

DEVELOPMENT REVIEW COMMITTEE
Meeting Date: MARCH 16, 2022

APPLICANT RESPONSES

IDI LOGISTICS LUPA

Request: Local Only LUPA
P&Z# 22-92000001

DRC Comments:

PLANNING

Plan Reviewer: Jean E. Dolan, AICP, CFM

Status: Review Complete pending Development Order

Comments:

Section 3.D - The calculation of industrial entitlements is based on one-story warehouse. Average warehouse height is currently 32-36' (with the 36' currently trending in more recent projects). We allow up to 45' in height which could include a mezzanine or a full second story for storage or offices. Please make sure your assumption about the industrial square footage used in the public facilities impact analysis includes all that the Applicant really wants to build. That extra floor or mezzanine could be assumed to be office space or additional storage in the impact analysis.

Response: The site plan for the property hasn't been finalized so the exact proposed square footage is not known at this time. However, the square footage that is used in this analysis is sufficient to accommodate any mezzanine areas.

Section 3.E - The calculation for Commercial entitlements includes only one-story. The intensity standards allow 105' tall buildings which is 10 stories so the intensity for Commercial allows 7,135,128 SF assuming the same ceiling height and floor plate on each story. We prefer you do the math using maximum entitlements for both the existing and proposed land use designations.

Response: The analysis was updated to be based on a 10-story building with the first floor commercial use and the remaining 9 stories office use.

Section 4.A.3 - Use the full commercial entitlements at 105'. Assume an office generation rate which is what it would most likely be if it was built to the entitled capacity (or even 9 stories of office and retail on the ground floor if you prefer).

Response: The analysis was updated to be based on a 10-story building with the first floor commercial use and the remaining 9 stories office use.

Section 4.A.3 - Please talk with the Applicant about whether you want to assume a second "floor" for accessory offices or some office and some additional storage or if you're committed to only one story of warehouse use.

Response: The site plan for the property hasn't been finalized so the exact proposed square footage is not known at this time. However, the square footage that is used in this analysis

exceeds the amount of square footage that will likely be development on the property. There is sufficient to accommodate any mezzanine areas.

Section 4.B.2 - You have a typo in your net MGD. It should be 18.2 MGD. Please correct.

Response: The text was revised.

4.B.3 and 4.C.3 - The reduction in infrastructure demand is WAY bigger if you use the actual entitlements. Assume an office use for all 10 stories or you could assume mixed use with 9 stories of office and one story of retail. These two options could conceivably build to the maximum entitlements. We prefer you do the math using maximum entitlements for both the existing and proposed land use designations.

Response: The analysis was updated to be based on a 10-story building with the first floor commercial use and the remaining 9 stories office use.

Section 4.D.2 - Per the FEMA maps, it can be noted that this property is not part of 2019 Map update so it is not anticipated that this site will be placed in a SFHA.

Response: See revised text.

Please provide a copy of the SFWMD permit mentioned and determine how the lake needs to be treated and unified with the north and south parcels to ensure any dependence for drainage purposes is preserved in perpetuity.

Response: The permit is included with this resubmittal.

Section 4.F - Heading appears to be a typo as it has part of an email address in it.

Response: The text was revised.

Section 4.F.1 - Trucks entering and leaving the site should be encouraged to come from and leave via the Turnpike. This is likely to become a condition at time of site planning.

Response: The Applicant will continue to work with the City to determine the traffic impacts of the proposed development.

Section 4.F.3 - Note that the trip generation will show a significantly larger decrease in trips when you use the full amount of the entitlements per the existing commercial land use.

Response: The analysis was updated to be based on a 10-story building with the first floor commercial use and the remaining 9 stories office use.

Section 4.G.2 - Amendment is not adding residential units. Please revise and correct.

Response: The text was revised.

Section 6 - Text includes language about "municipal golf course" which is evidently a cut and paste error. Revise and correct.

Response: The text was revised.

Section 9 - the site is adjacent to Coconut Creek and they will need to be advised about the amendment prior to P&Z. Revise and correct.

Response: The text was revised.

Section 11 - Consider adding: 01.01.15; 01.03.08; 01.03.09; 01.03.13; Obj. 01.23.00.

