



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

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**File #:** LN-95

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### PLANNING AND ZONING BOARD

Meeting Date: AUGUST 25, 2021

### 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 / JaeEun.Kim@copbfl.com)

### Summary:

The following is a summary of information on the subject property. The applicant, John Knox Village of Florida, Inc., is requesting approval of a Master Plan to be adopted in accordance with Section §155.3507, LOCAL ACTIVITY CENTER (LAC) of the City's Zoning Code. 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. The Master Plan includes a new independent living tower and assisted living units as well as an increase of ancillary and office uses to meet internal needs of the residents.

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).

### Brief History of John Knox Village

The subject property has been operating as a retirement community since 1967. Originally called Baptist Village of Pompano Beach, in 2003 "John Knox Village" was founded. 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 districts 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 2008-59.

The property is located on the southwest corner of the intersection of S. Dixie Highway and SW 3rd Street.

**Findings of Fact:**

Staff submits the following information, which is relevant to this Application:

1. 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.
2. The property is platted and recorded in Plat Book 179, Pages 186 through 191, B.C.R.
3. The site is 65 net acres (all land within the property lines).
4. The Zoning and uses of adjacent properties are:

Adjacent Property	Zoning District	Existing Use
North	RM-30	Multifamily Residential
South	RM-20	Multifamily Residential
East	B-4	Retail and Auto Repair shops
West	B-3	Office, Motel, Interstate-95

5. The entitlement defined in the Master Plan is consistent with the Land Use entitlement for the John Knox Village Local Activity Center (JKV LAC) property, which was recently adopted via Ordinance 2021-47.

**STAFF ANALYSIS**

The Master Plan for John Knox Village development is to respond evolving market conditions related to different types of housing mixes, and to provide further services for residents. The Master Plan is prepared to transform the senior living community to a redeveloped and modernized community to accommodate the next generation of seniors. Additionally, it includes significant improvements to the campus, with numerous beautification initiatives, and an increase of ancillary and office uses to meet internal needs of the residents. 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.

The Master Plan is not proposing any deviations, but comply with all Article 5 Standards and other applicable code requirements. Please note that once 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.

Lastly, the Master Plan is in accordance with the text amendment proposed for 155.3507. Local Activity Center (PZ # 21-81000001) and with the Land Use entitlement for the John Knox Village Local Activity Center (JKV LAC), recently adopted via Ordinance no. 2021-47, and is consistent with the following Goals, Objectives & Policies (GOPs) in the Future Land Use Element of the City's Comprehensive Plan.

Objective 01.02.00 Right-of-Way Protection and Accessibility. Protect the existing and future building encroachments and ensure proper accessibility with the roadway and transit network.

Policy 01.07.01 Continue to evaluate and improve the City's land development regulations to facilitate sustainable and resilient redevelopment and support adaptation strategies in the build environment that reduce greenhouse gas emissions and accommodate the adopted sea level rise projections.

Policy 01.07.08 Through ongoing updates to the land development regulations develop new zoning districts that encourage redevelopment, including mixed use along major highway corridors.

Objective 01.13.00 Encourage compact development reflecting characteristics which include a mixture of community serving uses such as commercial, office, employment, civic and institutional, recreation and open space and residential, characterized by an efficient infrastructure, close-knit neighborhood and sense of community, preservation of natural systems, promotion of pedestrian circulation and convenient access to mass transit facilities through the establishment of a Local Activity Center land use category.

### **DEPARTMENT RECOMMENDATION**

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.

