



Staff Report

File #: LN-92

PLANNING AND ZONING BOARD

Meeting Date: AUGUST 25, 2021

TEXT AMENDMENT

Request: Text Amendment Section §155.3507. Local Activity Center
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, John Knox Village of Florida, Inc., is requesting approval of a text amendment to Section §155.3507, LOCAL ACTIVITY CENTER (LAC) of the City’s Zoning Code. The Applicant is the owner of the John Knox Village development, generally located at 651 SW 6th Street (Folio #494202530010). The Local Activity Center (LAC) is a special base zoning district and land use category, which is established for the John Knox Village development.

155.3507. LOCAL ACTIVITY CENTER (LAC)

<p>A. Purpose</p> <p>The Local Activity Center (LAC) district is established and intended to support a balanced mix of land use characterized by compactness, pedestrian friendly design, neighborhood scale and framed by architecture and landscape design appropriate to local history and ecology. Development patterns within LAC districts shall generally reflect planning and design principles such as walkable neighborhoods oriented around the five-minute walk, primary orientation towards public transit systems, a centrally located community-serving land use or land uses and greater integration of housing, employment; shopping and recreation at the neighborhood level. <u>The property known as John Knox Village was rezoned to LAC on September 23, 2008 via Ordinance 2008-59.</u></p>
<p>B. Use standards</p>

See Appendix A : Consolidated Use Table, and use-specific standards in Article 4: Use Standards. ~~A list of Permitted and/or Prohibited Uses may be established during the LAC Rezoning process. A list of Permitted Uses in provided in subsection D below.~~

C. Intensity, Dimensional, and Development Standards

~~Intensity, Dimensional, and Development Standards shall be established during the LAC Rezoning process and may include but not be limited to: Residential Density, Non-Residential Intensity, FAR, Floor Area Per Dwelling Unit, Lot Area, Lot Width, Lot Coverage, Pervious Area, Individual Building Size, Building Height, Setbacks, Access and Circulation, Off-street parking and loading, Landscaping, Fences and Walls, and Building Design. The Intensity and Dimensional Standards as listed in Table 155.3507.E, Intensity and Dimensional Standards for LAC - John Knox Village, shall apply to the property known as John Knox Village. The Local Activity Center (LAC) district shall comply with ARTICLE 5: DEVELOPMENT STANDARDS unless Development Standards are specified or identified in the adopted Master Plan.~~

D. Permitted Uses for LAC - John Knox Village

1. Permitted Use Categories

Unless prohibited in Article 4: or specifically prohibited/excepted below, all use types within the following Use Categories are Permitted in the property known as John Knox Village ~~which was rezoned to LAC on September 23, 2008, via Ordinance 2008-59.~~ The applicable use-specific standards in Article 4: Use Standards shall apply.

- a. Household Living Uses;
- b. Group Living Uses;
- c. Community Service Uses;
- d. Open Space Uses, except Cemetery or Mausoleum;
- e. Eating and Drinking Establishments, except Nightclub;
- f. Office Uses, except Contractor's Office;
- g. Retail Sales and Service Uses - Personal Services;
- h. Retail Sales and Service Uses - Retail Sales; and
- i. Visitor Accommodation Uses.

2. Permitted Use Types

In addition to the use categories permitted in subsection 1 above, the following Use Types are Permitted in the property known as John Knox Village ~~which was rezoned to LAC on September 23, 2008, via Ordinance 2008-59:~~

- a. Medical or Dental Clinic; and
- b. Nursing Home Facility.

