

**ORDINANCE NO. 2022 43**

**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 PROVIDE PERMITTED USE CATEGORIES, INTENSITY, DIMENSIONAL, DEVELOPMENT, AND PROCEDURAL STANDARDS FOR LAC – 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)**

<b>A. PURPOSE</b>
The Local Activity Center (LAC) district is established and intended to support a balanced mix of land use characterized by compactness, pedestrian friendly design, neighborhood scale and framed by architecture and landscape design appropriate to local history and ecology. Development patterns within LAC <del>d</del> istricts 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 property known as John Knox Village was rezoned to LAC on September 23, 2008 via Ordinance No. 2008-59.

## **B. USE STANDARDS**

See Appendix A: Consolidated Use Table, and use-specific standards in Article 4: Use Standards. ~~A list of Permitted and/or Prohibited Uses may be established during the LAC Rezoning process.~~ A list of Permitted Uses is provided in subsection D below.

## **C. INTENSITY, DIMENSIONAL, AND DEVELOPMENT STANDARDS**

~~Intensity, Dimensional, and Development Standards shall be established during the LAC Rezoning process and may include but not be limited to:~~

~~Residential Density, Non-Residential Intensity, FAR, Floor Area Per Dwelling Unit, Lot Area, Lot Width, Lot Coverage, Pervious Area, Individual Building Size, Building Height, Setbacks, Access and Circulation, Off-street parking and loading, Landscaping, Fences and Walls, and Building Design.~~

The Intensity and Dimensional Standards as listed in Table 155.3507.E, Intensity and Dimensional Standards for LAC – John Knox Village, shall apply to the property known as John Knox Village. The Local Activity Center (LAC) district shall comply with ARTICLE 5: DEVELOPMENT STANDARDS unless Development Standards are specified or identified in the adopted Master Plan.

## **D. Permitted Uses for LAC – John Knox Village**

### **1. Permitted Use Categories**

Unless prohibited in Article 4: or specifically prohibited/excepted below, all use types within the following Use Categories are Permitted in the property known as John Knox Village ~~which was rezoned to LAC on September 23, 2008, via Ordinance 2008-59.~~ The applicable use-specific standards in Article 4: Use Standards shall apply.

- a. Household Living Uses;
- b. Group Living Uses;
- c. Community Service Uses;

- d. Open Space Uses, except Cemetery or Mausoleum;
- e. Eating and Drinking Establishments, except Nightclub;
- f. Office Uses, except Contractor's Office;
- g. Retail Sales and Service Uses – Personal Services;
- h. Retail Sales and Service Uses – Retail Sales; and
- i. Visitor Accommodation Uses.

**2. Permitted Use Types**

In addition to the use categories permitted in subsection 1 above, the following Use Types are Permitted in the property known as John Knox Village ~~which was rezoned to LAC on September 23, 2008, via Ordinance 2008-59:~~

- a. Medical or Dental Clinic; and
- b. Nursing Home Facility.

**3. Prohibited Uses**

Use Categories and Types not listed as permitted in subsections 1 or 2 above, are prohibited in the property known as John Knox Village ~~which was rezoned to LAC on September 23, 2008, via Ordinance 2008-59~~ unless it is demonstrated that the unidentified use is an ancillary use, as defined in accordance with subsection E below.

**E. Intensity and Dimensional Standards for LAC - John Knox Village**

The Intensity and Dimensional Standards as listed in Table 155.3507.E, Intensity and Dimensional Standards for LAC - John Knox Village, shall apply to the property known as John Knox Village ~~which was rezoned to LAC on September 23, 2008, via Ordinance 2008-59.~~

TABLE 155.3507.E: INTENSITY AND DIMENSIONAL STANDARDS FOR LAC - JOHN KNOX VILLAGE	
INTENSITY AND DIMENSIONAL STANDARDS <sup>1</sup>	
District area, minimum ( <del>gross acres</del> )	68.5 <sup>2</sup> <u>65 acres</u>
Density, maximum	1,224 dwelling units <sup>3</sup>

Commercial <del>Intensity</del> Use, maximum (sq ft)	<del>70,000</del> <u>42,300</u>
Office Use, maximum (sq ft)	<u>96,000</u>
Recreation and Open Space <del>Intensity,</del> <u>minimum</u> <del>maximum</del> (acres)	4.28
<u>Ancillary Use</u>	<u>Unlimited</u> <sup>2</sup>
Lot coverage, maximum (% of lot area)	60%
Pervious area, minimum (% of lot area)	25%
Height, maximum (ft)	250 <sup>4 3</sup>
Setback abutting public right-of-way, minimum (ft)	25 <sup>5 4</sup>
Distance between residential structures, minimum (ft)	10 <sup>6-5</sup>
Dimensional Standards for Accessory Structures	See Accessory Use-Specific standards in Article 4: Part 3.

**TABLE 155.3507.E: INTENSITY AND DIMENSIONAL  
STANDARDS FOR LAC - JOHN KNOX VILLAGE**

**INTENSITY AND DIMENSIONAL STANDARDS <sup>1</sup>**

NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]

1. See measurement rules and allowed exceptions/variations in Article 9: Part 4.

~~2. Net Acreage is 64.42 acres~~

~~3. Residential Density is limited to 674 high-rise units, 247 assisted dwelling units equivalents, 216 villas, and 87 garden apartments.~~

2. Ancillary uses include uses to provide services and support to John Knox Village residents which are not intended to attract customers that do not reside in John Knox Village. Employment supporting the ancillary use is expected and the impacts of that employment were considered in the land use plan amendment granting the unlimited ancillary use entitlements.

~~4. 3.~~ 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.

~~5. 4.~~ 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. Buildings over 200 feet in height shall provide at least 200 foot setback from any public right-of-way.

~~6. 5.~~ 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.

**F. Process for Master Plan and Site Plan Approval**

**1. Approval of Master Plan**

An illustrative build out Master Plan for John Knox Village, in accordance with Section ~~155.3602. General Standards for All Planned Development Districts~~ 155.3507. A, Purpose, shall be submitted to and recommended by the Planning and Zoning Board. The Master Plan for John Knox Village is approved by the City Commission via City Resolution No. \_\_\_\_\_. ~~upon recommendation by the Planning and Zoning Board.~~

**2. Minor Deviations from Approved Master Plan**

Minor deviations may be permitted by the Development Services Director in accordance with the procedural requirements of Section 155.2405.J. Planned Development, Minor Deviations from Approved PD Plan. Any changes not determined to be a minor deviation shall be reviewed and approved via City resolution. Notwithstanding the foregoing, the following changes shall not be deemed Minor Deviations:

- a. Changes in building size and location for buildings fronting Dixie Highway;
- b. Changes to the orientation of buildings fronting Dixie Highway;
- c. Major changes to the primary internal roadway configuration; and
- d. Shifts in any building location for buildings that are greater than ten (10) stories in height.

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**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 22nd day of March, 2022.

**PASSED SECOND READING** this 12th day of April, 2022.

DocuSigned by:  
*Rex Hardin*  
502CB780EB3F480...

**REX HARDIN, MAYOR**

**ATTEST:**

DocuSigned by:  
*Asceleta Hammond*  
62AB0835850F4A1...

**ASCELETA HAMMOND, CITY CLERK**

MEB/jrm:jmz  
2/24/22  
L:ord/ch155/2022-137

