



# MEMORANDUM

AGENDA ITEM #6h

DATE: OCTOBER 6, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: BROWARD COUNTY COMPREHENSIVE PLAN AMENDMENT  
(ALTERNATIVE REVIEW)

## Introduction

On September 15, 2008 Council staff received proposed plan amendment #08D-2AR to the Broward County Land Use 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

Broward County, incorporated in 1915, is a highly urbanized county located in the southeastern portion of Florida. The 2007 population is estimated to be 1,765,707, an 8.8 percent increase over the 2000 U.S. Census estimate. 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 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, which involves the County, 13 municipalities and the Seminole Tribe of Florida. Additional information regarding the City or the Region may be found on the Council's website at [www.sfrpc.com](http://www.sfrpc.com).

## Summary of Plan Amendment

Proposed amendment #08D-2AR to the Broward County Land Use Plan (BCLUP) contains a text and map amendment, related to the Metropica Development of Regional Impact (DRI). The general location of the County is shown in Attachment 1 and the proposed amendment site is shown in Attachment 2.

The proposed amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the County no later than October 15, 2008.

A summary of the proposed amendments in this package follows.

Summary of Staff Analysis

Proposed amendment #08D-2AR to the Broward County Land Use Plan (BCLUP) contains a text and map amendment creating a new land use category, to be known as Transit Oriented Development (TOD). TOD refers to a mixed use development constructed within walking distance of transit stations and designed to further transit use.

This proposed amendment is being reviewed concurrently with the City of Sunrise proposed amendment #08D-2AR. Both amendments are directly related to the Metropica Development of Regional Impact (DRI). The Metropica DRI development program is for a transit-oriented, mixed use project with residential, commercial and office components. In addition, a new Sunrise City Hall and Civic Plaza will be constructed within the DRI site. The Metropica Application for Development Approval (ADA) for a substantial deviation was found sufficient on June 17, 2008. Two Development Order (DO) Conditions meetings have been held (July 14, 2008 and September 11, 2008) and a third DO Conditions meeting should have taken place October 1, 2008 to finalize transportation conditions. The Council is projected to make a recommendation on the Metropica DRI Impact Assessment Report and DO Conditions at its November 3, 2008 meeting.

The Metropica DRI site is located on approximately 92 gross acres of vacant land directly northeast of the Westerra DRI, both of which are in the western area of the City of Sunrise. The Metropica DRI is bounded on the north by Red Snapper Road; on the south by Sunrise Boulevard; on the west by portions of Rowan Lake Park; and on the east by Sawgrass Mills Mall Ring Road.

**Text and Map Amendment**

The proposed BCLUP text amendment (PCT 07-5) would establish a new land use designation to be known as a Transit Oriented Development (TOD). The proposed BCLUP map amendment (PC 07-19) would designate the approximately 92 acre Metropica DRI site as TOD. The County’s existing land uses and proposed TOD land use are shown below.

<b>Broward County Proposed Amendment #08D-2AR Transit Oriented Development (TOD)</b>			
<b>EXISTING LAND USES</b>		<b>PROPOSED TOD LAND USE</b>	
<i>Land Use Category</i>	<i>Amount in Acres</i>	<i>Land Use Category</i>	<i>Amount</i>
Commercial	78.5	High Rise Residential	2,500 dwelling units
Industrial	4.7	Townhouse Residential	300 dwelling units
Recreation/Open Space	5.8	Commercial	485,000 square feet
Low Density Residential 5 (3-5dwelling units per acre)	3.2	Office	785,000 square feet*

\*Includes 135,000 square feet for a new Sunrise City Hall

Adjacent uses include the BankAtlantic Center to the north; Recreation and Open Space, Commercial, and Residential to the west; Vacant and Sawgrass Mills Mall to the east; and Commercial to the south. Surrounding land use designations include Industrial, Residential and Commercial to the north; Commercial to the east; Commercial and Recreation and Open Space to the south; and Commercial, Recreation and Open Space, Industrial, and Residential to the west.

