



MEMORANDUM

AGENDA ITEM #7h

DATE: MARCH 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF SUNRISE ADOPTED COMPREHENSIVE PLAN AMENDMENT
(ALTERNATIVE REVIEW)

Introduction

On February 20, 2009, Council staff received adopted plan amendment package #09D-1AR (previously #08D-1AR) to the City of Sunrise Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the September 8, 2008, Council meeting and found to be generally consistent with the *SRPP*. In addition, the Council expressed concerns regarding the cumulative impacts on affordable housing given the multiple developments in process for the western area of the City of Sunrise. 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.

Additional information regarding the City or the Region may be found on the Council's website at www.sfrpc.com.

Summary of Plan Amendment

Adopted amendment package #09D-1AR contains a text and map amendment to the Future Land Use Element and Future Land Use Map, related to the proposed Westerra 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 City no later than March 22, 2009. A summary of the adopted amendments in this package follows.

Adopted amendment #09D-1AR to the City of Sunrise Comprehensive Plan contains a text and map amendment to the Future Land Use Element (FLUE) and Future Land Use Map (FLUM). This amendment is related to the proposed Westerra Development of Regional Impact (DRI) and is being concurrently reviewed with both the Broward County adopted amendment #09D-1AR and Westerra DRI Development Order (Council Agenda #7f and #5b)1, respectively).

The proposed Westerra DRI is located on a 105-acre site at the southwest corner of Sunrise Boulevard and NW 136th Avenue in the City of Sunrise. The site has been partially developed with office buildings. The development plan for the site will be for a mixed use project, consisting of residential, retail, office and hotel.

The text amendment to the FLUE creates a new land use category, Local Activity Center (LAC). The map amendment to the FLUM changes the City of Sunrise land use designation on the approximately 100.4 acres of the proposed Westerra DRI site to LAC. The previous City land uses were Office Park (OP) and Industrial (I).

The adopted density/intensity of land uses within the LAC is shown in the table below.

LAC	
Residential	1,750 dwelling units*
Office	1,615,000 square feet
Commercial	285,000 square feet
Industrial	140,000 square feet
Hotel	300 rooms
Recreation / Open Space	5 acres (minimum)

*1,650 High-rise units; 100 Townhomes

Staff Analysis and Recommendation

At transmittal, the Council expressed concerns regarding the cumulative impacts on affordable housing given multiple developments (including the nearby proposed Metropica DRI) in process for the western area of the City of Sunrise. Throughout the amendment process, Council staff met with City staff (September 25, 2008 and November 17, 2008) to gain a better understanding of the City's housing programs and progress towards adopting an affordable housing linkage fee.

In a letter dated November 20, 2008, the City conveyed that through their Evaluation and Appraisal Report (EAR)-based amendment process, the provision of safe, affordable, and quality housing for existing and future residents will be ensured; a diverse housing stock that is affordable to households with very-low, low- and moderate-incomes will be maintained; and intergovernmental coordination with the SFRPC to address regional housing issues will be improved.

Furthermore, the City adopted affordable housing conditions into the Westerra Development Order. Those conditions were detailed in Agenda Item #5b)1.

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*.

