

## Legislation Text

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**File #:** 20-146, **Version:** 2

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**P.H. 2020-18: (PUBLIC HEARING 2ND READING)**

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.

(Fiscal Impact: N/A)

**FIRST READING: DECEMBER 10, 2019**

(**Staff Contact:** David Recor/Daniel Keester-O'Mills)

**Summary Explanation/Background:**

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. Please see the Certified Adoption Ordinance for reference.

The Planning and Zoning Board, on November 18, 2019, provided an approval recommendation of the proposed text amendment, by a 6-1 vote.

**Origin of request for this action:** Robert Lochrie/ John Knox Village of Florida, Inc

**Fiscal impact and source of funding:** N/A