3. Prohibited Uses

Use Categories and Types not listed as permitted in subsections 1 or 2 above, are prohibited in the property known as John Knox Village unless it is demonstrated that the unidentified use is an ancillary use, as defined in accordance with Subsection E below. ~~which was rezoned to LAC on September 23, 2008, via Ordinance 2008-59.~~

E. Intensity and Dimensional Standards for LAC - John Knox Village

The Intensity and Dimensional Standards as listed in Table 155.3507.E, Intensity and Dimensional Standards for LAC - John Knox Village, shall apply to the property known as John Knox Village ~~which was rezoned to LAC on September 23, 2008, via Ordinance 2008-59.~~

TABLE 155.3507.E: INTENSITY AND DIMENSIONAL STANDARDS FOR LAC - JOHN KNOX VILLAGE

Note: This table is best viewed in PDF, click [HERE](https://export.amlegal.com/media/49c11b8dbb42810ce85cead3bd23e0018bf3aaa0/DATAOBJECTS/0-0-0-6766.pdf)
[<https://export.amlegal.com/media/49c11b8dbb42810ce85cead3bd23e0018bf3aaa0/DATAOBJECTS/0-0-0-6766.pdf>](https://export.amlegal.com/media/49c11b8dbb42810ce85cead3bd23e0018bf3aaa0/DATAOBJECTS/0-0-0-6766.pdf)

TABLE 155.3507.E: INTENSITY AND DIMENSIONAL STANDARDS FOR LAC - JOHN KNOX VILLAGE	
INTENSITY AND DIMENSIONAL STANDARDS ¹	
District area, minimum (gross acres)	65 acres 68.5 ²
Density, maximum	1,224 dwelling units ³
Commercial Use Intensity, maximum (sq ft)	70,000 42,300
Office Use, maximum (sq ft)	96,000
Recreation and Open Space Intensity, minimum maximum (acres)	4.28
Ancillary Use	Unlimited ²
Lot coverage, maximum (% of lot area)	60%
Pervious area, minimum (% of lot area)	25%
Height, maximum (ft)	250 ⁴³
Setback abutting public right-of-way, minimum (ft)	25 ⁵⁴
Distance between residential structures, minimum (ft)	10 ⁶⁵
Dimensional Standards for Accessory Structures	See Accessory Use-Specific standards in Article 4: Part 3.

NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre] 1. See measurement rules and allowed exceptions/variations in Article 9: Part 4. 2. ~~Net Acreage is 64.42 acres~~ 3. ~~Residential Density is limited to 674 high density units, 247 assisted dwelling units equivalents, 216 villas, and 87 garden apartments.~~ 2. ~~Ancillary uses include uses that provide services and support to John Knox Village residents which are not intended to attract customers that do not reside in John Knox Village. Employment supporting the ancillary use is expected and the impacts of that employment will be~~ considered in the land use plan amendment granting the unlimited ancillary use entitlements. 4. 3. Any new structure/building greater than 105 feet in height may be subject to obtaining approval of an Airpark Obstruction Permit in accordance with Section 155.2422., Airpark Obstruction Permit. Airpark Obstruction Permits shall be approved prior to the submittal of an application for a Zoning Compliance Permit. 5. 4. Buildings over 50 feet, the setback shall increase one foot for every four feet of building height or major fraction thereof, above the first 50 feet of building height. Buildings over 200 feet in height shall provide at least 200 foot setback from any public right-of-way. 6. 5. Buildings over 20 feet, the distance between residential structures shall increase one foot for every four feet of building height or major fraction thereof, above the first 20 feet of building height. There is no distance required between commercial structures.

F. Process for Master Plan and Site Plan Approval

1. Approval of Master Plan

An illustrative build out Master Plan for John Knox Village, in accordance with Section 155.3602. General Standards for All Planned Development Districts 155.3507. A. Purpose, shall be submitted to and recommended by the Planning and Zoning Board. The Master Plan for John Knox Village is approved by the City Commission via City Resolution No. _____, upon recommendation by the Planning and Zoning Board, as may be amended.

2. Minor Deviations from Approved Master Plan

Minor deviations may be permitted by the Development Services Director in accordance with the procedural requirements of Section 155.2405.J. Planned Development, Minor Deviations from Approved PD Plan. Any changes not determined to be a minor deviation shall be reviewed and approved via City resolution.

3. Approval of Site Plans

Any site plans for buildings or land areas that are part of the illustrative build out Master Plan shall be reviewed in accordance with the procedural standards of Section 155.2407.D. Minor Site Plan Approval Procedures and Section 155.2408.B.1. Building Design. All development standards otherwise required for a Major Site Plan approval shall be required.