## Facilities Analysis

Staff analysis confirms the area's drainage, public schools, recreation and open space, sanitary sewer, and solid waste services capacity are adequate to serve the future needs of the proposed amendment. In addition, natural resources will not be adversely impacted.

The following specific infrastructure capacity/needs summaries are presented for the purposes of addressing potential regional concerns.

### *Potable Water*

The City of Sunrise will be responsible for supplying potable water to Metropica DRI (related to the proposed amendment), which has a projected net potable water demand of .97 million gallons per day (MGD). The City has been involved in a lengthy renewal process for their 2001 Consumptive Use Permit (CUP) with the South Florida Management District (SFWMD) to ensure adequate water supplies will be available for its service area and for future developments including the proposed Westerra, Metropica, and the Commons DRIs. On May 15, 2008 the SFWMD Governing Board unanimously approved a renewed 20-year CUP for the City, which would be sufficient for its projected demands. The two petitions that were filed against the Governing Board's approval this summer were voluntarily dismissed on September 15, 2008. Therefore, potable water capacity is adequate to serve the proposed amendment.

### *Transportation*

The vehicular trip generation potential for the proposed amendment is projected to decrease by approximately 2,225 p.m. peak hour trips on the long-term planning horizon for the regional transportation network. The proposed compact, dense urban form is anticipated to encourage a higher level of mass transit ridership. Furthermore, development of the amendment site will be subject to Broward County transit oriented concurrency mitigation fees, provisions, and will need to be consistent with relevant transportation plans.

### *Comment*

**The purpose of a TOD is to encourage mixed-use development and connectivity in areas served by transit systems. The proposed amendment site is currently served by four (4) Broward County Transit routes and in close proximity to regional commercial and entertainment centers. Therefore, Council staff reinforces the need that prior to the amendment's adoption the Development Order (DO) negotiation process successfully address transportation conditions that fulfill the goal of a TOD land use designation, to enhance transit use and provide for pedestrian and bicycle mobility for the Metropica DRI.**

### *Affordable Housing*

The proposed development plan for the Metropica DRI will add 2,792 market rate residential dwelling units to the City of Sunrise. Policy 1.07.07 of the Broward County Land Use Plan requires that amendments which add 100 or more residential dwelling units implement affordable housing policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In response to this requirement the City has provided an analysis of its existing affordable housing programs and policies which are in compliance with the County's policy. The City has several existing programs, such as minor home repair, purchase assistance, removal of architectural barriers, and emergency roof repair. Many of these programs are federally funded by the U.S. Housing and Urban Development's Community Development Block Grants (CDBG) program or supported by the Florida State Housing Initiatives Partnership (SHIP).

The developer of Metropica DRI previously committed to the construction of 420 workforce/affordable housing units within the City (approximately 15 percent of the proposed residential units allowed in the TOD designation). However, the City is currently considering the imposition of an affordable housing trust fund to be linked to development. The developer has more recently committed to pay \$500 per dwelling unit (up to \$1.4 million) no later than the time of issuance of building permit for each dwelling unit if the City establishes the said trust fund. If the City determines at the time of master site plan approval it would prefer construction of a certain number of affordable housing units, on or off-site, an appropriate credit system will be implemented. Although the Metropica DRI DO negotiations are still in process, the Developer has agreed that this commitment will be incorporated into the DO.

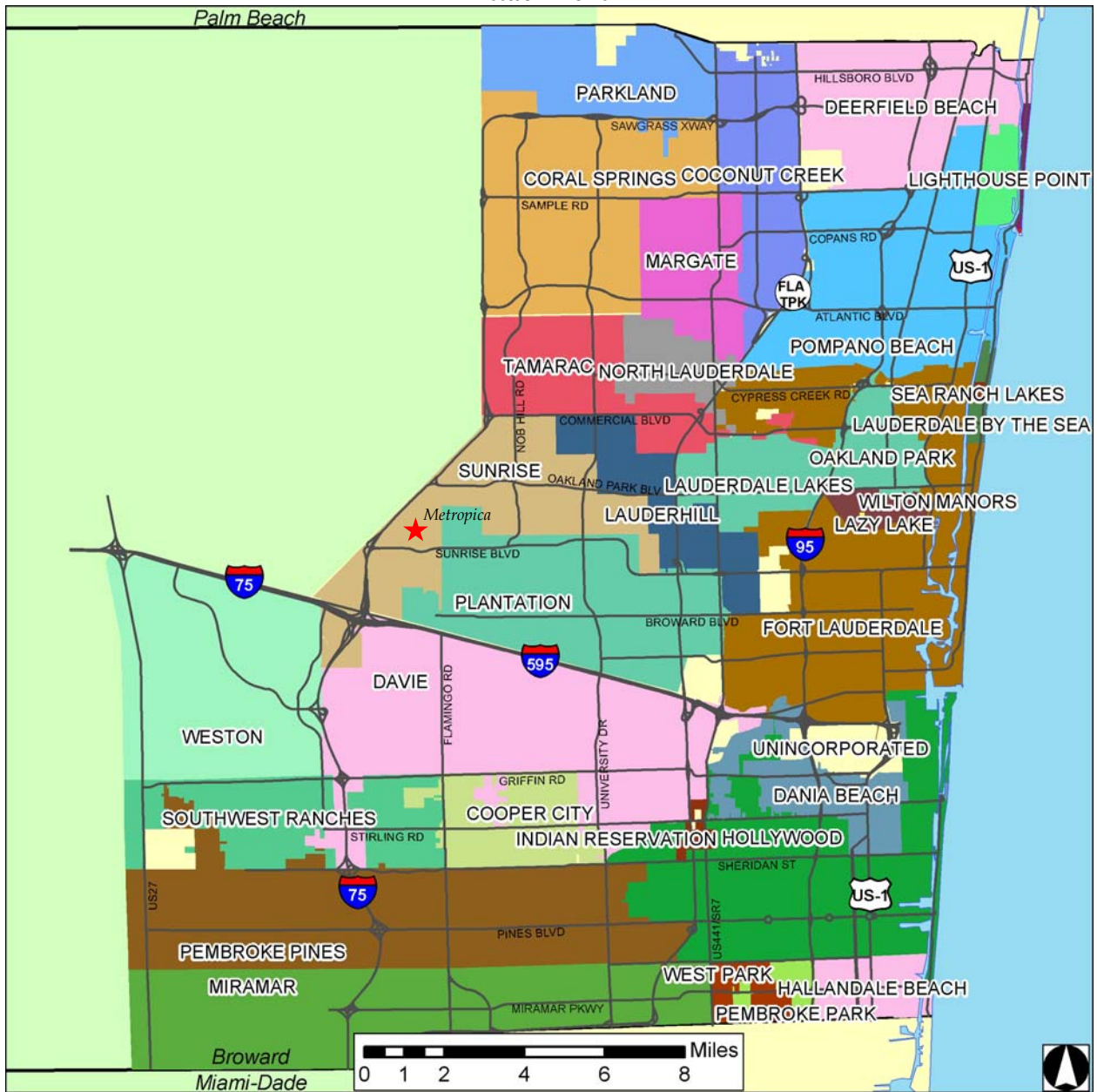
The Broward County Board of County Commissioners unanimously approved the transmittal of the proposed amendment at its September 9, 2008 meeting. The City of Sunrise Commission recommended approval of the concurrent application for a proposed Metropica TOD land use category and designation in the City's Future Land Use Element and Map on May 22, 2007 (see October 6, 2008, Council Meeting agenda item #6i).

Staff analysis confirms that the proposed text and map amendments are compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

#### Recommendation

Find Broward County proposed amendment #08D-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 and all applicable review agencies.