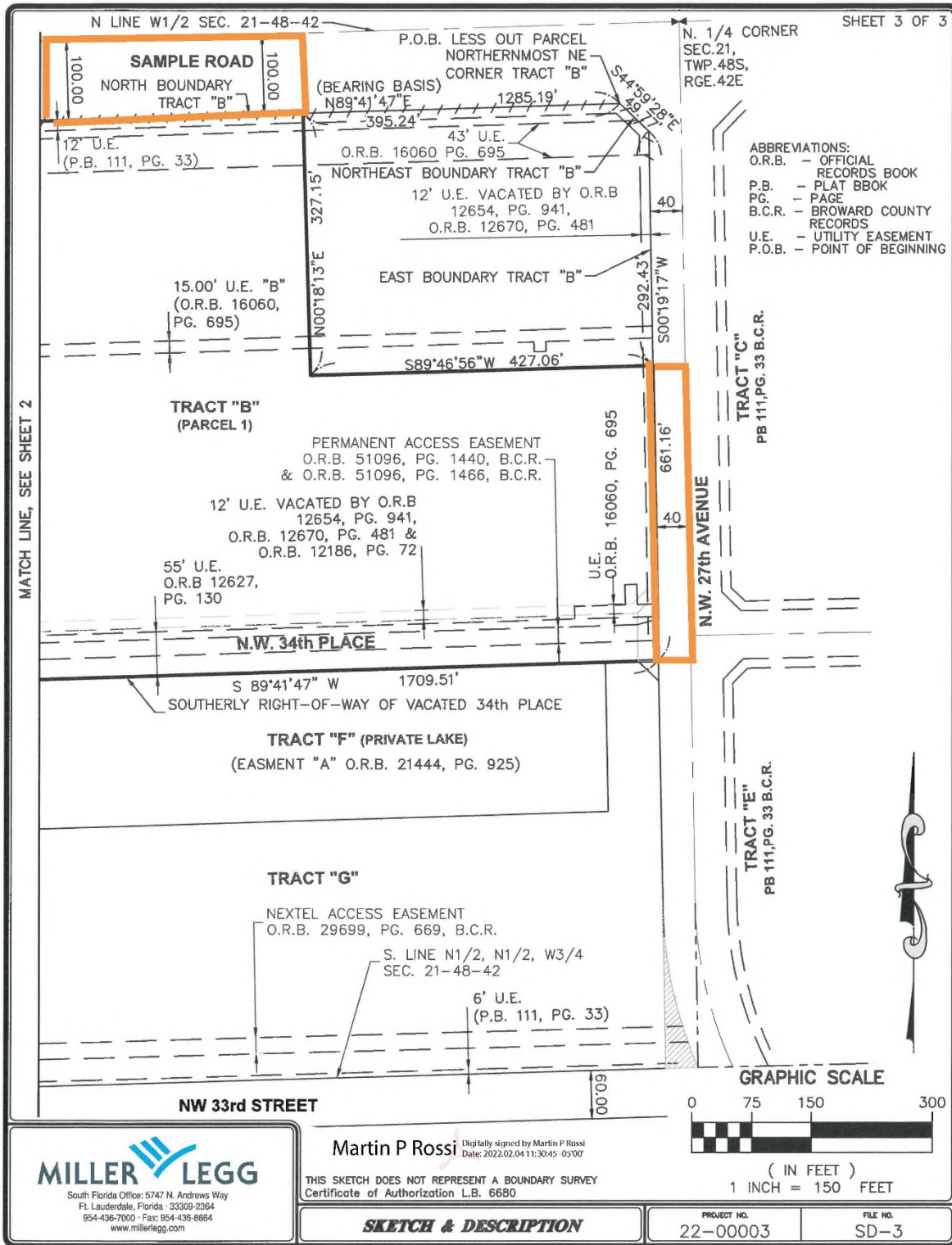
Response: The text was revised to include some of the items referenced.

Exhibit K- This mass transit letter contains a couple of incorrect statements, however, you don't need to ask for a different letter. Just be aware that (1) Industrial has less employment than commercial so the amendment will not be increasing employment opportunities and (2) a site plan was not provided so the statement about safe circulation routes for bikes and pedestrians is speculative at this point and will be addressed at the time of site plan approval.

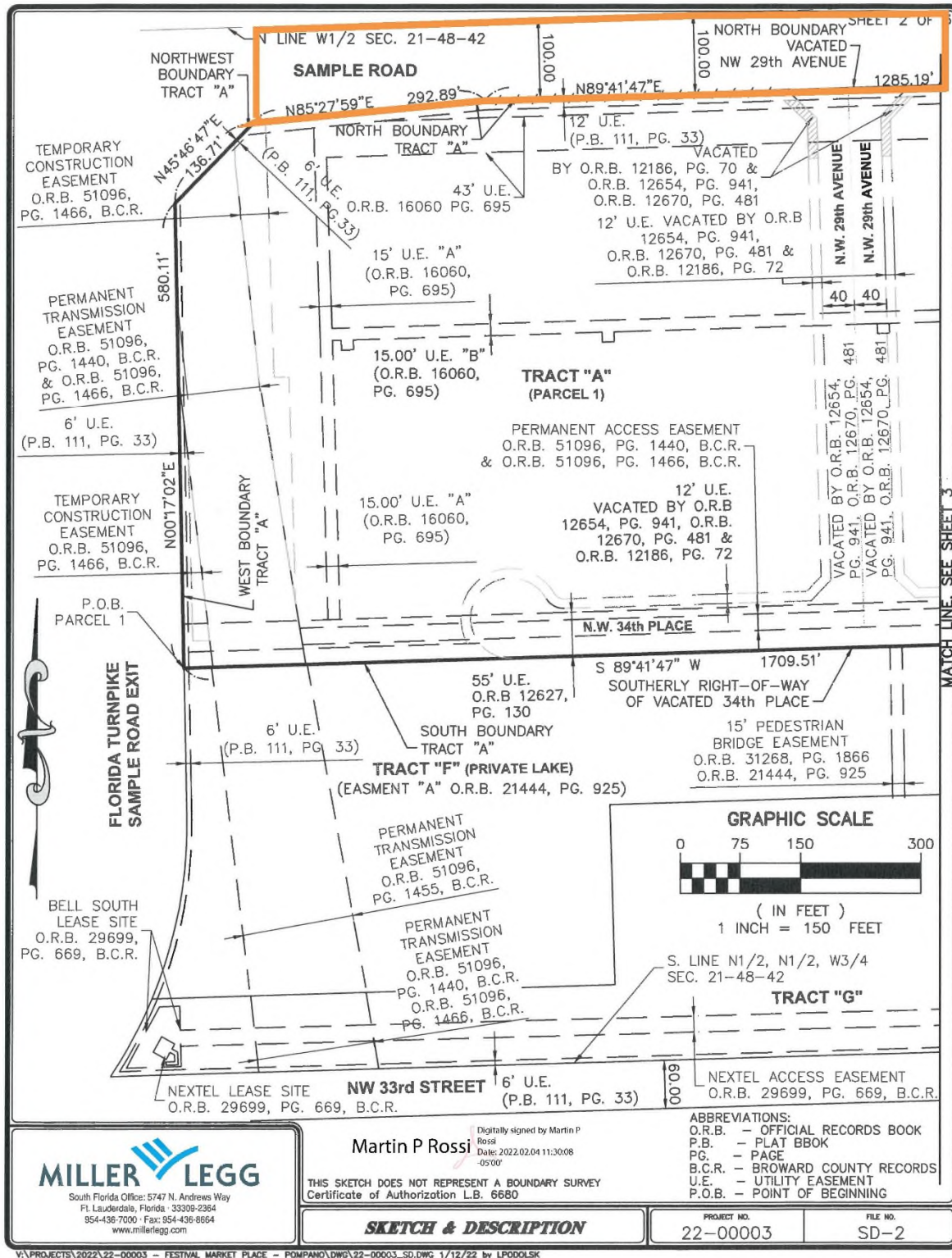
Response: The text was revised.

16. It would be appreciated if we have a legal description in Exhibit A which showed the Gross Acreage and showed the land area used in that calculation.

Response: The areas included in the gross acreage figure are noted in orange on the attached sketch and legal.



V:\PROJECTS\2022\22-00003 - FESTIVAL MARKET PLACE - POMFANO\DWG\22-00003_SD.DWG 1/12/22 by LP00LSK



V:\PROJECTS\2022\22-00003 - FESTIVAL MARKET PLACE - POMPAHO\DWG\22-00003_SD.DWG 1/12/22 by LPDOLSK