

condition. Ms. Stanton responded that there was a difference compared to another sheet showing the building height in table form. She stated she is asking for consistency.

Ms. Coleman asked to put that clarification on the record tonight since there has been inconsistency in the submittals. Ms. Stanton responded the proposal is for a 21-story building. The overall maximum height is 243 feet Above Mean Sea Level (AMSL) and 230 feet Above Ground Level (AGL). Ms. Coleman stated she would like the applicant to confirm.

Mr. Robert Lochrie introduced himself to the Board. He stated this project has been reviewed by the FAA, and has determined no hazard to air navigation. The application has also been reviewed by the City's Airpark consultant as well as the City's Airpark Manager. The FDOT has also determined the application met the standards. He stated the FAA is very particular about the height numbers. He stated the difference between the two numbers relate to the different methods of measuring height. The FAA measures it from seal level (243 feet), whereas the city measures it from grade (232 feet). From ground, another FAA method for measuring, the height is 230 feet. The building is at the height it should be. The FAA would measure heights differently is different parts of the country. He stated the issues that need to be clarified on the drawings do not affect the height of the building at all, but relate to the moving of the tower north. The corrections will be made as they move forward.

Mr. Stacer asked if anyone from the public wished to speak on the item. There were none. Mr. Stacer closed the public hearing.

(50:45)

MOTION by Carla Coleman and seconded by Richard Klosiewicz that the Board find that competent, substantial evidence has been presented for application #21-12400001 that satisfies the review standards and that approval is granted, subject to the 5 conditions requested by staff. All voted in favor of the motion.

(52:40)

4. LN-95 **JOHN KNOX VILLAGE MASTER PLAN**

Request:	Master Plan
P&Z#	21-13000001
Owner:	John Knox Village of Florida, Inc.
Project Location:	51 SW 6 Street
Folio Number:	494202530010
Land Use Designation:	LAC (Local Activity Center)
Zoning District:	LAC (Local Activity Center)
Commission District:	3
Agent:	Andrew J. Schein (954-617-8919)
Project Planner:	Jae Eun Kim (954-545-7778 / Jae.Eun.Kim@copbfl.com)

Mr. Stacer stated that for the record he has had communication with several people at John Knox Village and the CEO, who is on the Task Force for the Dixie Highway Corridor. He stated that nothing that was discussed will use the information at this hearing to make his analysis and recommendation.

Ms. Jae Eun Kim, Planner, introduced herself to the Board. She stated that the applicant, John Knox Village of Florida, Inc., is requesting approval of a Master Plan to be adopted. 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 applicant is proposing the Master Plan to transform the senior living community to a redeveloped and modernized community to accommodate the next generation of seniors. Presently, there are a few projects under construction as part of Phase II Improvement of the Master Plan: a 150-unit Independent Tower, Village Pool, and Village Center (Pavilion). She stated that a brief history of the John Knox Village development is included in the staff report. The DRC meeting for the application was scheduled on April 07, 2021, and review comments were provided to the applicant. A DRC meeting was held to discuss comments, which were incorporated into this application. The entitlement defined in the Master Plan is consistent with the Land Use entitlements for the John Knox Village Local Activity Center (JKV LAC) property, which was recently adopted via Ordinance 2021-47 in March of 2021. The Master Plan is not proposing any deviations, and complies with all Article 5 Standards and other applicable code requirements. Ms. Kim stated that the Commission approves this Master Plan, individual projects going forward will be processed and reviewed as a Minor Site Plan and will not be placed for the Planning Zoning Board meeting. As prescribed by the current code, this unique review procedure for the John Knox Village Master Plan obtained a recommendation from this Board on April 24, 2019, and adopted by the City Commission via Ordinance No. 2019-110. She added that this Master Plan provides an overview on how the John Knox Village property will be built out, and includes an illustrative plan, phasing plan, itemized entitlements, and other associated plans. She stated that given the information provided to the Board, as the finder of fact, the Development Services Department provides the following recommendation, and alternative motions, which may be revised or modified at the Board's discretion.

Alternative Motion I: Recommend approval of the Master Plan to the City Commission for their consideration with the following conditions:

1. The plat note amendment shall be approved by the City Commission prior to approval of the Master Plan.
2. Pursuant to Section 155.3507, F. 4, a traffic study shall be reviewed and obtained approval prior to placement on the City Commission hearing agenda.
3. Prior to the issuance of any building permit for any building that would conflict with the existing easement, Applicant shall receive approval of an easement vacation or partial easement vacation for any portion of the easement that conflicts with the proposed above-ground improvements.

Alternative Motion II: Table this application for additional information as requested by the Board.

Alternative Motion III: Recommend denial as the Board finds that the request is not consistent with the Future Land Use Goals, Objectives and Policies, or addressed the review standards for a code amendment as listed in this report.

Staff recommends Alternative Motion I.

Mr. Stacer asked if the Board had any questions of staff. There were none.

Andrew Schein introduced himself to the Board. He introduced his team, which includes the CEO of John Knox Village, and members of the design team. He stated this has been a long time coming.

Mr. Gerry Stryker, President and CEO of John Knox Village (561 SW 6th ST, Pompano Beach) introduced himself to the Board. He stated that John Knox Village has served the community for 54 years. He has served for almost 9 years in this capacity. He stated he is excited about the Master Plan as it will provide economic development opportunities as they integrate with the city. They serve nearly 1,000

residents and 842 staff in 2 different corporations. He thanked the city and the consultants that have assisted along the way.