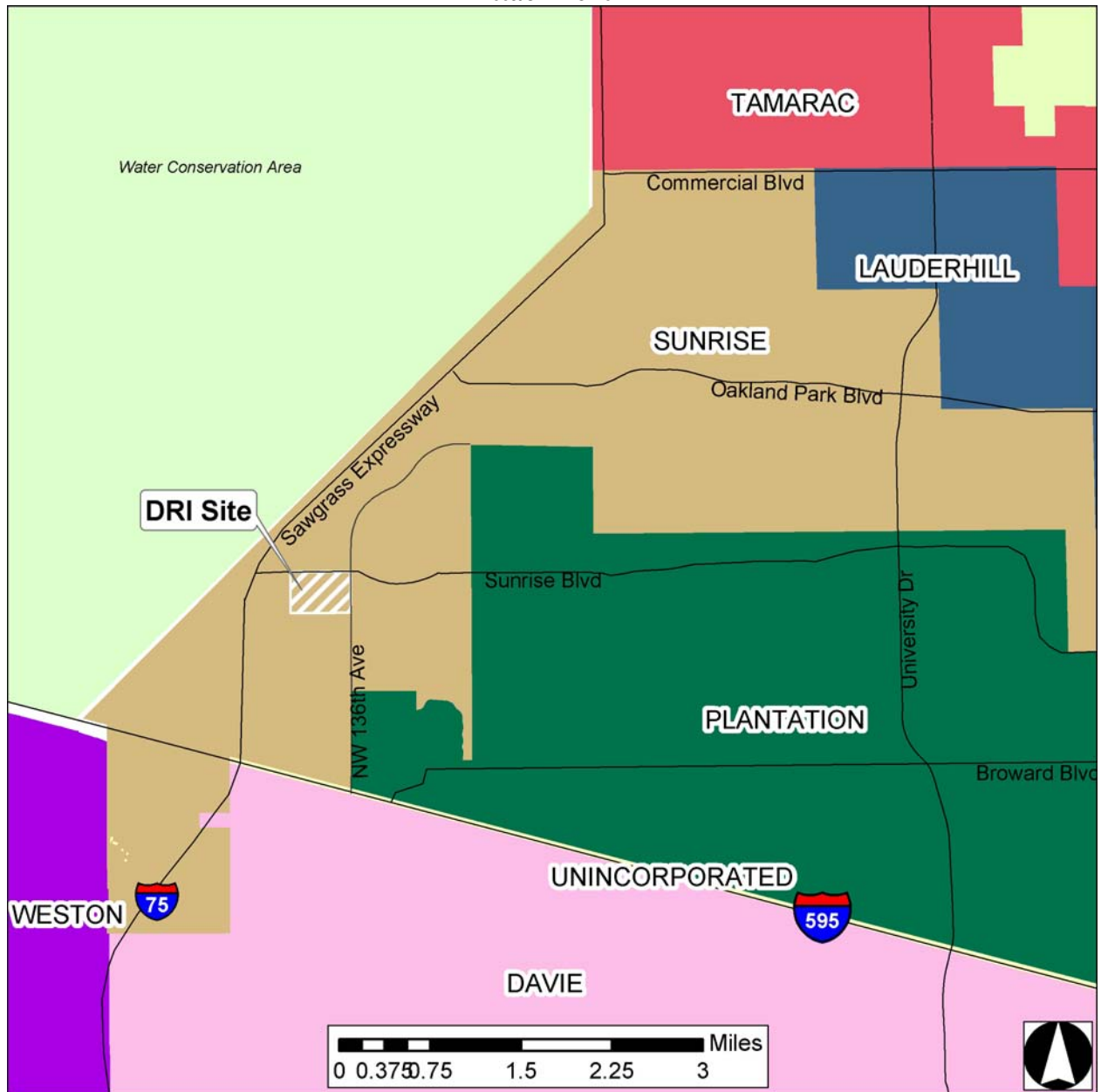
Adopted amendment #09D-1AR was adopted as proposed. Objections were not raised by review agencies prior to adoption. However, the City of Plantation expressed that they disagreed with the utilized Housing Methodology (East Central Florida Regional Planning Council), believed local Plantation roads would be impacted, and that noise would be exacerbated along Flamingo Road. In December 2008, the City of Plantation initiated a Conflict Resolution Procedure with the City of Sunrise pursuant to Chapter 164, Florida Statutes. On February 9, 2009, the Cities held a joint meeting of the two elected bodies and determined not to move forward in formal mediation; however, coordination between city staff members continues.

The City of Sunrise Commission unanimously approved the transmittal of the adopted amendment at its February 10, 2009, meeting.

Recommendation

Find City of Sunrise adopted amendment #09D-1AR 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

City Location Map with Westerra DRI Site

City of Sunrise
Adopted Amendment #09D-1AR

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

City of Sunrise
Adopted Amendment #09D-1AR / Westerra DRI

From: Office Park (OP) and Industrial (I)
To: Local Activity Center
100.4 acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

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