

REQUESTED COMMISSION ACTION:

Consent Ordinance Resolution Consideration/ Discussion Presentation

SHORT TITLE AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA ADOPTING A COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT TEXT AMENDMENT TO AMEND THE ACREAGE AMOUNT TO BE INCLUDED IN THE JOHN KNOX VILLAGE OF FLORIDA, INC. LOCAL ACTIVITY CENTER AT THE SOUTHWEST CORNER OF SW 3RD STREET AND SOUTH DIXIE HIGHWAY; PROVIDING FOR A DETERMINATION THAT A LOCAL PLANNING AGENCY HEARING WAS HELD ON AUGUST 27, 2014; PROVIDING THAT A TRANSMITTAL AND ADOPTION PUBLIC HEARING WILL BE HELD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

The Applicant is requesting a Comprehensive Plan text amendment to increase the acreage of the existing John Knox Village Local Activity Center (LAC). The additional acreage would expand the LAC acreage to include two adjacent parcels that total .643 of an acre. The property is located on the southwest corner of SW 3rd Street and South Dixie Highway. This request is being concurrently heard with an associated ordinance to amend the Land Use Map changing Land Use designation from Commercial (C) to Local Activity Center (LAC) for the subject property. Final reading of both ordinances will be held until after they can be heard at the Broward County Planning Council and the Broward County Commission. In a unanimous vote, the Planning & Zoning Board recommended approval of this Land Use Element text amendment.

- (1) Origin of request for this action: John Knox Village of Florida, Inc.
- (2) Primary staff contact: Robin M. Bird/ Maggie Barszewski Ext. 7921
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	DEPARTMENTAL HEAD SIGNATURE
Dev. Services	08/8/14	Approval	Memo# 14-347 <i>RB</i>
City Attorney	09/30/14	<i>RB</i> 10/3/14	CAC# 2014-1578 <i>RB</i>

Planning and Zoning Board
 City Manager *RB*

Approval Memo #14-052
John W. Blod

ACTION TAKEN BY COMMISSION:

Ordinance	Resolution	Consideration
<u>Workshop</u>		
1 st Reading <u>10/14/14</u>	1 st Reading _____	Results: _____
APPROVED		
2 nd Reading <u>5/12/15</u>	_____	_____
_____	_____	_____



MEMORANDUM

Development Services

MEMORANDUM NO. 15-164

DATE: April 28, 2015

TO: Dennis W. Beach, City Manager

VIA: Robin M. Bird, Development Services Director *RB*

FROM: Maggie Barszewski, AICP, Planner *MB*

SUBJECT: Second Reading on May 12, 2015
for the John Knox Village LUPA Requests (Map & Text) that had been first read on
October 14, 2014

P&Z # 14-93000002

The John Knox Land Use Plan Amendments (LUPAs) were first heard on October 14, 2014 and were approved on first reading at which time the applicant applied for the Broward County LUPA approval process. The Broward County Commission approved the proposed LUPA at their March 10 public hearing, therefor the Ordinance should be placed on the May 12, 2015 City Commission agenda for consideration of the City's LUPA Ordinance second reading.



City Attorney's Communication #2014-1578
September 30, 2014

TO: Maggie Barszewski, AICP, Planner

FROM: Mark E. Berman, Assistant City Attorney

RE: Ordinance to Amend the Future Land Use Designation for Property Located at the Southwest Corner of SW 3rd Street and S. Dixie Highway

As requested in your memorandum to me dated September 26, 2014, Zoning Department Memorandum #14-437, I have reviewed the ordinance for the small-scale land use amendment that was attached to your memorandum and find same to be acceptable as to legal form and content.

Should you have any further questions regarding this matter, please feel free to contact me.


GORDON B. LINN

GBL/jrm
l:cor/zoning/2014-1578

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA ADOPTING A COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT TEXT AMENDMENT TO AMEND THE ACREAGE AMOUNT TO BE INCLUDED IN THE JOHN KNOX VILLAGE OF FLORIDA, INC. LOCAL ACTIVITY CENTER AT THE SOUTHWEST CORNER OF SW 3RD STREET AND SOUTH DIXIE HIGHWAY; PROVIDING FOR A DETERMINATION THAT A LOCAL PLANNING AGENCY HEARING WAS HELD ON AUGUST 27, 2014; PROVIDING THAT A TRANSMITTAL AND ADOPTION PUBLIC HEARING WILL BE HELD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 163.3184 F.S., the Planning and Zoning Board/Local Planning Agency held a duly noticed public hearing on August 27th, 2014 on the proposed amendment to the Future Land Use Element of the adopted City of Pompano Beach Comprehensive Plan, and subsequently recommended approval to the City Commission; and

WHEREAS, said amendment proposes to change the text of the Future Land Use Element of the Comprehensive Plan by amending the acreage amount for the existing John Knox Village Local Activity Center, as follows:

Section 3.02 L.8. of the Land Use Implementation section of the Land Use Plan Element is proposed to be amended as follows:

8. An inter-local agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of a Local Activity Center which provides that monitoring of development activity and enforcement of permitted land uses densities and intensities shall be the responsibility of the affected municipality.

John Knox Village Local Activity Center shall have the following development rights

- 1,224 dwelling units*
- 70,000 square feet of commercial uses
- 4.28 acres of Recreation and Open Space

- * Consisting of 674 high rise units, 247 assisted dwelling unit equivalents, 216 villas and 87 garden apartments

Acreage: Approximately ~~68.5~~ 70.0 gross acres, ~~or 64.42 net acres~~ ; and

WHEREAS, pursuant to Ch. 163.3187, Florida Statutes the City Commission held at least one duly noticed public hearing on the proposed amendment to the Future Land Use Element of the adopted City of Pompano Beach Comprehensive Plan; and

WHEREAS, at the public hearings, the parties having an interest and all other citizens so desiring had an opportunity to be and were in fact heard; and

WHEREAS, all staff reports, minutes of meetings, findings of fact and support documents are hereby incorporated by reference; and

WHEREAS, the City Commission has considered the application in its entirety, staff reports, minutes of meetings, findings of fact and support documents and determines the request is in the best interests of the City; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1: That the foregoing application recitals, findings of fact, minutes of meetings and all staff reports and documents are true and correct, and are hereby incorporated by reference and transmitted.

