoulder and median landscaping. Please provide a revised landscape plan for Pasteur Boulevard in every location that is being modified.
171. On Sheet 10 and 11, please add a lot more landscaping between the Pasteur Boulevard sidewalk and interior drive isles and parking lots.
172. On Sheets 14, 15, 16 and 17, please show the 20' wide lake maintenance tract.
173. On Sheets 14, 15, 16 and 17, please revise the landscape plan to add littoral plants around the new lake.

### **Engineering Department**

174. A replat will be required.
175. Please provide an exhibit showing all easements to be abandoned and all proposed easements.

176. Please provide/show the maneuverability zone for all loading spaces.
177. Please provide an exhibit showing the Phase 1 site plan and the Phase 2 site plan.
178. The total proposed development program will require a parking garage based on the future parking requirements. Please provide plans that demonstrate how the balance of development intensity will be parked. At a minimum, these should include the size and location of future parking garage(s).
179. Provide a detail/cross section for the proposed pond expansion.
180. Please provide a minimum of 9.5-foot-wide parking spaces for the visitors parking for the hospital and medical office building. The parking detail provided on sheet SP-1 shows 9.5-foot-wide parking spaces which City Staff supports.
181. The site design's access and onsite circulation remain confusing and designed in a nonpredictable pattern. The Applicant needs to continue to work with City Staff on design solutions to access and onsite circulation. Based on recent building footprint modifications, reconsideration should be given to ingress on the roundabout west side and egress on the roundabout south side.
182. The Applicant previously indicated vehicle valet drop-off would be provided at the hospital's main entrance. If so, please show the valet location and stacking area for Staff review and comment.
183. As previously mentioned, vehicle cross access to the adjacent Assisted Living and Memory Care facility needs to be provided for life safety.
184. Based on the Applicant's proposed PCD amendment development intensity, a different stormwater design will need to be used to create the development envelope necessary. Please consider implementing underground stormwater treatment in place of the dry detention to provide open space/park/benches for employees and visitors.

### **Police Department**

185. Please consider working with the neighboring assisted living facility to create a cross access point.
186. Unfortunately, hospitals often become a breeding ground for vehicle burglaries and loitering, due to the duration of time spent within the building. Please incorporate outdoor positive activity generators in strategic locations for patients, visitors, and staff to utilize. This can greatly enhance natural surveillance over the site, while increasing the quality of life for the users. These areas could also serve as future proofing staging venues for widespread illnesses, such as the current COVID19 pandemic.
187. Traffic circulation still appears complex. Please consider revising to simplify access in and out of the site.

188. All ADA parking spaces facing a building, or an area of pedestrian traffic, should be equipped with a bollard or a decorative vehicle barrier to decrease the intensity of an accidental crash.
189. Please provide (show) enhanced pedestrian crossing features between the emergency parking lot and the emergency entrance to increase pedestrian safety.
190. The Applicant's proposed signage package design samples are difficult to read. The Police Department strongly recommends the Applicant choose a design and color scheme that is easy to identify and read.

### **Fire-Rescue Department**

191. The accessibility to the site via the roadways shown on the proposed plan being confusing and too difficult for hospital patrons, visitors, and the community to the north of the site. Please address.
192. Concern over the ambulance and fire apparatus access and parking on site and approaching and returning from the proposed location of the Emergency Room.
193. Helipad is located a safe distance away from the proposed hospital and office building but appears to be a less than optimum drive to and from the hospital building.
194. Concern over the build out of the 7-story hospital building and the use or non-use of space on floors which are not occupied. Fire Code and Building Code requirements for this occupancy and use will be strictly adhered to.
195. Given the hospital's proposed 450 bed revision and the 4-story medical office building being proposed, the Applicant will need to show plans for a parking garage close by to handle the projected traffic and use of these facilities.
196. Fire will have numerous other comments regarding specific construction to occur on the site(s) as this moves through the process.

### **Geographic Information Systems**

197. The Applicant shall submit a request for a Commercial Address Plan. The Addressing Committee will not approve any request until the Site Plan for the associated petition has received approval. Please submit a letter requesting the development and review of an Addressing Plan along with a site plan and check in the amount of \$200.00.
198. The Open Space plan could not be verified. The amount of pervious and impervious areas should equal the net site area. Please revise accordingly.
199. The Applicant shall plat all portions of Alton Tract B not included in the plats of Pasteur Plat One or Clarity Pointe.

200. Each monument sign shall include the range of addresses for the nearest buildings. The heights of the numerals shall not be less than eight (8) inches or exceed twelve (12) inches in height.

