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Landscape Architects | Land Planners | Environmental Consultants

Clarity Pointe **Justification Statement**

January 22, 2016
Revised April 12, 2016

Rezoning Criteria

1. The proposed rezoning is consistent with the comprehensive plan.

The subject property has a future land use map designation of Office Park (OP). The current corresponding zoning of Agricultural (A-1) is not consistent with the Future Land Use for the property. The proposed zoning district classification of Local Office (O-2) would provide consistency with the Coconut Creek comprehensive plan. Likewise, rezoning the property to Local Office furthers Coconut Creek's Comprehensive Plan Future Land Use Element Policy II-1.6.3 which establishes within the Land Development Code the provisions related to location, density and approval of group homes, foster care facilities, and other Special Residential Facilities that are consistent with the Plan Implementation Requirements section of the Coconut Creek Comprehensive Plan and the Broward County Land Use Plan.

The current zoning district provides limited uses that are agricultural and low density residential in nature. The City's Zoning Code defines assisted care facilities proposed with the Clarity Pointe as special facility uses, which are not permitted by right or special land use in the A-1 zoning district. Pursuant to Code Section 13-302, the following is a list of eight (8) special facilities as defined by the City of Coconut Creek and in accordance with state law. These special facilities are intended to clearly define the intensity, type of use, and degree of care so that these facilities shall be properly and efficiently located.

Section No.	Facility Type	No. of Residents
13-650	SF-1 (Group Home)	0—6
13-651	SF-2 (Community Residential)	7—14
13-652	SF-3 (High Intensity Residential Care)	Over 14
13-653	SF-4 (Nursing and Personal Care)	
13-654	SF-5 (Health Care)	
13-655	SF-6 (Low Intensity Outpatient)	
13-656	SF-7 (High Intensity Outpatient)	
13-657	SF-8 (Institutional Care)	

The following is a matrix delineating the zoning districts the various special facilities may be located. Specific development regulations, definitions, and purposes are located in other sections of the land development code.

ZONING DISTRICT MATRIX FOR SPECIAL FACILITIES								
	Facility Type							
Zoning Categories	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-7	SF-8
A-1								
RS-1	P							
RS-3	P							
RS-4	P							
RC-5	P	S	S					
Zoning Categories	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-7	SF-8
RM-10	P	P	P	S				
MH-1	P							
PUD	P	P	P	S	S	S	S	S
B-2								
B-4		S	P	P	P			
O-2				P	P			
O-3		S			P			
IO		S	P					
IM		S	P					
CF		S	S	S	S	S	S	S
P = PERMITTED USE								
S = SPECIAL LAND USE								

Pursuant to Code Section 13-332, the City of Coconut Creek assumed that land classified as agricultural, would at a point in time, be rezoned in accordance with the land use provisions of the comprehensive plan. After review of the Zoning Code to determine the suitable zoning district classification, the care that will be performed at Clarity Pointe is characterized as a Special Facility 4 (SF-4) nursing and special care facilities that allow the following type of care:

- Convalescent homes with continuous nursing care

- Extended care facilities
- Nursing homes, skilled
- Intermediate care facilities
- Nursing homes, intermediate care
- Convalescent homes for psychiatric patients with health care
- Personal care facilities with health care
- Personal care homes with health care
- Rest homes with health care

The selection of the O-2 zoning district for the subject property allows for the intended use of a SF-4 Special Facility Use while also rezoning the property to be consistent with the current Future Land use designation of OP. Pursuant to the Code Section 13-341, the purpose of the O-2 local office district is to permit those office uses which meet the needs of local resident and business populations and which have the least impact on neighborhoods and thoroughfares. The uses permitted typically have site and operating characteristics which make them compatible with adjacent residential development. Additionally, most of the permitted uses within the O-2 district, which include auto insurance claim centers, drug stores, financial institutions, medical offices, miscellaneous office business services, professional offices, nursing homes, and special facilities, typically generate low traffic volume per unit of floor area, this district is appropriate for locations along thoroughfares where conflicts between site access and traffic carrying functions should be minimized. This district is intended for areas designated commercial and office park by the comprehensive plan land use element.

2. Will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts.

The proposed Local Office (O-2) zoning will provide and a complementary transitional zoning district between the Industrial Office (OI-1) to the East, the Planned Commercial Development to the North and the Mobile Home Park (MH-1) to the West.

3. Will not substantially impact public facilities such as schools, utilities and streets.

The O-2 local office district is to permit uses which have the least impact on neighborhoods and thoroughfares. The uses permitted typically have site and operating characteristics which make them compatible with adjacent residential development. Because most of the permitted uses typically generate low traffic volume per unit of floor area. The Special Care Facility use will not impact on schools since it will be aging adults and the 95 beds have no significant impact on utilities compared to the agriculture use that currently exists on the site.

