

5. LN-92 JOHN KNOX 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)

Ms. Jae Eun Kim, Planner, introduced herself to the Board. She stated that 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. The Local Activity Center (LAC) is a special base zoning district and land use category, which is established for the John Knox Village development. She stated that the proposed text amendment and review standards are provided in the staff report for the Board's review. The proposed text amendment is to provide more flexibility for John Knox Village development to respond 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 was the previous item heard. 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. The proposed text amendment is consistent with the Land Use entitlements for the John Knox Village Local Activity Center (JKV LAC) property, recently adopted via Ordinance no. 2021-47. She stated that 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 I.

Ms. Coleman expressed concerns about auxiliary uses being allowed as "unlimited," especially since this is the first time the city has seen a proposal like this. Ms. Kim stated that the auxiliary uses are various and in order to provide flexibility, it is proposed as unlimited. These uses will be solely for the residents and not open to the public. Ms. Coleman stated she is very uncomfortable with the word and would like to know if there is another way to describe it. Ms. Kim stated any activity or business operation would still

need to be reviewed by the zoning division for intensity and impacts. Ms. Coleman stated she still had concerns.

Andrew Schein introduced himself to the Board. He stated the text amendments proposed are to remain consistent with the comprehensive plan that the City Commission adopted in March. This Board also passed that last June. The text amendments also include the ancillary uses that were brought up. He stated the master plan still controls at the end of the day. These will be internal uses to the residents, like a yoga pavilion, computer lab, etc.; uses that don't affect things like trips, water or sewer, etc. He added that the footnote addresses that. He reminded the Board that if any new building are added to the master plan, it would need to come back to this Board. Ms. Coleman asked if there needed to be a definition at all. Mr. Schein responded that is a question for staff and the applicant would not mind removing it. Ms. Kim stated that staff would like to keep that in the language as it is specific to the John Knox Village development and not generally applied citywide.

Ms. Stacer reiterated that major changes to the campus, perimeter road changes, movements or orientation changes in building placement for the buildings along Dixie Highway, tower height changes, and campus size changed should come back to the Board. He specifically referred to changes in Dixie Highway and/or 3rd Street character.

Ms. Coleman stated she understood that the PD deviations section that Mr. Saunders read into the record may capture the concerns of the Board. Mr. Saunders added the ancillary section is different. Ms. Coleman stated she understood.

Ms. Jennifer Gomez, Assistant Development Services Director, introduced herself to the Board. She stated this is a very unique zoning district, the only one in the city. Already built into the code is the minor and major deviations section that Mr. Saunders read into the record. There are criteria, which is the same for what is considered major and minor for PD districts. She stated most of the changes brought up by the Board would qualify as major deviations; however, in an abundance of caution, staff has the following language for the Board's consideration:

In addition to anything considered a major amendment per the Planned Development process, all changes to the master plan affecting the following shall not be deemed a minor deviation:

- Changes in building size and location for buildings along Dixie Highway,
- Orientation changes for buildings along Dixie Highway,
- Changes to the primary internal roadway, and
- Shifts in any building location that is greater than 10 stories.

Ms. Gomez stated she consulted this language with the applicant and the applicant has no objections. These concerns are covered in general in the code, but also specifically covered within the LAC section of the text amendment and not subject to a subjective interpretation.

Ms. Stacer agreed this addresses his concerns and asked if the applicant had any concerns with this language. Mr. Schein stated he would like clarification on the condition regarding roadway changes. Mr. Stacer stated his concern is the main road into the development. Mr. Schein stated he agrees changes of this roadway location already would require the Board's re-review. He wanted to make sure a 2-foot increase in asphalt would not. Mr. Stacer confirmed this would be a minor deviation. Ms. Schein asked if including the word "major" to the changes in primary internal roadway would cover this. Mr. Saunders asked if staff intends these recommendations be supplemental to the PD deviations or are these singularly applicable. Ms. Gomez responded these would be supplemental.

Ms. Stacer asked if anyone from the public wished to speak. There was none. Mr. Stacer closed the public hearing.

(1:53:03)

MOTION by Carla Coleman and seconded by Richard Klosiewicz that the Board find that competent, substantial evidence has been presented for application #21-8100001 that satisfies the review standards and that approval is recommended, as requested by staff in Alternative Motion I with the supplemental language suggested. All voted in favor of the motion.

(1:54:13)

At this time the Board took a short break.

(2:11:53)

6. LN-113

ELWIRA PLAT

Request: Plat
P&Z# 21-1400007
Owner: Flooring World J&K, LLC
Project Location: 1570 N. Powerline Rd.
 484227000430
Folio Number:
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4
Agent: Elizabeth Tsouroukdissan (954-572-1777)
Project Planner: Maggie Barszewski (954-786-7921 /
Maggie.barszewski@copbfl.com)

Ms. Maggie Barszewski, Planner, introduced herself to the Board. She stated the property is approximately 0.46 acres, located at 1570 N. Powerline Road; the southeastern corner of Powerline Road and NW 16th Street. The agent, Elizabeth Tsouroukdissan, of Pulice Land Surveyors, Inc., representing the owner of the property, Flooring World J&K, LLC. The site is currently occupied by a 2,592-square foot structure for the existing flooring and granite business. The plat is one parcel, labeled A, and there is some property that is being dedicated for Powerline Road. The Plat restricts the property to a maximum of 11,000 square feet of Industrial use. The applicant is proposing to build an addition to the existing building, although an application for site plan has not been submitted yet. For this request, they have submitted a conceptual site plan. The main entrance to the building is facing Powerline Road but when construction takes place, the current access will be eliminated with the dedication. The access will then change to 16th Street. The subject property has an Industrial Land Use designation and is Zoned I-1 (General Industrial). The proposed Plat was reviewed by the DRC on May 5, 2021, and found to be in compliance with the City's Land Development Regulations. Comments have been addressed and service letters have been provided. The Broward County Development Review Report (DRR) recommendations have been addressed on the Plat. All applicable Development Standards in Part 7 of Article 5 have been met; therefore, staff recommends approval of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

1. The Plat cover page must be amended to reflect the correct spelling of Mayor Hardin's name which does not include an 'e'.
2. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.
3. A Title Certificate must be submitted that is less than 6 months old and is made out to the City of Pompano Beach.