Mr. Schein stated that the Master Plan began about 6 years ago as an idea and since then, John Knox created an internal Master Planning committee composed of administration staff and residents. Multiple presentations have been made on the Master Plan to the residents. All comments have been incorporated into this application. He stated the Master Plan is a long-range master plan. It is 9 phases, of which they are entering their 2nd phase. He showed the overall master plan graphic. He showed the existing conditions. The purpose of this Master Plan is to provide flexibility for John Knox Village and its changing market. Based on market change, they are moving away from villas and moving toward high-rise and garden style apartments. They are proposing more green space and less villas. There will be a mixed-use residential and commercial building planned along Dixie Highway, which will include 48 garden apartments and commercial uses. He showed an open space diagram. The two lakes that exist today will be connected. The tallest buildings have already been approved or are existing. He showed the phasing plan and stated they are about to start on phase 3. He showed some perspective images.

Mr. Stacer asked if anyone had questions of the applicant. There were none. Mr. Stacer stated that the idea is to streamline the overall process of continued development. He asked with that in mind, if many of the decisions that would normally come to this Board would be handled internally with the Development Services Director. Mr. Schein responded yes. It will mostly be minor site plans and larger developments would still be seeking Architectural Appearance Committee approval, but not the Planning and Zoning Board's. Mr. Stacer stated he wanted to make that clear for the Board and the public. Mr. Stacer stated that he felt there are certain things that he would like to see come to this Board. He stated there will be a significant change to the perimeter road, which is a good thing, but he is concerned about the larger circulation. He would like that to be considered by this Board.

Ms. Coleman stated that she has had previous experience with campus master plans. She stated that in those cases, if a deviation from the adopted master plan happened to a certain percentage, it triggered a reoccurrence before the board. She asked if there is anything like that built into this plan. Mr. Stacer responded that staff will review all internal site plans as minor, no matter what. Ms. Coleman asked if there is a trigger built in to come back to this Board. Mr. Schein responded yes, there is a trigger built in and it will act the same as a Planned Development, which has minor and major deviations.

Ms. King asked how this project is in relation to the one that has already gone on Dixie Highway. Ms. Kim asked which project Ms. King is referring to. Ms. King responded there is one under construction on Dixie Highway. Ms. Kim responded the construction taking place currently is under phase 2B, which is interior to the site.

Mr. Saunders stated that staff needs to respond to the question regarding built in triggers as it relates to the code.

Mr. Stacer asked if the buildings on Dixie are moved or deviate—even to a lesser degree—he would like to see it back at the Planning & Zoning Board. This is significant to the Task Force for Dixie Highway. He also stated that he understood if the campus size changes with the acquisition of more property, that would automatically come back to the Board. He stated if the heights of towers change or if they move closer to Dixie Highway, this should come back to the Board. He asked if those conditions would be in the text amendment. Mr. Saunders responded that the Board should state into the record if they would like to place any conditions. He again mentioned that staff should respond to the triggers. Ms. Kim stated that changes of development character, changes to open space, and the like, are typically considered major deviations that come back to the Board as master plan changes.

Ms. Aycock asked if the mixed-use buildings on Dixie Highway include retail on the bottom and residential on the top. Mr. Schein responded yes, there are 48 garden apartments in the two buildings and

32,000 sq. ft. of commercial use. Ms. Aycock asked about vehicle access to the buildings. Ms. Schein responded there is access to the south of that area and the buildings would be oriented towards Dixie Highway and encourage pedestrian access, adding to the corridor.

Mr. Stacer asked if Mr. Saunders had anything to add. Mr. Saunders stated that the applicant has responded that there are deviations which would qualify as major and would need to be applied for. Ms. Kim stated that the proposed text amendment does not include the PD language but staff will work with the applicant to include similar language. Mr. Saunders stated the Board is looking for concurrence from the applicant regarding deviation triggers. He read the deviations section of the code for PD districts. He stated this is what Ms. Coleman was referring to. Mr. Schein stated that language is already mentioned in the LAC section of the code and they have no objections to that being a condition.

Ms. Kovac asked what the tallest building on the campus measures. Mr. Schein responded 16 stories.

Mr. Stacer asked if anyone from the public wished to speak.

Michael Skaversky (1630 SW 5 Ave. Pompano Beach) introduced himself to the Board. He asked how long would it take to build the project. Mr. Schein stated he did not have a set number of years but it is a long-range plan. Mr. Skaversky asked if the apartment units on the buildings facing Dixie will exit out on Dixie. Mr. Schein responded the commercial aspect will. Mr. Skaversky asked about acquiring additional land for the project. Mr. Schein stated that was a hypothetical scenario for the future. Mr. Skaversky complimented the project and wished the applicant best of luck.

Mr. Stacer closed the public hearing.

Ms. Coleman asked if there was any other development within the city with a similar designation. Mr. Stacer responded no. Ms. Kim added the LAC was created for John Knox Village.

Mr. Stacer stated that most of the Board's concerns are related to the following item, which is the text amendment.

(1:28:41)

MOTION by Joan Kovac and seconded by Tobi Aycock that the Board find that competent, substantial evidence has been presented for application #21-13000001 that satisfies the review standards and that approval is recommended, subject to the 3 conditions requested by staff in Alternative Motion I. All voted in favor of the motion.

Mr. Saunders asked staff when preparing the order, to leave out any conditions that have been satisfied.

Ms. Kim stated the traffic study was approved earlier this year but the city's traffic engineering consultant needs to review and any concerns will need to be addressed before City Commission hearing.

(1:31:29)