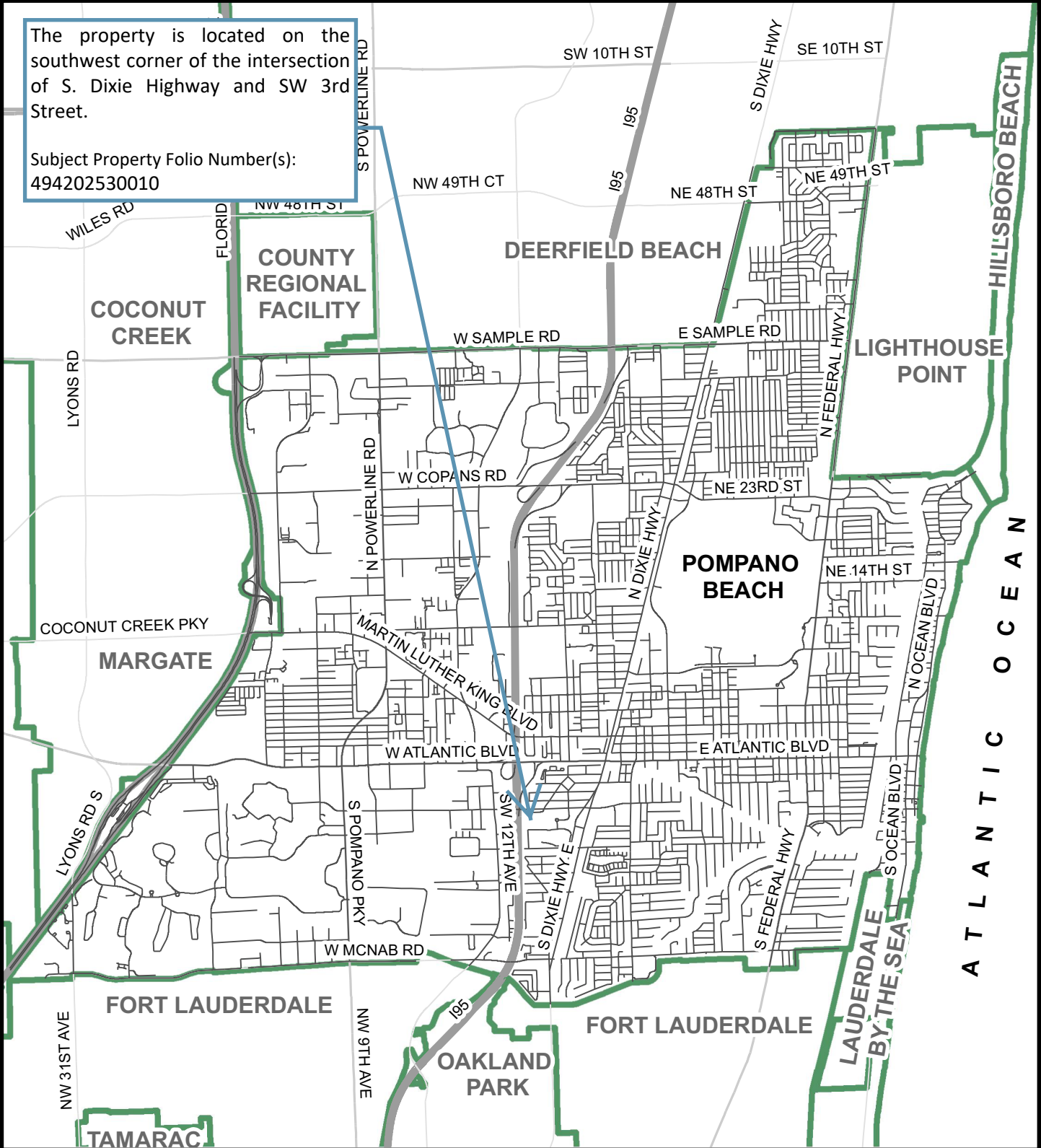
Staff recommends alternative motion #1.

# CITY OF POMPANO BEACH LOCATION MAP



The property is located on the southwest corner of the intersection of S. Dixie Highway and SW 3rd Street.

Subject Property Folio Number(s):  
494202530010



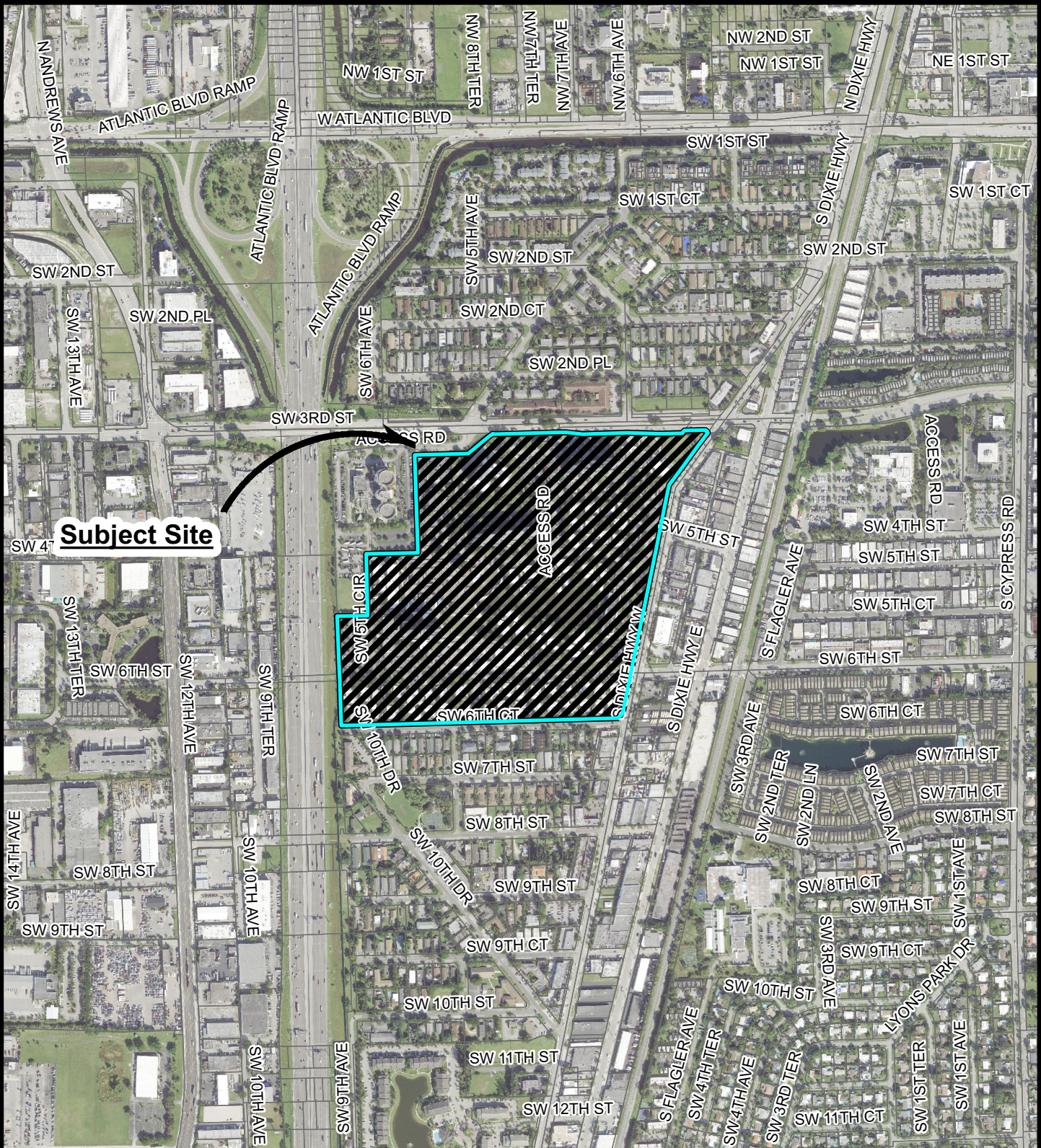
# LEGEND

FOR LAND USE PLAN			FOR ZONING MAP	
Symbol	Classification Units/ Acre		Symbol	District
			RS-1	Single-Family Residence 1
L	Low (1-5 DU/AC)		RS-2	Single-Family Residence 2
LM	Low- Medium (5-10 DU/AC)		RS-3	Single-Family Residence 3
M	Medium (10-16 DU/AC)		RS-4	Single-Family Residence 4
MH	Medium-High 16-25 DU/AC)		RS-L	Single-Family Residence Leisureville
H	High (25-46 DU/AC)			
12	Irregular Density		RD-1	Two- Family Residence
36	Irregular Density			
			RM-7	Multiple-Family Residence 7
C	Commercial		RM-12	Multiple-Family Residence 12
CR	Commercial Recreation		RM-20	Multiple-Family Residence 20
			RM-30	Multiple-Family Residence 30
I	Industrial		RM-45	Multiple-Family Residence 45
			MH-12	Mobile Home Park
T	Transportation			
			B-1	Limited Business
U	Utilities		B-2	Neighborhood Business
			B-3	General Business
CF	Community Facilities		B-4	Heavy Business
			M-1	Marina Business
OR	Recreation & Open Space		CR	Commerical Recreation
W	Water		I-1	General Industrial
			I-1X	Special Industrial
RAC	Regional Activity Center		O-IP	Office Industrial Park
			M-2	Marina Industrial
*	LAC	Local Activity Center		
			TO	Transit Oriented
DPTOC	Downtown Pompano		PR	Parks & Recreation
	Transit Oriented Corridor		CF	Community Facilities
			PU	Public Utility
	Number		T	Transportation
			BP	Business Parking
		*	LAC	Local Activity Center
			RPUD	Residential Planned Unit Dev.
			PCD	Planned Commercial Development
			PD-TO	Planned Development - Transit Oriented
			PD-I	Planned Development - Infill
			RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
			AOD	Atlantic Boulevard Overlay District
			CRAO	Community Redevelopment Area Overlay
			NCO	Neighborhood Conservation Overlay
			APO	Air Park Overlay
			DP	Downtown Pompano Beach Overlay

P&Z



# CITY OF POMPANO BEACH AERIAL MAP



**Subject Site**

**P&Z**  
8/16/2021 DesHul

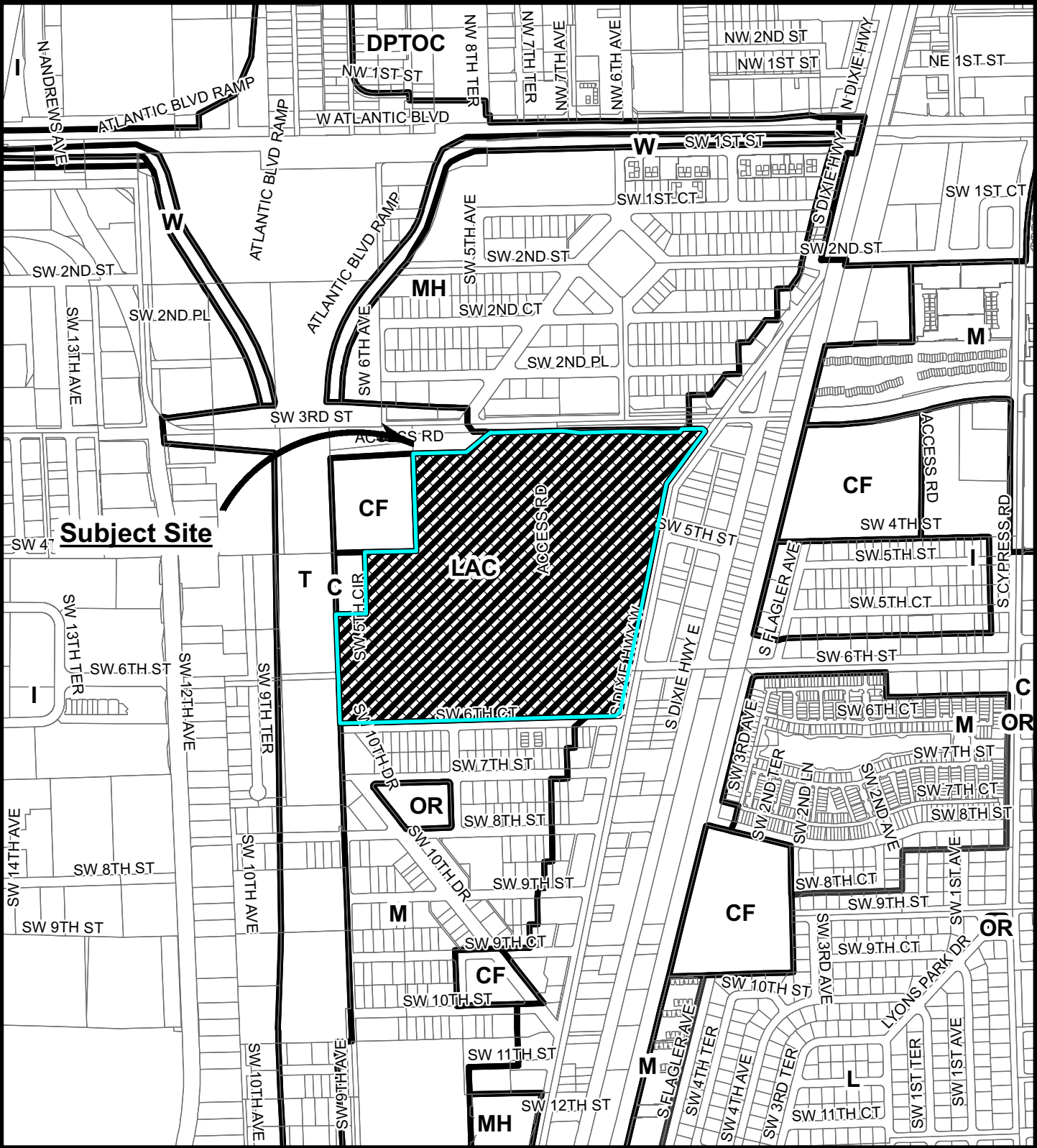
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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ21-13000001  
8/25/21



