

# MEMORANDUM

AGENDA ITEM #7g

DATE: MARCH 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: BROWARD COUNTY ADOPTED COMPREHENSIVE PLAN AMENDMENT  
(ALTERNATIVE REVIEW)

## Introduction

On February 17, 2009, Council staff received adopted plan amendment package #09D-2AR (previously #08D-2AR) to the Broward County Land Use Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the October 6, 2008, Council meeting and found to be generally consistent with the *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

Broward County, incorporated in 1915, is a highly-urbanized county located in the southeastern portion of Florida. The 2008 population is estimated to be 1,758,494, an 8.3 percent increase since 2000. It is the 15<sup>th</sup> largest county in the nation. Broward County contains 1,197 square miles of land, of which the western two-thirds is held in conservation areas and the eastern one-third is considered developable. Population densities in the eastern part of the County average 4,318 people per square mile. Continued population growth and a growing economy, coupled with limited undeveloped land have resulted in pressures for in-fill and redevelopment at higher densities in the County. This creates the need to address issues related to school facilities, water supply, affordable housing and traffic congestion. Through its charter responsibilities, Broward County regulates the land use plans of its 31 municipalities. The County works closely with its cities to provide a consistent, comprehensive planning effort. Notable among the coordinated planning efforts is the State Road 7/U.S. 441 Collaborative. Additional information regarding the City or the Region may be found on the Council's website at [www.sfrpc.com](http://www.sfrpc.com). The general location of the County is shown in Attachment 1.

## Summary of Plan Amendment

Adopted amendment package #09D-2AR contains a text and map amendment to the Broward County Land Use Plan (BCLUP), related to the Metropica Development of Regional Impact (DRI). The amendment site is shown in Attachment 2.

The amendment package is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the County no later than March 19, 2009. A summary of the adopted amendment package follows.

Adopted amendment #09D-2AR to the Broward County Comprehensive Plan contains a text and map amendment to the Broward County Land Use Plan (BCLUP), creating a Transit Oriented Development (TOD) in the City of Sunrise. This amendment is related to the proposed Metropica Development of Regional Impact (DRI) and is being concurrently reviewed with both the City of Sunrise adopted amendment #09D-2AR and Metropica DRI Development Order (Council Agenda #7i and #5b.2, respectively).

The proposed Metropica DRI is located on a 103.4-acre site at the northeast and northwest corners of Sunrise Boulevard and NW 136<sup>th</sup> Avenue in the City of Sunrise. The majority of the site consists of 92 acres of vacant land. In the southeastern portion, there are approximately 11 acres of existing Commercial. The development plan for the site will be for a mixed use project, consisting of Class A office buildings, restaurants, retail, and high-rise and townhouse residential dwelling units.

The text amendment (Broward County PCT 07-5) establishes a new land use designation, the Sunrise (Metropica) Transit Oriented Development, in the City of Sunrise. The Sunrise Transit Oriented Development (TOD) will cover approximately 92.2 acres of the proposed Metropica DRI site mentioned above. The adopted density/intensity of land uses within the TOD is shown in table below.

<b>Sunrise TOD</b>	
High Rise Residential	2,500 dwelling units
Townhouse Residential	300 dwelling units
Commercial	485,000 square feet
Office	785,000 square feet*

The map amendment (Broward County PC 07-19) changes the Broward County land use designation on approximately 92 acres of the Metropica DRI site as TOD. The previous County land uses were Commercial, 78.5 acres; Industrial 4.7 acres; Irregular (2.5) Residential, 3.2 acres; and Recreation/Open Space, 5.8 acres.

**Staff Analysis and Recommendation**

At transmittal, the Council moved staff recommendation to find the proposed amendment generally consistent with the *SRPP*. That recommendation included one comment, reinforcing the need for the Development Order (DO) negotiation process to successfully address transportation conditions that fulfill the goal of a TOD land use designation. The final DO conditions meeting to address transportation issues has occurred since the initial review and the City has adopted transportation conditions in the Metropica Development Order. Conditions include directing the Developer to:

- Prepare and execute a Commute Trip Reduction Plan with the City of Sunrise and in coordination with the Florida Department of Transportation;
- Fund, construct, or cause the construction of transit service amenities (Rideshare and transit information, covered bus shelters, bicycle racks and storage facilities, pedestrian connectivity);
- Develop an ADA-compliant alternative fuel shuttle service between Metropica, Westerra, and nearby points of interest; and
- Construct a covered, lighted transit station within the first two (2) years after the issuance of a Certificate of Occupancy.

Staff analysis confirms drainage, potable water, public schools, recreation and open space, sanitary sewer, solid waste, and transit and roadway services and capacity are adequate to serve the future needs of the text and map amendment. Natural resources will not be negatively impacted and the amendments are

compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

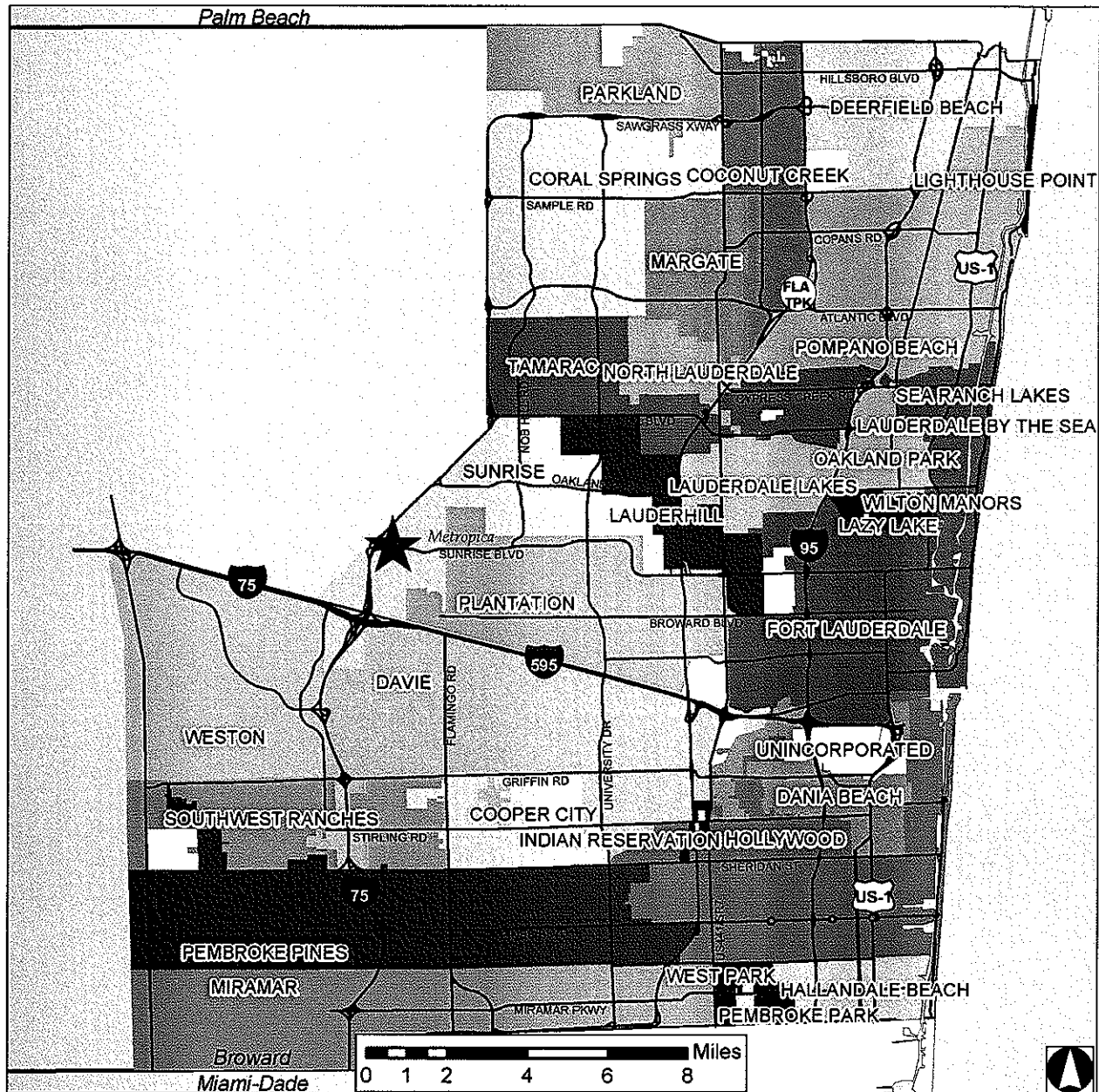
Adopted amendment #09D-2AR was adopted as proposed. Objections were not raised by review agencies prior to adoption. However, the City of Plantation expressed the following concerns: they disagree with the utilized Housing Methodology (East Central Florida Regional Planning Council), believe local Plantation roads will be impacted, and that noise will be exacerbated along Flamingo Road. The City of Plantation has initiated Conflict Resolution Procedures with the City of Sunrise. A copy of the correspondence is attached (Attachment 3).

The Broward County Board of County Commissioners unanimously approved the transmittal of the adopted amendment at its February 10, 2009, meeting.

#### Recommendation

Find Broward County adopted amendment #09D-2AR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this agenda item for transmittal to the County, with copies to the Florida Department of Community Affairs.

Attachment 1



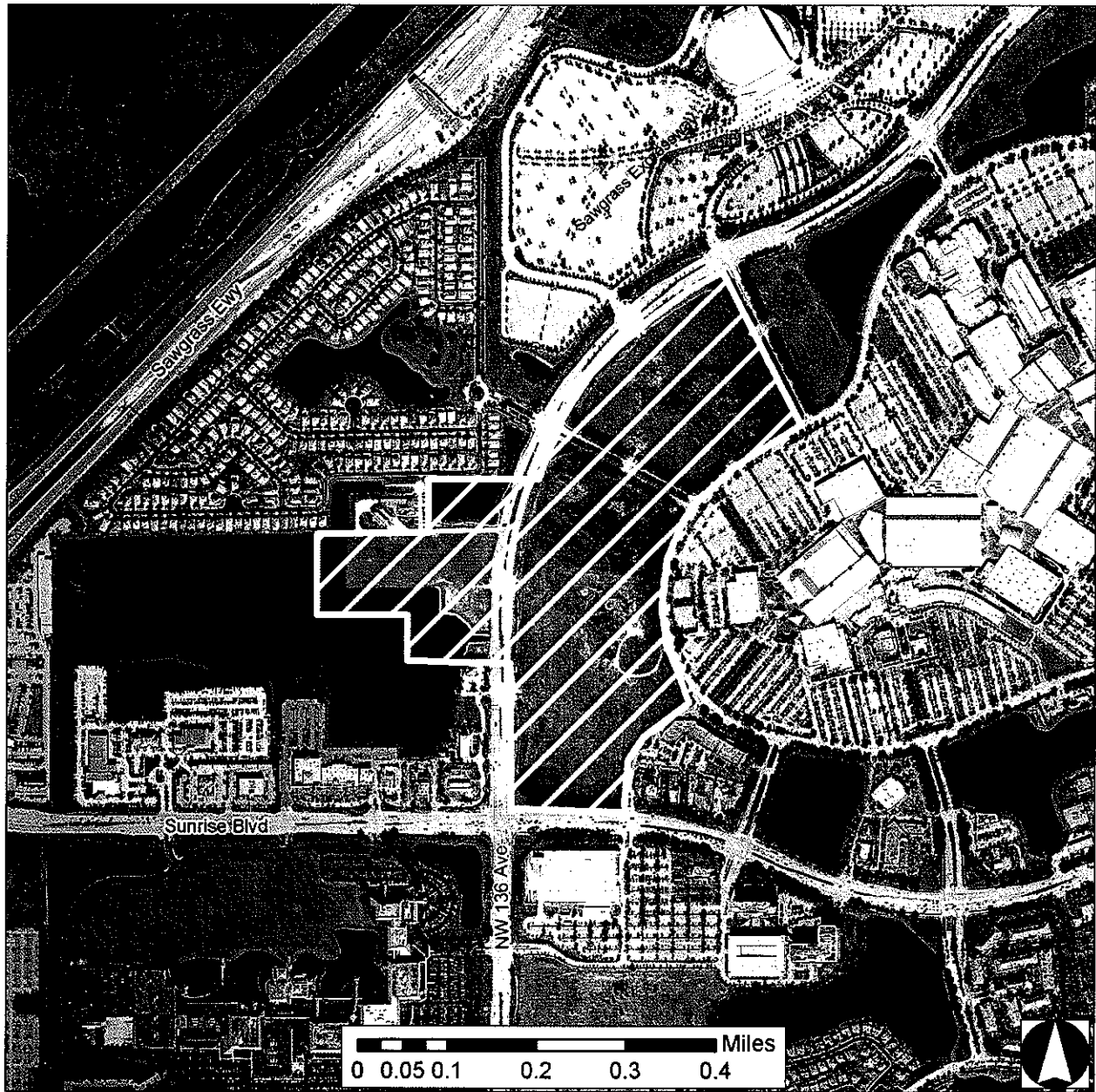
COMPREHENSIVE PLAN AMENDMENTS

County Location Map with Proposed Metropica DRI Site

Broward County  
Proposed Amendment #09D-2AR

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County  
Proposed Amendment #09D-2AR (PC 07-19) / Metropica DRI

From: Commercial, Industrial, Recreation and Open Space, and Low Density Residential  
To: Transit Oriented Development (TOD)  
92.2 acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

Note: For planning purposes only. All distances are approximate.

# ATTACHMENT 3

**OFFICE OF THE MAYOR**  
Rae Carole Armstrong,  
Mayor

**PLANNING, ZONING &  
ECONOMIC DEVELOPMENT**  
Laurence Leeds, AICP, Director

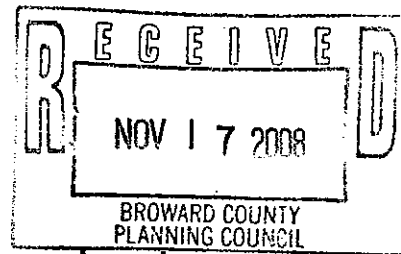


**CITY COUNCIL**  
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Dr. Robert A. Levy  
Sharon Moody Uria

November 17, 2008

VIA E-MAIL & U.S. MAIL

Mr. Henry Sniezek, Executive Director  
Broward County Planning Council  
Broward County Government Center  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301



**RE: Metropica and Westerra Future Land Use Plan Amendments:**

Dear Mr. Sniezek:

Plantation and Sunrise City staff met on July 16, 2008 to discuss the City of Plantation's concerns regarding traffic impacts associated with the Amerifist/Metropica and Westerra Future Land Use Plan Amendments. We have reviewed the Sunrise Development Director's meeting summary (dated October 30, 2008) and wish to clarify and correct the following items.