4. Will be justified by external land use conditions.

The proposed use of Memory Care Assisted Living Facility is a minimal impact use that is a complimentary transition between all properties. The project is comprised of one 2 story building located in the center of the lot and poses no adverse visual effects. The most evident complimentary transition is the transition of use from the UHAUL storage facility to the east to the mobile home use to the west.

5. Will not create or excessively increase automobile and vehicular traffic congestion

The facility will have 95 residents that are in memory care and therefore will most likely not be driving. Traffic for the site will be mainly staff and visitors of the residents. A traffic statement has been provided.

6. Will not create a storm drainage problem for other properties

All storm drainage will be retained on-site at the rear of the property as a lake. The lake meets the minimum requirements to onsite retention.

7. Will not adversely affect surrounding living conditions.

Assisted Living facilities are very benign uses that produce very little noise and impact on the areas around them. All dumpsters will be enclosed and screened to avoid views from the surrounding areas. The environmental quality will be increased with the new sidewalks, planted landscape buffers, canopy trees and interactive gardens.

8. Will not adversely affect environmental quality.

The proposed project will be an overall increase in the environmental quality of the site. The site will be graded for positive drainage. Stormwater will be treated on site. The lot coverage will be less than half of the site. The site will be fully landscaped instead of having black fabric covering the ground. All exotics will be removed and over one hundred trees will be planted on the site.

9. Will not adversely affect other property values.

The proposed use provides a positive transitional use between the nonresidential and residential uses. The building will be designed to complement the South Florida location while incorporating more traditional architectural styles to provide authenticity to the community.

10. Will not be a deterrent to improvement or development of other property.

The proposed use is logical, timely, and orderly in its development pattern. The east neighbor UHUAL site has been recently developed. The development of this site is successive.

11. Will not constitute a special privilege to an individual owner

The Rezoning from A1 to O2 is consistent with the comprehensive plan. The ALF uses is compatible with the surrounding area and are in harmony with the general purposes of the City's policies.



Tinter Traffic,
LLC

2857 N.E. 25 Street
Ft. Lauderdale, FL 33305-1722

January 19, 2016

Clarity Pointe Development Partners, LLC
4300 Legendary Drive, Suite 234
Destin, FL 32541

Attn: Rick Olson

Subject: Clarity Pointe – Coconut Creek
Tinter Traffic Proj. #16-002

Dear Mr. Olson:

As you requested, this office has completed a review of the trip generating characteristics of the proposed memory care facility on the north side of Johnson Road, approximately 780 feet east of State Road 7 (Figure 1, attached), as shown in the site plan prepared by Cotleur & Hearing, dated January 14, 2016. This report has been prepared for incorporation into the site plan submittal to the City's DRC. The proposed development will include a total of 84 beds plus accessory uses (e.g. salon/spa, offices and recreation areas), as shown on the attached site plan. The primary focus of this analysis, in addition to quantifying the impact on operating conditions on Johnson Road, is to determine if a westbound right-turn lane is necessary to serve the site. Based on the analysis detailed in this letter, it has been concluded that the impact on operating conditions on Johnson Road will be minimal and that a right turn lane will not be required at the site entrance.

Trip Generation

The following assumptions were the basis for those conclusion:

- 1) Based on the proposed site plan, the proposed use will include 84 beds for mental care.
- 2) For purposes of the trip comparison, land use categories in the ITE "Trip Generation Manual", 9th Edition were reviewed and a similar use was identified. Traffic generated by the proposed use was estimated using LUC "254 – Assisted Living" from that document. This LUC was reviewed and considered appropriate for the type of developments being studied, as the description of that LUC indicates that "Assisted living complexes are residential settings that provide either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons."

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January 19, 2016

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A summary of the results of the traffic generation calculations (shown in Table 1 attached) is:

<u>Proposed Use</u>	<u>Estimated Traffic Generation</u>		
	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>	<u>Daily</u>
	12 vph	18 vph	223 vpd

Using the existing (2014 Average Daily Traffic volumes, as reported on the FDOT website, see attached figure) traffic volumes on surrounding roadways, it is estimated that 64.3% of the site traffic will be oriented to the west and 35.7% will be oriented to the east. Using this distribution and the AM & PM entering and exiting traffic volumes estimated, as shown in Table 1, site traffic volumes were estimated and are shown on Figure 2.

