



MEMORANDUM

AGENDA ITEM #5a

DATE: SEPTEMBER 8, 2008

TO: COUNCIL MEMBERS

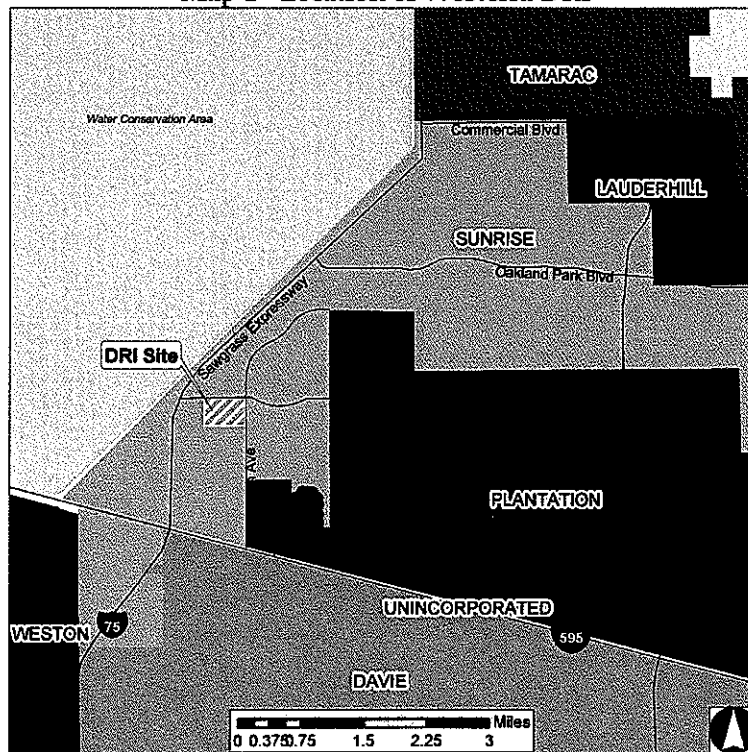
FROM: STAFF

SUBJECT: SUBSTANTIAL DEVIATION TO APPROVED DEVELOPMENT ORDER FOR HARRISON PARK (WESTERRA) DEVELOPMENT OF REGIONAL IMPACT, CITY OF SUNRISE

Proposed Development

The proposed Westerra Development of Regional Impact (DRI) is located on a 105 acre site at the southwest corner of Sunrise Boulevard and NW 136 Avenue in the City of Sunrise, as shown in Map 1. The site is currently approved as the Harrison Park DRI; however, the current development order does not permit the proposed Westerra project. Therefore, the applicant has submitted this request for a substantial deviation to the approved DRI development order, pursuant to Section 380.06(19), Fla. Stat.

Map 1 - Location of Westerra DRI



The project site is graded and partially developed with office and industrial uses. The applicant plans to construct a mixed use project that has residential, retail, office, and hotel components, as shown in Table 2. The project will be completed in a single phase with a buildout date of 2018. The proposed project is shown in Column 4. The existing Harrison Park DRI Development Order covers existing buildings on site and vested development rights for industrial development that has not been built (shown in Column 1). The proposed change, or net additional development, shown in column 6, exceeds the criteria for a substantial deviation to the approved DRI. It is this additional development (shown in Column 6) that is the subject to further impact review and mitigation.

TABLE 2 - EXISTING AND PROPOSED DEVELOPMENT PROGRAM

<i>Column</i>	1	2	3	4	5=1-2+3+4	6=5-1
	HARRISON PARK DRI Approved Development*	Existing Building to be demolished	Requested Change of Use	New WESTERRA Development (mixed use)	Project Total for New Development Order	Net Additional Area to be added
Residential	0	0	0	1,750 units	1,750 units	+1,750 units
Retail	0	0	0	285,000 s.f.	285,000 s.f.	+285,000 s.f.
Office	940,168 s.f.	85,935 s.f.	0	795,767 s.f.	1,650,000 s.f.	+709,832 s.f.
Hotel	0*	0	0	300 rooms	300 rooms	+300 rooms
Industrial	352,628 s.f.	0	-182,628 s.f.	0	170,000 s.f.	-182,628 s.f.

* The existing Development Order for Harrison Park DRI also permits an alternative development plan consisting of 707,777 sq. ft. office, 250 room hotel and 352,628 sq. ft. industrial.

