





ADMINISTRATIVE MEMORANDUM NO. 19-332

TO: Planning and Zoning Board
VIA: David L. Recor, ICMA-CM, Director of Development Services 
Jennifer Gomez, AICP, Assistant Director of Development Services 
Daniel Keester-O'Mills, AICP, Principal Planner 
FROM: Jae Eun Kim, PLA, Planner 
SUBJECT: Text Amendments to TABLE 155.3507. E: INTENSITY AND DIMENSIONAL STANDARDS
FOR LAC - JOHN KNOX VILLAGE
November 18th, 2019 Meeting
DATE: November 5, 2019

The Applicant, John Knox Village of Florida, Inc., is requesting to amend the maximum building height from 105 feet to 250 feet in TABLE 155.3507. E: Intensity and Dimensional Standards for the Local Activity Center (LAC) zoning district. 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.

The code amendment proposes to increase the building height limit from 105 feet to 250 feet. If approved, this code amendment will serve two purposes: (1) the existing buildings that exceed 105 feet will be no longer considered a lawful nonconforming structure and (2) increase the height for the expansion and future development within John Knox Village. The Applicant acknowledges that any future buildings exceeding 105' height in the LAC zoning district may be subject to Section 155.2422, Airpark Obstruction Permit.

Future Land Use Element of the Comprehensive Plan Policy 1.07.20 was amended to remove the building height and lot coverage standards of Local Activity Center land use category (Ordinance No. 2020-05), which will be determined by the zoning code.

Staff recommends approval.

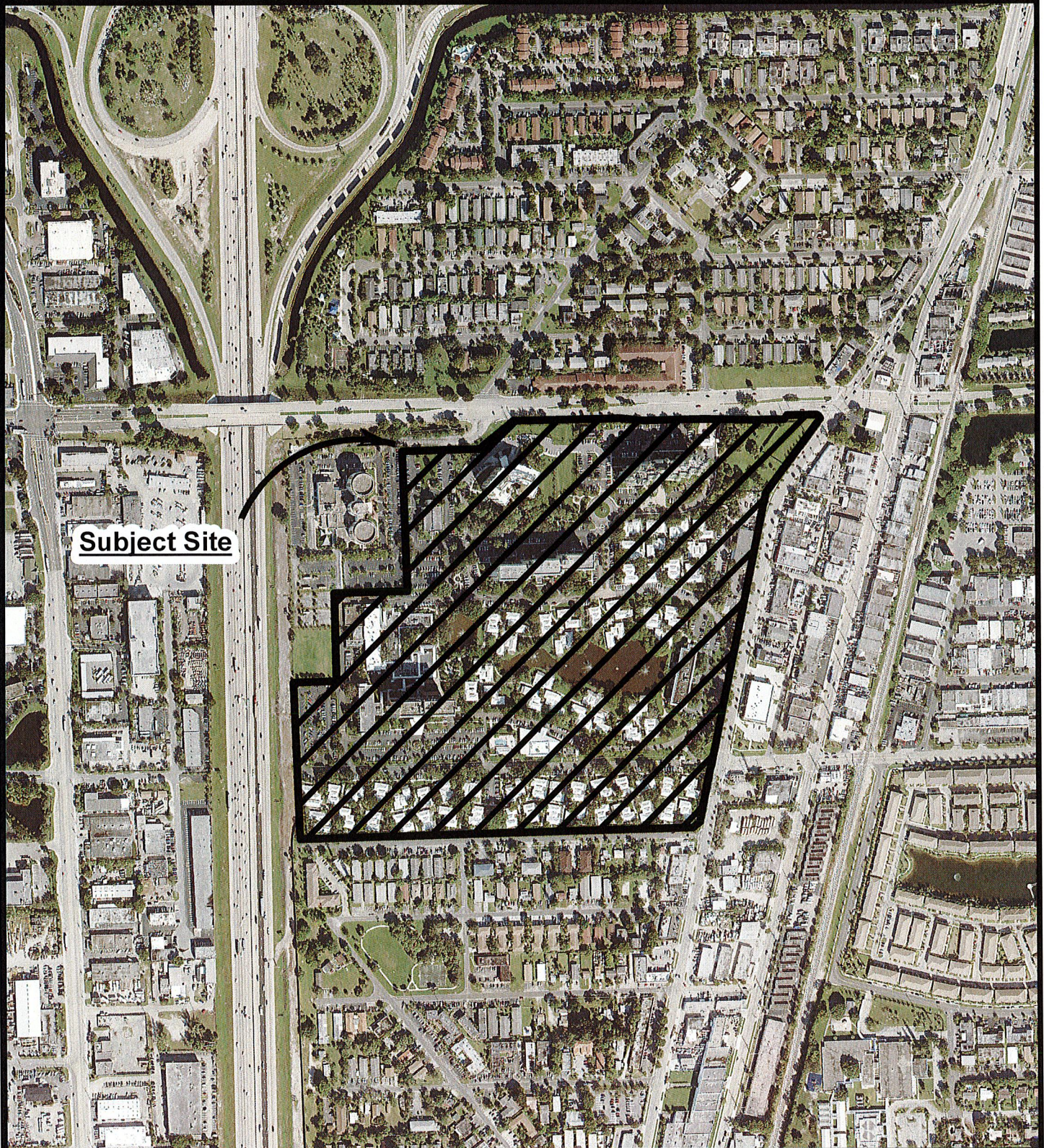
155.3507. LOCAL ACTIVITY CENTER (LAC)

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TABLE 155.3507.E: INTENSITY AND DIMENSIONAL STANDARDS FOR LAC - JOHN KNOX VILLAGE	
Intensity and Dimensional Standards ¹	
District area, minimum (gross acres)	68.5 ²
Density, maximum	1,224 dwelling units ³
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)	105 — <u>250</u> ⁴
Setback abutting public right-of-way , minimum (ft)	25 ⁵
Distance between residential structures, minimum (ft)	10 ⁶
Dimensional Standards for Accessory Structures	See Accessory Use -Specific standards in Article 4: Part 3 .
<p>NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]</p> <p>1. See measurement rules and allowed exceptions/variations in Article 9: Part 4.</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. 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.</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.</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>	

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CITY OF POMPANO BEACH AERIAL MAP



Subject Site

1 in = 583 ft

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES