

# EXHIBIT 1

## RESOLUTION NO. 2020-

1 A RESOLUTION OF THE BOARD OF COUNTY  
2 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,  
3 TRANSMITTING A PROPOSED AMENDMENT TO THE  
4 BROWARD COUNTY LAND USE PLAN TEXT OF THE  
5 BROWARD COUNTY COMPREHENSIVE PLAN  
6 REGARDING THE POMPANO BEACH JOHN KNOX  
7 VILLAGE ACTIVITY CENTER; AND PROVIDING FOR AN  
8 EFFECTIVE DATE.

9 WHEREAS, Broward County adopted the Broward County Comprehensive Plan  
10 on April 25, 2017 (the Plan);

11 WHEREAS, the Department of Economic Opportunity has found the Plan in  
12 compliance with the Community Planning Act;

13 WHEREAS, Broward County now wishes to propose an amendment to the  
14 Broward County Land Use Plan text;

15 WHEREAS, the Planning Council, as the local planning agency for the Broward  
16 County Land Use Plan, held its hearing on October 22, 2020, with due public notice;  
17 and

18 WHEREAS, the Board of County Commissioners held its transmittal public  
19 hearing on December 1, 2020, at 10:00 a.m., having complied with the notice  
20 requirements specified in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

21 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
22 BROWARD COUNTY:

23 Section 1. The Board of County Commissioners hereby transmits to the  
24 Department of Economic Opportunity, South Florida Regional Planning Council, South

1 Florida Water Management District, Department of Environmental Protection,  
2 Department of State, Department of Transportation, Fish and Wildlife Conservation  
3 Commission, Department of Agriculture and Consumer Services, and Department of  
4 Education, as applicable, for review and comment pursuant to Section 163.3184,  
5 Florida Statutes, Amendment PCT 20-7, which is an amendment to the Broward County  
6 Land Use Plan text regarding the Pompano Beach John Knox Village Activity Center.

7 Section 2. The proposed amendment to the Broward County Comprehensive  
8 Plan is attached as Exhibit "A" to this Resolution.

9 Section 3. EFFECTIVE DATE.

10 This Resolution is effective upon adoption.

11

12 ADOPTED this day of , 2020.

13

14

15 Approved as to form and legal sufficiency:  
Andrew J. Meyers, County Attorney

16

17 By /s/ Maite Azcoitia 10/08/2020

18 Maite Azcoitia (date)

19 Deputy County Attorney

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23

MA/gmb

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10/08/20

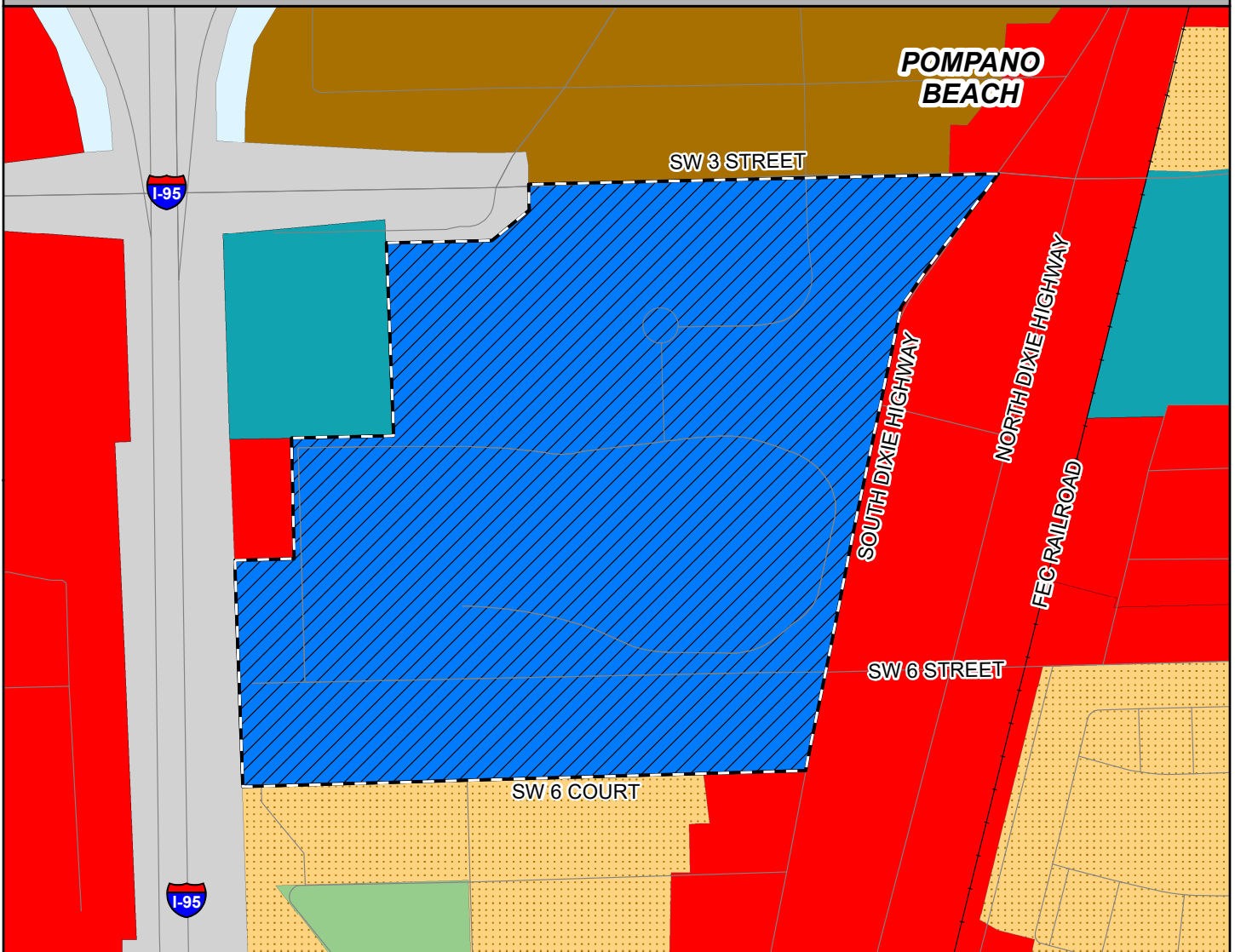
PCT20-7 Pompano Beach John Knox Village Activity Center.TransReso.doc