SECTION 2: That duly noticed public hearing was held on August 27, 2014 by the Local Planning Agency in compliance with Section 163, Florida Statutes, to consider the referenced Future Land Use Element Text Amendment.

SECTION 3: That the City Commission hereby approves and adopts the proposed amendment to change the text of the Future Land Use Element of the Comprehensive Plan by amending the amount of acreage for the existing John Knox Village Local Activity Center, as follows:

Section 3.02 L.8. of the Land Use Implementation section of the Land Use Plan Element is proposed to be amended as follows:

8. An inter-local agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of a Local Activity Center which provides that monitoring of development activity and enforcement of permitted land uses densities and intensities shall be the responsibility of the affected municipality.

John Knox Village Local Activity Center shall have the following development rights

1,224 dwelling units*
70,000 square feet of commercial uses
4.28 acres of Recreation and Open Space

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

Acreage: Approximately ~~68.5~~ 70.0 gross acres, ~~or 64.42 net acres~~ ; and

SECTION 4: That the City Clerk is directed to transmit a certified copy of this Ordinance to the Department of Community Affairs and required State Agencies for review under the Alternative Review process allowed by Ch. 163.

SECTION 5: The City Clerk is directed to transmit a certified copy of this Ordinance to the Broward County Planning Council with the City's amended Future Land Use Element for the Planning Council to recertify the City Future Land Use Element.

SECTION 6: That in the event any provision or application of this Ordinance shall be held invalid, it is the legislative intent that the other provisions and applications thereof shall not be thereby affected;

SECTION 7: That all Ordinances or parts of Ordinances in conflict herewith are to the extent of said conflict, hereby repealed.

SECTION 8: That this Ordinance shall take effect immediately upon its passage and adoption, but the amendments shall not become effective until the Broward County Planning Council recertifies the City Comprehensive Plan as consistent with the County Land Use Plan.

PASSED FIRST READING THIS 14th DAY OF OCTOBER, 2014.

PASSED SECOND READING THIS _____ DAY OF _____, 2015.

LAMAR FISHER, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #14-052**

DATE: September 3, 2014
TO: City Commission
FROM: Planning and Zoning Board/ Local Planning Agency
SUBJECT: Future Land Use Amendment – John Knox Village of Florida, Inc.
P & Z #13-9300002 Project: John Knox Village

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on August 27, 2014, the Board considered the request by **John Knox Village of Florida, Inc.** requesting a **FUTURE LAND USE AMENDMENT** of the properties located at 301 and 321 S. Dixie Highway from Commercial (C) to Local Activity Center (LAC). Additionally, the inclusion of these properties into the John Knox Village Local Activity Center requires a **TEXT AMENDMENT** to change the acreage from 68.5 to 70.0 gross acres.

It is the unanimous recommendation of the Board that the **FUTURE LAND USE MAP AMENDMENT** request and the **TEXT AMENDMENT** request be approved.



Jim Beeson
Chairman
Planning and Zoning Board/ Local Planning Agency

ADMINISTRATIVE MEMORANDUM NO. 14-347

DATE: August 8, 2014
TO: Planning and Zoning Board
VIA: Robin M. Bird, Development Services Director
FROM: Maggie Barszewski, AICP, Planner 7/19/14
RE: John Knox Village Small Scale Future Land Use Map and Text Amendment
August 27, 2014 meeting P&Z # 13-93000002

Request

The Applicant is proposing a change in the future land use designation of the two small parcels .226 of a gross acre and .417 of a gross acre encompassing "Parcel 1" and "Parcel 2," respectively. The Applicant is also requesting a Text Amendment to increase the acreage of an existing Local Activity Center (LAC). The two adjacent parcels are generally located on the southwest corner of SW 3rd Street and South Dixie Highway as legally described in Exhibit A. Currently the two parcels have a Commercial Future Land Use designation. The Applicant is requesting a change in land use to LAC with no additional residential density in order for the parcels to be included in the adjacent John Knox Village LAC.

Proposed Text Change

Section 3.02 L.8. of the Land Use Implementation section of the Land Use Plan Element is proposed to be amended as follows:

- 8. An inter-local agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of a Local Activity Center which provides that monitoring of development activity and enforcement of permitted land uses densities and intensities shall be the responsibility of the affected municipality.

John Knox Village Local Activity Center shall have the following development rights
1,224 dwelling units*
70,000 square feet of commercial uses
4.28 acres of Recreation and Open Space

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

Acreage: Approximately ~~68.5~~ 70.0 gross acres, or ~~64.42~~ net acres

General Location: South of SW 3rd Street, west of South Dixie Highway, east of I-95 and north of SW 6th Court

Proposed Development

This proposed amendment only increases the land size of the already approved adjacent LAC. There is no proposed increase in intensity or density being requested.

LEGEND

FOR LAND USE PLAN

Symbol Classification Units/ Acre

Gross Residential Density

Residential

E Estate

L Low

LM Low- Medium

M Medium

MH Medium-High

H High

* C Commercial

CR Commercial Recreation

I Industrial

T Transportation

U Utilities

CF Community Facilities

OR Recreation & Open Space

W Water

* > LAC Local Activity Center

RAC Regional Activity Center

Boundaries

City of Pompano Beach

Number

Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

FOR ZONING MAP

Symbol

District

RS-1

One-Family Residence

RS-2

One-Family Residence

RS-3

One-Family Residence

RS-4

One-Family Residence

RD-1

Two- Family Residence

RM-12

Multi-Family Residence

RM-20

Multi-Family Residence

RM-30

Multi-Family Residence

RM-45

Multi-Family Residence

RM-45/HR

Overlay

RPUD

Residential Planned Unit Dev.