4. Traffic Study Required

...

STAFF ANALYSIS

The proposed text amendment is to provide more flexibility for John Knox Village development to respond to evolving market conditions related to different types of housing mixes, and to provide further services for

residents of John Knox Village. Additionally this text amendment is drafted to adopt a Master Plan (PZ 21-13000001), which is also placed in this meeting for the Board's review. The Master Plan for John Knox Village development is prepared to transform the senior living community to a redeveloped and modernized community to accommodate the next generation of seniors. It includes significant improvements to the campus, with numerous beautification initiatives, and an increase of ancillary and office uses to meet internal needs of the residents.

Lastly, the proposed text amendment is consistent with the Land Use entitlement for the John Knox Village Local Activity Center (JKV LAC) property, recently adopted via Ordinance no. 2021-47.

CODE AMENDMENT REVIEW STANDARDS

The Planning & Zoning Board must make a recommendation to the City Commission on applications for code amendments based on the competent substantial evidence in the record that the amendment addresses the following standards:

155. 2402. C, Text Amendment Review Standards

The advisability of amending the text of this Code is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. In determining whether to adopt or deny the proposed amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with the comprehensive plan;
2. Does not conflict with any provision of this Code or the Code of Ordinances ;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;
6. Would result in a logical and orderly development pattern; and
7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

DEPARTMENT RECOMMENDATION

Given the information provided to the Board, as the finder of fact, the Development Services Department provides the following recommendation, and alternative motions, which may be revised or modified at the Board's discretion.

Alternative Motion I

Recommend approval of the text amendment to the City Commission for their consideration.

Alternative Motion II

Table this application for additional information as requested by the Board.

Alternative Motion III

Recommend denial as the Board finds that the request is not consistent with the Future Land Use Goals, Objectives and Policies, or addressed the review standards for a code amendment as listed in this report.

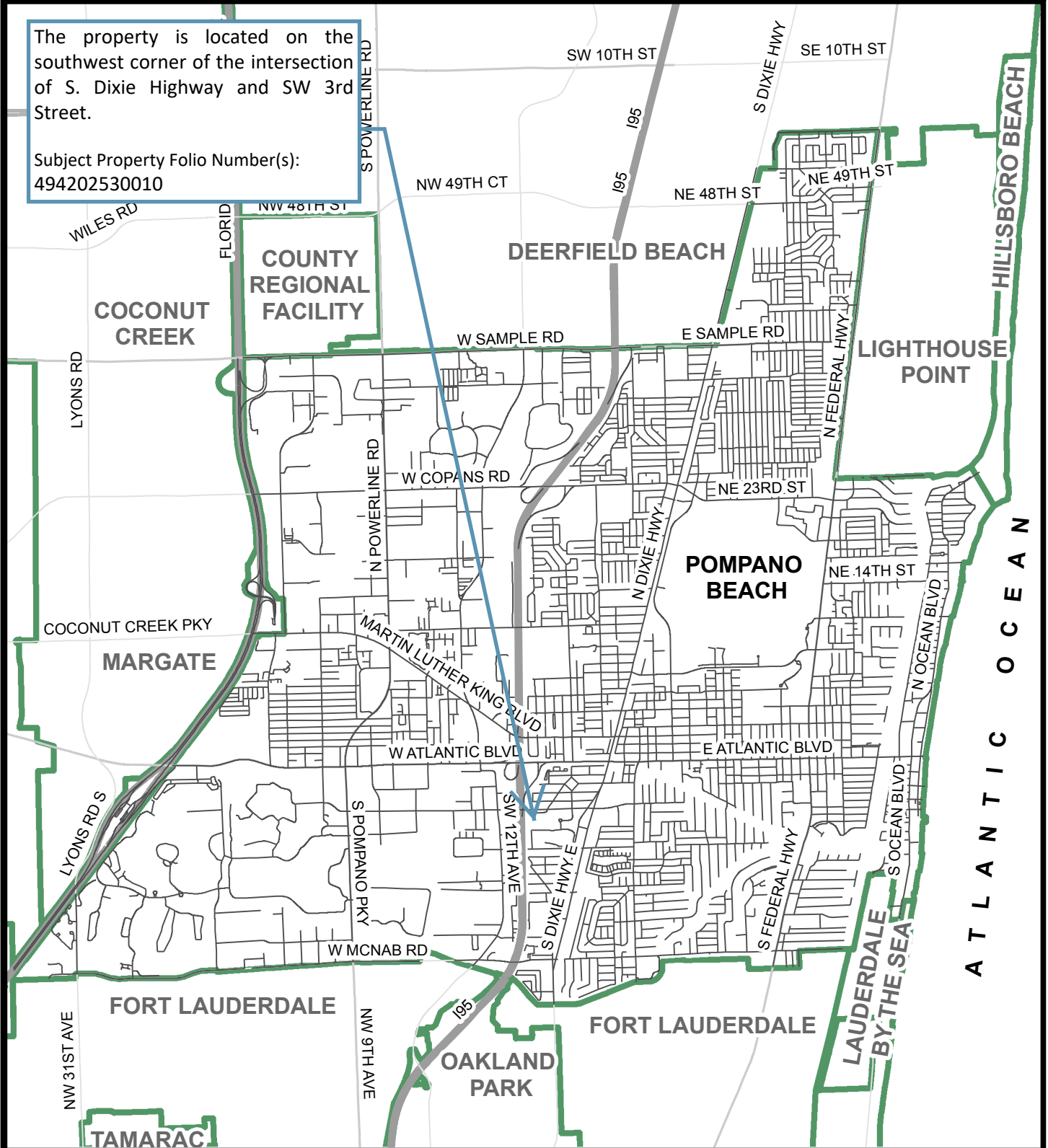
Staff recommends alternative motion #1.

