



MEMORANDUM

AGENDA ITEM #7i

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 #09D-2AR (previously #08D-2AR) 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 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

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 to 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-2AR contains a text and map amendment to the Future Land Use Element and Future Land Use Map, related to the proposed 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 City no later than March 22, 2009. A summary of the adopted amendments in this package follows.

Adopted amendment #09D-2AR 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 Metropica Development of Regional Impact (DRI) and is being concurrently reviewed with both the Broward County adopted amendment #09D-2AR and Metropica DRI Development Order (Council Agenda #7g 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 136th 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 to the FLUE creates a new land use category, Transit Oriented Development (TOD). The map amendment to the FLUM changes the City of Sunrise land use designation on the approximately 92 acre Metropica DRI site to Metropica TOD. The previous City land uses were Commercial, Low Density Residential 5, and Recreation/Open Space.

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

Metropica TOD	
High Rise Residential	2,500 dwelling units
Townhouse Residential	300 dwelling units
Commercial	485,000 square feet
Office	785,000 square feet*

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 address successfully 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 DO. 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 American with Disabilities Act (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*.

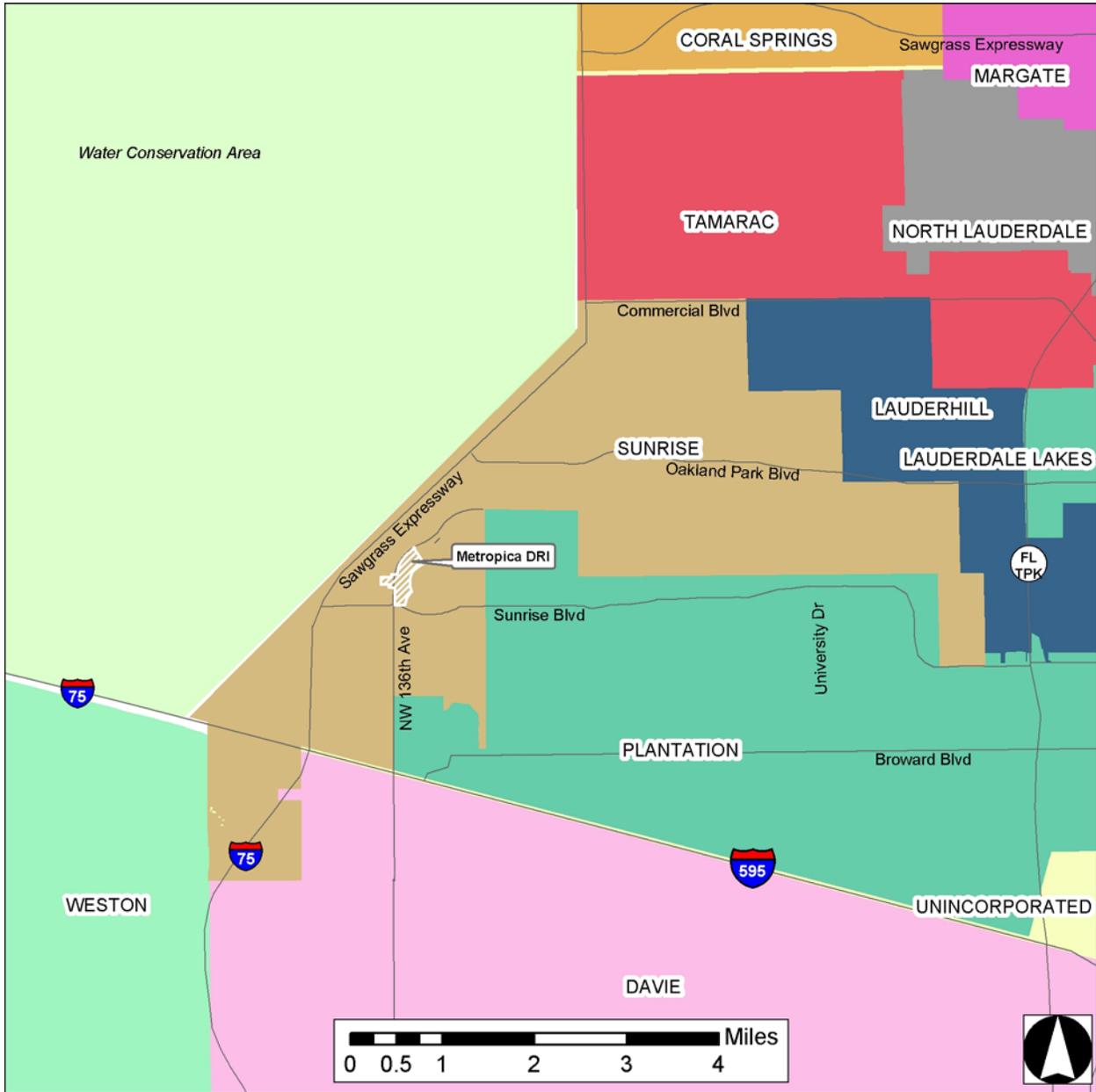
Adopted amendment #09D-2AR was adopted with minor housekeeping revisions to the City Ordinance and text amendment. Objections were not raised by review agencies prior to adoption. However, the City of Plantation expressed that they disagreed with the utilized Housing Methodology (East Central Florida 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-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



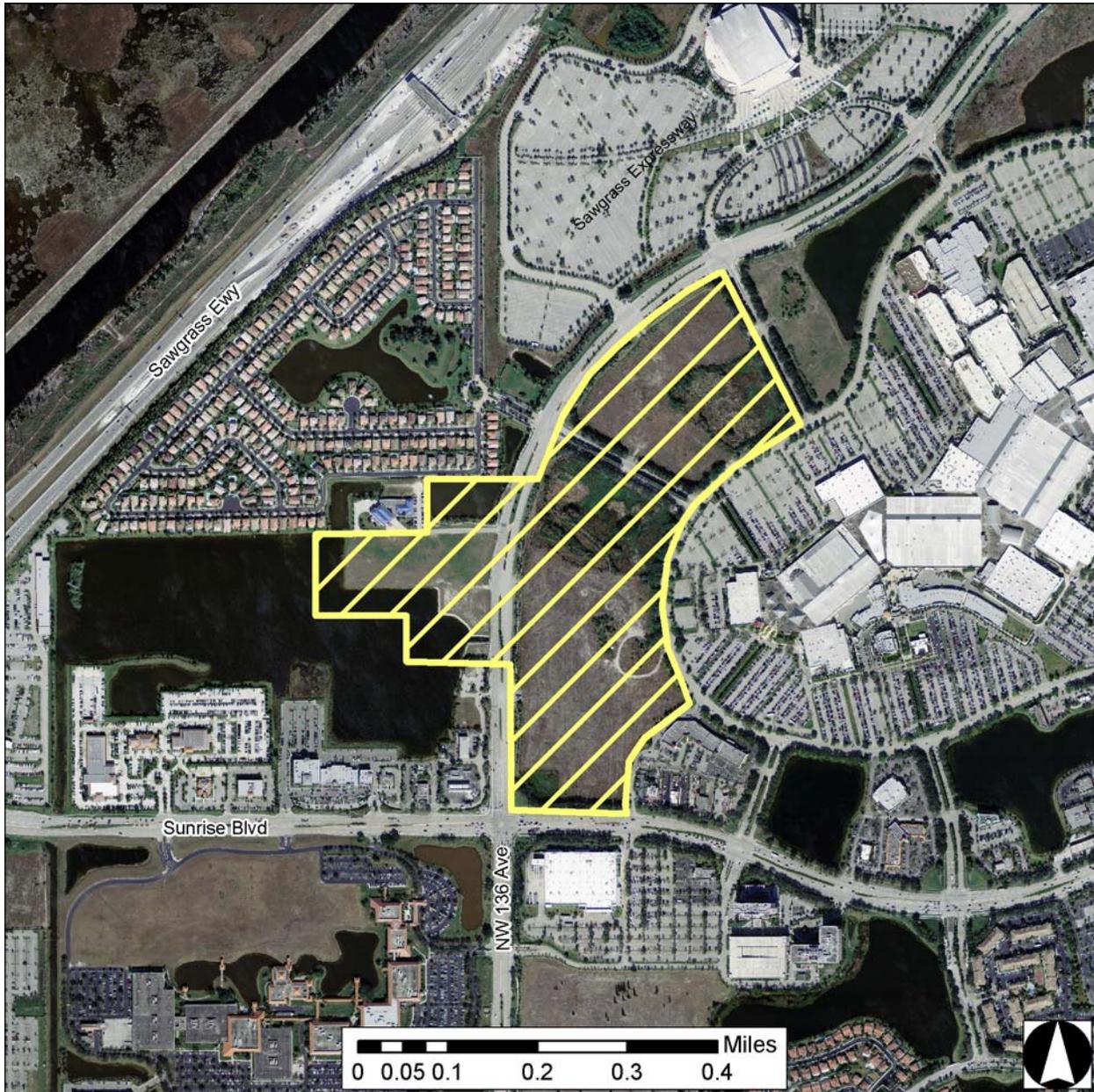
COMPREHENSIVE PLAN AMENDMENTS

City Location Map with Metropica DRI Site

City of Sunrise
Adopted 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

City of Sunrise
Adopted Amendment #09D-2AR / Metropica DRI

From: Commercial, Recreation and Open Space, and Low Density Residential
To: Metropica Transit Oriented Development (TOD)
Approximately 92 acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

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