Source: Westerra (Harrison Park) ADA

The site is currently designated for Office Park and Industrial land uses on the City of Sunrise Land Use Plan Map. Concurrently with the DRI Application for Development Approval (ADA), the applicant has submitted land use plan amendments to the City of Sunrise Comprehensive Plan and the Broward County Land Use Plan (BCLUP). These amendments would change the property's land use designation to Local Activity Center (LAC). The City of Sunrise and Broward County have transmitted these applications to the South Florida Regional Planning Council for concurrent review with the proposed DRI and are also being considered on today's agenda.

Major Issues and Conditions

Pursuant to Chapter 380.06(19)(g), Fla. Stat., the applicant is not required to provide additional information concerning the impacts of any development that was previously mitigated under the conditions of the original development order. Therefore, only new impacts that will be created by the proposed development are included in the staff analysis.

Staff finds the project generally consistent with the *Strategic Regional Policy Plan for South Florida*. Staff analysis indicates that the Westerra DRI would have positive regional benefits at buildout:

- Create 2,776 jobs, of which 1,766 would be permanent new jobs;

- Add an estimated \$82.8 million in annual disposable personal income throughout the South Florida Region;
- Provide as much as \$223 million in value added to the regional economy each year; and
- Generate an estimated \$2.9 million in annual ad valorem taxes to the City of Sunrise and \$2.8 million to Broward County.

Council staff evaluation indicates that the proposed project, at completion, would have the following adverse regional impacts at buildout:

- Produce an average potable water demand of 0.507 million gallons per day (MGD);
- Produce an average wastewater demand of 0.507 MGD;
- Generate an average 20.27 tons per day of solid waste;
- Produce an average daily demand for 172,863 kilowatts of electrical energy; and
- Generate 1,731 net new external PM Peak Hour trips.

The applicant has agreed to conditions (shown in the attached staff report) to mitigate the impacts of the proposed development. The conditions include:

- Provisions for onsite water conservation;
- Provisions to encourage transit use (including construction of transit stops, funding for an alternative fuel shuttle service, and designation of an Employee Transportation Coordinator);
- Construction of recommended road improvements to mitigate traffic impacts on local, county, and state roads;
- Contribution of \$900,000 toward installation of Broward County's TMS Fiber-Optic Signal Upgrade at intersections on Sunrise Boulevard, NW 136 Avenue and Flamingo Road, including \$100,000 earmarked for transit-oriented improvements or equipment;
- Contribution for Police and Fire services of \$380,000.00 to be paid to the City;
- Provisions for energy conservation, including requirement for the buildings to be LEED certified; and
- Provisions to increase small and minority business participation in the project (through permanent jobs).

In addition, the applicant will be required to meet concurrency requirements for roadway and school impacts. It should also be noted that the City of Sunrise will be considering the imposition of affordable housing linkage fees to support its affordable housing programs. The applicant has agreed to pay the amount of \$500 per dwelling unit to the City for use in its existing affordable housing programs. Based on the 1,750 permitted dwelling units, the total amount required to be paid to the City would be \$875,000, in the event all units permitted by the proposed development order are constructed.

Recommendation

Council staff recommends approval subject to the development order conditions as enumerated in the Regional Impact Assessment.

Council Action

At its September 8, 2008 meeting, the Council moved staff recommendation, finding the Regional Impact Assessment generally consistent with the *Strategic Regional Policy Plan for South Florida*. However, Council expressed strong concerns regarding the cumulative impacts on affordable housing given the multiple developments in process for this area of the City of Sunrise.

The Council recommends the City of Sunrise pursue affordable housing linkage fees as an addition to their affordable housing program. Further, they recommend that the City update its housing study, particularly for available rental units. Council staff will work with the City and developer on these issues.

The Council, by the same motion, approved the transmittal of this Regional Impact Assessment to the Florida Department of Community Affairs.

FINAL REPORT

DEVELOPMENT OF REGIONAL IMPACT ASSESSMENT

FOR
SUBSTANTIAL DEVIATION TO HARRISON PARK DRI TO BE KNOWN AS
WESTERRA DRI

Located in the City of Sunrise
Broward County, FL

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
September 2008



TABLE OF CONTENTS

	<u>Page</u>
LIST OF FIGURES.....	3
LIST OF TABLES.....	3
LIST OF EXHIBITS.....	3
INTRODUCTION	4
 PART I. PROJECT DESCRIPTION	
A. APPLICANT INFORMATION	4
B. PROJECT INFORMATION	5
 PART II. PROJECT IMPACTS AND ISSUES	
A. ENVIRONMENT AND NATURAL RESOURCES	9
B. ECONOMY	11
C. PUBLIC FACILITIES.....	18
D. TRANSPORTATION.....	20
 PART III. COMMENTS FROM OTHER REVIEWING AGENCIES	25
 PART IV. CONSISTENCY WITH THE <i>STRATEGIC REGIONAL POLICY PLAN FOR SOUTH FLORIDA</i>	35
 PART V. SUMMARY AND RECOMMENDATIONS	38
 PART VI. PROPOSED CHANGES TO THE EXISTING DEVELOPMENT ORDER CONDITIONS	40