CITY OF POMPANO BEACH LOCATION MAP



The property is located on the southwest corner of the intersection of S. Dixie Highway and SW 3rd Street.

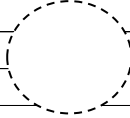
Subject Property Folio Number(s):
494202530010



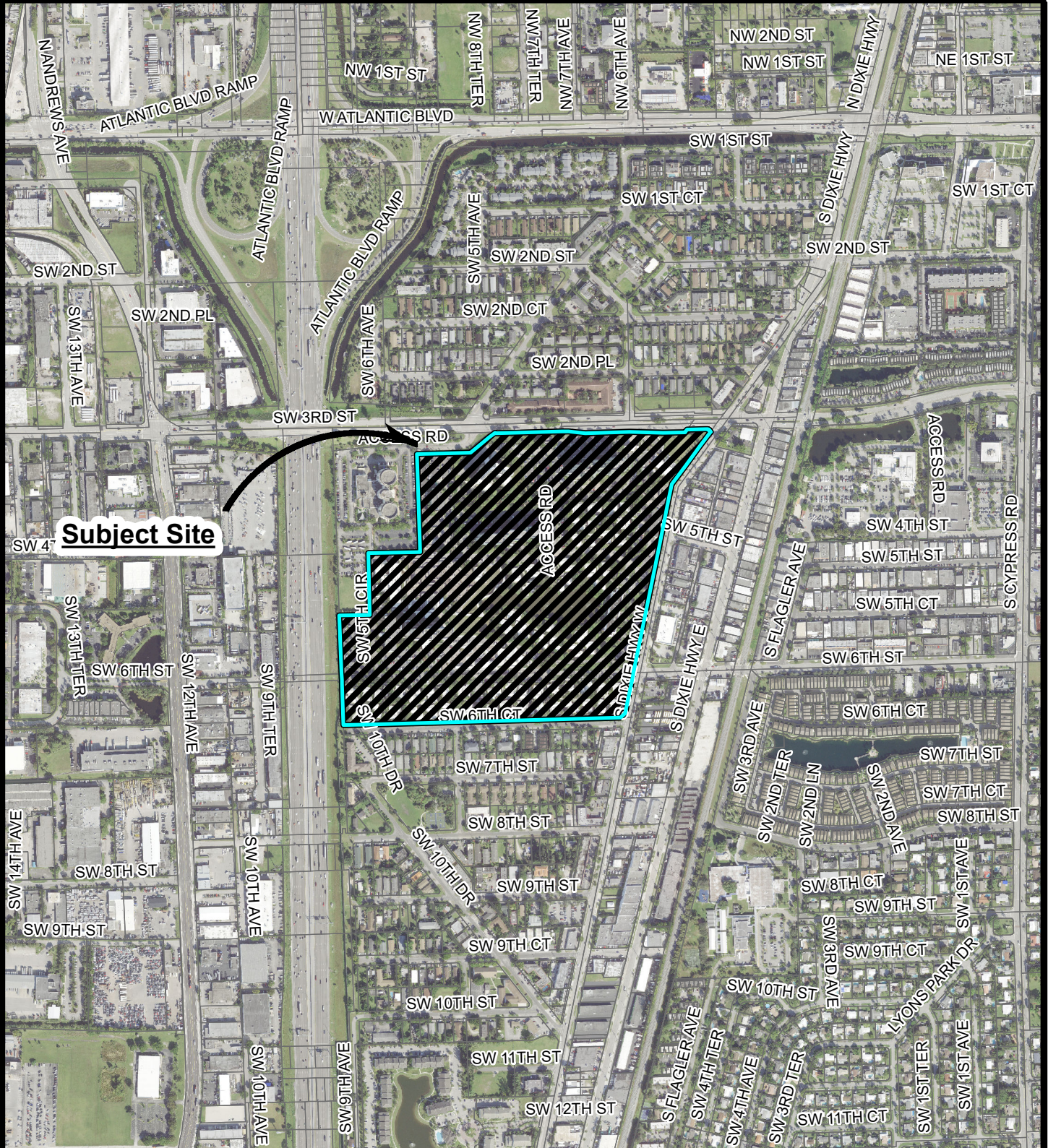
1 in = 1 miles

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

LEGEND

FOR LAND USE PLAN		FOR ZONING MAP	
Symbol	Classification Units/ Acre	Symbol	District
		RS-1	Single-Family Residence 1
L	Low (1-5 DU/AC)	RS-2	Single-Family Residence 2
LM	Low- Medium (5-10 DU/AC)	RS-3	Single-Family Residence 3
M	Medium (10-16 DU/AC)	RS-4	Single-Family Residence 4
MH	Medium-High 16-25 DU/AC)	RS-L	Single-Family Residence Leisureville
H	High (25-46 DU/AC)		
12	Irregular Density	RD-1	Two- Family Residence
36	Irregular Density		
		RM-7	Multiple-Family Residence 7
C	Commercial	RM-12	Multiple-Family Residence 12
CR	Commercial Recreation	RM-20	Multiple-Family Residence 20
		RM-30	Multiple-Family Residence 30
I	Industrial	RM-45	Multiple-Family Residence 45
		MH-12	Mobile Home Park
T	Transportation		
		B-1	Limited Business
U	Utilities	B-2	Neighborhood Business
		B-3	General Business
CF	Community Facilities	B-4	Heavy Business
		M-1	Marina Business
OR	Recreation & Open Space	CR	Commerical Recreation
W	Water	I-1	General Industrial
		I-1X	Special Industrial
RAC	Regional Activity Center	O-IP	Office Industrial Park
		M-2	Marina Industrial
*	LAC		
	Local Activity Center	TO	Transit Oriented
DPTOC	Downtown Pompano	PR	Parks & Recreation
	Transit Oriented Corridor	CF	Community Facilities
	Number	PU	Public Utility
		T	Transportation
		BP	Business Parking
		*	LAC
		RPUD	Residential Planned Unit Dev.
		PCD	Planned Commercial Development
		PD-TO	Planned Development - Transit Oriented
		PD-I	Planned Development - Infill
		RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
		AOD	Atlantic Boulevard Overlay District
		CRAO	Community Redevelopment Area Overlay
		NCO	Neighborhood Conservation Overlay
		APO	Air Park Overlay
		DP	Downtown Pompano Beach Overlay

