



MEMORANDUM

AGENDA ITEM #6d

DATE: APRIL 6, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF SUNRISE PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On February 26, 2009, Council staff received proposed amendment #09-1ER to the City of Sunrise Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

The City of Sunrise is located in western Broward County and bordered by I-595, I-75 and the Sawgrass Expressway. In 2008, an estimated 90,081 people resided within the city limits. This represents a five percent increase in the population since the 2000 Census. Incorporated in 1961, Sunrise experienced its greatest population growth between 1970 and 1990. In the 1990s, Sunrise experienced a boom in commercial and light industrial development, including the opening of the Sawgrass Mills Mall and the Sawgrass International Corporate Park. The City is also home to the Bank Atlantic Center and the Florida Panthers National Hockey League team. The general location of the City is shown in Attachment 1.

Summary of Staff Analysis

Proposed Amendment #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Sunrise Comprehensive Plan. The City's EAR was found sufficient on April 9, 2007, by the Florida Department of Community Affairs (DCA). There are no changes in land use proposed in this amendment package.

EAR-Based Comprehensive Plan Amendments

In 1998, the State of Florida revised the statutory requirements for EARs to allow local governments to base their analysis on the key local issues they are facing to further the community's goals consistent with statewide minimum standards. The Report is not intended to require a comprehensive rewrite of the elements within the local plan, unless a local government chooses to do so. The City of Sunrise 2006 EAR identified the following specific issues to be addressed through EAR-based amendments:

1. Housing Affordability
2. Redevelopment in Eastern Sunrise

3. Water Resources
4. Mass Transit

Nine (9) Elements of the City of Sunrise Comprehensive Plan would be amended and updated in accordance with the amendments identified in the EAR, including a response to changes to State Statutes, the Florida Administrative Code, and the *Strategic Regional Policy Plan for South Florida (SRPP)*. In addition, the Support Documents for the Housing Element would be completely updated and the format of the Future Land Use Map Series would be updated from black and white to Geographic Information Systems (GIS) computer-based color.

The City of Sunrise Commission approved the proposed amendment at its January 13, 2008 meeting.

Staff analysis confirms the proposed EAR-based amendments are compatible with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Summary of EAR-Based Text Changes

All nine (9) Elements would be amended to now include monitoring and evaluation measures for existing or proposed Objectives. In addition, minor changes to policies are proposed to ensure the Comprehensive Plan maintains consistency throughout and with other agency planning documents. The key proposed changes are summarized below.

Future Land Use Element

New Policy 1.2.4 would support increases in residential densities, where appropriate, to ensure the City has an adequate affordable housing supply.

Housing Element

The Support Documents of this Element would be completely updated to reflect current data and analysis and several revisions would be incorporated; the key changes include:

- Revising Objective 1.1, and the policies within, from Housing Code Enforcement to Retention and Preservation of Existing Affordable Housing Stock. To monitor and evaluate the objective, the City would annually count the number of rehabilitated housing units and enhance the City's housing programs and code enforcement;
- Revising Objective 1.2, Addition of New Affordable Workforce Housing Units, would encourage and assist additional units of various types, sizes, and costs by the private sector. New policies would direct the City to:
 - consider adoption and implementation of an affordable housing linkage fee, an inclusionary zoning ordinance, an affordable housing land banking program, and an employee assisted housing program;
 - establish a local housing coalition of public and private organizations;
 - assist private sector developers to partner with non-profits; and
 - support the development of affordable/work force housing units in proximity to existing or future transit routes;
- Expanding Objective 1.3 (previously 1.2, The Elderly) to provide for all the special-needs populations in the City. New policies would direct the City to support programs and Land Development Regulations (LDRs) that address housing for special needs populations and support Broward County's efforts to assist the homeless;

- Revising Objective 1.4, Diversity of Housing Stock, would encourage market-rate and affordable housing units for owner occupation and rental to meet the needs of all residents. New Policy 1.4.1 encourages increased use of mixed densities and housing types within development through the LDRs; and
- Creating new Objective 1.7, Implementation Mechanisms, would direct the City to continue implementing current housing policies and programs through the City's Redevelopment and Grants Division. The new policies would provide implementation strategies for reaching the objective.

Through the updated Support Documents and proposed EAR-based text amendments of this Element, the City has done an excellent job of incorporating regional policies of Affordable and Work Force Housing.

Transportation Element

Revised policies would now provide for coordination with Broward County and the Florida Department of Transportation (FDOT) in their plans for priority transit corridors; encourage/require incorporation of bus stops at major public facilities and/or employment centers that are associated with Transit Oriented Development or Local Activity Center future land use designations; require that necessary transportation facilities be in place within three years after the issuance of a Certificate of Occupancy; and help Broward County develop Transportation System Management and Transportation Demand Management programs (such as Park and Ride lots). New Policy 2.2.3 would allow developers to satisfy transportation concurrency by proportionate fair-share contributions.

Conservation Element

New Policies 1.4.5 and 1.4.8 would promote the use of native plants and increase the City's tree canopy through streetscape and free tree programs for residents, as well as enhance the canopy in City parks and facilities.

Recreation/Open Space Element

New Policy 1.2.4 would direct the City to coordinate with the Broward County Greenways Master Plan and support the linkage of existing conservation areas, parks, open space and recreation, cultural, and historic sites within and to the City's greenway system.

Intergovernmental Coordination Element

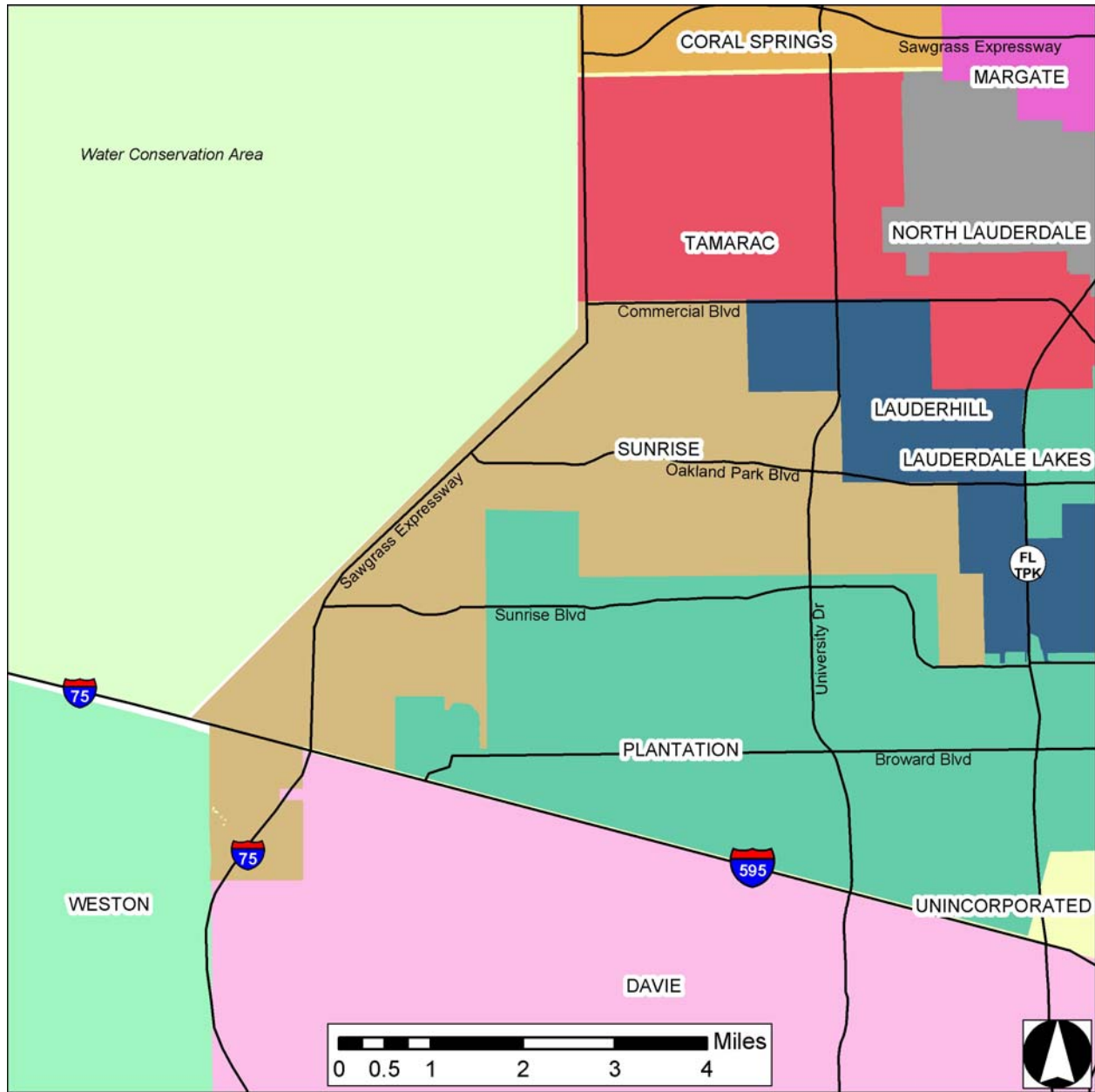
Revised policies would ensure that development proposals be consistent with the Broward County land use and platting regulations, and that infrastructure needs for new development continue to be provided at adopted LOS Standards. New Policies 1.1.22 and 1.1.23 would direct the City to coordinate with local housing agencies, the South Florida Regional Planning Council (SFRPC), Broward County, and appropriate housing organizations to identify housing needs and strategies. The City would monitor development efforts in adjacent municipalities and continue to assist in redevelopment programs.

Staff analysis confirms that the proposed amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find City of Sunrise proposed amendment package #09-1ER generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Sunrise
Proposed Amendment #09-1ER

Sources: FDEP, SFWMD, Broward County, SFRPC.
Note: For planning purposes only. All distances are approximate.