### **Noise Mitigation: Flamingo Road**

The Sunrise Development Director states "it was the consensus of professional staff from both cities that noise levels along the roadway are likely to be significantly below FDOT Noise criteria". This is not correct. Plantation staff did not agree that road noise levels along Flamingo will meet, exceed, or fall below FDOT standards.

The Sunrise Development Director acknowledges that the City of Sunrise has not conducted noise monitoring along Flamingo Road. Without a noise study, neither City is in a position to speculate about increased noise levels resulting from existing and future development within the Sawgrass Malls area.

In addition to Westerra and Metropica, a noise study must also include anticipated traffic noise from Artesia (1,470 units – adjacent to Flamingo Road), the Tao Condominium (396 units – adjacent to Flamingo Road), and all other committed and un-built development in the area.

**Traffic Impact:**

The Sunrise Development Director states the applicant's traffic study indicates that Metropica and Westerra will increase traffic along arterial roadways, but will not increase traffic on local streets.

Our City Engineer advises me that the applicant's traffic study does not provide an evaluation of local road impacts in Plantation. Until Plantation local roads are properly evaluated, it is premature to suggest there is no local road impact. Plantation staff has previously requested this information be provided.

I appreciate the opportunity to clarify these items. Please distribute this letter to the Planning Council for their consideration at the upcoming hearing.

Sincerely,



Laurence Leeds, AICP, Director  
Planning, Zoning, and Economic Development

Cc: Mark S. Lubelski, City of Sunrise  
Brett Butler, City Engineer  
Lisa Zelch, Principal Planner