Impact on Johnson Road

In the area of this proposed development, the Broward County Metropolitan Organization (MPO), in their report entitled "Roadway Capacity and Level of Service Analysis for 2013 and 2035", indicates that the Capacity of Johnson Road is 1,197 vehicles per hour. According to the Florida Department of Transportation (FDOT) website, the 2014 traffic volume (the latest year for which data is currently available) on this segment of Johnson Road was 800 vehicles per hour (vph). Based on the FDOT document "2013 Quality and Level of Service Handbook", Table 4, this is equivalent to a Level of Service (LOS) "D", which is an acceptable LOS in the City of Coconut Creek.

As can be seen on Figure 2, the expected impact on Johnson Road west of the site is only 8 vph during the AM Peak Hour and 11 vph during the PM Peak Hour. During these same periods of time, the impact east of the site is anticipated to be 4 and 7 vph, respectively. Because of the turn restrictions at the proposed access to the site, limited to right turns in and out only, the demand immediately east of that proposed driveway is expected to be 17 vph (traffic oriented to the east plus eastbound traffic that will be required to U-turn just east of the site). These volumes represent only a maximum of 1.4% of the roadway's capacity. This impact is not considered significant, as 3% of a roadway's capacity is the level of traffic impact that is considered significant by the Broward County Planning Council. Furthermore, this additional traffic will not change the operating characteristics of Johnson Road, i.e. the LOS on this roadway will not change as a result of the impact of this proposed development.

Need for Right Turn Lane

As indicated above, traffic entering the site from the west will be required to travel past the site, complete a U-turn maneuver and return to the driveway as a westbound vehicle turning right into the site. This will add 5 vph in both Peak Hours to the traffic

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volumes approaching from the east. The right turning volumes of westbound traffic at the site driveway is, therefore, estimated to be 8 vph in both Peak Hours.


Based on the Broward County Land Use Plan, a right turn on a County roadway would be required into a proposed development if the speed limit on the roadway were 35 MPH or greater or if, during the peak hour, more than 100 vph are estimated to complete the right turn maneuver. The posted speed limit on Johnson Road is 30 MPH, so the traffic volume criterion would be applicable. On State roadways, according to the FDOT "Driveway Information Guideline", a right turn lane would be warranted if that right turn volume were 80 vph. Obviously, the projected right turn volumes expected at the entrance to the Clarity Pointe development are significantly lower than the threshold volumes utilized by both Broward County and FDOT in determining when a right turn lane is justified. It is, therefore, the conclusion of this analysis that no right turn lane will be necessary at the entrance to Clarity Pointe.

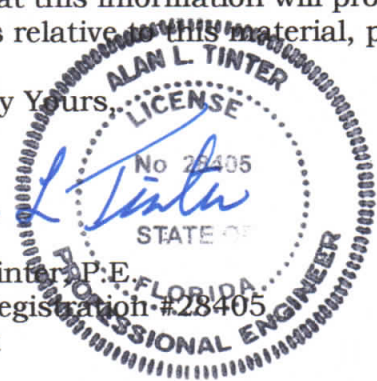
Conclusion

It is the conclusion of this office that (1) the impact of the site traffic on operating conditions on Johnson Road will not be significant and that the Level of Service will not be affected by the anticipated minimal traffic volumes. And (2) a westbound right turn lane on Johnson Road at the site entrance will not be warranted.

I trust that this information will prove useful to you. Of course, should you have any questions relative to this material, please do not hesitate to contact me.

Very Truly Yours,


Alan L. Tinter, P.E.
Florida Registration #28405
President



Xc: Jonathan Keith



Figure 1
Clarity Pointe
Site Location

Table 1
Clarity Pointe

Based on Site Plan by Cotleur & Hearing, January 14, 2016

Trip Generation - Proposed Development

<i>Daily</i>	ITE	Units	Size	Daily Trip Generation Equation*	Site Traffic	Site Traffic	
	LUC					Enter	Exit
					<i>vpd</i>	<i>vpd</i>	<i>vpd</i>
Memory Care Facility	254	Beds	84	$T = 2.66 (X)$	223	112	111
Total Trips					223	112	111

<i>A.M. Peak Hour</i>	ITE	Units	Size	AM Peak Hour Trip Generation Equation*	Site Traffic	Site Traffic	
	LUC					Enter	Exit
					<i>vph</i>	<i>vph</i>	<i>vph</i>
Memory Care Facility	254	Beds	84	$T = 0.14 (X)$	12	8	4
Total Trips					12	8	4