AOD

Atlantic Boulevard Overlay District

MH-12

Mobile Home Park

B-1

Limited Business

B-2

Neighborhood Business

B-3

General Business

B-4

Heavy Business

M-1

Marina Business

M-2

Marina Industrial

> LAC

Local Activity Center

I-1

General Industrial

I-1X

Special Industrial

O-IP

Office Industrial Park

BP

Business Parking

BSC

Planned Shopping Center

PCI

Planned Commercial / Industrial Overlay

PR

Parks & Recreation

CR

Commerical Recreation

CF

Community Facilities

T

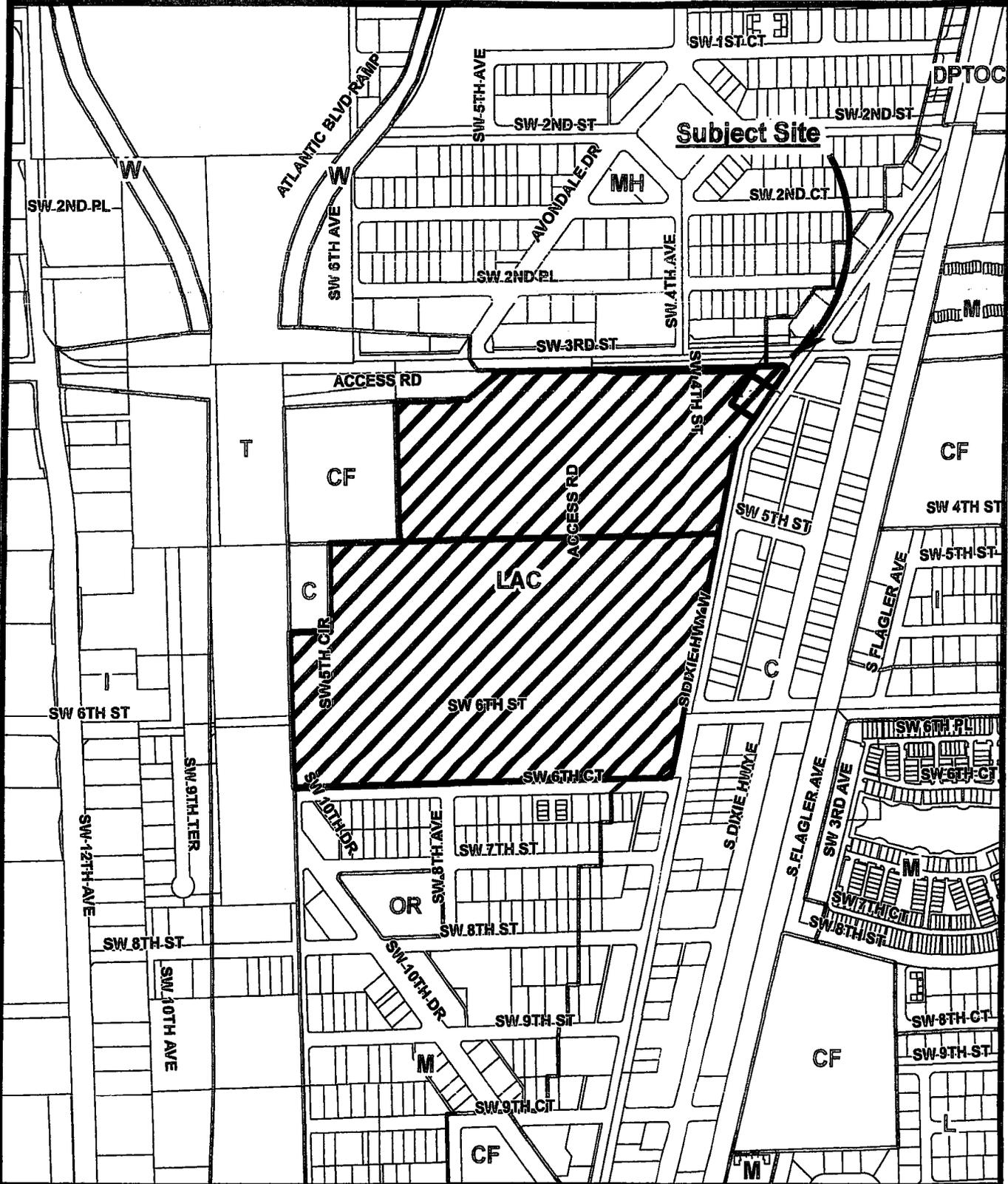
Transportation

PU

Public Utility

* Existing
> Proposed

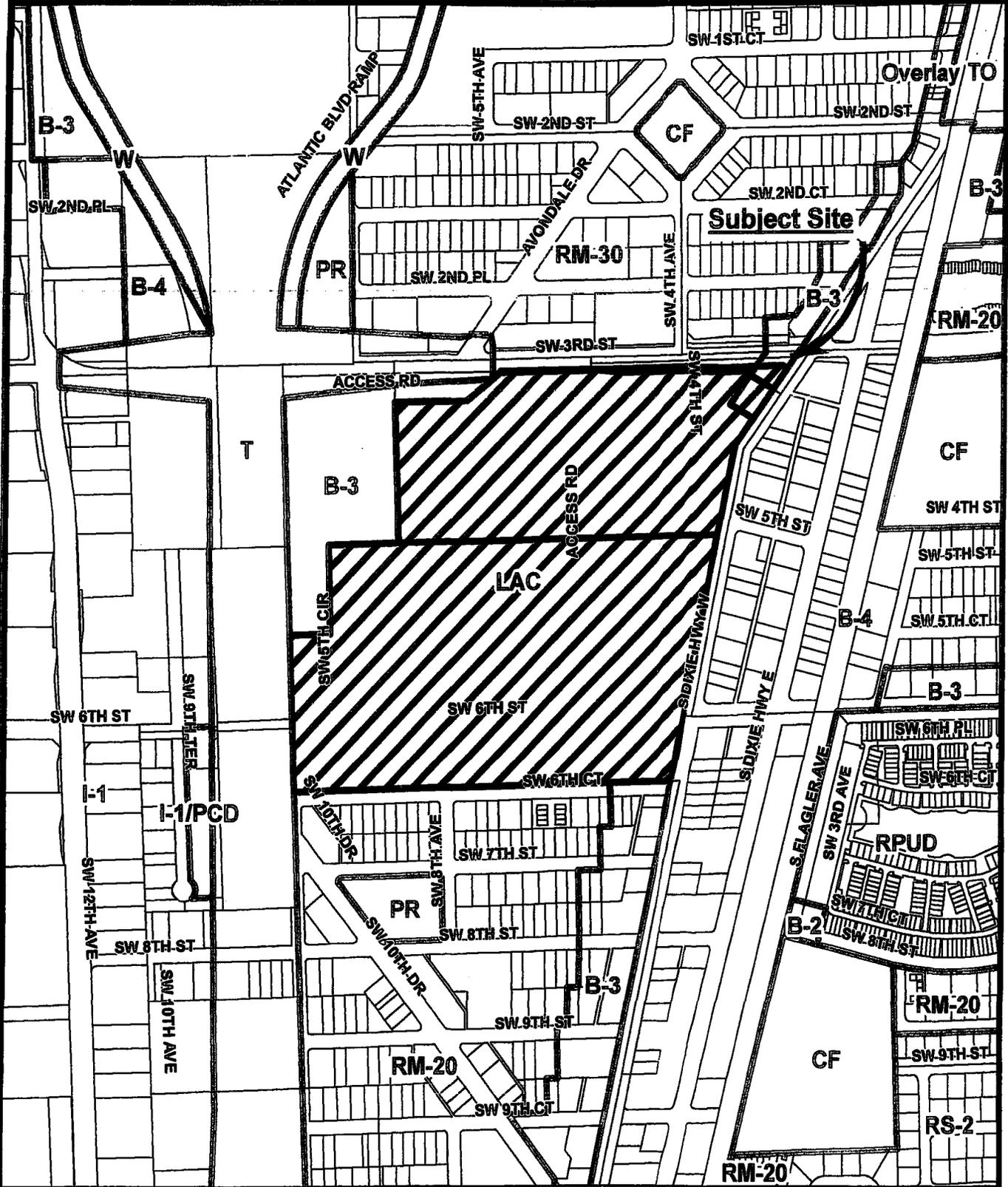
CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 600 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

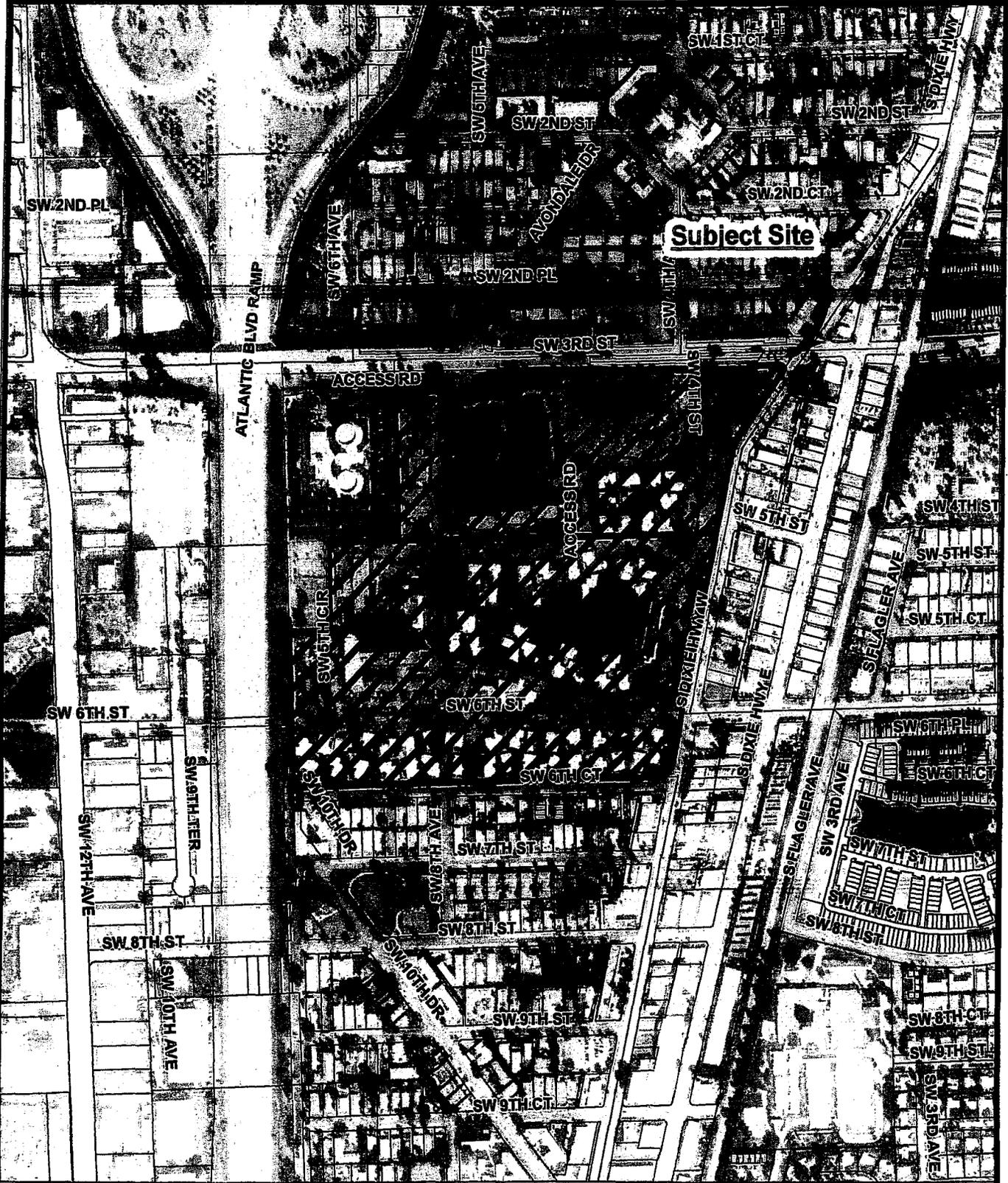
CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 600 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP

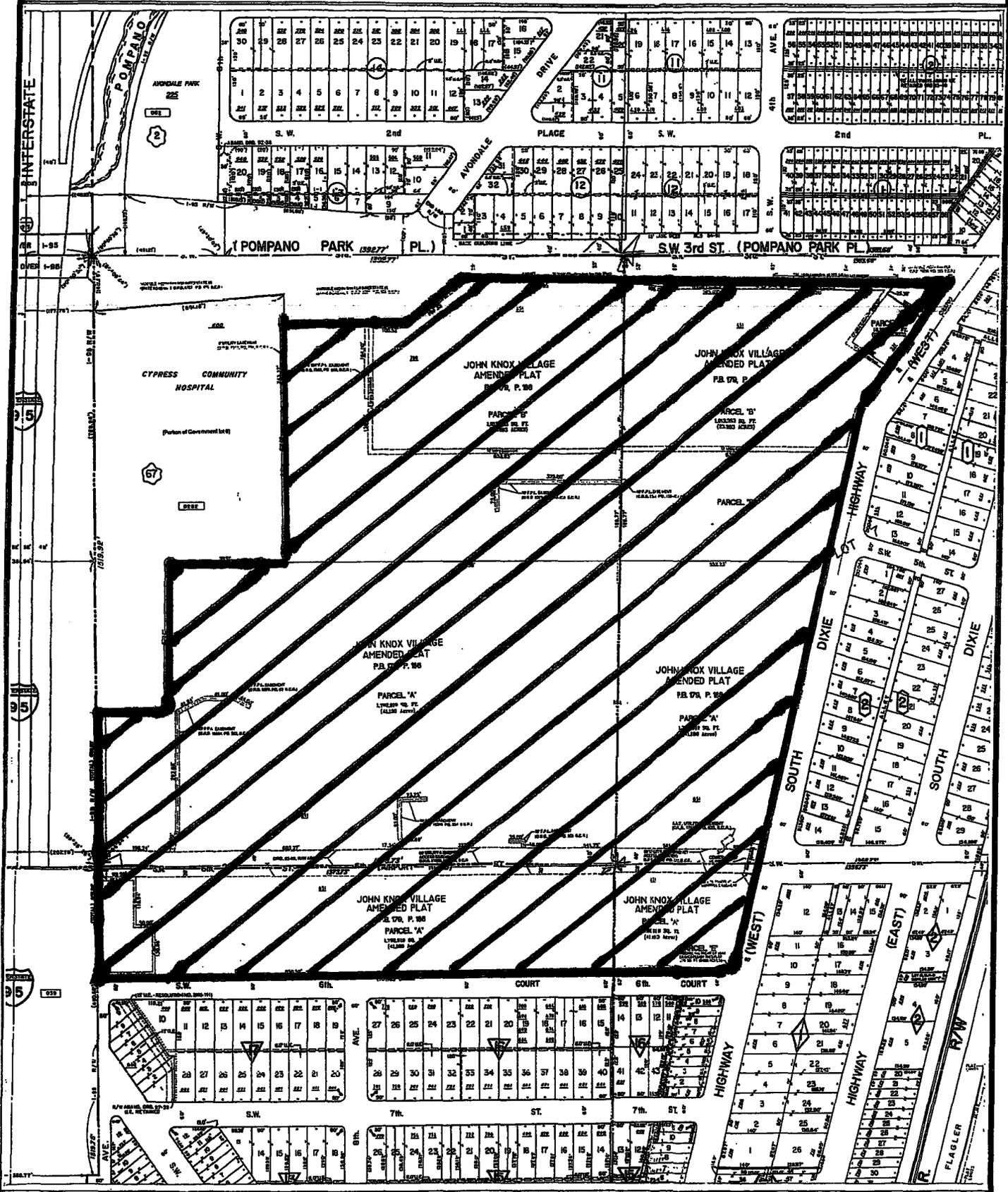


1 in = 600 ft

5

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



SCALE: NTS

NORTH

A. Existing Land Use Designations - Density/Intensities

The land use that is currently permitted by the adopted Future Land Use Map designations within this .643 total gross-acre area is shown in Table 1. The Floor Area Ratio (FAR) used to calculate the maximum commercial square footage allowed on this property is based on the commercial FAR in the adopted Future Land Use Element policy 01.07.20. That policy specifies for Commercial, a maximum 60 percent lot coverage and a maximum 105-foot height, which results in an FAR of 6.

Land Use Designation	Density/Intensity	Gross Acres	Square Feet
Commercial	FAR 6*	.643	168,055

* Policy 01.07.20 allows a calculated FAR of 6 permitting 168,055 square feet for Commercial

B. Proposed Land Use Designation - Density/Intensities

There is no density and intensity change from the existing LAC that the two parcels are being to; so the density and intensity allowed by the existing LAC stays the same as has been originally approved and is shown below in Table 2.