LIST OF FIGURES

<u>Figure No.</u>	<u>Title</u>	<u>Page</u>
1	Aerial Photo Showing Location of Harrison Park (Westerra) DRI.....	6
2	Master Development Plan.....	8
3	Traffic Impact Study Area.....	22

LIST OF TABLES

<u>Table No.</u>	<u>Title</u>	<u>Page</u>
1	Development Order Chronology	5
2	Existing and Proposed Development Program.....	7
3	Solid Waste Generation	10
4	Project Costs by Change of Land Use	11
5	Project Costs by Activity	12
6	Gross Regional Product and Personal Income (2010-2020)	13
7	Change in Employment by Sector by 2020	14
8	Change in Value Added by Private Sector (2010-2020).....	15
9	Taxable Value by Land Use	16
10	Summary of Revenues (2010-2020).....	17
11	Very Low, Low, and Moderate Income Ranges.....	17
12	Summary of Affordable Housing Supply and Demand by Income Group .	18
13	Water and Wastewater Additional Demand	19
14	Project Trip Generation.....	23
15	Transportation Improvements.....	24

LIST OF EXHIBITS

(for inclusion in the proposed Development Order)

<u>Exhibit No.</u>	<u>Title</u>	<u>Page</u>
A	Legal Description.....	50
B	Master Development Plan.....	52
C	Trip Generation Rates	53
D	2008 and 2009 Intersection Improvements.....	54
E	2012 Intersection Improvements	54
F	2013 and 2018 Intersection Improvements.....	55
G	Vehicle Access points.....	56



INTRODUCTION

This assessment of the proposed Development of Regional Impact (DRI), also known as Westerra, was prepared by the South Florida Regional Planning Council (SFRPC), pursuant to the Florida Environmental Land and Water Management Act, Chapter 380, Part I, Fla. Stat. The assessment is based on information supplied by the applicant (Sawgrass Tech Land Associates, Ltd., and N/S Sawgrass Office Associates, LLC), State, Federal and Regional review agencies, official plans, and field reconnaissance. Additional research relative to specific issues was conducted by Council staff where needed.

In accordance with the Act, this assessment provides an overview of the positive and negative regional impacts likely to result from the subject proposal. The recommendations included herein are intended to assist the City of Sunrise City Commission in reaching a decision on the proposed development through consideration of regional impacts and issues.

Copies of any development order issued with regard to this project must be transmitted to the applicant, the SFRPC, and the Florida Department of Community Affairs, pursuant to Chapter 380.07(2), Fla. Stat.

PART I – PROJECT DESCRIPTION

A. APPLICANT INFORMATION

Project Name:	Westerra DRI (a substantial deviation to the existing Harrison Park DRI)
Applicant:	Sawgrass Tech Land Associates, Ltd., and N/S Sawgrass Office Associates, LLC 300 SE 2nd Street, Fort Lauderdale, FL 33301
Authorized Agent:	David L. Siegel, Stiles Development Corp.
Location of Development:	City of Sunrise, Broward County
Type of Development:	Mixed use with Residential, Commercial, Office, and Hotel
Sufficiency Process Completed:	January 4, 2008
Receipt of Local Public Hearing Notice:	January 25, 2008
Deadline for Council Action:	The 50 day deadline was extended by applicant in writing on February 25, 2008 to enable concurrent review of the DRI with the FLUM amendment.
Local Public Hearing:	September 23, 2008, City of Sunrise City Commission



B. PROJECT INFORMATION

Site History

The original Application for Development Approval for the Harrison Park DRI was submitted in 1981. At that time the DRI was an undeveloped greenfield site located on two-lane road called Sunrise Boulevard. Over the past 27 years the site has been cleared, graded, and partially developed with office and industrial uses. However, the northern portion of the site remains unbuilt.

The original DRI development order, as recommended by the South Florida Regional Planning Council in February 1982, and adopted by the City of Sunrise (Ordinance 237), gave approval for the level of development shown below, subject to a number of conditions. Subsequently, the development order was modified four times to allow for minor changes including an extension of time to complete the project.

TABLE 1 - DEVELOPMENT ORDER CHRONOLOGY

Date	City of Sunrise Ordinance	Description	Approved Development	Buildout Date
Original Development Order:				
March 1982	237	Approved a light industrial and manufacturing facility with offices for occupation by the corporate owner/developer.	451,600 s.f. industrial 659,300 s.f. office	none specified*
Amendments:				
April 1998	237-X-98-A	Revised master development plan to allow two development alternatives; established buildout and expiration dates.	Alternative 1: 352,628 s.f. industrial 707,777 s.f. office 250 room hotel; or Alternative 2: 352,628 s.f. industrial 940,168 s.f. office	12/31/00
Oct. 2000	237-X-00-A	Extended buildout date	unchanged	12/29/05
Jan. 2004	237-X-04-A	Revised master development plan to permit "University/College" use in existing office buildings.	unchanged	12/30/05
May 2004	237-X-04-B	Extended buildout date.	unchanged	12/29/07
July 2007	none required	Automatic three year extension of buildout pursuant to statutory change.	unchanged	12/29/10

* This development order pre-dated an amendment to Chapter 380.06, Fla. Stat., which requires inclusion of a buildout date in new development orders.



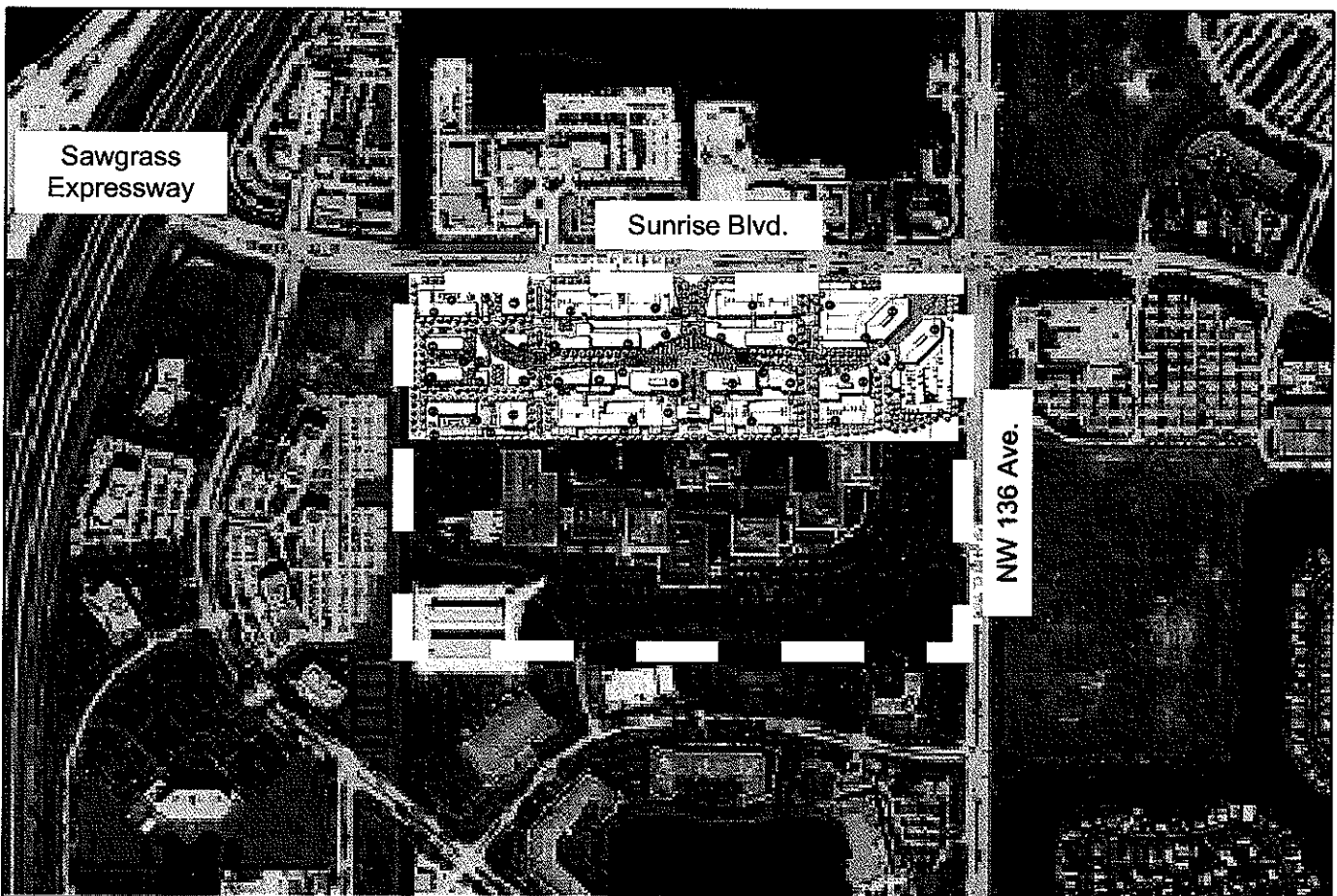
The City of Sunrise has grown from a population of 44,000 in 1982 to almost 90,000 today. Harrison Park DRI is one of a number of major development projects in the City (including Sawgrass Mills DRI, Amerifirst Tract DRI, Broward Civic Arena DRI, and Everglades Corporate Center). Over time the market has changed such that development of industrial land in this location is no longer considered the most appropriate use for the unbuilt portion of the site abutting Sunrise Boulevard. It is notable that this is one of two projects currently undergoing DRI review in the City of Sunrise and one of three within the City's utility service area. (Amerifirst Metropica DRI and The Commons DRI are expected to be on future Council agendas later this year.)

Section 380.06(19), Fla. Stat., provides that a developer may seek a substantial deviation to an existing DRI. This enables the developer to propose a new project while retaining vested rights for the existing development and credit for previous mitigation. On May 21, 2007, the applicant requested a substantial deviation to the Harrison Park DRI to allow development of the north portion of the DRI site (Figure 1) as a new mixed use project.

Proposed Development

The proposed Westerra Development of Regional Impact (DRI) is located on a 105 acre site at the southwest corner of Sunrise Boulevard and NW 136 Avenue in the City of Sunrise, as shown in Figure 1. The site is currently approved as the Harrison Park DRI; however, the current development order would not permit the proposed Westerra project. Therefore, the applicant has submitted this request for a substantial deviation to the approved DRI development order, pursuant to Section 380.06(19), Fla. Stat.

FIGURE 1 - AERIAL PHOTO SHOWING LOCATION OF HARRISON PARK (WESTERRA) DRI



Source: SFRPC, 2008



The project site is graded and partially developed with office and industrial uses. It is designated on the City of Sunrise Land Use Plan Map for Office Park and Industrial land uses. Concurrently with the DRI Application for Development Approval (ADA), the applicant has submitted land use plan amendments to the City of Sunrise Comprehensive Plan and the Broward County Land Use Plan (BCLUP). These amendments would change the property's land use designation to Local Activity Center (LAC). The City of Sunrise and Broward County have transmitted these applications to the South Florida Regional Planning Council for concurrent review with the proposed DRI.

The applicant plans to construct a mixed use project that has residential, retail, office, and hotel components, as shown in Table 2. The project will be completed in a single phase with a buildout date of 2018. The proposed project is shown in Column 4. The existing Harrison Park DRI Development Order covers existing buildings onsite and vested development rights for industrial development that has not been built (shown in Column 1). The proposed change, or net additional development, shown in Column 6, exceeds the criteria for a substantial deviation to the approved DRI. It is this additional development (shown in Column 6) that is subject to further impact review and mitigation.

TABLE 2 - EXISTING AND PROPOSED DEVELOPMENT PROGRAM

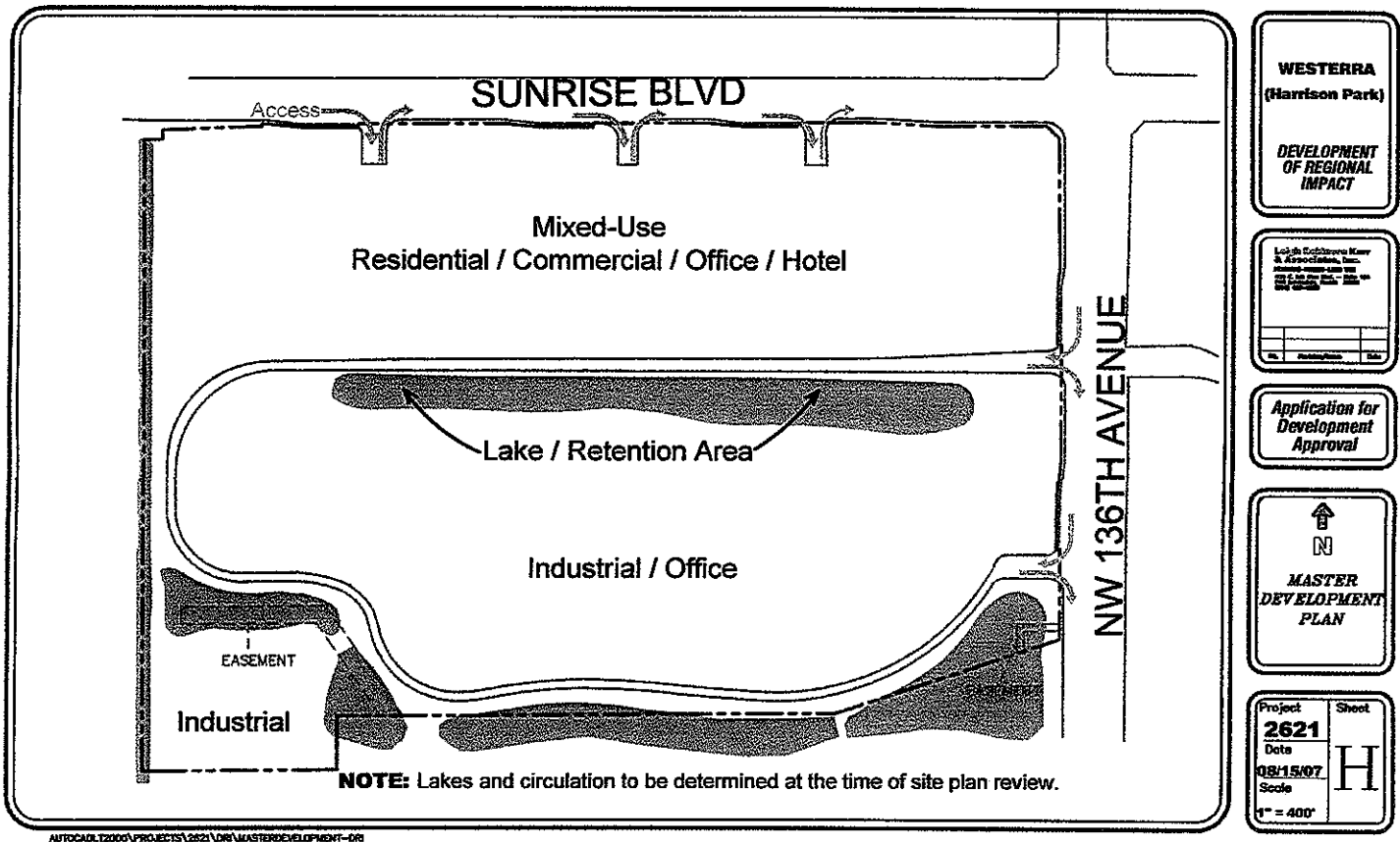
<i>Column</i>	1	2	3	4	5=1-2+3+4	6=5-1
	HARRISON PARK DRI Approved Development*	Existing Building to be demolished	Requested Change of Use	New WESTERRA Development (mixed use)	Project Total for New Development Order	Net Additional Area to be added
Residential	0	0	0	1,750 units	1,750 units	+1,750 units
Retail	0	0	0	285,000 s.f.	285,000 s.f.	+285,000 s.f.
Office	940,168 s.f.	85,935 s.f.	0	795,767 s.f.	1,650,000 s.f.	+709,832 s.f.
Hotel	0*	0	0	300 rooms	300 rooms	+300 rooms
Industrial	352,628 s.f.	0	-182,628 s.f.	0	170,000 s.f.	-182,628 s.f.

* The existing Development Order for Harrison Park DRI also permits an alternative development plan consisting of 707,777 sq. ft. office, 250 room hotel, and 352,628 sq. ft. industrial.

Source: Westerra (Harrison Park) ADA



FIGURE 2 - PROPOSED MASTER DEVELOPMENT PLAN



Source: Westerra (Harrison Park) ADA



PART II – PROJECT IMPACTS AND ISSUES

In this Part, the project impacts and development issues associated with the proposed Westerra DRI are described in four categories: environmental and natural resource impacts, economic impacts, effect on public facilities, and transportation impacts.

A. ENVIRONMENT AND NATURAL RESOURCES

Environmental and natural resource impacts were addressed in the original DRI application before the site was disturbed. Pursuant to Chapter 380.06(19)(g), Fla. Stat., the applicant is not required to provide additional information concerning the impacts of any development that was previously mitigated under the conditions of the original development order. Therefore, only new impacts that will be created by the proposed development are included in the following analysis.

1. Air Quality

The air quality impact will be analyzed using the Florida Department of Environmental Protection's Guidelines for Evaluating the Air Quality Impacts of Indirect Sources, June 1994. This analysis will include intersections, transportation improvements as identified in the Application for Development Approval and parking facilities associated with the project to demonstrate that the National Ambient Air Quality Standards for Carbon Monoxide will not be violated as a result of this project. This air quality impact analysis will be submitted to all air quality review agencies. Proposed Development Order Condition 3.4 (as shown in Part VI below) addresses Air Quality.

2. Ground and Surface Water Quality

The site has been graded and filled pursuant to the existing development order. The proposed development will require additional permits from the South Florida Water Management District (SFWMD) and the City of Sunrise.

3. Stormwater

Much of the site's stormwater management system had been developed, directing runoff to catch basins that discharge into a master lake system, under the existing SFWMD Permit No. 06-00345-S. The stormwater management system will be modified to direct runoff to onsite catch basins where the first ½" will be pretreated in exfiltration trenches. Discharge will then occur in the existing master lake system. The proposed development contains onsite drainage basins serving approximately 100 acres of land of which 74.44 acres will be impervious surfaces, 10.91 acres will be dedicated for surface water retention (onsite lakes), and 14.12 acres are designated as open space. Allowable stormwater discharge will be based on the current SFWMD requirements of the existing SFWMD Permit No. 06-00345-S. Additional permits may be required from the U.S. Environmental Protection Agency, the SFWMD, the Broward County Environmental Protection and Growth Management Department, and the City of Sunrise.

4. Land and Soils

The site has been graded and filled pursuant to the existing development order. The proposed development will not create additional impacts to land and soils.

5. Flood Prone Areas

The project is in the FEMA 100 year floodplain (Zone AH, Base Flood Elevation 8) and outside the evacuation and storm surge areas related to hurricanes as designated by Broward County Emergency Management. The minimum floor elevation of structures is proposed to be set at elevation 10.



6. Vegetation and Wildlife
The site has been graded and filled pursuant to the existing development order. The proposed development will not create additional impacts to vegetation and wildlife.
7. Wetland Resources
The site has been graded and filled pursuant to the existing development order. The proposed development will not create additional impacts to wetlands.
8. Hurricane Evacuation
The project site is not located in a hurricane evacuation area as designated by Broward County Emergency Management.
9. Historical and Archaeological Sites
The applicant has provided correspondence from the Florida Department of State, Division of Historical Resources, dated January 11, 2007, stating that no significant cultural resources have been recorded within the project area. Proposed Development Order Condition 3.5 (as shown in Part VI below) incorporates the language recommended by the Division of Historical Resources.
10. Solid/Hazardous/Medical Waste
Solid Wastes generated onsite by the proposed development will be disposed of off-site at a suitable site for domestic non-hazardous wastes. The proposed development would be served by the Broward County Resource Recovery Facility, which serves the City of Sunrise. The facility has a capacity of up to 1.6 million tons/year and a current demand of 1.095 million tons/year. In addition, the facility is expandable by 33 percent.

TABLE 3 - SOLID WASTE GENERATION

Land Use	Units/Area	Generation Rate	Domestic Solid Waste Cubic Yards/Day	Tons/Day
Residential	1,650 High Rise 100 Townhouse	7 pounds/unit	81.65	6.13
Hotel	300 Rooms	8.9 pounds/unit	17.86	1.34
Commercial	285,000 s.f.	2 pounds/s.f.	37.99	2.85
Office	1,650,000 s.f.	1 pound/s.f.	109.97	8.25
Industrial	170,000 s.f.	2 pounds/s.f.	22.66	1.70
Total			270.13	20.27

Source: Westerra (Harrison Park) ADA

The Westerra (Harrison Park) DRI does not anticipate that any uses will generate or store hazardous or medical wastes. Rule 9J-2.044(5)(a), Fla. Admin. Code, describes the amount of hazardous materials usage considered significant, therefore requiring the developer to submit a management plan. If at any time in the future hazardous materials are generated onsite, a hazardous materials management plan may be required covering all uses of hazardous materials. The plan must be designed to comply with the Emergency Planning and Community Right-To-Know Act (EPCRA) as well as address potential adverse impacts that hazardous materials and wastes may have on regional resources including land, air, and water quality. In addition, any tenants located within the DRI that will use, store, handle, or generate hazardous wastes or extremely hazardous substances must comply with the requirements of the



Superfund Amendments and Reauthorization Act of 1986 (SARA) Title III. Proposed Development Order Condition 3.3 (as shown in Part VI below) addresses Hazardous Waste issues.

B. ECONOMY

Pursuant to Chapter 380.06(19)(g), Fla. Stat., the applicant is not required to provide additional information concerning the impacts of any development which was previously mitigated under the conditions of the original development order. Therefore, only new impacts that will be created by the proposed development are included in the following analysis.

1. Project Costs

This substantial deviation application proposes changes in the mix of residential, office, commercial, industrial, and hotel uses on the site: adding 1,750 residential units, a 300-room hotel, and 285,000 square feet of retail area, increasing the office space by 709,832 square feet, while simultaneously reducing industrial land use by 182,628 square feet. The total project cost associated with these changes is estimated at approximately \$940.3 million, as shown in Table 4. Eighty-seven percent of dollars spent on the project will be expended within the South Florida region, as shown in Table 5.