<i>P.M. Peak Hour</i>	LUC	Units	Size	Generation Equation*	Traffic	Enter	Exit
					<i>vph</i>	<i>vph</i>	<i>vph</i>
Memory Care Facility	254	Beds	84	$T = 0.22 (X)$	18	8	10
Total Trips					18	8	10

* From Institute of Transportation Engineers "Trip Generation" Report, 9th Edition -- Land Use Code "254: Assisted Living"



LEGEND

xx (yy) AM/PM Pk Hr Traffic (vph)

Figure 2

**Clarity Pointe
Site Traffic**

NAME: UHAUL
 FLU: IND
 ZONING: PCD
 FOLIO NUMBER: 48420644010

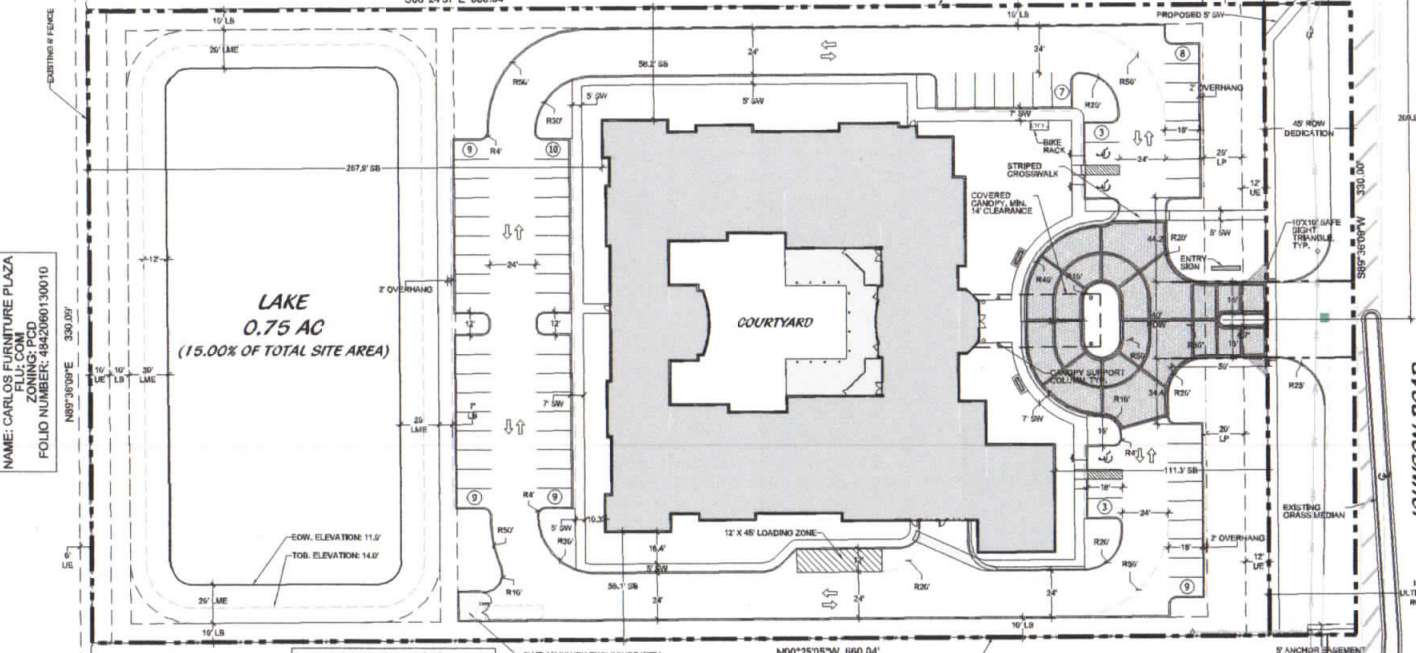
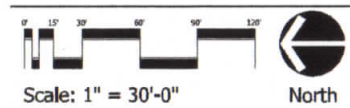


SITE DATA

SECTIONAL TOPOGRAPHIC FRAME #1	CLARITY POINTS- COCONUT CREEK
NAME OF PROJECT	96-484 (S) C-1
PROPERTY CONTROL NUMBERS	OFFICE PARK (S-1)
CURRENT ZONING	APPLICABLE (S-1)
PROPOSED ZONING	LOCAL OFFICE (S-1)
TOTAL NET AREA	5,000 AC 233,840
DEVELOPMENT	
PARCEL A: CLARITY POINTS	4,525 AC 197,760 SF
PARCEL B: DEDICATED ROW	0.34 AC 14,670 SF
PARCEL C: LANDSCAPE PARCEL	410 AC 18,000 SF
PARCEL D: LANDSCAPE PARCEL	0.15 AC 6,400 SF
BUILDING DATA	
CLARITY POWER FACILITY	386,100 SF 64 BDRM
CLARITY CARE FACILITY	300,000 SF 64 BDRM
ACCESSORY USES	
DRUG STORE	820 SF
OFFICES	740 SF
RESTROOMS	470 SF
MEDICAL SERVICE AREA	740 SF
LANDSCAPE DATA	
CLARITY POWER FACILITY	386,100 SF 64 BDRM
CLARITY CARE FACILITY	300,000 SF 64 BDRM
ACCESSORY USES	
DRUG STORE	820 SF
OFFICES	740 SF
RESTROOMS	470 SF
MEDICAL SERVICE AREA	740 SF
RETRIBUTION DATA*	
FRONT SETBACK (VEHICLE/BIKE)	75' 111.30'
REAR SETBACK	30' 76.20'
SIDE SETBACK	30' 76.20'
REAR BAY TH	50' 357.4'
SURFACE COVER	
IMPERVIOUS AREA	87' 41' 8"
LANDSCAPE AREA	8' 8.00' 0.00%
SEWER & RAIN	8' 8.00' 0.00%
TOTAL IMPERVIOUS	8' 8.00' 0.00%
REVENUE AREA	8' 8.00' 0.00%
LANDSCAPE BUFFERS	8' 8.00' 0.00%
TOTAL REVENUE	8' 8.00' 0.00%
TOTAL	8' 8.00' 0.00%
PARKING DATA	
FACILITY OFFICES (1 SF PER 4 RESIDENTS)	61 67
IMPERVIOUS PARKING	3 3
TOTAL	61 67
STORMWATER	
10% OF TOTAL SITE	0.75 AC

NOTE:
 EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS INCLUDING BUT NOT LIMITED TO PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, TREES, SHRUBS, HEDGES, PLANTS, AND LANDSCAPING, UTILITIES, PUBLIC IMPROVEMENTS, AND SO ON ARE ALLOWED.

SITE PLAN



NAME: CARLOS FURNITURE PLAZA
 FLU: IND
 ZONING: PCD
 FOLIO NUMBER: 4842061300110

LAKE
 0.75 AC
 (15.00% OF TOTAL SITE AREA)

COURTYARD

NAME: EL RANCHO MOBILE HOME PARK
 FLU: LM-10
 ZONING: MH-1
 FOLIO NUMBER: 484208010413

LEGEND

- UE: UTILITY EASEMENT
- SB: SETBACK
- SW: CONCRETE SIDEWALK
- TYP: TYPICAL
- LME: LAKE MAINTENANCE EASEMENT
- ROW: RIGHT-OF-WAY
- LP: LANDSCAPE PARCEL
- LB: LANDSCAPE BUFFER

PROJECT TEAM

- PROJECT MANAGEMENT:**
 TDJN DEVELOPMENT INC.
 811 CORAL RIDGE DRIVE
 CORAL SPRINGS, FL 33071
 954.688.5572
 CONTACT: JONATHAN KEITH
- CIVIL ENGINEER:**
 SCHWAB ENGINEERING CORPORATION
 947 CLINT MOORE ROAD
 BOCA RATON, FL 33481
 561.241.6455
 CONTACT: JEFFREY SCHWAB
- LANDSCAPE ARCHITECT/PLANNER:**
 COTLEUR & HEARING, INC.
 1934 COMMERCIAL LANE, SUITE 1
 JUPITER, FL 33458
 561.747.6336
 CONTACT: HEATHER TRIBOU
- ARCHITECT:**
 HODGSON ARCHITECTURAL GROUP
 101 N.E. 3RD AVENUE, SUITE 500
 FORT LAUDERDALE, FL 33301
 216.593.0057
 CONTACT: CORNELIA HODGSON
- SURVEYOR:**
 KIEHL AND ASSOCIATES
 3018AS ATLANTIC BOULEVARD
 POMEROY BEACH, FL 33069
 561.788.3400
 CONTACT: MIKE MOSSEY
- LIGHTING ENGINEER:**
 E & C ENGINEERS, INC.
 2755 VISTA PARKWAY SUITE 1-3
 WEST PALM BEACH, FL 33411
 561.712.1149
 CONTACT: EDUARDO SAMOUR

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CLARITY POINT
 Coconut Creek, Florida

DESIGNED: MCR
 DRAWN: MCR
 APPROVED: MCR
 JOB NUMBER: 15-10266-ET
 DATE: 01-18-16
 REVISIONS:

January 14, 2016 10:11:38 am
 Drawing: CLARITY POINT BASELINE

SHEET 1 OF 2

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