

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT TEXT TO PROVIDE DEVELOPMENT RIGHTS WITHIN THE DESIGNATION OF THE JOHN KNOX VILLAGE LOCAL ACTIVITY CENTER (LAC); PROVIDING FOR A DETERMINATION THAT A LOCAL PLANNING AGENCY HEARING WAS HELD ON JUNE 3, 2020; PROVIDING THAT A TRANSMITTAL HEARING AND AN ADOPTION PUBLIC HEARING WILL BE HELD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed amendment changes the text of the Future Land Use Element of the Comprehensive Plan by changing the development rights for the John Knox Village Local Activity Center (JKV LAC) property, which is legally described in **Exhibit A**. The development rights for the JKV LAC is shown below; and

NET CHANGE IN ENTITLEMENTS BY LAND USE CATEGORY

BType of Land Use	Current Entitlements Per City Plan	Proposed	Net Change
Residential	1,224 Units (674 high rise, 247 assisted living equivalent units, 216 villas and 87 gardens apts)	1,224 units	No change in total units
Commercial (Retail)	70,000	42,300	-27,700
Office	-	96,000	+96,000
Recreational	4.28 acres minimum	4.28 acres minimum	No change
Ancillary Uses	Not specified	Unlimited	Impacts included in employment impacts

WHEREAS, pursuant to Section 163.3184 F.S., the Planning and Zoning Board/Local Planning Agency held a duly noticed public hearing on June 3, 2020, on the proposed text amendment to the Future Land Use Element of the adopted City of Pompano Beach Comprehensive Plan, and subsequently recommended approval to the City Commission; and

WHEREAS, pursuant to Section 163.3184.11.b.1 & 2, F. S., the City Commission held a duly noticed public hearing on June 23, 2020, to adopt on first reading and transmit the text amendment to the Future Land Use Element of the adopted City of Pompano Beach Comprehensive Plan; and

WHEREAS, pursuant to Section 163.3184(11)(b), F.S., this matter has been advertised at least seven days prior to the first hearing and advertised at least five days prior to the second public hearing pursuant to the requirements of Section 166.041 F.S.; and

WHEREAS, at the public hearings, the parties having an interest and all other citizens so desiring had an opportunity to be and were in fact heard; and

WHEREAS, all staff reports, minutes of meetings, findings of fact and support documents are hereby incorporated by reference; and

WHEREAS, the City Commission has considered the application in its entirety, staff reports, minutes of meetings, findings of fact and support documents and determines the request is in the best interests of the City; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That the foregoing application recitals, findings of fact, minutes of meetings and all staff reports and documents are true and correct, and are hereby incorporated by reference and transmitted.

SECTION 2. That a duly noticed public hearing was held on June 3, 2020, by the Local Planning Agency in compliance with Chapter 163, F. S., to consider the referenced Future Land Use Text Amendment and the City Commission approved and transmitted the proposed text amendment.

SECTION 3. That the City Commission hereby approves and adopts the proposed amendment to modify the text of the Future Land Use Element of the Comprehensive Plan by changing the development rights listed herein and shown below in strike-through and underline format from the text in the Future Land Use Element.

John Knox Village Local Activity Center shall have the following development rights:

- ~~1,224 dwelling units*~~
- ~~70,000 square feet of commercial uses~~
- ~~4.28 acres of Recreation and Open Space~~

- ~~• Consisting of 674 high rise units, 247 assisted dwelling unit equivalents, 216 villas and 87 garden apartments~~

<u>Land Use</u>	<u>Unit/Square Footage</u>
<u>Residential</u>	<u>1,224 units</u>
<u>Commercial (Retail)</u>	<u>42,300</u>
<u>Office</u>	<u>96,000</u>
<u>Recreational</u>	<u>4.28 acres minimum</u>
<u>Ancillary Uses</u>	<u>Unlimited</u>

SECTION 4. The City Clerk is directed to provide a certified copy of this Ordinance to Development Services staff for transmittal to the Department of Economic Opportunity and required state agencies for review under the expedited review process allowed by Ch. 163, F.S.

SECTION 5. The City Clerk is directed to provide a certified copy of this Ordinance to Development Services staff for transmittal to the Broward County Planning Council with the City’s amended Future Land Use Element for the Planning Council to recertify the City’s Future Land Use Element.

SECTION 6. In the event any provision or application of this Ordinance shall be held invalid, it is the legislative intent that the other provisions and applications thereof shall not be thereby affected.

SECTION 7. All Ordinances or parts of Ordinances in conflict herewith are to the extent of said conflict, hereby repealed.

SECTION 8. This Ordinance shall take effect immediately upon its passage and adoption, but the amendments shall not become effective until the Broward County Planning Council recertifies the City Comprehensive Plan as consistent with the County Land Use Plan.

PASSED FIRST READING this _____ day of _____, 2020.

PASSED SECOND READING this _____ day of _____, 2020.

REX HARDIN, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

:jrm
6/2/2020
L:ord/2020-221

EXHIBIT A
LEGAL DESCRIPTION
JOHN KNOX VILLAGE LOCAL ACTIVITY CENTER

Parcels "A," "B," and "C," JOHN KNOX VILLAGE AMENDED, according to the plat thereof as recorded in Plat Book 179, Pages 186, 187, 188, 189, 190 & 191 of the Public Records of Broward County, Florida.

TOGETHER WITH: A portion of Government Lot 7, lying north of said Parcel "C," JOHN KNOX VILLAGE AMENDED, lying west of the west right-of-way line of Old Dixie Highway and south of the south right-of-way line of Race Track Road (Southwest 3rd Street).

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida.