



DEVELOPMENT SERVICES

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ADMINISTRATIVE MEMORANDUM NO. 20 - 088

TO: Planning and Zoning Board
VIA: David L. Recor, ICMA-CM, Director of Development Services *[Signature]*
VIA: Jennifer Gomez, AICP, Assistant Development Services Director *[Signature]*
FROM: Jean E. Dolan, AICP, CFM, Principal Planner *[Signature]*
SUBJECT: John Knox Village LAC - Land Use Plan Text Amendment (P&Z: 20-92000001)
DATE: March 9, 2020

A. Request

The Applicant is requesting to change the entitlements for the 65 net acre John Knox Village Local Activity Center (LAC) land use district. The subject property is generally located east of I-95, west of Dixie Highway, south of SW 3rd Street and north of SW 6th Court.

B. Proposed Development and Net Change in Entitlements

In preparation for approval of a new proposed master plan for John Knox Village, the Applicant is proposing to change the Land Use entitlements to allow more office, less retail and to remove the unit types specified for the residential units, as specifically shown below.

NET CHANGE IN ENTITLEMENTS BY LAND USE CATEGORY

Type of Land Use	Current Entitlements Per City Plan	Proposed	Net Change
Residential	1,224 Units (674 high rise, 247 assisted living equivalent units, 216 villas and 87 gardens apts)	1,224 units	No change in total units
Commercial (Retail)	70,000	42,300	-27,700
Office	-	96,000	+96,000
Recreational	4.28 acres minimum	4.28 acres minimum	No change
Ancillary Uses	Not specified	Unlimited	Impacts included in employment impacts

C. Rationale for the Proposed Amendment

John Knox Village is preparing an exciting new Master Plan for the transformation of this senior living community. Part of that process is focusing on the land use plan entitlements and making sure they match the actual uses being proposed as the area is redeveloped and modernized to accommodate the next generation of seniors. In the past, the Village's land use plan analysis treated it like a traditional residential community which ignored the fact that (1) the community has much more ancillary space than a typical

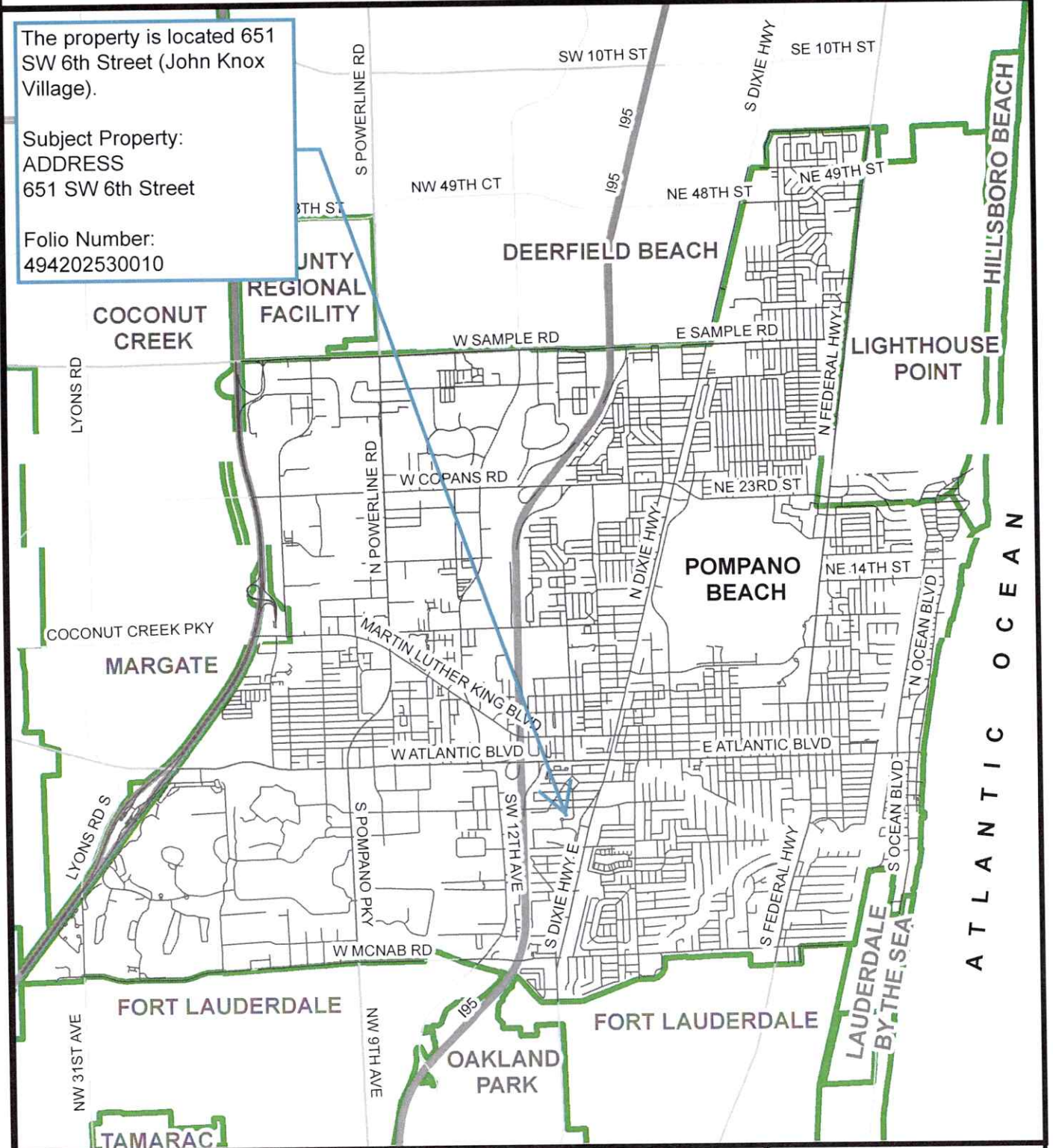
CITY OF POMPANO BEACH LOCATION MAP



The property is located 651 SW 6th Street (John Knox Village).

Subject Property:
ADDRESS
651 SW 6th Street

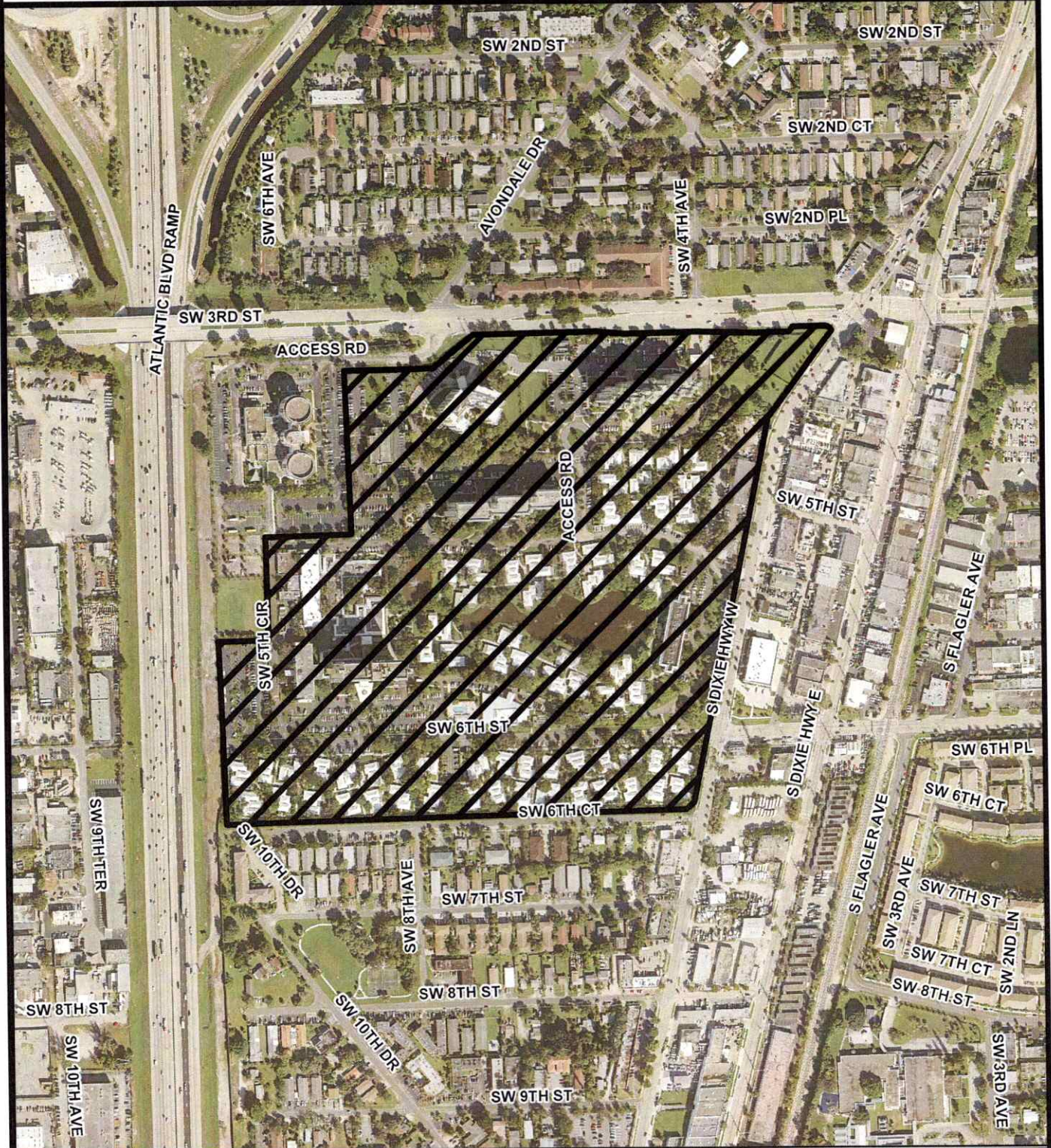
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1 in = 1 miles

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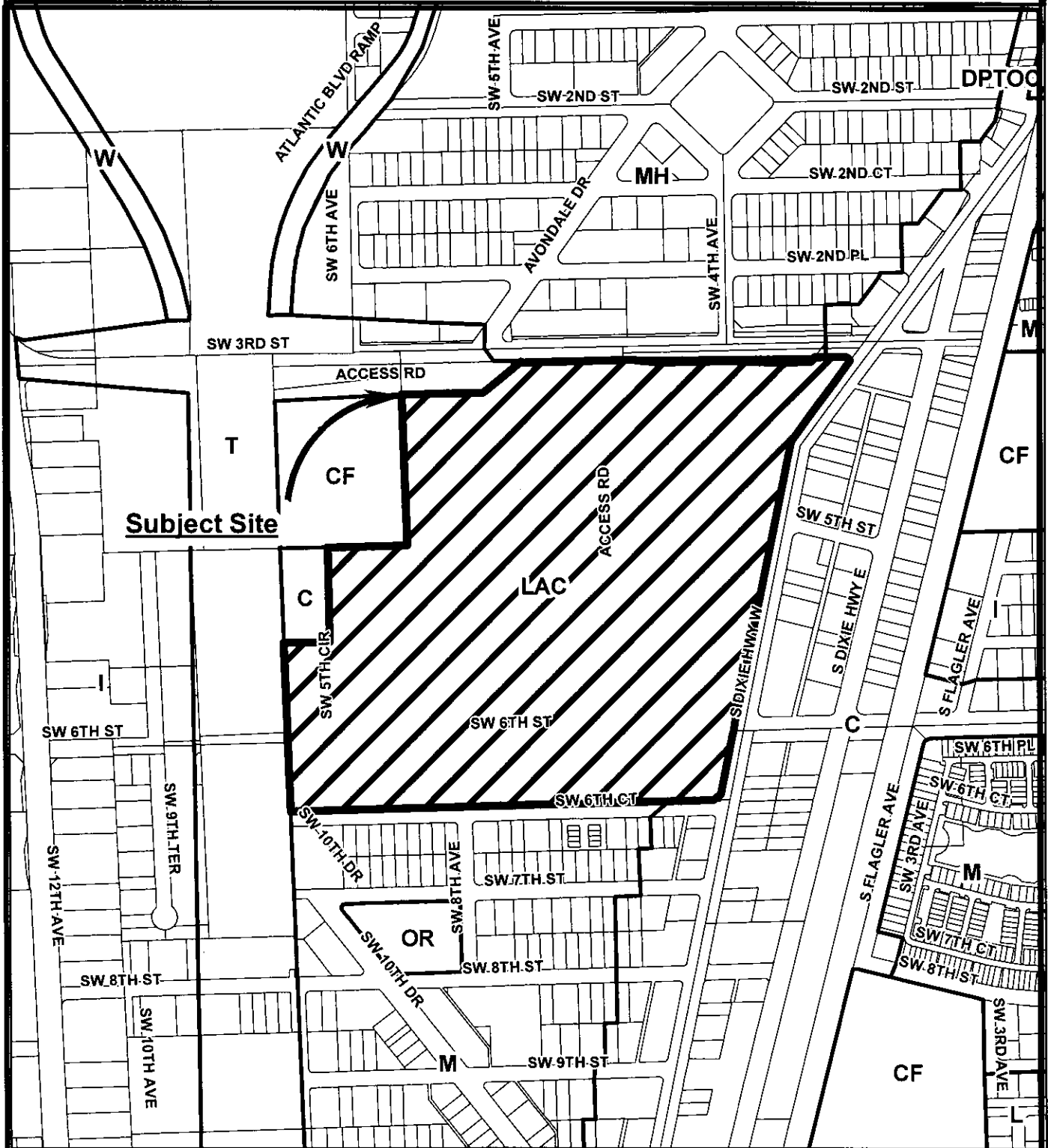
CITY OF POMPANO BEACH AERIAL MAP



1 in = 500 ft

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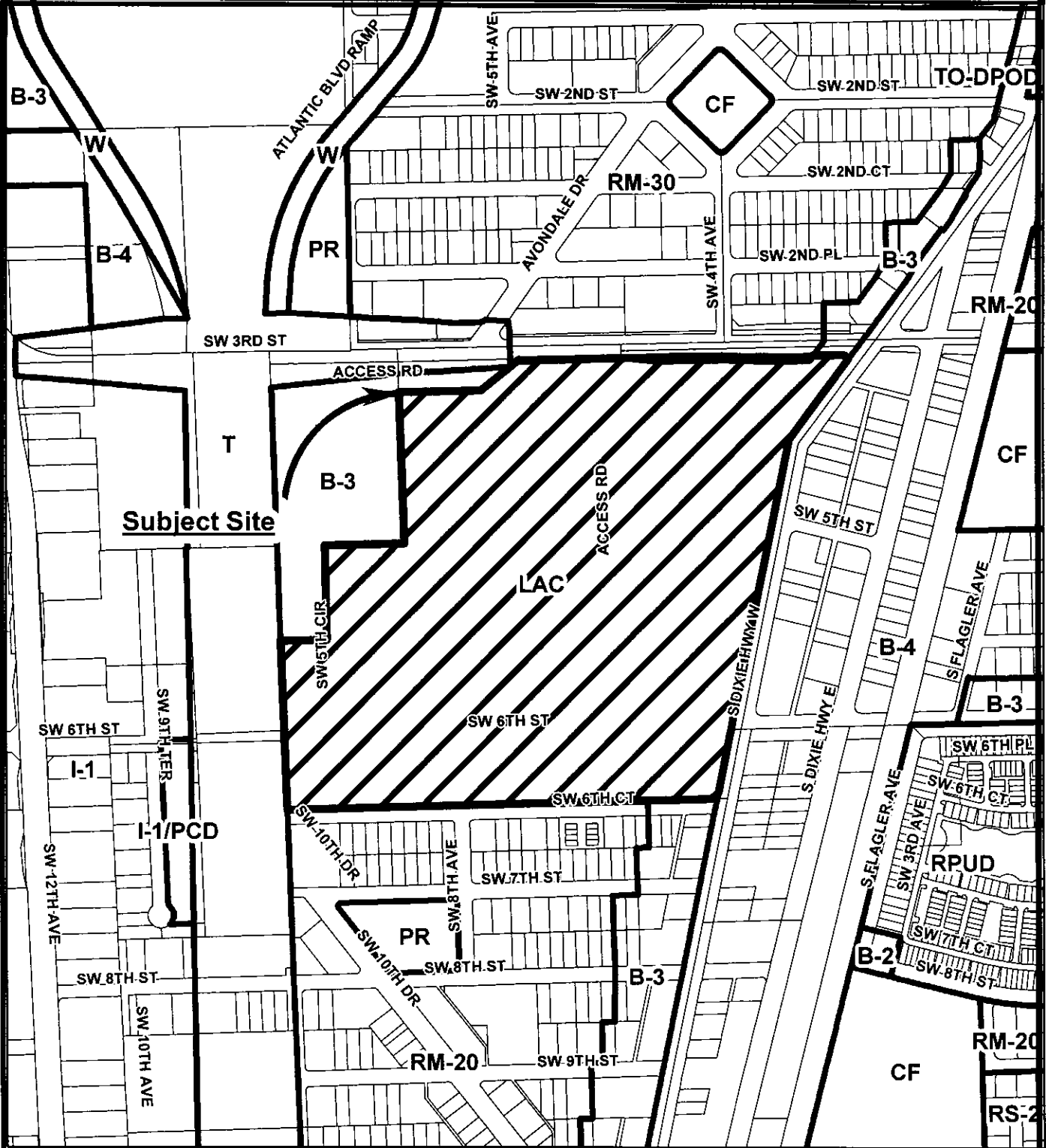
CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 542 ft