CITY OF POMPANO BEACH AERIAL MAP

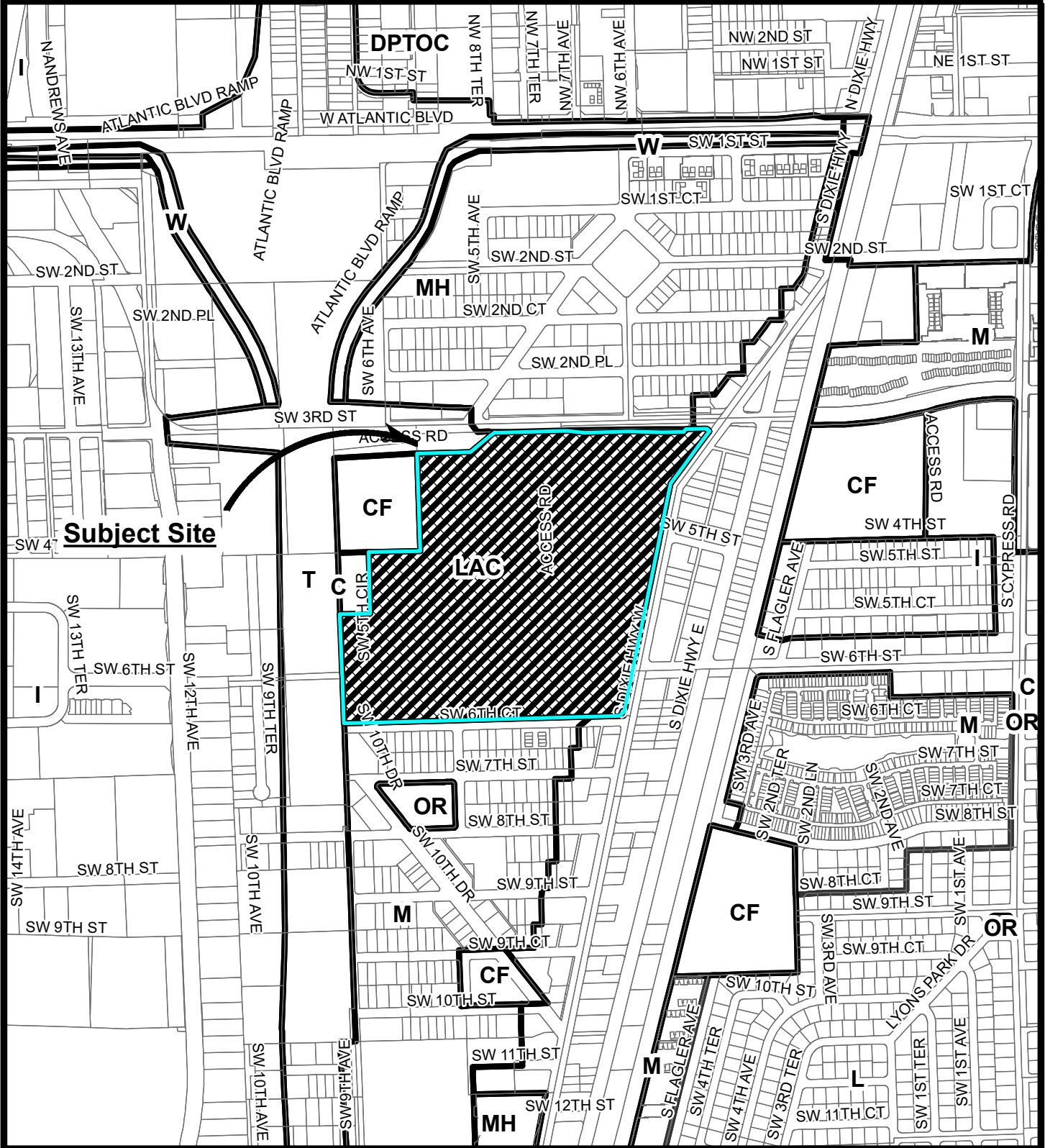


Subject Site

1 in = 833 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

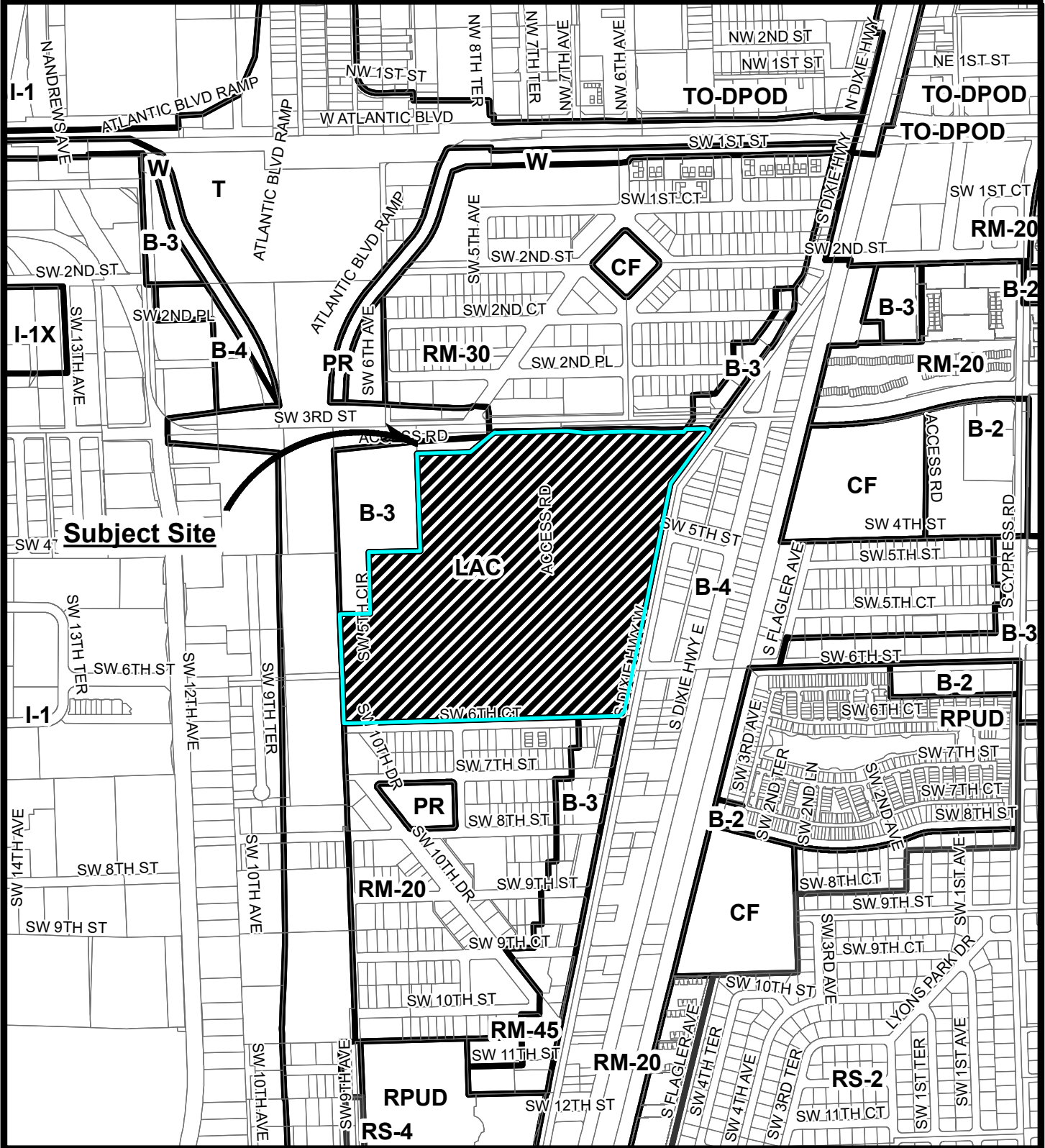
CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 833 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH ZONING MAP



Subject Site

1 in = 833 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES