

JOHN KNOX VILLAGE AMENDED PLAT

PLAT NOTE AMENDMENT NARRATIVE

Plat Book 179, Page 186 BCR

February 11, 2022

Background. John Knox Village of Florida, Inc. (“Owner”) is the Owner of the John Knox Village retirement community, located at 651 SW 6th Street in the City of Pompano Beach, Florida. John Knox Village is subject to the John Knox Village Amended Plat, recorded in Plat Book 179, Page 186 of the public records of Broward County, Florida (“Plat”).

Owner is in the process of creating a master plan for John Knox Village to guide the future of development and operations within John Knox Village (City Case No. PZ21-13000001). In the process of creating the master plan, Owner received approval for a land use plan amendment to make both the City and County comprehensive plans consistent with the uses in the proposed master plan. Owner is now requesting to amend the notation on the Plat to make the notation consistent with the master plan and the City and County comprehensive plans. Owner is requesting to amend the note as follows:

CURRENT RESTRICTIVE NOTE:

THIS PLAT IS RESTRICTED TO 674 HIGH RISE UNITS (503 EXISTING, 171 PROPOSED); 87 GARDEN APARTMENTS (38 EXISTING, 49 PROPOSED); 216 VILLAS (204 EXISTING, 12 UNITS PROPOSED); A NURSING HOME/ASSISTED LIVING FACILITY (ALF) WITH 247 DWELLING UNIT EQUIVALENTS (120 EXISTING, 127 PROPOSED); 47,050 SQUARE FEET OF USES ANCILLARY TO THE RESIDENTIAL UNITS; 4.28 ACRES OF ANCILLARY RECREATIONAL USES; 42,300 SQUARE FEET OF COMMERCIAL USE, AND 27,700 SQUARE FEET OF EXISTING OFFICE USE.

THE 42,300 SQUARE FEET OF COMMERCIAL USE AND 27,700 SQUARE FEET OF EXISTING OFFICE USE ARE FURTHER RESTRICTED TO PARCELS B AND C ONLY, AND THE RESIDENTIAL DWELLING UNITS ARE RESTRICTED TO PARCELS A AND B ONLY.

PROPOSED RESTRICTIVE NOTE:

THIS PLAT IS RESTRICTED TO 1,224 RETIREMENT COMMUNITY DWELLING UNITS/DWELLING UNIT EQUIVALENTS; 91,773 SQUARE FEET OF USES ANCILLARY TO THE RESIDENTIAL UNITS; 96,000 SQUARE FEET OF OFFICE USES; 42,270 SQUARE FEET OF COMMERCIAL USES; AND 10 ACRES OF ANCILLARY RECREATIONAL USES.