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CITY OF POMPANO BEACH OFFICIAL ZONING MAP



Subject Site

1 in = 542 ft

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residential project to support the needs of the primary senior residential uses, and (2) John Knox Village is a major employer, the 3rd largest in Pompano Beach, with nearly one employee for every residential unit. To balance the need for unlimited ancillary uses with the recognition that much of this space does generate employment and thus has public facility impacts, the Applicant has done a two part public facility impact analysis. The first part looks at the impacts caused by the net change in entitlements which are simply reducing the “commercial” space and increasing the amount of “office” space allowed within the community. The second is including the impacts of the employment generated by the assisted living/skilled nursing residential units and the ancillary uses within the Village to meet all the internal needs of the residents which are not accounted for in the traditional office and retail employment impacts.

The number of residential units in JKV will remain the same, however, the breakdown of unit types is proposed for elimination as the building types (high rise, villas and garden apts) and services offered (independent living, assisted living and skilled nursing) are envisioned differently in the proposed new Master Plan. Because employment is analyzed separately as an average number of workers per unit, the employment associated with the different unit types are considered in the impact analysis which allows the Village to eliminate overly specific unit type restrictions from the entitlements.

JKV is anticipating, in the later development phases of the new Master Plan, a mixed use retail village along the Dixie Highway frontage which will be open to use by the general public. The commercial (retail) entitlements proposed in this application, therefore, are expected to have traditional public facility impacts. The restaurant and retail uses within the Village that are limited to use by the residents are treated as ancillary space and will not be accounted for by the commercial land use entitlements.

The office use in JKV, while primarily intended to serve the resident population, is also envisioned to eventually accommodate doctors’ offices and other senior related services that will be available to seniors that live outside of the Village. The office square footage, therefore, is also treated as a traditional office use in the public facility impact analysis.

Finally, in regard to the traffic impact analysis, the trip generation for the residential units in JKV is based on the Continuing Care Retirement Community (LUC 255). The communities sampled to determine trips per unit were comparable to the proposed distribution in the JKV Master Plan (3 independent living units for every 1 assisted living unit) so the employment ancillary to the primary residential uses are accounted for in the Continuing Care Retirement Community trip generation rate and hourly distribution.