Attachment 1



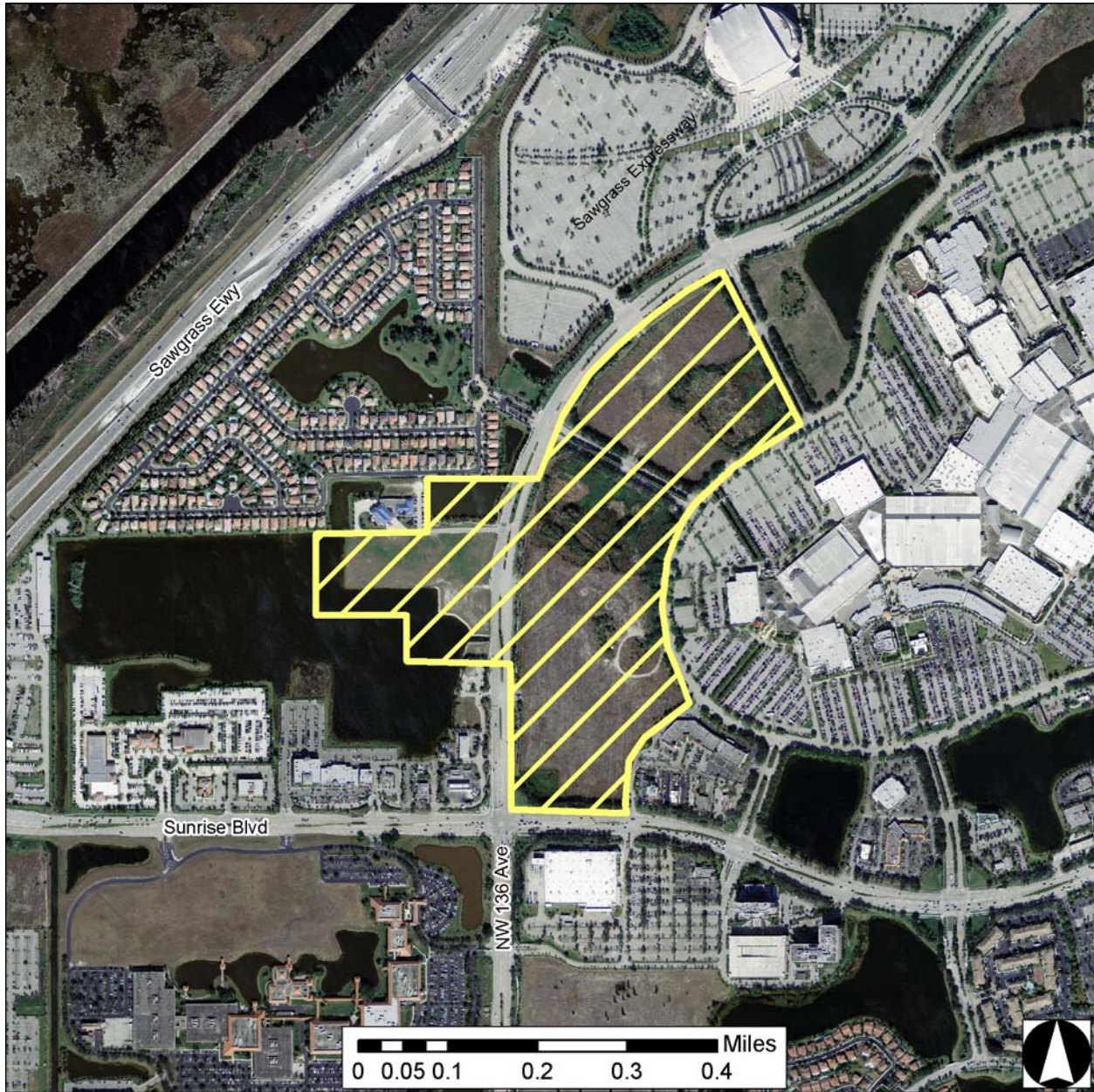
COMPREHENSIVE PLAN AMENDMENTS

County Location Map with Metropica DRI Site

Broward County  
Proposed Amendment #08D-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 #08D-2AR

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.