

EXHIBIT 2

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

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 20-7

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage and solid waste services and park and open space acreage will be available to serve the proposed land use. See Attachment 3.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Pompano Beach adopted its 10-year Water Supply Facilities Work Plan on March 24, 2015.

II. Transportation & Mobility

The text amendment proposes an addition of 96,000 square feet of office use and a reduction of 27,700 square feet of commercial use, with no net change in the number of dwelling units and recreation and open space uses.

Planning Council staff's standard traffic analysis, which includes a 7% internal capture trip reduction (standard for all mixed-use designations) indicates that the proposed amendment is projected to **decrease** the net number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 153 p.m. peak hour trips. See Attachment 4. As such, the proposed amendment is not anticipated to impact the operating conditions of the regional transportation network.

Planning Council staff notes the following roadway levels of service for informational purposes only:

- **Dixie Highway**, between McNab Road and Southwest 3 Street/Pompano Park Place, is currently operating at and projected to continue operating at Level of Service (LOS) "C," with or without the subject amendment.
- **Interstate 95**, between Cypress Creek Road and Atlantic Boulevard, is currently operating and projected to continue operating at LOS "F," with or without the subject amendment.
- **Southwest 3 Street/Pompano Park Place**, between Andrews Avenue and Dixie Highway, is currently operating at and projected to continue operating at LOS "C," with or without the subject amendment.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

The Broward County Transit Division (BCT) staff report states that current and planned fixed-route county transit service, as well as the community shuttle service, is provided within a quarter mile of the proposed amendment area. See Attachment 5. Further, John Knox Village provides a variety of transportation accommodations for its residents to assist with shopping, medical appointments, and cultural and entertainment venues throughout the area.

In addition, the BCT report identifies planned Penny Surtax transit improvements to the county routes serving the amendment area, including a new rapid bus service on Dixie Highway, as well as increased span of service and shorter headways. The BCT staff also recommends that any proposed development be designed in a manner to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and bus stops. See Attachment 5.

The Broward County Planning and Development Management Division (PDMD) report identifies Dixie Highway and Southwest 3 Street/Pompano Park Place as the primary corridors providing connectivity to the amendment area. The PDMD report also notes that the existing sidewalk infrastructure adjacent to the amendment area is sufficient. The PDMD staff recommends that the City of Pompano Beach consider adding dedicated bicycle lanes along Dixie Highway and Southwest 3 Street. See Attachment 6. The applicant has provided correspondence stating that although all roads are internal/private drives within the boundaries of the proposed amendment area and will not generate any additional traffic impact, the City of Pompano Beach has a proposed road improvement for Dixie Highway that will reduce the three lane sections to two lane sections allowing for bike lanes and wider sidewalks. Further, a section of Southwest 3 Street/Pompano Park Place is on the City of Pompano Beach Complete Streets project list and was submitted to the Metropolitan Planning Organization (MPO) for Penny Surtax funding. See Attachment 7.

Further, the PDMD report notes that redevelopment within the amendment area could be designed to include safe and convenient connections to the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, amenities such as pedestrian-scale lighting, shade trees, bicycle racks/lockers and bicycle repair stations should be incorporated within and around the amendment area. The provision of electric vehicle charging stations should also be considered. See Attachment 6.

III. Public Schools

The School Board of Broward County staff report states the proposed amendment does not add any new dwelling units and is for an age-restricted retirement community, and therefore, will not generate any additional students into Broward County Public Schools. See Attachment 8.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 20-7

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, Urban Wilderness Inventory sites, or Protected Natural Lands within its boundaries. See Attachment 9.

II. Wetlands

The EPGMD report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed amendment is not expected to have a negative impact on wetland resources. See Attachment 9.

III. Sea Level Rise

The EPGMD report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 9.

IV. Other Natural Resources

The EPGMD report states that the subject area contains mature tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Pompano Beach if trees are to be removed or relocated. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. It is further noted that development of the proposed amendment area should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 9.

REVIEW OF NATURAL RESOURCES (continued)

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that the proposed amendment area contains buildings that were constructed prior to 1971, which collectively contribute to a historical theme of mid-century Florida retirement communities. The PDMD staff recommends that the City of Pompano Beach record these buildings with the Florida Master Site File (FMSF) as a Resource Group. Further, PDMD staff notes that the amendment area is located outside the jurisdiction of the Broward County Historic Preservation Ordinance. The PDMD staff states that the applicant should contact the City for project review to ensure compliance with its historic preservation regulations, as the City of Pompano Beach is its own State of Florida Certified Local Government for the management and protection of historic and archaeological resources. See Attachment 6.

The applicant has provided a report based on visual observation and research stating that the existing buildings within John Knox Village do not meet the criteria of historical significance. Most of the buildings have not reached the 50-year historic mark, do not exhibit characteristics of Mid-century Modern design and are not associated with people or events of historical significance. See Attachment 7. The PDMD staff has stated that it has no additional comments.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 20-7

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP. See Attachment 6.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan (BCLUP). Planning Council staff notes that the Pompano Beach John Knox Village Activity Center was previously evaluated and determined to be consistent and compliant with the objective, policies and implementation criteria of the BCLUP regarding the Local Activity Center (LAC) category, as part of the initial 2005 amendment from various land use designations to LAC. Planning Council staff notes that the adoption of BrowardNext – BCLUP combined and streamlined all mixed-use categories into a single Activity Center category, maintaining all permitted intensities and densities.

III. Other Pertinent Information

It is noted that the Broward County Planning Council staff sent approximately 100 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 20-7

PLANNING ANALYSIS

The applicant is proposing to revise the uses within the existing John Knox Village Activity Center, which is a mixed-use retirement community located in the City of Pompano Beach. The amendment proposes 1,224 unrestricted dwelling units, 42,300 square feet of commercial uses, 96,000 square feet of office uses and a minimum of 4.28 acres of recreation and open space. This is an **addition** of 96,000 square feet of office use and a **reduction** of 27,000 square feet of commercial use, as well as the removal of unit type restrictions.

Planning Council staff's review indicates that the amendment is generally in compliance with the BrowardNext - Broward County Land Use Plan policies concerning the Activity Center land use designation, noting that the subject area will facilitate an interconnected mix of land uses, encouraging multi-modal transportation opportunities and integrating housing.

Planning Council staff's analysis finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, and solid waste capacity and park acreage** will be available to serve the proposed land use. See Attachment 3.

In addition, our analysis finds that the proposed amendment is not projected to impact the operating condition of the **regional transportation network** as it will result in a decrease in the net number of p.m. peak hour trips. See Attachment 4. Further, no adverse impacts to **natural resources** were identified.

Regarding **historical and cultural resources**, the proposed amendment area contains buildings constructed prior to 1971. The PDMD staff recommends that these buildings be recorded with the Florida Master Site File (FMSF) as a Resource Group. See Attachment 6. The applicant has provided a report based on visual observation and research stating that the existing buildings within John Knox Village do not meet the criteria of historical significance. Most of the buildings have not reached the 50-year historic mark, do not exhibit characteristics of Mid-century Modern design and are not associated with people or events of historical significance. See Attachment 7. The PDMD staff has stated that it has no additional comments.

Concerning impacts to **public schools**, the School Board of Broward County staff report states that the amendment as proposed is not anticipated to generate additional students into Broward County Public Schools. See Attachment 8.

Regarding **affordable housing**, the proposed land use plan amendment is not subject to BCLUP Policy 2.16.2, as it does not propose any additional residential units to the BCLUP.

PLANNING ANALYSIS (continued)

In conclusion, Planning Council staff finds that 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.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 20-7

ATTACHMENTS

1. Broward County Land Use Plan Text Amendment PCT 20-7
2.
 - A. Aerial Photograph
 - B. BrowardNext – Broward County Land Use Plan Future Land Use Designations
3. Broward County Planning Council Supplemental Report of July 2020
4. Broward County Planning Council Traffic Analysis of June 4, 2020
5. Broward County Transit Division Report of June 19, 2020
6. Broward County Planning and Development Management Division Report of June 15, 2020
7. Correspondence from Leigh R. Kerr, AICP, Leigh Robinson Kerr & Associates, Inc., to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated September 23, 2020
8. School Board of Broward County Consistency Review Report of July 16, 2020
9. Broward County Environmental Protection and Growth Management Department Report of June 19, 2020
10. Broward County Parks and Recreation Division Report of August 3, 2020
11. Broward County Water Management Division Report of May 26, 2020

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.

ATTACHMENT 2.A.
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PCT 20-7

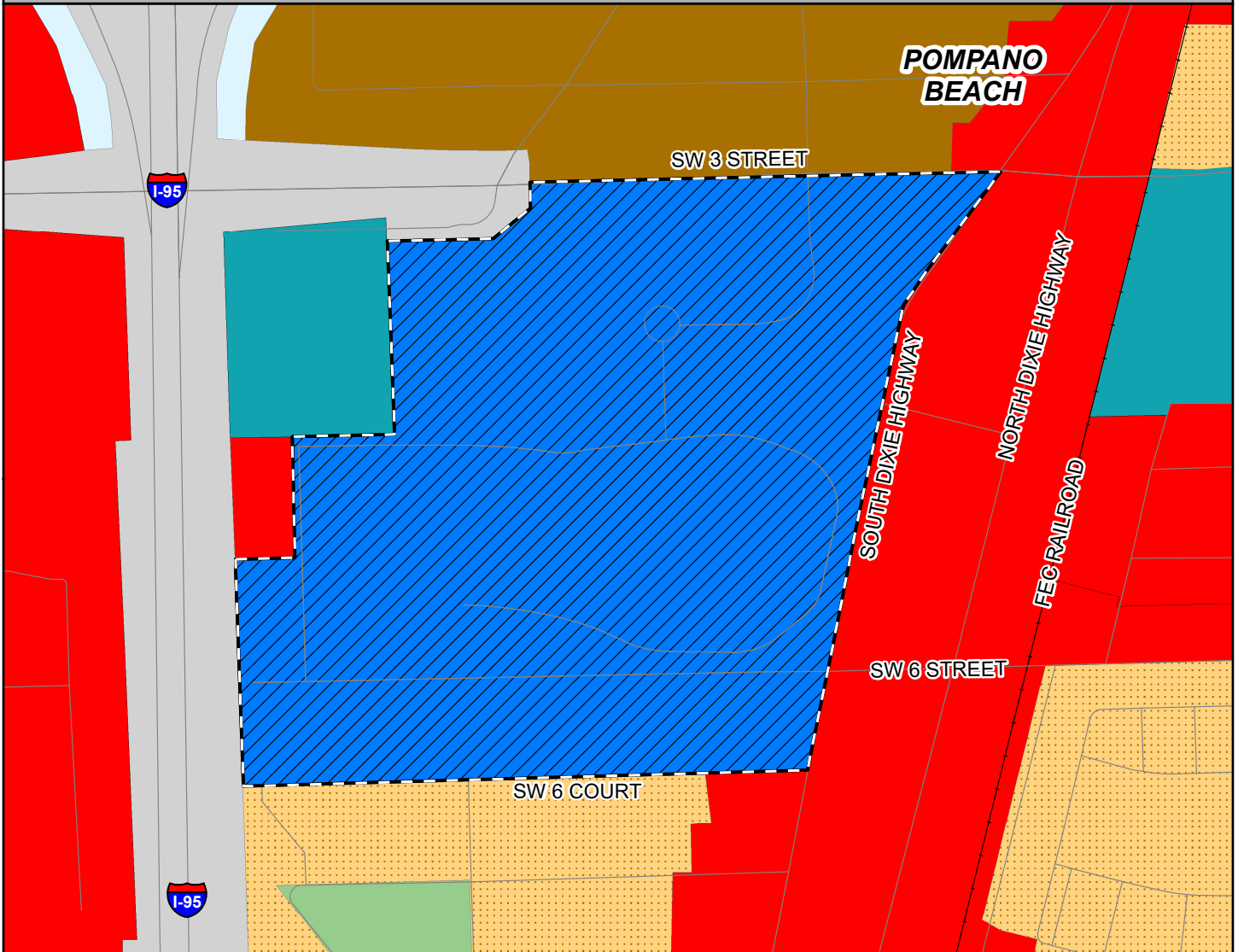


**ATTACHMENT 2.B.
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS
AMENDMENT PCT 20-7**

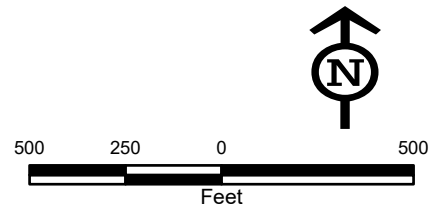
Current Land Use: Activity Center

Proposed Land Use: Activity Center - Addition of 96,000 square feet of office use.
Reduction of 27,700 square feet of commercial use.

Gross Acres: Approximately 69.7 acres



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



ATTACHMENT 3

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PCT 20-7

Prepared: July 2020

POTABLE WATER

The proposed amendment area will be served by the Pompano Beach Water Treatment Plants, which have a current combined capacity of 50 million gallons per day (mgd). The current and committed demand on the treatment plants is 15.1 mgd, with 34.9 mgd available. The wellfield serving the amendment area has a permitted withdrawal of 17.75 mgd, with 2.65 mgd available for water withdrawal, which expires on September 14, 2025. The amendment will result in a net increase in demand of 0.02 mgd. Planning Council staff utilized a level of service of 0.1 gallons per day (gpd) per square foot for commercial uses, 0.2 gpd per square foot for office uses and 350 gpd per dwelling unit for residential uses. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment area.

SANITARY SEWER

The proposed amendment area will be served by the Broward County North Regional Wastewater Treatment Plant, which has a current capacity of 95 mgd. The City of Pompano Beach has an allocated capacity of 17.7 mgd. The current and committed demand on Pompano Beach's portion of the treatment plant is 13.9 mgd, with 3.8 mgd available. The amendment will result in a net increase in demand of 0.02 mgd. Planning Council staff utilized a level of service of 0.1 gpd per square foot for commercial uses, 0.2 gpd per square foot for office uses and 300 gpd per dwelling unit for residential uses. Sufficient sanitary sewer capacity will be available to serve the proposed amendment area.

SOLID WASTE

The proposed amendment area will be served by Waste Management for solid waste disposal service. Waste Management collects and transports the City's solid waste to the Monarch Hill landfill, which has a capacity of 10,000 tons per day (tpd) and a demand of 4,110 tpd, with 5,890 tpd available. The amendment will result in a net decrease in demand of 0.21 tpd. Planning Council staff utilized a level of service of 5 pounds (lbs.) per 100 square feet per day for commercial uses, 1 lb. per 100 square feet per day for office and 7.78 lbs per capita (2.27 persons per household) per day for residential. Sufficient solid waste capacity will be available to serve the proposed amendment area.

DRAINAGE

The proposed amendment area is located within the jurisdiction of the Broward County Environmental Protection and Growth Management Department (EPGMD). A surface water management permit from EPGMD may be required prior to any construction.