Surrounding Land Uses

The future land use designations and existing uses of the properties immediately surrounding the LAC property are summarized as follows:

EXISTING AND PLANNED USE OF ADJACENT AREAS

Land Use	Site	North	South	East	West
City (County) Future Land Use Map Designation	Local Activity Center (LAC) (Activity Center)	Residential - MH 25 (MH 25)	Residential - Medium 16 (M 16)	Commercial (Commerce)	Community Facility, Commercial, Industrial (Commerce and Community)
Existing Uses	John Knox Village	Multifamily Residential	Multifamily Residential	Retail/Auto Repair	Commercial / Vacant

D. Impact Analysis

The results of the impact analyses are provided below:

Sanitary Sewer

The net impact on sanitary sewer treatment demand from the change in entitlements is a minor increase of 16,430 gallons per day (0.016 MGD). The City of Pompano Beach City Utilities has provided a letter verifying that there is adequate wastewater treatment plant capacity to serve the proposed increase in sanitary sewer treatment demand generated by this amendment. The buildout level of employment within JKV is estimated to generate 115,500 gpd of sewer treatment demand. Nearly 80% of this is already accounted for in the current sewer flows from the existing project. The 20% growth in employment as the project approaches buildout can be accommodated in the sewer plant’s available capacity.

Potable Water

The net impact on potable water demand from the proposed amendment is a minor increase of 16,430 gallons per day (0.016 MGD). The buildout level of employment within JKV is estimated to generate 115,500 gpd of water treatment demand. Nearly 80% of this is already accounted for in the current potable water used by the existing project. The 20% growth in employment as the project approaches buildout can be accommodated with the current water supply and treatment plant capacities.

The City of Pompano Beach Utilities Department has provided a letter verifying that there is adequate water supply and water treatment plant capacity to serve the proposed amendment.

Drainage

The City of Pompano Beach completed a Citywide Stormwater Management Master Plan (SMMP) in 2013, which includes a list of recommended stormwater capital improvement projects throughout the City. The subject property was not identified as having any existing drainage issues and no capital improvements are proposed for the associated drainage basin in the SMMP. JKV is very aware of sea level rise, the proposed new FEMA Flood Insurance Rate Maps and the challenges and requirements that all properties will be facing in South Florida as the climate continues to warm and sea levels continue to rise. The owners of the

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property are committed to maximizing the safety of their residents and protecting the community from flood losses. The conversion from one-story buildings and surface parking to multi-floor buildings and structured parking will increase the communities resilience to the increased incident of flooding that is inevitable given the current projections and expected increased storm size, intensity and duration that are occurring under warming climatic conditions.

Solid Waste

The net impact on solid waste demand from a maximum build-out of the proposed entitlements is a very slight decrease of 148 pounds per day. The buildout employment in JKV will generate an estimated 3,465 pounds of solid waste per year. It is estimated that 80% of this volume is already included in the project's waste stream.

A letter from the solid waste provider (Waste Management, Inc., of Florida) has been provided to verify the information provided in the application. It should be noted that the City has a contract with Waste Management, Inc., that provides for solid waste disposal through the year 2022.

Recreation and Open Space

The change in the JKV entitlements will not result in any additional residential units and thus there is no theoretical increase in the demand for park land. It must be noted, however, that the proposed Master Plan for JKV is rich with recreational amenities designed with seniors in mind and available exclusively for the use of JKV residents.

Mass Transit

The subject property is serviced both by the Pompano Beach Community Bus System and Broward County Transit (BCT) routes. In addition, JKV offers a suite of transportation options including private automobile, van and bus service to its residents traveling outside the Village as well as golf carts for internal circulation. These services can eliminate the need for residents to own a car.

Traffic Impact

The traffic generation resulting from the amendment results in an insignificant net increase of 28 PM peak hour trips.

Natural and Historic Resources

The Department of State, Department of Historic Resources reviewed the proposed amendment and found no record of historic or archaeological resources on or near the subject property.

Affordable Housing

The proposed amendment does not create any new residential entitlements, therefore, there are no affordable housing requirements associated with this amendment.