Land Use	Type of Use	Dwelling Units	Square Feet	Acres (minimum)
Local Activity Center	Residential	1,224*		
	Commercial		70,000	
	Open Space			4.28
	Total	1,224	70,000	4.28

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

C. Rationale for the Proposed Amendment

The Applicant requests the Land Use Plan Amendment, both text and map, to incorporate these two contiguous remote outer parcels and bring them into the envelope of the John Knox Village LAC. It would fill out the northeast corner of the Village and allow for a more cohesive appearance for this prominent community. The Applicant's acquisition of these parcels has taken 20 years, and now the goal is to formally incorporate it into the LAC and improve the property with landscaping.

D. Surrounding Land Uses – The subject property is surrounded by the following land use designations:

- North: Medium High Residential and Commercial
- South: Local Activity Center
- East: Commercial
- West: Local Activity Center

E. Proposed City Land Use Designation - The proposed land use designation is Local Activity Center (LAC).

F. Impact Analysis

The proposed density and intensity of the amendment area is a net decrease over what is currently allowed under the city's adopted plan; the reduction in intensity is due to the elimination of the Commercial land use and its inclusion into the existing LAC. The impact on the public facilities and services at build-out, therefore, is less. The amendment will also not result in a population increase and therefore will not generate additional

demands on the parks systems, traffic, potable water demand, wastewater output and solid waste generation. The results of the impact analysis are provided below.

Sanitary Sewer

This amendment only increases the land size of the already approved LAC from 68.5 acres to 70.0 acres (gross). There is no increase in intensity or density of uses in the LAC. There is no net new impact of sanitary sewer resulting from the proposed amendment.

The proposed elimination of Commercial Land Use is expected to decrease sanitary sewer flows by 16,819 gallons per day (gpd) of sanitary sewer demand. This is calculated by using Broward County's Comprehensive Plan uses 0.10 gallons per day per square-foot of floor space.

Existing Asumed Demand: 168,192 sq.ft. x 0.10 gpd = 16,819 gpd
Proposed Demand: 0 sq.ft. x 0.10 gpd = 0 gpd

The Broward County Water and Wastewater Engineering Division has provided a letter as Exhibit B verifying that the Broward County North Regional Wastewater Treatment Plant has adequate design capacity to serve the LAC.

Potable Water

This amendment only increases the land size of the already approved LAC from 68.5 acres to 70.0 acres (gross). There is no increase in intensity or density of uses in the LAC. There is no net new impact of potable water resulting from the proposed amendment.

The new use is expected to also decrease the demand in potable water by the same amount as the reduction in sanitary sewer output, that being 16,819 GPD (existing demand of 168.192 sq. ft. x 0.10 gpd = 16,819 gpd & proposed demand is 0 gpd). The confirmation of the capacity is provided in Exhibit B and is from the Broward County Water and Wastewater Engineering Division.

Drainage

Runoff will be stored on-site in an existing retention area (lakes) and overflow is discharged to Dixie Highway and SW 6th Street. There will be no drainage improvements since the two parcel will remain vacant.

Solid Waste

This amendment only increases the land size of the already approved LAC from 68.5 acres to 70.0 acres (gross). There is no increase in intensity or density of uses in the LAC. There is no net new impact of solid waste resulting from the proposed amendment.

Commercial demand based on increase of total square footage proposed is calculated below. This calculation assumes an average commercial waste generation of 4.2 pounds per 100 square feet per day, detailed as follows:

Industrial and Commercial Solid Waste Generation Rates

<u>Use</u>	<u>Generation Rate</u>
Factory/Warehouse	2 pounds per 100 square feet per day
Office Building	1 pound per 100 square feet per day
Department Store	4 pounds per 100 square feet per day
Supermarket	9 pounds per 100 square feet per day
Drug Store	5 pounds per 100 square feet per day
Average Generation Rate	4.2 pounds

Based on this average:

Solid Waste Demand – Commercial Land Use

Existing Assumed

Demand: 168,192 sq ft x 4.2 lbs/100 sq ft/day = 7,064 lbs

Proposed Demand: 0 sq ft x 4.2 lbs/100 sq ft/day = 0 lbs

Reduction in demand = 7,064 pounds per day

The new uses are expected to decrease solid waste demand by 7,064 lbs/day due to the elimination of the commercial land use designation.

The applicant has provided the information on solid waste demand reduction to Waste Management to verify that there is sufficient capacity to serve the LAC and their response is also provided in Exhibit B.

Recreation and Open Space

The Pompano Beach level of service standard for neighborhood parks is based on 2 acres per 1,000 persons. The Broward County Land Use Plan Specifies that municipalities must meet the minimum standards of three (3) acres of open space for every 1000 residents in order to recertify plan amendments.

At buildout, John Knox Village is projected to have a population of 2,203.2 persons. According to Broward County's 1.8 persons per household, therefore, at buildout the Village would need approximately 6.6 acres of open space. The existing LAC Master Plan provides for a minimum of 4.28 acres of recreation and open space. This was based on the Village's more accurate residency trend of 1.10 persons per unit projecting a buildout population of 1,347; thus generating a need of 4.0 acres of recreation and open space. Based upon the current population of the Village of less than 1000 residents, both the City and County level of service requirements are exceeded by 2.28 acres and 1.28 acres, respectively.

This amendment only increases the land size of the already approved LAC from 68.5 acres to 70.0 acres (gross). There is no increase in intensity or density of uses in the LAC. There is no net new impact of recreation and open space resulting from the proposed amendment.

Furthermore, in compliance with Broward County LAC requirements, no net loss of open space will occur as a result of this amendment.