### **Seacoast Utility Authority**

201. Indicate all new utility easement that are being proposed, it is not clear on the submitted site plans which easements are existing and which are being proposed.
202. Please indicate if the project will be re-platted.
203. Please provide drainage outfall structures at the easement line for the Seacoast Utility Authority well sites.
204. Please label all UE's as SUA easements that have any SUA facilities on all applicable plans.
205. Transformers and 480V-3 Phase electric service to the two SUA well sites will need to be provided and sized for 130A, 108.1 load.
206. Show the grease interceptors and sand/oil interceptors on all applicable plans.
207. The water main layout on Simmons & Whites plans appear to be excessive on the north side of the proposed hospital building and the inner lock on the east side of the proposed medical office building. In addition, fiber optic conduits need to be installed with the new raw water mains to the wells. This fiber optic needs to be installed 2' minimum off the raw water main with the concrete structure for access at changes in direction. Please show and call out the conduit and structures. The 36" SUAE and section with the water main, fiber optic, raw water main and gravity sewer will be too tight. Please revise the fire hydrant locations and water main on the north side. We suggest Simmons & White call SUA to schedule a meeting.
208. The gravity sewer on the east side of the hospital building does not meet the required 15' setback from the building overhead. The plans should be revised to reflect this private sewer with the SUA point of service being sanitary manhole at the northeast corner of the building.
209. The gravity sewer on the west side of the building exceeds 400' without a manhole and the manholes in the loading area do not meet the SUA setback requirements. A new sanitary manhole should be added 400' the south of the manhole in the entrance road. This will be SUA's point of service and the gravity sewer and manhole to the south should be labeled as private.
210. Provide 2" water service and 6" water main stub to each well site.
211. Show water and sewer lines and easements on the Photometric Plans. The proposed pole base requires a 10' setback from the water and sewer.

212. Show the root barrier on the Landscape Plans and the light poles out of the SUA easements.

### **Building Department**

213. Please provide significantly more detailed information on the project phasing and how the top three floors will be utilized, specifically if the floors are to be used as shells.
214. Please indicate how the top three floors be unoccupied. If they will not be occupied, the please detail the level of completion and finishes that will be achieved to these floors.
215. Please be advised fire protection and monitoring will be required for the entire building, including floors that may be used as shells.
216. Please be advised more information will be required in these areas for the DRC committee to properly evaluate this project.

### **Traffic**

217. PCD Amendment: This PCD Amendment includes Conversion #10 for the PCD. However, Table 2 does not match the final uses of Conversion #9. The retail was previously calculated separately.
218. PCD Amendment: This conversion appears to eliminate more uses/intensities than necessary.
219. PCD Amendment: Please show the correct date (2021) on the first page of the letter.
220. PCD Amendment: Please correct the header "Proposed Parcel D Conversion" to Parcel B.
221. Site Plan Traffic Analysis: The hospital rates used in Tables 1 and 2 are not gross (driveway) trip rates. Please correct. This will increase the driveway volumes.
222. Site Plan Traffic Analysis: The percent project traffic assignment to Driveway 1 is too high for Phase 1 given the layout of the site.
223. Site Plan Traffic Analysis: The Driveway 2, Phase 1 HCS analyses are not included in the report.
224. Site Plan Traffic Analysis: The Driveway 3, Phase 1 volume development sheet is not included in the report.
225. Site Plan Traffic Analysis: A cumulative trip analysis and conditions analysis for all approved Alton projects was not provided.
226. Site Plan: Based on the County standards and projected driveway volumes, the auxiliary turn lanes on Pasteur Boulevard are too short. Please provide the required lengths.



227. *Site Plan:* Driveway 2 should be moved further north to accommodate the required northbound left turn lane storage and to provide greater separation from the roundabout.
228. *Site Plan:* The on-site circulation could be improved by providing an inbound-only entrance from the west side of the roundabout, with an egress-only driveway on the south side of the roundabout.
229. *Site Plan:* In order to provide adequate multi-modal elements, the on-site sidewalks need to be a minimum 8' wide.
230. *Site Plan:* In order to provide adequate multi-modal elements, a transit/bus stop needs to be provided on the site.
231. *Site Plan:* In order to provide adequate multi-modal elements, bike racks shall be provided on the site.
232. *Site Plan:* The drop-off area in front of the hospital does not appear to provide much storage. Please expand the storage area and provide a by-pass lane. Also provide a raised separation between the drop off area and the thru traffic.
233. *Site Plan:* Please reconfigure the angular parking in the southeast portion of the site to provide more direct thru movements through the parking lot.
234. *Site Plan:* Please explore the option of internal cross access to the Assisted Living Facility to the east.

### **Draft Conditions of Approval – Subject to Change**

1. Prior to the issuance of the Certificate of Occupancy, an inspection is required by Development Compliance. (Planning and Zoning)
2. Prior to the issuance of the first building permit for vertical construction for each phase of development beyond Phase 1, as defined by the AM and PM peak-hour trip thresholds specified in Condition of Approval Number 3 of Resolution 80, 2009, the Applicant shall demonstrate compliance with Condition of Approval Number 57 of Resolution 80, 2009. (Planning and Zoning)
3. The Applicant shall continue to demonstrate compliance with Condition of Approval Number 58 of Resolution 80, 2009 throughout the construction process of this project. (Planning and Zoning)
4. Prior to the commencement of development that generates more than 1,369 net external AM peak-hour trips or 2,174 net external PM peak-hour trips, the Applicant shall comply with Conditions of Approval Numbers 60 and 61 of Resolution 80, 2209. (Planning and Zoning)

**The Applicant shall provide a written response to all comments, indicating how each comment has been addressed and/or acknowledgement of each comment. Compliance will expedite the subsequent review. It is suggested that the applicant clearly identify all changes to the plans by either “clouding”, or highlighting, the location of all changes to further expedite the review.**

**City staff reserves the right to make additional comments throughout the review process.**