

OWNER: JOHN KNOX VILLAGE OF FLORIDA INC. ("Applicant")
LOCATION: 651 SW 6th STREET ("Property")
APPLICATION: TEXT AMENDMENT TO AMEND ZONING CODE SECTION 155.3507

February 23, 2021

NARRATIVE TO ACCOMPANY APPLICATION
FOR TEXT AMENDMENT

The Applicant is requesting a text amendment to amend Section 155.3507 of the City's Zoning Code. The Applicant is currently processing a land use plan amendment to amend Section L.9 of the City's comprehensive plan, which permits certain development rights within the John Knox Village Local Activity Center. The reason for the land use plan amendment, and this proposed text amendment, is to provide more flexibility for John Knox Village to respond to changing market conditions related to different types of housing mixes, and to provide additional services for residents of John Knox Village.

Text Amendment Criteria

City of Pompano Beach Zoning Code Section 155.2402.C

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;

RESPONSE: The Applicant is currently processing a land use plan amendment through the City and the County to change the use intensity in the John Knox Village LAC. The land use plan amendment was adopted by the Broward County Commission on February 23, 2021. Once adopted by the City Commission, the proposed text amendment will be consistent with the comprehensive plan.

2. Does not conflict with any provision of this Code or the Code of Ordinances;

RESPONSE: The proposed text amendment does not conflict with any provision of the City's Zoning Code or the Code of Ordinances.

3. Is required by changed conditions;

RESPONSE: The Applicant is requesting this text amendment to respond to changing market conditions. Since the John Knox Village LAC was adopted, the Applicant has experienced less demand for villa-type units, more demand for skilled nursing/assisted living units, and more demand for high-rise units. As Section 155.3507 is currently written, the

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code does not allow for flexibility in responding to changing market conditions and demand and limits certain types of housing to a maximum number. With this proposed text amendment, the total maximum unit count (1,224 dwelling units) will remain the same, however, John Knox Village will have greater flexibility in the type of units provided.

This text amendment is being processed concurrently with a master plan application, which does include a limitation on the number of units by type of unit. Applicant acknowledges that any future deviations from the master plan, if any, will require approval as outlined in the City's zoning code.

4. Addresses a demonstrated community need;

RESPONSE: In addition to the changing market conditions as outlined in (3) above, the Applicant has recognized a community need for additional office uses to serve John Knox Village and its residents. The current code limits commercial intensity in John Knox Village to 70,000 square feet, but does not delineate between retail commercial uses and office commercial uses. This proposed text amendment will differentiate the two by limiting traditional commercial uses (retail, services, etc.) to 42,300 square feet and will limit office uses to 96,000 square feet.

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;

RESPONSE: As stated in Section 155.3507 of the City's zoning code, 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.

The proposed text amendment is consistent with this purpose. The proposed text amendment will allow the Applicant to process the master plan, which is intended to support the planning and design principles. The unit mix flexibility will allow John Knox Village to provide a greater integration of housing, and the increased office intensity will allow John Knox Village to provide a greater integration for employment.

6. Would result in a logical and orderly development pattern; and

RESPONSE: The proposed text amendment does not significantly alter the development pattern in the John Knox Village LAC. The proposed text amendment merely allows John Knox Village to have greater flexibility in providing the types of housing and uses to serve the John Knox Village community.

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.

RESPONSE: The proposed text amendment is not expected to have any adverse impacts on the natural environment.