



Staff Report

File #: LN-95

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: APRIL 7, 2021

JOHN KNOX VILLAGE REZONING

Request: Rezoning
P&Z# 21-13000001
Owner: John Knox Village of Florida, Inc.
Project Location: 51 SW 6 Street
Folio Number: 494202530010
Land Use Designation: LAC (Local Activity Center)
Zoning District: LAC (Local Activity Center)
Commission District: 3
Agent: Andrew J. Schein (954-617-8919)
Project Planner: Jae Eun Kim (954-545-7778 / JaeEun.Kim@copbfl.com)

Summary:

The applicant is requesting approval of Master Plan for John Knox Village including significant improvements to the campus, with numerous beautification initiatives, and additional uses to support the growing community.

Staff Conditions:

PLANNING

Plan Reviewer: Jean E. Dolan (jean.dolan@copbfl.com)

Status: Review Complete Pending Development Order

Comments:

(1) The land use plan will be approved on March 23, 2021 with the following entitlements:

- 1,224 units (any type)
- 42,300 SF of Commercial (retail)

- 96,000 SF of Office
- 4.28 Acres of Recreation/Open Space (minimum)

(2) The Comprehensive Plan Allowance page is consistent with the above entitlements. Please remove the notes at the bottom of the table that reference the previous land use plan and the pending approval as this will be completed before this rezoning goes to P&Z.

(3) Please add a note at the bottom of the table referencing the 1.59 acres of “recreation” use that says: Note: The 4.28 acre minimum recreation land use includes open space. The Master Plan shows 65 acres on the Open Space Plan thus far exceeding the minimum land use requirement.

(4) Be sure the 7,070 SF of commercial (retail) in the Welcome and Innovation Center is truly retail space for use by the general public. If it is only for the residents and visitors of JKV, it can be “counted” as ancillary SF which is unlimited by the land use entitlements. That building does not appear accessible by either vehicles or pedestrians unless one enters the main, gated JKV entrance and therefore may not really be the type of general retail space envisioned by the land use entitlements and doesn’t need to “count against” those uses.

(4) Traffic Evaluation Summary - Please remove the reference to Appendix A as it doesn’t appear that was submitted as part of this rezoning.

ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr (david.mcgirr@copbfl.com)

Status: Review Complete No Comments

FIRE DEPARTMENT

Plan Reviewer: Jim Galloway (jim.galloway@copbfl.com)

Status: Review Complete Pending Development Order

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

BUILDING DIVISION

Plan Reviewer: James DeMars (james.demars@copbfl.com)

Status: Review Complete No Comments

BSO

Plan Reviewer: Scott Longo (scott_longo@sheriff.org)

Status: Review Complete No Comments

Disclaimer:

The services of an independent, experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended for objective and credible security review integrity.

This review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, or liabilities that might occur without any review.

Attention:

DRC submissions require a CPTED/ Security Strengthening Narrative Folder, and a SEPARATE Drawing Folder for review. All mandatory compliance condition requirements MUST BE THOROUGHLY ADDRESSED WITH SPECIFIC DETAILED CORRELATING REFERENCES TO EACH ITEM on Narrative and Drawing plans.

CRA

Plan Reviewer: Kimberly Vazquez (kimberly.vazquez@copbfl.com)

Status: Review Complete No Comments

UTILITIES

Plan Reviewer: Nathaniel Watson (nathaniel.watson@copbfl.com)

Status: Review Complete Pending Development Order

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

2. The City of Pompano Beach Utilities Dept. has no objection with regard to the requested LAC Rezoning. However, Phases #3, #4, #5 and #6B impact City existing water infrastructure located within these phased areas under an executed utility easement. This matter must be vetted and approved by the City prior to approval of these phase developments.

WASTE MANAGEMENT

Plan Reviewer: Beth Dubow (beth.dubow@copbfl.com)

Status: Review Complete No Comments

LANDSCAPE REVIEW

Plan Reviewer: Wade Collum (wade.collum@copbfl.com)

Status: Review Complete Pending Development Order

Comments will be rendered at time of site plan submittal.

Provide landscape plans in accordance with 155.5203 for the entire site.

ZONING

Plan Reviewer: Jae Eun Kim (jaeeun.kim@copbfl.com)

Status: Review Complete Pending Development Order

Ref. 20-92000001 JKV LUPA

1. Provide the correct legal description. It does not include the northwest corner of the subject property.
2. Please consult with BCPC (Broward County Planning Council) whether a plat amendment is required to include the northwest corner portion of the subject property. Plat determination letter shall be provided prior to placement for a CC hearing.
3. Obtain a Plat note amendment.
4. Correct the open space areas on Open Space Diagram based on the definition provided below.
5. A building structure shall not be located in any recorded or platted easements including 60' Utility & Emergency Access Easement. Easement vacation will be required.
6. Traffic Study shall be reviewed and obtained approval in accordance with Section 155.3507. F. 4, Traffic Study Required.
7. Remove a Unit Calculations-Plat Allowance table.
8. Planning review comments shall be addressed prior to placement for the PZB meeting.
9. 1876 parking spaces on Parking Diagram, but 1865 parking spaces on Calculations Final Build Out. Which one is correct?
10. Revise "Ancillary Recreation or Ancillary REC" to "Recreational Use and Open Space".

Open Space

Any parcel or area of land essentially unimproved by permanent buildings and open to the sky, excluding open parking areas; such space shall be reserved for public or private use. Open spaces may include parks, greens, squares, courtyards, gardens, playgrounds, or associated landscaped areas.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original

DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).