

ORDINANCE NO. 2020-\_\_\_\_\_

**CITY OF POMPANO BEACH  
Broward County, Florida**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 155, "ZONING CODE," OF THE CITY OF POMPANO BEACH CODE OF ORDINANCES BY AMENDING SECTION 155.3507., "LOCAL ACTIVITY CENTER (LAC)," TO INCREASE THE MAXIMUM BUILDING HEIGHT WITHIN JOHN KNOX VILLAGE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to law, ten (10) days' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed ordinance and of a public hearing in the City Commission Chambers of the City of Pompano Beach; and

**WHEREAS**, a public hearing before the City Commission was held pursuant to the published notice described above, at which hearing the parties in interest and all other citizens so desiring had an opportunity to be and were, in fact, heard; now, therefore,

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

**SECTION 1.** That Section 155.3507., "Local Activity Center (LAC)," of Chapter 155, "Zoning Code," of the Code of Ordinances of the City of Pompano Beach is hereby amended to read as follows:

**155.3507. LOCAL ACTIVITY CENTER (LAC)**

**A. PURPOSE**

...

TABLE 155.3507.E: INTENSITY AND DIMENSIONAL STANDARDS FOR LAC - JOHN KNOX VILLAGE	
Intensity and Dimensional Standards <sup>1</sup>	
District area, minimum (gross acres)	68.5 <sup>2</sup>
Density, maximum	1,224 dwelling units <sup>3</sup>
Commercial Intensity, maximum (sq ft)	70,000
Recreation and Open Space Intensity, maximum (acres)	4.28
Lot coverage, maximum (% of lot area)	60%
Pervious area, minimum (% of lot area)	25%
Height, maximum (ft)	<del>405</del> 250 <sup>4</sup>
Setback abutting public right-of-way , minimum (ft)	25 <sup>5</sup>
Distance between residential structures, minimum (ft)	10 <sup>6</sup>
Dimensional Standards for Accessory Structures	See Accessory Use -Specific standards in <u>Article 4: Part 3.</u>
<p>NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]</p> <p>1. See measurement rules and allowed exceptions/variations in <u>Article 9: Part 4.</u></p> <p>2. Net Acreage is 64.42 acres</p> <p>3. Residential Density is limited to 674 high-rise units, 247 assisted dwelling units equivalents, 216 villas, and 87 garden apartments.</p> <p>4. <del>Lawful existing structures shall not be nonconforming. 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.</del></p> <p>5. 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. <u>Buildings over 200 feet in height shall provide at least 200 foot setback from any public right-of-way.</u></p> <p>6. 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.</p>	

**SECTION 2.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**SECTION 3.** This Ordinance shall become effective upon passage.

**PASSED FIRST READING** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**PASSED SECOND READING** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
**REX HARDIN, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ASCELETA HAMMOND, CITY CLERK**

MEB/jrm  
11/19/19  
L:ord/ch155/2020-64