CITY OF POMPANO BEACH  
OFFICAL LAND USE MAP



**Subject Site**

**LAG**

**P&Z**  
1" = 833 ft  
8/16/2021 DesHul

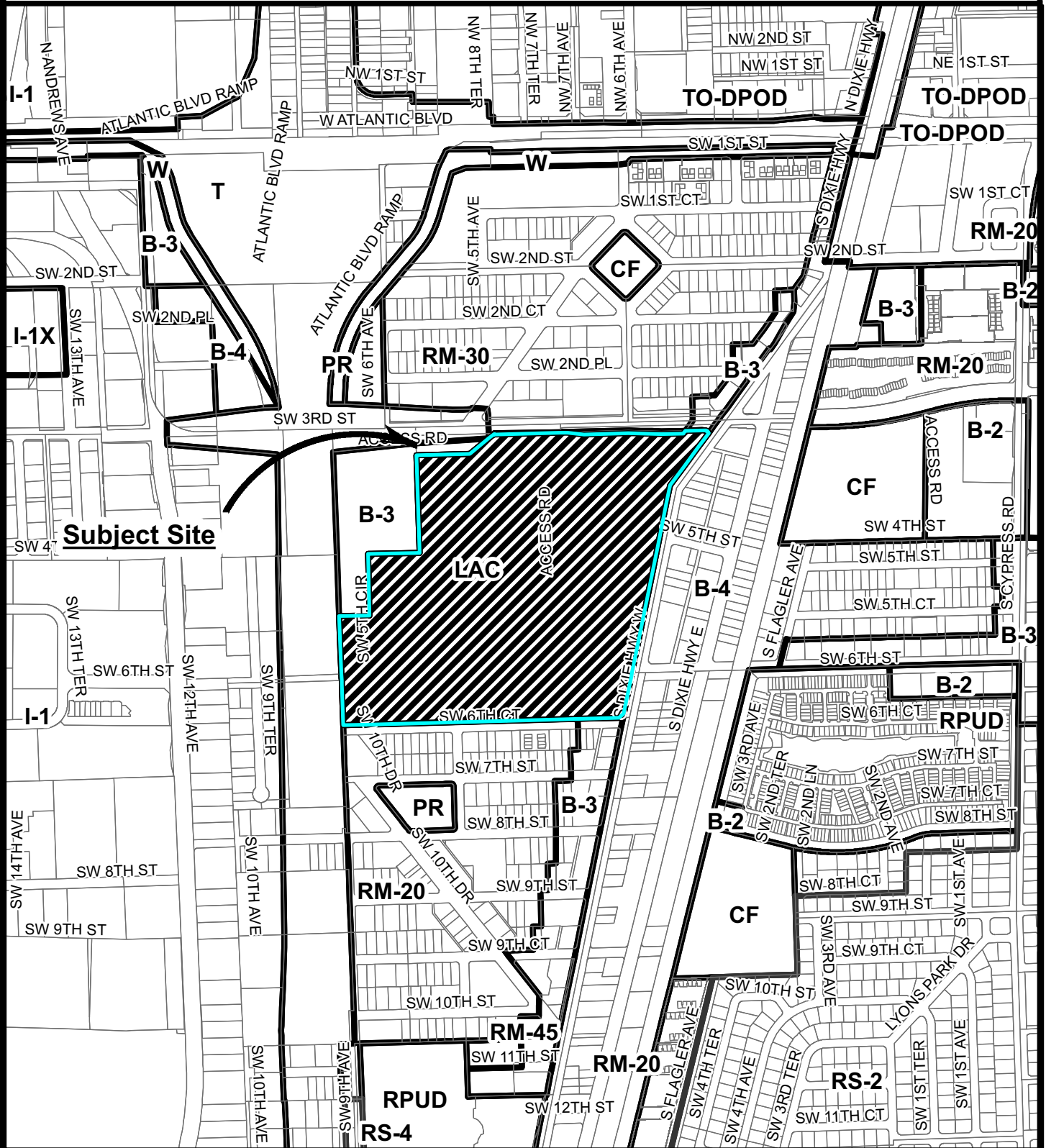
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# CITY OF POMPANO BEACH ZONING MAP



**P&Z**  
Scale = 833 ft

8/16/2021

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