

August 24, 2022

Owner: John Knox Village of Florida, Inc.
Project: John Knox Village
Request: Amendment to Section 155.3507 of the Pompano Beach Zoning Code
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NARRATIVE TO ACCOMPANY
TEXT AMENDMENT APPLICATION

Background. John Knox Village of Florida, Inc. (“Applicant”) is requesting approval of an amendment to Section 155.3507 of the City of Pompano Beach (“City”) zoning code. The Applicant is the owner of the John Knox Village development, generally located at 651 SW 6th Street (the “Property”). The Property is the subject of the John Knox Village Master Plan, which was approved by the City Commission on March 22, 2022 pursuant to City Resolution No. 2022-144.

The Master Plan includes numerous significant upgrades to the Property that will modernize the John Knox Village campus, creating one of the most comprehensive, inclusive, active, and architecturally attractive retirement communities in South Florida.

Part of the modernization efforts include updated signage. Much of the existing signage is dated and is not reflective of John Knox Village’s greater vision. This application is to permit an animated sign facing I-95. The animation, which is shown in the video included in this submission, is simple and clean. The analog clock that currently exists on Cassels Tower will become a digitally-animated analog clock, representing the modernization of John Knox Village while paying homage to its retirement community history.

Zoning Code Requirements. Under Section 155.2402 of the City’s zoning code, in determining whether to adopt or deny the proposed [text] amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed [text] amendment:

1. Is consistent with the comprehensive plan;

RESPONSE: The proposed text amendment is consistent with the comprehensive plan. When it comes to signage, the comprehensive plan promotes the removal of unsightly and obtrusive signs. The proposed sign is neither unsightly nor obtrusive. The sign will be at least 105 feet above grade, will not impede any pedestrian experience, and is reflective of the special character of the John Knox Village LAC.

2. Does not conflict with any provision of the [zoning code] or the Code of Ordinances;

RESPONSE: As this is a request for a text amendment, the proposed text amendment to the zoning code will not conflict with the zoning code or the Code of Ordinances.

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3. Is required by changed conditions;

RESPONSE: John Knox Village has not received a major overhaul or modernization in over 30 years. With the adoption of the Master Plan, John Knox Village will be significantly improved, bringing the campus in line with modern planning principles and market needs. The changing conditions of John Knox Village will be for the better, allowing the campus to serve a greater number of residents and to improve the quality of life for existing residents. The updated signage is reflective of these changing conditions and modernization, with the change of the clock from analog to “analog in digital format” symbolizing John Knox Village’s next chapter in its life.

4. Addresses a demonstrated community need;

RESPONSE: See response to item #3 above. Modernization of the campus is a significant need in the John Knox Village community, and the updated signage is reflective of such need.

5. Is consistent with the purpose and intent of the zoning districts in the [zoning code], or would improve compatibility among uses and would ensure efficient development within the City;

RESPONSE: Under Section 155.3507.A of the City’s zoning code, the LAC district is 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.

The updated signage will not affect the compactness, pedestrian friendly design, or neighborhood scale of the campus. The signage will be part of the architecture of Cassels Tower. By upgrading to an analog clock in digital format, the updated signage will bridge the gap between John Knox Village’s local history as a retirement community and the reality that the campus needs to be brought into the digital age.

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

RESPONSE: When it comes to development patterns, John Knox Village is unique as the only LAC in the City. The heights of some of the buildings on the campus (both existing and proposed, including Cassels Tower) exceed the 105-foot height limitation found in the City’s standard zoning districts. The sign will be consistent with the logical and orderly development pattern in the LAC, as both the sign and the development pattern are unique. The proposed sign will be more than 105 feet above grade, and since most other zoning districts do not permit building heights above 105 feet, the proposed animated sign will not be inconsistent with the overall pattern in the City.

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 adverse impacts on the natural environment.

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