PARKS AND OPEN SPACE

The City of Pompano Beach has 621.7 acres in its parks and open space inventory. The projected 2045 population (139,760) requires approximately 419.28 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed land use amendment will result in no net impact on the projected demand for local parks and will maintain 4.28 acres minimum of recreation and open space use. The City of Pompano Beach continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 4

TRAFFIC ANALYSIS PCT 20-7

Prepared: June 4, 2020

INTRODUCTORY INFORMATION

Jurisdiction: City of Pompano Beach
Size: Approximately 69.7 acres

TRIPS ANALYSIS

Potential Trips – Current Land Use Designations

Current Designation: Activity Center

Potential Development: 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

Trip Generation Rates: “ITE Equation (222) Multifamily Housing (High Rise)*
“ITE Equation (254) Assisted Living”
“ITE Equation (220) Multifamily Housing (Low Rise)
“ITE Equation (221) Multifamily Housing (Mid Rise)
“ITE Equation (820) Shopping Center”
“ITE Equation (411) Public Park”

Total P.M. Peak Hour Trips: $244 + 78 + 135 + 36 + 406 + 21 = 920$ peak hour trips**

Potential Trips – Proposed Land Use Designations

Proposed Designation: Activity Center

Potential Development: 1,224 dwelling units
42,300 square feet of commerce use
96,000 square feet of office use
4.28 acres minimum of recreation and open space

Potential Trips – Proposed Land Use Designations (continued)

Trip Generation Rates: “ITE Equation (255) Continuing Care Retirement Community”
“ITE Equation (820) Shopping Center”
“ITE Equation (710) General Office Building”
“ITE Equation (411) Public Park”

Total P.M. Peak Hour Trips: $305 + 282 + 159 + 21 = 767$ peak hour trips**

Net P.M. Peak Hour Trips -153 peak hour trips

PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 153 p.m. peak hour trips at the long-range planning horizon.

Notes:

*Institute of Transportation Engineers (ITE) traffic generation equations from “Trip Generation - Tenth Edition,” the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

**Reflects an internal capture rate of 7% consistent with the ITE guidelines.

ATTACHMENT 5



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

June 19, 2020

Leny R. Huaman
Planner
Broward County Planning Council
115 South Andrews Ave, Room 307
Fort Lauderdale, FL 33301



RE: Land Use Plan Amendment PCT 20-7

Dear Ms. Huaman:

Broward County Transit (BCT) has reviewed your correspondence dated May 21, 2020 regarding the proposed Land Use Plan Amendment (LUPA) PCT 20-7 located in the City of Pompano Beach for current and planned transit service. The current transit service provided within a quarter mile of the amendment site is limited to BCT Route 50, 60, and the City of Pompano Beach Community Shuttle Blue Route. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
50	Weekday	5:20a – 12:06a	20 minutes
	Saturday	5:30a – 11:10p	30 minutes
	Sunday	7:47a – 8:50p	45 minutes
60	Weekday	5:10a – 11:34p	23 minutes
	Saturday	5:20a – 11:23p	33 minutes
	Sunday	9:05a – 8:28p	50 minutes
Pompano Beach Community Shuttle Blue Route (BCT 707)	Weekday	9:05a – 5:02p	65-70 minutes

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the 30 year, one-cent surtax for transportation, BCT will be implementing a number of fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, for BCT Route 50 and 60. Planned improvements for FY 2039



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

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include the implementation of a new rapid bus service on Dixie Hwy between Hillsboro Blvd and Broward Central Terminal.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

BCT has no objections to this LUPA but recommends that any proposed development on the amendment site be designed to provide safe movement for pedestrians and bicycles including transit connectivity between the existing sidewalk / bicycle network and proposed future bus stops.

Please feel free to call me at 954-357-8387 or email me at Dimunoz@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Diego B. Munoz

Diego B. Munoz
Service Planner
Service and Strategic Planning

ATTACHMENT 6



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: June 15, 2020

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division *J. Sesodia*

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Pompano Beach PCT 20-7



The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PCT 20-7. The subject site is located in Pompano Beach involving approximately 69.7 acres. The amendment proposes:

Current Designations: Activity Center consisting of:

- 1,224 dwelling units consisting of
 - 674 high-rise units,
 - 247 assisted dwelling unit equivalents,
 - 216 villas and
 - 87 garden apartments
- 70,000 square feet of commercial use
- 4.28 acres minimum of recreation and open space use

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

Estimated Net Effect: Addition of 96,000 square feet of office use
Reduction of 27,700 square feet of commercial use

Item 7 – Analysis of Natural and Historic Resources

Broward County's archaeological consultant provided the following recommendations:

- A. Based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), the proposed project area under consideration contains historical resources eligible for recording with the FMSF.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:

1. Review of Broward County Property Appraiser records and historical aerial photographs indicate buildings in the area were constructed prior to 1971 (see attachments). It is recommended these buildings be recorded with the FMSF.
2. These buildings collectively contribute to a historical theme of mid-century Florida retirement communities. It is recommended these buildings be recorded with the FMSF as a Resource Group.
3. The subject property is located within Pompano Beach outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Attn: Maggie Barszewski, Historic Preservation
Development Services Department
City of Pompano Beach
100 West Atlantic Boulevard, #3
Pompano Beach, Florida 33060
Maggie.barszewski@copbfl.com
Tel.: (954) 786-7921

- C. In the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Item 8 - Affordable Housing

No additional dwelling units are proposed by PCT 20-7; therefore, it is not subject to the requirements of Policy 2.16.2.

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality.

Item 11 – Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

Item 12 – Intergovernmental Coordination

There are not any local government jurisdictions or county facilities located in close proximity to the proposed amendment site.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The amendment site (PC 20-7) is served by Broward County Transit (BCT) Route 50, Route 60, and City of Pompano Beach Community Shuttle. The 2019-2028 Vision Plan component of the BCT Transit Development Plan includes rapid bus, service span, and headway improvements.

Dixie Highway and SW 3rd Street are the primary corridors providing connectivity to the proposed amendment site. Existing sidewalk infrastructure adjacent to amendment site is sufficient. Staff recommends that the City consider adding dedicated bicycle lanes along Dixie Highway and SW 3rd Street. Redevelopment within the site, including along the new connector roadway, could be designed to include safe and convenient connections to the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the development. For the convenience of visitors and employees who wish to reduce their carbon footprint, consider providing electric vehicle charging stations.

- cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
- Ralph Stone, Director, Housing Finance and Community Redevelopment Division
- Darby Delsalle, AICP, Assistant Director, Planning and Development Management Division
- Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
- Nicholas Sofoul, AICP, Planning Section Supervisor, Planning and Development Management Division
- Susanne Carrano, Senior Planner, Planning and Development Management Division
- Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division
- Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division

JS/hec/slf

ATTACHMENT 7

Leigh Robinson Kerr
& Associates, Inc.
Member, American Institute of Certified Planners

September 23, 2020

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301



Re: John Knox Village LUPA (PCT 20 -7)

Dear Barbara,

We are in receipt of the agency review comments issued on July 10, 2020 for the above referenced project. After reviewing the comments, we offer the following in response to address the Planning and Development Management Division's comments outlined below.

- **Item 7B:** Based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF). The proposed project area under consideration contains historical resources eligible for recording with the FMSF.

Please see attached report prepared by Daniel Hobby regarding Historical Resources.

- **Item 12:** Dixie Hwy and SW 3rd Street are the primary corridors providing connectivity to the proposed amendment site. Existing sidewalk infrastructure adjacent to the amendment site is sufficient. Staff recommends that the City consider adding dedicated bicycle lanes along Dixie Hwy and SW 3rd Street. Redevelopment within the site, including along the new corridor roadway, could be designed to include safe and convenient connections to the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks/lockers, and bicycle repair stations within and around the development. For the convenience of visitors and employees who wish to reduce their carbon footprint, consider providing electric vehicle charging stations.

Response: All roadways are internal and private drives (no public streets within the boundaries of the LUPA). The City does have a new proposed section for Dixie Highway reducing the three lane sections to two lane sections that allows for bike lanes and

• Planning • Zoning • Land Use • Expert Testimony •
808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301
Phone (954) 467-6308 Fax (954) 467-6309
lkerr808@bellsouth.net • www.LeighRobinsonKerr.com

Established 1985

wider sidewalks and the reduced, complete street section for SW 3rd was on the City's project list submitted to the MPO for surtax funding. Neither of these improvements are associated with the JKV LUPA as it will not generate any significant additional traffic impact.

If you should have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Leigh R. Kerr', with a long horizontal flourish extending to the right.

Leigh R. Kerr, AICP

Attachments

Daniel T. Hobby
954-292-8040
dthobby@bellsouth.net

September 9, 2020

To: Whom It May Concern:

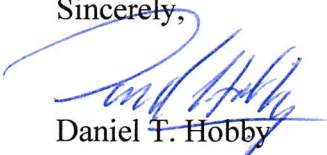
I have been asked to assess the architecture of the buildings within John Knox Village in Pompano Beach, Florida, to determine whether or not they possess Mid-Century Modern design features.

Based on my forty years of studying South Florida history, including participating in numerous historic preservation projects as well as visual observation and research, it is my opinion that the buildings on the John Knox Village campus do not meet the criteria of historic significance, nor do they exhibit characteristics of Mid-Century Modern design.

Attached is a more detailed analysis of this issue.

I will, of course, be happy to answer any questions that might arise.

Sincerely,



Daniel T. Hobby

John Knox Village

John Knox Village, the large, senior life-care residential complex in southwest Pompano Beach, had its beginnings in 1967 as Baptist Village. It was Dr. Mack R. Douglas, a Baptist minister in Margate who proposed the concept of a retirement home for senior citizens that would be composed of cottages leased to residents for the balance of their lives.

Financial hardships in the 1970s led to bankruptcy, but under the leadership of Dr. Kenneth Berg, who had experience operating other non-profit retirement facilities, the financial problems were overcome and in 1978 the complex was reincorporated as John Knox Village.

Currently the residential part of the complex is composed of 67 multi-dwelling garden villas, three high-rise buildings, one two mid-rise buildings, one holding special needs residents. Additionally, there are various service buildings: dining rooms, auditorium, health care, maintenance, and marketing.

Mid-Century Modern Architecture

Mid-Century Modern architecture is an American post-World War II movement that saw its height of popularity in the period 1945 to 1969. Influenced by the International and Bauhaus architecture of Europe, as well as American architects such as Frank Lloyd Wright, Mid-Century Modern residential architecture stressed flat clean surfaces, in both walls and roofs, geometric simplicity, and integration with nature through large windows or even glass walls.

Seen on the left is an example of a modest Mid-Century Modern private residence. This type of house was not uncommon in housing developments of the 1950s and early 1960s.



On the right is an example of a higher style Mid-Century Modern residence.

Analysis

Garden Villas: The most numerous structures on the John Knox Village campus, the garden villas are among the complex's oldest design, dating back to at least the early 1970s. All are of the same design. The architecture of these buildings does not follow the principles of Mid-Century Modern architecture. Rather, the villas present a vernacular style.



The villas contain three residential units and have a complex building footprint rather than the simple geometric layout of Mid-Century Modern residences. The villas' relatively small windows and the hip roofline also deviate from the Mid-Century concepts.

High Rises: There are four high rise buildings on the John Knox Village campus. The two newest of these -- Heritage Tower (residential) and the Woodlands (rehab and skilled nursing center) -- were completed in the 21st century and have no temporal or architectural relationship to Mid-Century Modern.

Two others are older (Cassels Tower (right) and Village Tower), and, although there are some superficial similarities of Mid-Century Modern (such as windows and roofline) the buildings lack the smooth façade that is a dominate Mid-Century Modern feature. At best, these two structures might be called post-Mid-Century Modern.



Other Buildings: There are additional non-residential buildings on the John Knox Village campus, many of which were but none exhibit features that could reasonable be described as Mid-Century Modern.



Some of these buildings are either recently built or remodeled (see assisted living facility to the left). Others, such as the auditorium and dining room share some of the deign features of the villas, including a white-tile hip roofline.

Conclusion

Based on visual observation and research, it is my opinion that the buildings on the John Knox Village campus do not meet the criteria of historical significance. Most have not reached the fifty-year mark, they do not exhibit a distinctive architectural style, and they are not associated with people or events significant to the history of the larger area.

As for their association with Mid-Century Modern architecture, none of the nearly 80 buildings within John Knox Village possess the necessary characteristics to define them as examples of that architectural movement.

Daniel T. Hobby

summary resume

Home Address: 4230 NW 9th Court, Coconut Creek, FL 33066

Home Telephone: (954) 979-3391

Cellular Phone: (954) 292-8040

Email: dthobby@bellsouth.net

Professional:

Sample-McDougald House Preservation Society

Executive Director, 2000 – 2016

Pompano Beach Historical Society

Executive Director, 2000 -- 2014

Fort Lauderdale Historical Society

Executive Director, 1980 - 2000

Assistant Director, 1979 - 1980

Broward Community College

Adjunct Instructor, 1979 - 1980

Lake City [FL] Community College

Instructor, 1974 - 1979

Education:

University of Florida

Master of Arts in History (1973)

University of South Florida

Bachelor of Arts in History (1971)

St. Petersburg Junior College

Associate of Arts (1969)

Professional and Civic Activities:

Sample-McDougald House Preservation Society – Board of Directors, 2018 – current.

Pompano Beach Historical Society – History Tour Guide, 2014 – current.

Broward County – Broward County Planning Council, 2004 – 2015

City of Pompano Beach – Centennial Celebration Advisory Committee, 2005 - 2009;

Tourism Task Force/Branding Committee, 2010 - 2011.

City of Coconut Creek – Youth Sports Advisory Board, 2001 – 2005, Redistricting

Board, 1996; Economic Development Board, 1991 - 1995; 25th Anniversary

Advisory Committee, 1992; Library Advisory Board, 1981 - 1983

Pompano Beach Chamber of Commerce -- Shining Star Award, 2009;

Broward Trust for Historic Preservation – Advisory Board, 2006 - 2011

National Register of Historic Places -- Florida Review Board, 1996 - 1998

Florida Association of Museums -- President, 1991 - 1993; Board of Directors, 1989 -

1996

Florida Historical Society -- Board of Directors, 1980 -1983

University of Florida -- History Advisory Board, 1985 – 1990

Leadership Broward – Class III, 1984 - 1985

Fort Lauderdale Chamber of Commerce -- Cultural Affairs Task Force, Chairman, 1985 -

1986

Selected Publications:

On-going history articles in *Tradewinds* magazine (City of Pompano Beach, 2008 - current)

Monthly history article in *Pompano Today* magazine (Pompano Media Group, LLC, 2010 – 2015)

“Schools of Pompano” in *Broward Legacy* (Broward County Historical Commission, Vol. 32:1, 2012)

Coconut Creek (Arcadia Publishing Co., 2012)

Pompano Beach: A History of Pioneers and Progress (Donning Publishing Co., 2010)

Pompano Beach Centennial Journal (City of Pompano Beach, 2009), editor

Lighthouse Point: The First Fifty Years (City of Lighthouse Point, 2006)

Fort Lauderdale (Arcadia Publishing Co., 1999) with Susan Gillis

“Heritage” in *Greater Fort Lauderdale and Broward County: Venice of America* (Copperfield Publications, Inc., 1999)

Broward County: A Contemporary Portrait (Donning Publishing Co., 1992)

Preserving Historic Properties in Fort Lauderdale (City of Fort Lauderdale, 1991)

“The Shape of Things to Come; Reflections of Things Past,” *Fort Lauderdale Magazine* (April/May1990).

“Historical Development of Fort Lauderdale” in *Architectural and Historical Survey of Fort Lauderdale: Original Town Limits* (Historic Property Associates, 1985).

Historic Preservation Projects:

Stranahan House, Fort Lauderdale

New River Inn, Fort Lauderdale

King-Cromartie House, Fort Lauderdale

Philomen Bryan House

Sample-McDougald House, Pompano Beach

Historic Downtown Pompano, Pompano Beach

Kester Cottages, Pompano Beach

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE NON-RESIDENTIAL
SBBC-1704-2014
County No: PCT 20-7
John Knox Village Non-Residential LUPA



July 16, 2020 1:24:01



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

ATTACHMENT 8

SCHOOL CONSISTENCY REVIEW REPORT LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION																				
Date: July 16, 2020 1:24:01	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Units Permitted 977</td> <td style="width: 50%;">Units Proposed 977</td> </tr> </table>	Units Permitted 977	Units Proposed 977	Existing Land Use: Local Activity Center																		
Units Permitted 977	Units Proposed 977																					
Name: John Knox Village Non-Residential LUPA	NET CHANGE (UNITS):	Proposed Land Use: Local Activity Center																				
SBBC Project Number: SBBC-1704-2014	<table style="width: 100%; border: none;"> <tr> <th style="text-align: left;">Students</th> <th style="text-align: center;">Perm</th> <th style="text-align: center;">Proposed</th> <th style="text-align: center;">NET CHANGE</th> </tr> <tr> <td>Elem</td> <td style="text-align: center;">62</td> <td style="text-align: center;">62</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Mid</td> <td style="text-align: center;">29</td> <td style="text-align: center;">29</td> <td style="text-align: center;">0</td> </tr> <tr> <td>High</td> <td style="text-align: center;">39</td> <td style="text-align: center;">39</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">130</td> <td style="text-align: center;">130</td> <td style="text-align: center;">0</td> </tr> </table>	Students	Perm	Proposed	NET CHANGE	Elem	62	62	0	Mid	29	29	0	High	39	39	0	Total	130	130	0	Current Zoning
Students	Perm	Proposed	NET CHANGE																			
Elem	62	62	0																			
Mid	29	29	0																			
High	39	39	0																			
Total	130	130	0																			
County Project Number: PCT20-7		Proposed Zoning:																				
Municipality Project Number:		Section: 2																				
Owner/Developer: John Knox Village		Township: 49																				
Jurisdiction: Pompano Beach		Range: 42																				

Comments

This Land Use Plan Amendment (LUPA) does not include any changes to the existing permitted residential units, which are located in an age restricted retirement community. The LUPA as proposed is adding 96,000 square feet of office use and reducing 27,700 square feet of commercial use.

Therefore, the proposed LUPA is not anticipated to generate additional students into Broward County Public Schools. Additionally, the site is not located directly adjacent to existing public schools and as proposed, will not have direct physical impact on Broward County Public Schools.

July 16, 2020

Date

Reviewed By



Digitally signed by Mohammed Rasheduzzaman
DN: cn=Mohammed Rasheduzzaman, o=Broward County Public
Schools, ou=FP&RE, email=mohammed.
rasheduzzaman@browardschools.com, c=US
Date: 2020.07.16 15:49:46 -04'00'

Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

ATTACHMENT 9

EP&GMD COMMENTS
PCT 20-7
Page 1

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

For: Broward County Planning Council

Applicant: John Knox Village of Florida, Inc.

Amendment No.: PCT 20-7

Jurisdiction: Pompano Beach

Size: Approximately 69.7 acres

Existing Use: Retirement Community

Current Land Use Designation: Activity Center consisting of:
1,224 dwelling units consisting of 674 high-rise units
247 assisted dwelling unit equivalents, 216 villas and 87
garden apartments
70,000 square feet of commercial use
4.28 acres minimum of recreation and open space use

Proposed Land Use 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

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

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

ANALYSIS AND FINDINGS:

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Wetlands - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 2.22.1, 2.22.2]



Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

Upland Resources (including Tree Preservation and Greenways) - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 2.20.17]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Pompano Beach. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Air Quality - [CP Policy 13.1.15, BCLUP Policy 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in a **decrease by 153 PM peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **minimal impact** on air quality. There are seven (7) air permitted facilities located within half a mile of the proposed amendment site. None have had an air quality complaint.

(MO 6/11/2020)

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies]

The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. Eight (8) listed contaminated sites were found within one-quarter mile of the proposed amendment location. If there are any proposed dewatering locations, the applicant must submit a pre-approval from Broward County's Environmental Engineering and Permitting Division.

See attached map and database for further information as it relates to the land use amendment site.

(MO 6/4/2020)

Solid Waste - [CP Policies 6.1.2, 6.1.3, 6.2.6, 6.2.7, 13.2.7; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5, 3.4.2, 3.4.3, 2.11.8]

There is one (1) active solid waste facility located within one mile of the amendment site. See attached map and database for further information as it relates to the land use amendment site.

(MO 6/4/2020)

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

Wellfield Protection - [CP Policies 4.2.10, 4.4.13, 6.2.6, 6.2.7, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3, WM3.6, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3, 2.11.5]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (VM 06/17/2020)

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7, WM3.18;]; BCLUP Policies 6.2.6]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are no known SARA Title III Facilities within ¼ mile of the proposed amendment site. (VM 06/17/2020)

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7, WM3.18; BCLUP Policies 6.2.6]

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are fifty-three (53) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the fifty-three (53) facilities, forty-four (44) are hazardous material facilities, five (5) are storage tank facilities, and four (4) are facilities that have both hazardous materials and storage tanks. (VM 06/17/2020)

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:

Specially Designated Areas - [CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 2.23.1, 2.23.2, 2.23.3, 3.3.9, 3.3.10]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

Protected Natural Lands – The project site is not included in the Protected Natural Lands Inventory and not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:

<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 3.3.4, 2.11.6, 2.27.1, 2.27.2, 2.27.3, 2.11.7, 3.3.12, 2.27.4, 2.24.2] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

Priority Planning Areas for Sea Level Rise – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policies A.03.05, 9.07.02, and 9.09.04 do not apply to the review of this project.

NatureScape Program – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP 2.20.14] –

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at:

<http://www.broward.org/NatureScape/Pages/Default.aspx>

Surface Water Management - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 2.24.1, 2.24.2, 2.21.5]

The proposed amendment site is located within the jurisdiction of the South Florida Water Management District (SFWMD) and Broward County Water Control District #4). Development within the site will be required to meet the drainage standards of Broward County and the South Florida Water Management District. Successful compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit may be needed prior to any construction on the site.

Tracts within the proposed amendment site are located within the Federal Emergency Management Agency (FEMA) flood insurance zone AH with a NAVD88 elevation of 8, and 7 feet, flood insurance rate zones that corresponds to areas of shallow flooding with average depths between 1 and 3 feet, flood insurance zone AE with a NAVD88 elevation of 7 feet, flood insurance rate zone

that corresponds with flood depths greater than 3 feet, and flood zone X-Below 500 Year flood plain, flood insurance rate zones that are outside the flood plain or the average flood depths of less than 1 foot.

Water Recharge - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 2.26.1]

The proposed land use designation would involve a minor percentage of impervious area. The development resulting from the proposed land use designation would result in no change in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be insignificant.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

Please see attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING COUNCIL
WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. Amendment No.:*** PCT 20-7
- B. Municipality:*** Pompano Beach
- C. Applicant:*** John Knox Village of Florida, Inc.

II. 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 Section 7, Township 48 South, Range 41 East; generally located on the north side of Wiles Road, west of Coral Ridge Drive
- C. Existing Use:*** Retirement Community

III. Broward County Land Use Plan Designation

Current Land Use Designation: Activity Center consisting of:
1,224 dwelling units consisting of 674 high-rise units
247 assisted dwelling unit equivalents, 216 villas and 87
garden apartments
70,000 square feet of commercial use
4.28 acres minimum of recreation and open space

Proposed Land Use 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

IV. Water Recharge Review

A. Describe the general impacts of the current land use designation on water recharge:

The proposed land use designation is Activity Center.

A typical value for an impervious area produced by this type of development is approximately 77 percent.

B. Describe the general impacts of the proposed land use designation on water recharge:

The proposed land use designation is Activity Center.

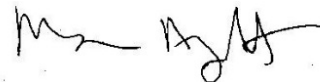
A typical value for an impervious area produced by this type of development is approximately 77 percent.

V. Impact of Change in Land Use Designation

The proposed land use designation would involve a minor percentage of impervious area. The development resulting from the proposed land use designation would result in no change in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be insignificant.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

VI. Comments



By: _____

Date 6/15/2020

Maena Angelotti

Program Project Coordinator

Environmental Planning and Community Resilience Division

BROWARD COUNTY PLANNING COUNCIL

WETLAND RESOURCE QUESTIONNAIRE
as completed by the
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. *Amendment No.:*** PCT 20-7
- B. *Municipality:*** Pompano Beach
- C. *Project Name:*** John Knox Village of Florida, Inc.

II. 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

III. Broward County Land Use Plan Designation

- A. *Current Designation:*** Activity Center consisting of:
1,224 dwelling units consisting of 674 high-rise units
247 assisted dwelling unit equivalents, 216 villas and 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

IV. Wetland Review

- A. *Are wetlands present on subject property?*** No.
- B. *Describe extent (i.e. percent) of wetlands present on subject property.***

Wetland Resource Questionnaire
PCT 20-7

C. Describe the characteristics and quality of wetlands present on subject property.

D. Is the property under review for an Environmental Resource License? No.

E. Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?

V. Comments:

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat.

Completed by: Linda Sunderland, NRS
Natural Resources Manager

Contaminated Sites

Site Number	Facility Name	Street Address	City	Zip Code	Pollutant	Facility Type	DEP Facility Number	Active (Y/N)
SF-1742A	SULTAN & SONS INC	650 SW 9TH TER	Pompano Beach	33069	Petroleum		68627971	Y
NF-1742B	SULTAN & SONS INC	650 SW 9TH TER	Pompano Beach	33069	Chlorinated	Warehouse		Y
NF-3655	LAMBDA NOVATRONICS	500 N ANDREWS AVE	Pompano Beach	33069	Unknown			Y
NF-2827	The Store Room	500 S ANDREWS AVE	Pompano Beach	33069	Unknown			Y
NF-2944	MAR-QUIPT	231 SW 5TH ST	Pompano Beach	33060	Petroleum		69800950	N
NF-0006B	BROTHERS BDY & PAINT	308 S DIXIE HWY E	Pompano Beach	33060	Hydraulic Oil	Auto Repair	69811329	N
NF-1304B	GULF STATION TRIANGLE	220 S DIXIE HWY	Pompano Beach	33060			68502380	N
SF-1304A	GULF STATION TRIANGLE	220 S DIXIE HWY	Pompano Beach	33060	Gasoline	Gas Station	68502380	Y

Active Solid Waste Facility

Name of Facility	Street Address	City	Zip Code	Nature of Facility	Status Description
Panzarella MRF LLC	1601 SW 3RD ST	Pompano Beach	33069	Waste Processing	Active

Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
4Wheels4U Motors, Inc.	512 S DIXIE HWY E, Pompano Beach, FL 33064	7538 - General Automotive Repair Shops	Hazardous Materials
A 1 A Small Engines & Equipment	424 S DIXIE HWY E, Pompano Beach, FL 33060	7699 - Repair Shops and Related Services, Not Elsewhere Classified	Hazardous Materials
A-Best Forklift & Hydraulic Services	640 SW 12TH AVE, Pompano Beach, FL 33069	7699 - Repair Shops and Related Services, Not Elsewhere Classified	Hazardous Materials
Accurate Collision of Pompano, Inc.	400 SW 6TH ST, Pompano Beach, FL 33060	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Allegiance Crane	777 S ANDREWS AVE, Pompano Beach, FL 33069	7538 - General Automotive Repair Shops	Hazardous Materials and Storage Tank
Brandon's Auto & Truck	530 S DIXIE HWY W, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials
British Four Wheel Drive Company	470 S DIXIE HWY W, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials
Broward Sheriff's Office - Pomp. Beach (BSO Garage)	130 SW 3RD ST, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Storage Tank
Broward Transmission Inc.	240 S DIXIE HWY E, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials
DFG Auto, Inc.	324 SW 5TH ST, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials
Dixie Tire Techs, LLC	230 S DIXIE HWY E, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials
Eco Engineering	446 S DIXIE HWY E, Pompano Beach, FL 33060	0782 - Lawn and Garden Services	Hazardous Materials
Exxon Station	220 S DIXIE HWY, Pompano Beach, FL 33060	5541 - Gasoline Service Stations	Storage Tank
Firrim Auto Repair	434 S DIXIE HWY E, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials
Fleetworx Truck & Auto Repair	441 S DIXIE HWY E, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials

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FP&L - Pompano	330 SW 12TH AVE, Pompano Beach, FL 33069	4911 - Electric Services	Hazardous Materials and Storage Tank
Hi Tech Chassis Body & Paint	160 SW 5TH ST, Pompano Beach, FL 33060	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Hratch Auto Body & Paint, Inc.	452 S DIXIE HWY E, Pompano Beach, FL 33060	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Jag Repairs	524 S DIXIE HWY W, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials
JC High Tech Auto, Inc.	515 S DIXIE HWY E, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials
JCM Performance	456 S DIXIE HWY E, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials
John Knox Village	700 SW 4TH ST, Pompano Beach, FL 33060	6513 - Operators of Apartment Buildings	Storage Tank
John Knox Village - Heritage Tower	451 HERITAGE DR, Pompano Beach, FL 33060	6513 - Operators of Apartment Buildings	Hazardous Materials
John Knox Village of Florida	651 SW 6TH ST, Pompano Beach, FL 33060	6513 - Operators of Apartment Buildings	Hazardous Materials and Storage Tank
John Knox Village of Florida (Gardens West)	830-40 LAKESIDE CIR, Pompano Beach, FL 33060	6513 - Operators of Apartment Buildings	Storage Tank
Marie Green Forum	600 SW 3RD ST, Pompano Beach, FL 33060	6512 - Operators of Nonresidential Buildings	Storage Tank
Mario's Hi Tech Automotive	524 S DIXIE HWY E, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials
Maximum Outboards	308 S DIXIE HWY E, Pompano Beach, FL 33060	7699 - Repair Shops and Related Services, Not Elsewhere Classified	Hazardous Materials
McNeill Signs, Inc.	555 S DIXIE HWY E, Pompano Beach, FL 33060	3993 - Signs and Advertising Specialties	Hazardous Materials
Mercedes Expert	450 S DIXIE HWY W, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials
Mr. B's Auto Repair	561 S FLAGLER AVE, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials

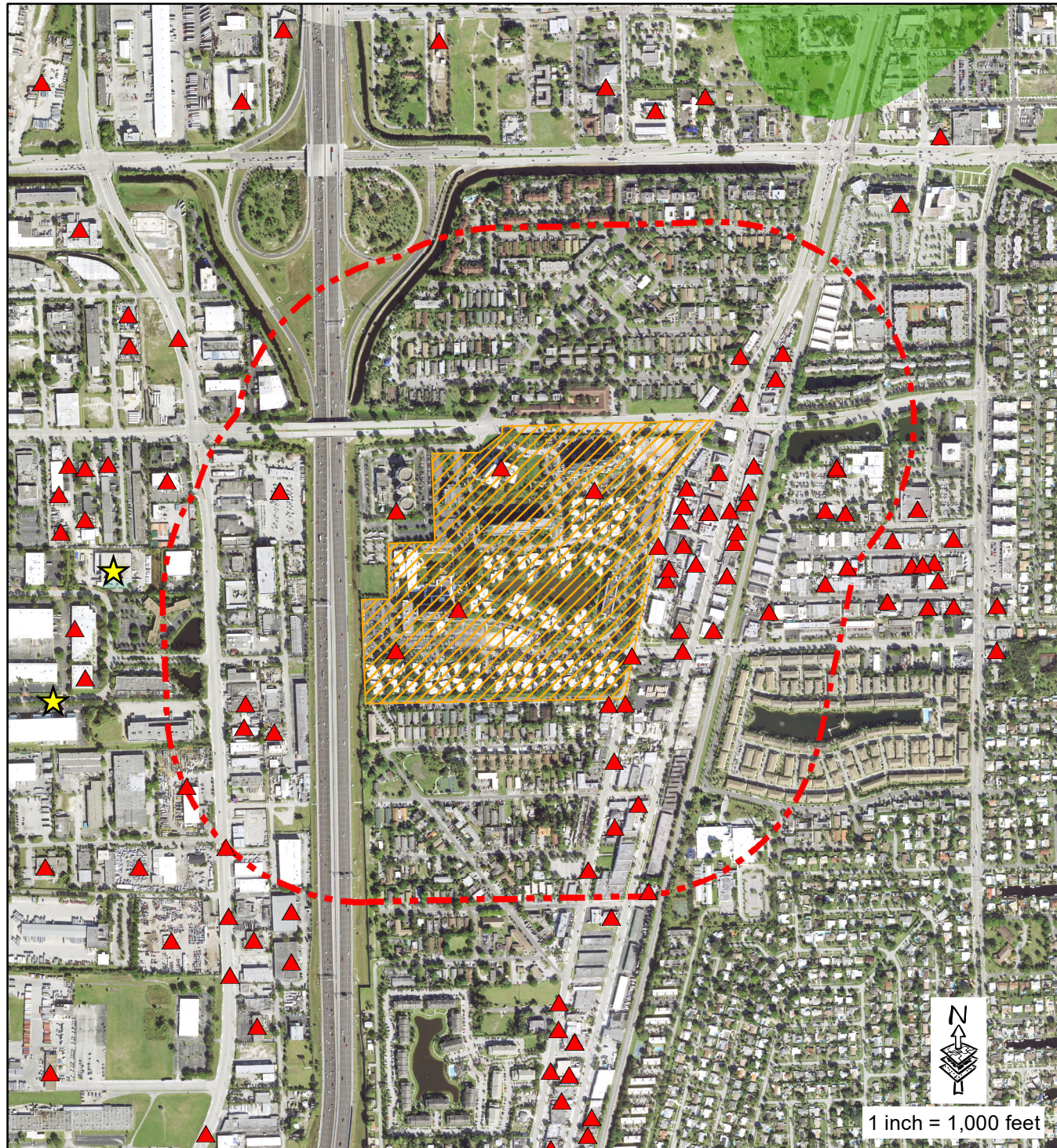
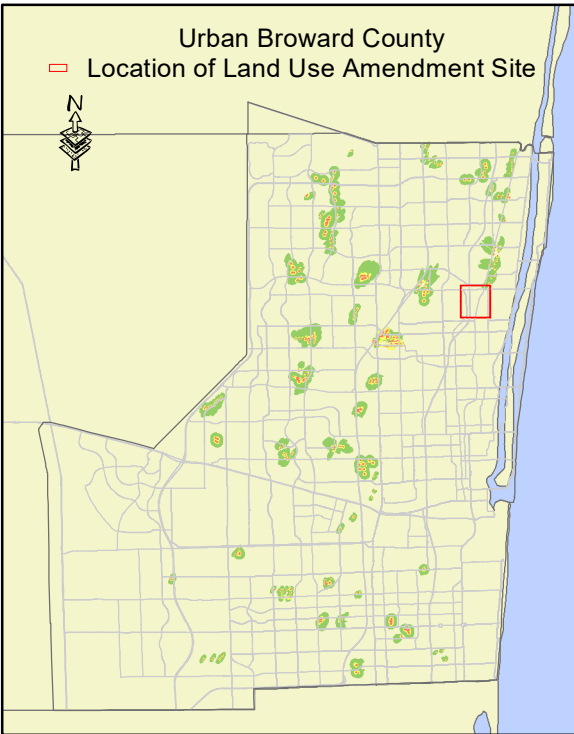
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National Performance Warehouse	239 S DIXIE HWY W, Pompano Beach, FL 33060	5531 - Auto and Home Supply Stores	Hazardous Materials
New Cingular Wireless CDXW	180 SW 3RD ST, Pompano Beach, FL 33060	4812 - Radiotelephone Communications	Hazardous Materials
Our Shop Auto Repairs	801 S DIXIE HWY E, #5, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials
Peerless Auto Body	590 S DIXIE HWY E, Pompano Beach, FL 33060	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Phanyse Auto Repair	730 S DIXIE HWY W, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials
Pinecrest School Transportation Dept	670 S DIXIE HWY, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials and Storage Tank
Poirier's Service Center	601 S DIXIE HWY, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials
Power Brake of Pompano	419 S DIXIE HWY E, Pompano Beach, FL 33060	7539 - Automotive Repair Shops, Not Elsewhere Classified	Hazardous Materials
Pride Auto Body	940 S DIXIE HWY E, Pompano Beach, FL 33060	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Printing Corporation of the Americas, Inc.	620 SW 12TH AVE, Pompano Beach, FL 33060	2759 - Commercial Printing, Not Elsewhere Classified	Hazardous Materials
Red Oaks Printing Services	191 SW 5TH CT, Pompano Beach, FL 33060	2752 - Commercial Printing, Lithographic	Hazardous Materials
Roll-N-Lock Corporation	915 S DIXIE HWY, Pompano Beach, FL 33060	3442 - Metal Doors, Sash, Frames, Molding, and Trim Manufacturing	Hazardous Materials
Select Auto Body and Paint Select, Inc.	441 S DIXIE HWY E, Pompano Beach, FL 33060	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Sherlock Tree Company	697 SW 9TH TER, Pompano Beach, FL 33069	0782 - Lawn and Garden Services	Hazardous Materials
Sprint MI03XC146-FPL Radio Tower	330 SW 12TH AVE, Pompano Beach, FL 33069	4812 - Radiotelephone Communications	Hazardous Materials
Sunshine Auto	484 S DIXIE HWY W, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials

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T-Mobile USA, Inc - FPL Tower, FB 1015	330 SW 12TH AVE, Pompano Beach, FL 33069	4812 - Radiotelephone Communications	Hazardous Materials
T-Mobile USA, Inc. 6FB1232A	100 SW 3RD ST, Pompano Beach, FL 33060	4812 - Radiotelephone Communications	Hazardous Materials
Vector Fleet Management	160 SW 3RD ST, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials
Verizon Wireless - Pom Beach Police Tower	100 SW 3RD ST, Pompano Beach, FL 33060	4812 - Radiotelephone Communications	Hazardous Materials
WMF Auto Repair, LLC	812 S DIXIE HWY W, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials
Zack's & Tino Auto Center	500 SW 6TH CT, Pompano Beach, FL 33060	7538 - General Automotive Repair Shops	Hazardous Materials

Land Use Amendment Site: LUA PCT 20-7



Land Use Amendment Map Legend

- ▲ Hazardous Materials Facility
- ★ Sara Title III 302 Facility
- ▨ Proposed Amendment Site
- - - 0.25 Mile Buffer
- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3

Miles 0 0.125 0.25

Environmental and Consumer Protection Division review of Land Use Amendments for presence of hazardous materials and community right to know sites within urban Broward County. Review includes also the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker (if present) is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

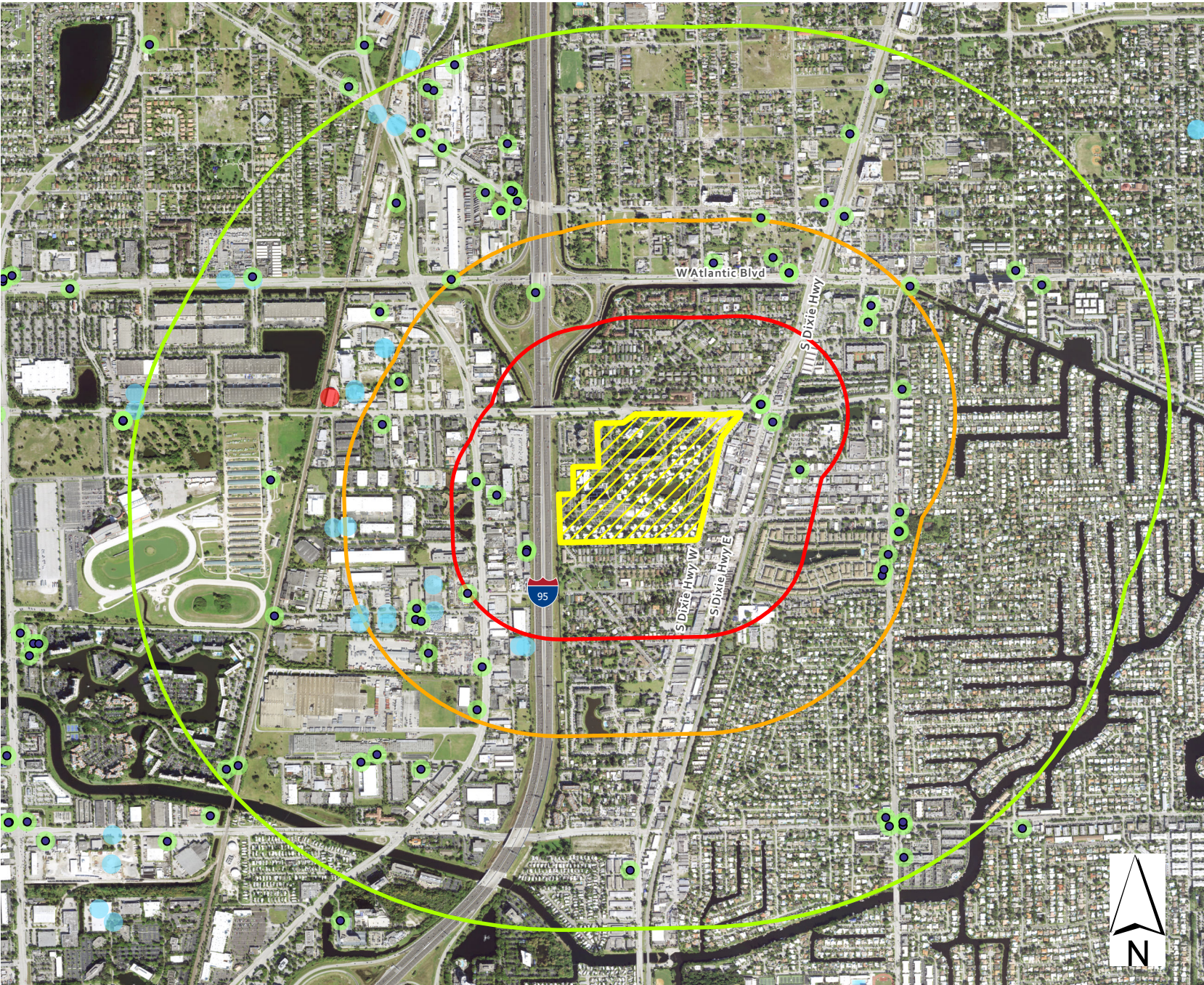
The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

Prepared by: VMEBANE - June 2020
 Environmental and Consumer Protection Division

1 inch = 1,000 feet

Legend

- Proposed Site
- Contaminated Sites
- Solid Waste Facilities
- Air State Permitted Facilities
- Quarter Mile Buffer
- Half Mile Buffer
- One Mile Buffer



Generated for location purposes only. Marker size is a visual aid and neither represents exact location nor area of designated facility.
Prepared by:
MOSPINA 6/3/2020
Environmental Engineering and Permitting

1 Miles

ATTACHMENT 10



PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

MEMORANDUM

August 3, 2020

To: Dawn B. Teetsel, Director of Planning
Broward County Planning Council

Thru: Dan West, Director *Dan West*
Parks and Recreation Division



From: Linda Briggs Thompson, Environmental Program Manager *LBT*
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PCT 20-7 JKV LUPA (Pompano Beach)

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan for John Knox Village (Pompano Beach). Our comment is as follows:

PCT 20-7 No objections to the Land Use Plan Amendment

If you or your staff has any questions about our comments, please call me at 954-357-8120.

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Dale V.C. Holness • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
Broward.org/Parks • Facebook.com/BrowardCountyParks • Twitter.com/BrowardParks • YouTube.com/BrowardCountyParks

ATTACHMENT 11



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

DATE: May 26, 2020

TO: Leny Huaman, Planner
Broward County Planning Council



FROM: Susan Juncosa
Broward County Water Management Division

SUBJECT: PCT 20-7 John Knox Village Land Use Plan Amendment
Drainage Analysis

Dear Ms Huaman:

The information in the above-captioned land use plan amendment (LUPA) is essentially correct. Our office has no objection to this LUPA.

However, the contact information in Section C.6 (Page 17) of the document should be updated to replace my information for that of Joe Heilman.

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

Susan Juncosa
Natural Resource Specialist
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0778
E-mail: sjuncosa@Broward.org