

City of Pompano Beach

Staff Report

100 West Atlantic Blvd.
Pompano Beach, FL 33060

File #: LN-92

JOHN KNOX VILLAGE TEXT AMENDMENT RESPONSE TO DRC COMMENTS

Request: Text Amendment

P&Z# 21-81000001

Owner: John Knox Village of Florida, Inc

Project Location: 651 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)

Summary:

The applicant is requesting a text amendment to amend Section 155.3507 of the City's Zoning Code. The reason for the proposed text amendment is to provide more flexibility for John Knox Village to respond to changing market conditions related to different types of housing mixes, and to provide additional services for residents of John Knox Village.

Staff Conditions:

PLANNING

Plan Reviewer: Daniel Keester (daniel.keester@copbfl.com)

Status: Review Complete Pending Development Order

Text amendment shall be formatted in a word document that illustrates the strike-thru and underline. The document submitted appears to rely on "tracked changes." If text is proposed to be removed from the text, it shall be formatted as a "strike-through," if text is proposed to be added to the text it shall be formatted as "underlined," and if there are no changes to the adopted code there shall be no formatting. Resubmit a revised word document illustrating the proposed changes.

-City Commission adopted an ordinance amending the Comprehensive plan regarding the development rights for John Knox Village on March 24, 2021.

P&Z

PZ21-81000001

8/25/21

RESPONSE: Acknowledged. A revised Word document is included in this resubmission.

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 No Comments

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

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.

RESPONSE: This application is for a text amendment. Applicant will submit CPTED narratives/drawings with each site plan submission.

CRA

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

P&Z

PZ21-81000001

8/25/21

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 forthcoming contingent upon future submittals to the PAM and/or DRC review process.

RESPONSE: Acknowledged.

2. The City of Pompano Beach Utilities Dept. has no objection with regard to the requested ROW Vacation.

RESPONSE: Acknowledged.

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.

RESPONSE: Acknowledged. Landscape plans will be provided in accordance with City Zoning Code Section 155.5203 at the time of site plan submittal.

ZONING

Plan Reviewer: Jae Eun Kim ([jaeeun.kim@copbfl.com](mailto:jaeun.kim@copbfl.com))

Status: Review Complete Pending Development Order

Comments must be addressed prior to placement for the PZB meeting.

1. Revise the text amendment format to be consistent with AMLEGAL. Please contact staff for further assistance.

RESPONSE: A revised Word document is included in this submission.

2. Remove staff names and re-format the text amendment with “underline and strikethrough”.

RESPONSE: A revised Word document is included in this resubmission.

3. This amendment shall include the entire LAC zoning.

RESPONSE: Acknowledged.

4. Please contact staff for additional recommended text amendments.

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).