Land Use Compatibility

This proposed land use plan amendment has no impact internally or on the adjacent community. As part of the proposed new Master Plan, however, JKV has proposed to build taller buildings (max height 250 feet) to replace the villas and garden apartments and create more open space within the Village. The City's

Comprehensive Plan intensity policy and the JKV zoning code were recently amended to allow for these taller buildings. To accommodate any concern about the compatibility of these building heights with the larger area, the higher buildings are required to provide a minimum 200 foot setback from all adjacent rights-of-way.

Hurricane Evacuation

The subject property is not within a hurricane evacuation area. JKV has an extensive hurricane preparedness plan and are diligent in their planning efforts particularly in regard to the provision of generator backup power to ensure the safety of their residents under hurricane and post hurricane conditions.

Redevelopment Analysis

The subject property is not located within either of the City's Community Redevelopment Areas.

Intergovernmental Coordination

The subject property is not adjacent to any other local governments, however, it is within the Fort Lauderdale Executive Airport airspace and thus development of the site will be coordinated with the City of Fort Lauderdale and the FAA in regard to maximum building heights and associated aviation obstruction permitting per City Code section 155.2422.

Public Education

JKV is a senior only community and will have no impact on the public school system.

E. Consistency with Goals, Objectives and Policies of the City's Land Use Plan

Objective Major Corridor Land Use

01.04.00 Support and promote the intermix of residential and commercial uses along major traffic corridors.

Policies

Policy 01.04.01 The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and reserve units and approval of land use plan map amendments allowing for residential developments.

Objective Local Activity Center

01.15.00 Local Activity Center: 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.

Policies

01.15.01 Local Activity Centers will support the location of uses in a manner oriented around the five-minute (i.e. quarter mile) walk. Multiple nodes of activity oriented five-minute (i.e. quarter mile) walk may be included within the one Local Activity Center.

01.15.02 Local Activity Centers will support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in a Local Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

01.15.03 Park Land and/or open space that is accessible to the public must be included as a functional component within a Local Activity Center.

01.15.04 Housing opportunities must be included as a functional component with a Local Activity Center.

01.15.05 Encourage affordable housing opportunities, through various mechanisms such as the utilization of “affordable housing units,” the direction of public housing program funds into the Local Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock.

01.15.06 Promote the rehabilitation and use of historic buildings within a Local Activity Center.

01.15.07 The City shall adopt design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully connected routes to all destinations within the Local Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs which discourage high-speed traffic.

01.15.08 The City ensures convenient access to mass transit or multi-modal facilities within a Local Activity Center.

01.15.09 The City’s community shuttle shall serve the residents and employees within the Local Activity Center.

01.15.10 The City shall adopt local design guidelines that require mass transit shelters. Local Activity Center to provide safe and comfortable service and to encourage mass transit usage.

01.15.11 The City shall promote development of key intersections or major transit stops to create nodes of development should be promoted with a Local Activity Center.

01.15.12 The City shall review existing zoning and land development regulations and adopt changes necessary to implement the Local Activity Center land use designation.

Objective Smart Growth Initiative

Policies

01.16.01 The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources.

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Policy 01.16.02 The City will encourage and implement the use of compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs and take advantage of recycled building materials.

1.21.00 Promote mixed use land development patterns which combine residential and nonresidential uses to achieve an attractive, well integrated, and pedestrian and transit friendly environment through the establishment of residential mixed land use categories.

F. Alternative Motions

- (1) Motion to recommend approval of the proposed Future Land Use Element Text Amendment for the John Knox Village LAC** as the Board finds the proposed Land Use Text change compatible with the Goals, Objectives and Policies in the Comprehensive Plan subject to the following condition:
 - (a) The Applicant will coordinate with the FAA and City of Fort Lauderdale Executive Airport for any required aviation obstruction permitting per City Code Section 155.2422.
- (2) Motion to table** the proposed Future Land Use Element Text Amendment to allow further analysis of any issues raised by the Board, Staff, Applicant or the general public.
- (3) Motion to recommend denial** of the proposed Future Land Use Element Text Amendment as the Board finds it to be incompatible with the Goals, Objectives and Policies in the Comprehensive Plan as provided in the staff report.

Staff recommends motion number (1).