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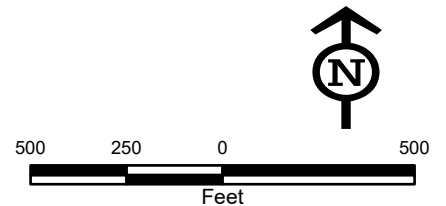
# EXHIBIT A

## BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PCT 20-7

<b>Current Land Use:</b>	Activity Center
<b>Proposed Land Use:</b>	Activity Center - Addition of 96,000 square feet of office use. Reduction of 27,700 square feet of commercial use.
<b>Gross Acres:</b>	Approximately 69.7 acres



- |  |   |
|--|---|
|  Site                         |  Recreation and Open Space |
|  Medium (16) Residential      |  Community                 |
|  Medium-High (25) Residential |  Transportation            |
|  Activity Center              |  Water / Primary Drainage  |
|  Commerce                     |   |



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PCT 20-7**  
**(POMPANO BEACH)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation*

*October 13, 2020*

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

**If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.**

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

*II. Planning Council Transmittal Recommendation*

*October 22, 2020*

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous: 16-0; Blackwelder, Blattner, Breslau, Castillo, DiGiorgio, Fernandez, Gomez, Good, Graham, Hardin, Maxey, Parness, Railey, Rich, Ryan and Stermer.)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 20-7**

**INTRODUCTION AND APPLICANT'S RATIONALE**

- I. Municipality: Pompano Beach
- II. County Commission District: District 4
- III. Site Characteristics
- A. Size: Approximately 69.7 acres
- B. Location: In Section 2, Township 49 South, Range 42 East; generally located south of Southwest 3 Street, west of South Dixie Highway, east of Interstate 95 and north of Southwest 6 Court.
- C. Existing Use: Retirement community
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Activity Center consisting of:  
1,224 dwelling units consisting of:  
674 high-rise units  
247 assisted dwelling unit equivalents  
216 villas  
87 garden apartments  
70,000 square feet of commercial use  
4.28 acres minimum of recreation and open space use
- B. Proposed Designation: Activity Center consisting of:  
1,224 dwelling units  
42,300 square feet of commercial use  
96,000 square feet of office use  
4.28 acres minimum of recreation and open space use
- C. Estimated Net Effect: **Addition** of 96,000 square feet of office use  
**Reduction** of 27,700 square feet of commercial use  
**No net change** to residential or recreation and open space uses

**INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

- A. *Existing Uses:*                      *North:* Religious institution, multi-family residential and vacant  
*East:* Auto repair, warehouses and retail  
*South:* Auto repair, single-family residential and multi-family residential  
*West:* Interstate 95 and religious institution
- B. *Planned Uses:*                      *North:* Commerce, Community, Transportation and Medium-High (25) Residential  
*East:* Commerce  
*South:* Commerce and Medium (16) Residential  
*West:* Transportation, Commerce and Community

VI. Applicant/Petitioner

- A. *Applicant:*                              John Knox Village of Florida, Inc.
- B. *Agents:*                                 Robert B. Lochrie III, Esquire, Lochrie & Chakas, P.A.  
Leigh R. Kerr, AICP, Leigh Robinson Kerr & Associates, Inc.
- C. *Property Owner:*                      John Knox Village of Florida, Inc.

VII. Recommendation of Local Governing Body:

The City of Pompano Beach recommends approval of the proposed amendment.

# ATTACHMENT 1

## BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT PCT 20-7

### **Pompano Beach John Knox Village Activity Center**

*Acreege:* Approximately 69.7 acres

*General Location:* Generally located south of Southwest 3 Street, west of South Dixie Highway, east of Interstate 95 and north of Southwest 6 Court.

*Density and Intensity of Land Uses:*

Residential Land Uses: 1,224 dwelling units\*

Commercial Land Uses: ~~70,000~~ 42,300 square feet

Office Land Uses: 96,000 square feet

Recreation and Open Space: 4.28 acres minimum

Remarks:

~~\*Consisting of 674 high rise 1 units, 247 assisted dwelling unit equivalents, 216 villas and 87 garden apartments.~~

\*The dwelling units are age restricted via a legally enforceable declaration recorded in Broward County public records.

Note: Underlined words are proposed additions; ~~struck through~~ words are proposed deletions; double underlined words are additions proposed by Planning Council staff.