Traffic Circulation

This amendment only increases the land size of the already approved LAC from 68.5 acres to 70.0 acres (gross). There is no increase in intensity or density of uses in the LAC. There is no net new impact of traffic resulting from the proposed amendment. In fact, due to the elimination of the Commercial land use as a result of this plan amendment, the proposed amendment will result in a reduction of average daily trips.

Mass Transit

This amendment only increases the land size of the already approved LAC from 68.5 acres to 70.0 acres (gross). There is no increase in intensity or density of uses in the LAC. There is no net new impact of transit resulting from the proposed amendment. However, the existing LAC is adequately served by route 50 and Route 60. A letter from the Broward County Transit Division of the Transportation Dept. is included also in Exhibit B.

Natural and Historic Resources

This amendment only increases the land size of the already approved LAC from 68.5 acres to 70.0 acres (gross). Furthermore, review of the Pompano Beach Comprehensive Plan Maps reveals no historic sites located on or near the subject property.

Affordable Housing

There are no residential units proposed in the amendment. The requirements of affordable housing units per the Broward County Land Use Plan Policy 1.07.07 do not apply.

Land Use Compatibility

The proposed LAC use is compatible with the adjacent LAC, Commercial, and Medium High Residential Future Land Use designations to the north, east, west and south, as shown in the table below:

Location	Existing Use	City Land Use Designation
North	Vacant/retail	Medium High Res./Commercial
South	Open Space	LAC
East	Auto Service	Commercial
West	Open Space	LAC

Hurricane Evacuation Analysis

The subject property is not within a Hurricane Evacuation Zone so no analysis is required.

Redevelopment Analysis

The amendment is not within the City's CRA Boundaries.

Intergovernmental Coordination

The subject property is not adjacent to any other local governments.

Public Education

This amendment only increases the land size of the already approved LAC from 68.5 acres to 70.0 acres (gross). There is no increase in intensity or density of uses in the LAC. There is no net new impact of transit resulting from the proposed amendment. However, the School Board will provide the project with a School Consistency Review Report prior to County adoption of the Land Use Plan amendment.

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

The proposed amendment, as conditioned by Staff, is consistent with the following goals, objectives and policies of the Land Use Plan:

Policy 01.03.06

Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.

Policy 01.03.11

Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

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

Policy 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.

Summary

In summary, the proposed amendment will have the following effects on public facilities and services:

- decrease in sewer output and water demand of 16,819 gallons per day;
- Decrease in solid waste demand;
- Decrease in traffic impacts;

The City has adequate capacity in the sewer, water and parks system to handle this amendment.

G. Recommendation of Approval

Staff recommends approval of the Land Use Plan Map Amendment from Commercial to Local Activity Center (LAC) and the Text Amendment to change the acreage from 68.5 to 7.0 gross acres for the John Knox Village LAC property legally described in Exhibit A.

ALTERNATIVE MOTIONS:

- (1) Motion to recommend approval of the proposed Future Land Use Map Amendment from Commercial to Local Activity Center (LAC).
- (2) Motion to recommend approval of the Text Amendment to change the acreage from 68.5 to 7.0 gross acres for the John Knox Village LAC.

- (3) Motion to table the requested Comprehensive Plan Map amendment to provide time for any issues raised by the Board, Staff, Applicant or the general public.
- (4) Motion To table the requested Comprehensive Plan Text amendment to provide time for any issues raised by the Board, Staff, Applicant or the general public.

- (5) Motion to recommend denial as the Board finds the proposed land use map change incompatible with the goals, objectives and policies in the Comprehensive Plan.
- (6) Motion to recommend denial as the Board finds the proposed land use text change incompatible with the goals, objectives and policies in the Comprehensive Plan.

Exhibit A

Legal Description

Legal Description

Parcels "A", "B", and "C", "JOHN KNOX VILLAGE AMENDED", according to the plat thereof, as recorded in plat book 179, page 186, of the public records of Broward County, Florida

Together with:

A parcel of land in Government Lot 7, in Section 2, Township 49 South, Range 42 East, Broward County, Florida, described as follows: beginning at the intersection of the center line of Old Dixie Highway (State Road 811) as it is now located and north boundary of said Government Lot 7, for a point of beginning; thence southwesterly along centerline of said Old Dixie Highway a distance of 223.70 feet to a point; thence northwesterly on an interior angle of 97°, being measured from the preceding line, a distance of 162 feet; thence northeasterly on an interior angle of 83°, being measured from the preceding line a distance of 118.96 feet to a point; said point being located on the north boundary line of said Government Lot 7 (Race Track Road); thence easterly along the north boundary of said Government Lot 7, a distance of 203.28 feet to a point of beginning.

Exhibit B
Sewer and Water, Solid Waste, & Transit
Capacity Confirmation



Public Works Department • Water and Wastewater Services
WATER AND WASTEWATER ENGINEERING DIVISION
2555 West Copans Road • Pompano Beach, Florida 33069 • 954-831-0745 • FAX 954-831-0798/0925

February 17, 2014

Mr. Mike Vonder Meulen, AICP
Keith & Associates, Inc.
301 East Atlantic Boulevard
Pompano Beach FL 33066-9300

RE: JOHN KNOX VILLAGE – LAND USE AMENDMENT

Dear Mr. Vonder Meulen,

We understand the John Knox Village of Florida Inc. is applying for a small scale Land Use Plan Amendment (LUPA) for 0.60 acres located on the Southwest corner of John Knox Village Boulevard (SW 3rd Street) and Dixie Highway.

This letter is to verify that the proposed LUPA is in the area served by the Broward County North Regional Wastewater Treatment Plant (NRWWTP). The plant has a total permitted average day operating capacity of 95.0 MGD. The current average daily flow is 68.5 MGD and has an outstanding committed flow of 1.33 MGD. According to the Broward County Sanitary Sewer Element, the capacity of the plant satisfies the short and long term (2025) regional needs of the County and its "Large Users."

The LUPA is located in the Pompano Beach customer area termed "Large User." The County's obligation to provide service is limited to the capacities reserved by Pompano Beach, the large user, which may be changed by amendment to the agreement between the City and the County.

Please contact me at (954) 831-0930 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mario C. Aispuro".

Mario C. Aispuro

Land Development Project Coordinator

MA/sh

cc: 2014 General Correspondence- Land Use Plan Amendments

March 7, 2014

Mr. Mike Vonder Meulen, AICP
Smith & Associates, Inc.
101 East Atlantic Boulevard
Pompano Beach, FL 33060-6643

Re: Water and Wastewater Capacity for John Knox Village – Land Use Plan Amendment (Southwest corner of John Knox Boulevard and Dixie Highway, K&A Project No. 02052.17)

Dear Mr. Meulen:

We are the provider of potable water services and wastewater collection system for the subject amendment area in the City of Pompano Beach.

potable Water: Estimations included in this application reflect no net increase in demand for potable water services. Our utility department can continue to accommodate the current demand used by John Knox Village. The 2013 Draft South Florida Water Management District Lower East Coast Plan lists our 2010 usage/demand as 13.62 MGD and our existing allocation as 17.75 MGD. Based on these numbers and with current reuse and conservation projects, the City will meet its projected demand for 2030.

There are no known impediments to the proposed development for obtaining potable water service, subject to the payment of hook-up or installation fees, line extensions to be paid for by the applicant in connection with the construction of development or other such routine administrative procedure. The City's water system is in full compliance with all regulatory requirements.

Wastewater: Estimations for volume of wastewater collections or treatment were not included in this application. We are assuming since there are no increases in potable water demand, that there are no net increases in wastewater demands. Our utility department can continue to accommodate the current wastewater demand. The City of Pompano Beach receives service from the Broward County North District Regional Wastewater Treatment Plant as per the Large User Agreement as amended. The 2011 City of Pompano Beach Wastewater Master Plan (Mathew's Consulting) lists the 2010 average annual wastewater flow as a daily amount of 12.86 MGD. The City has 17.0 MGD of reserve capacity for wastewater treatment and disposal from Broward County.

There are no known impediments to the proposed development for obtaining wastewater service, subject to the payment of hook-up or installation fees, line extension to be paid for by the application in connection with the construction of development or other such routine administrative procedure.

Sincerely,


John Stropoulos, P.E.
Civil Engineer III

**Waste Management Inc. of Florida
3831 NW 21st Ave
Pompano Beach, Florida 33073
954-439-4067**

February 24, 2014

**Mr. Michael Vonder Meulen
Keith & Associates Consulting Engineers
301 E Atlantic Blvd
Pompano Beach, Florida 33060-6643**

Re: John Knox Village

Dear Michael:

I am in receipt of your request. Please be advised that Waste Management Inc., (hereinafter referred to as "WM") is confirming the ability to supply adequate solid waste and recycling disposal services for John Knox Village. WM has the required capacity for the solid waste and recycling.

If you have any further questions, please do not hesitate to contact me at 954-439-4067.

Sincerely,

/Signed/

**Kay Bernagozzi Hurley
Account Manager**

Via Facsimile to: 954-788-3500
Mr. Craig Benz
Keith & Associates Consulting Engineers
301 E. Atlantic Blvd.
Pompano Beach, Florida 33060-6643

Re: John Knox Village Project

Dear Mr. Benz:

I am in receipt of your facsimile dated March 8, 2004 addressed to Bob Bergey of our offices.

Please be advised that Waste Management, Inc., is confirming the ability to have and supply adequate solid waste and recycling disposal capacity. Waste Management, Inc., has the required capability of handling the refuse for the above-referenced account.

Waste Management, Inc., is the franchise garbage hauler for the City of Pompano Beach.

If you have any further questions, please do not hesitate to contact me at 954-917-0262.

Very truly yours,



Kay Hathaway
Territory Manager (Pompano Beach)



Transportation Department
Transit Division – Service and Capital Planning
 1 North University Drive, 3400A, Plantation, Florida 33324

February 24, 2014

Michael Vonder Meulen, AICP, Senior Planner
 Keith and Associates, Inc.
 301 East Atlantic Blvd, Pompano Beach, Florida 33060

RE: John Knox Village Land Use Plan Amendment – Mass Transit Service

Dear Mr. Vonder Meulen:

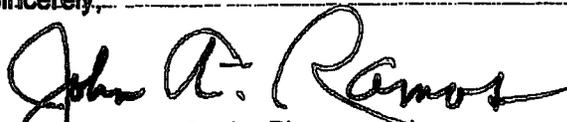
Broward County Transit (BCT) has reviewed your request dated February 17, 2014 regarding the John Knox Village Land Use Plan Amendment, for current and planned bus service. Current fixed-route county bus service to the amendment site is currently provided by BCT Routes . Please see the following table for detailed information:

BCT ROUTE	DAYS OF SERVICE	HOURS OF SERVICE A.M. – P.M	SERVICE FREQUENCY
50	Monday – Friday Saturday Sunday	5:20a – 10:58p 5:30a - 11:28p 7:45a - 8:55p	20/30 Min 30 Minutes 45 Minutes
60	Monday – Friday Saturday Sunday	5:25a – 10:52p 5:30a - 11:11p 9:05a - 7:58p	20/30 Min 30 Minutes 45 Minutes

Additionally, this site is serviced by the City of Pompano Beach Community Bus Service. Future fixed-route bus services including weekday & Saturday frequency, weekday & Sunday span of service, route realignment, and premium rapid bus transit improvements are specified in the Broward County Transit Development Plan (TDP) and Broward MPO 2035 Long Range Transportation Plan (LRTP).

Please call or email me at 954-357-8450 / jramos@broward.org if you require any additional information.

Sincerely,


 John A. Ramos, Senior Planner
 Service and Capital Planning