TABLE 4 - PROJECT COSTS BY CHANGE OF LAND USE* (2007 CONSTANT DOLLARS)

Land Use	Amount	Cost (millions)	Cost per Unit
Multi-family/Condo	1,515 units	\$489.5	\$323,102
Rental Apartment	135 units	\$41.0	\$303,704
Townhouse	100 units	\$47.3	\$473,000
Office	709,832 s.f.	\$190.9	\$269
Retail	285,000 s.f.	\$104.0	\$365
Hotel	300 rooms	\$84.1	\$280,333
Industrial	-182,628 s.f.	-\$16.5	-\$91
Total		\$940.3	-

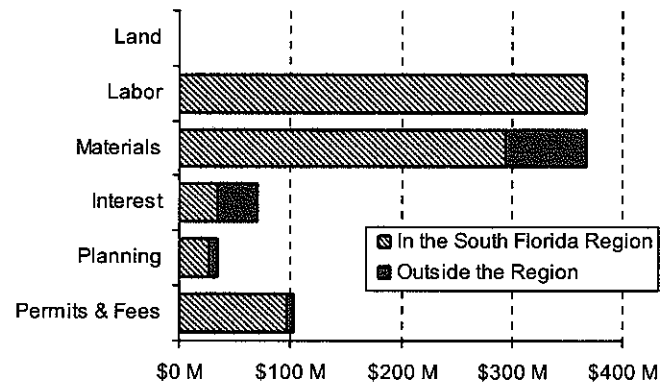
Source: Westerra (Harrison Park) ADA, calculated by SFRPC

*These costs are associated with the changes of land use proposed in the substantial deviation application.



TABLE 5 - PROJECT COSTS BY ACTIVITY (MILLIONS OF 2007 CONSTANT DOLLARS)

Item	Total Cost	Amount Spent in Region	
Land	No additional land costs*		
Labor	\$367.3	\$367.3	100%
Materials	\$367.4	\$293.9	80%
Interest	\$69.4	\$34.7	50%
Planning, Architecture & Engineering	\$33.9	\$27.1	80%
Permits, Fees, Legal & Administrative costs	\$102.2	\$97.1	95%
Total	\$940.3	\$820.2	87%



Source: Westerra (Harrison Park) ADA, calculated by SFRPC

*These costs are associated with the changes of land use proposed in the substantial deviation application. Land costs were previously

evaluated in the original DRI application.

2. Economic Disparity

The project is a mixed-use development consisting of retail, office, industrial, residential, and hotel. Mixed-use developments of this type tend to attract diverse business groups and create diverse job opportunities. Currently adopted Council policies encourage developers to involve economic development resource agencies and programs, which promote small and minority businesses, in the development and expansion of permanent job opportunities.

The applicant anticipates a need for skilled employees in the finance, hotel, retail, and construction sectors. Nearby residents and workers within the surrounding commute shed are expected to fill these positions. The applicant states that they will encourage the general contractors involved in the construction of the project to award work to minority-owned contractors and encourage the businesses that permanently locate at the project site to be inclusive in their hiring practices. Proposed Development Order Condition 3.12 (as shown in Part VI below) addresses this issue.

3. Economic Impacts

The applicant projects approximately 2,776 additional permanent jobs will be created onsite as a result of the amount of development proposed in the substantial deviation application. These projected new permanent jobs, organized by NAICS code, were introduced into Policy Insight™, version 9.5, a demographic and economic forecasting model developed by Regional Economic Models, Inc. (REMI). The model produces an estimate of the overall annual impact of the project on employment, total real disposable personal income, and the total estimated value added for each county in the South Florida (SF) region and its economically integrated neighbor, the Treasure Coast (TC) region. Recognizing both the linkages of this project as well as the potential for competition with similar businesses, the totals take into account the direct, indirect, and induced impacts of the new investment on the local economy.

Tables 6, 7, and 8 show the Economic Impacts, direct, indirect, and induced effects, among counties in South Florida and in the Treasure Coast Region.



TABLE 6 - GROSS REGIONAL PRODUCT AND PERSONAL INCOME (2010-2020)
(IN 2007 CONSTANT DOLLARS)

	Brow rd	Miami- Dade	Monr oe	SF Region	TC Region	Total
Total Gross Regional Product	\$2,445 M	-\$153 M	-\$5 M	\$2,287 M	-\$86 M	\$2,201 M
Real Disposable Personal Income	\$821 M	\$9 M	-\$2 M	\$828 M	\$53 M	\$881 M
Real Disposable Personal Income per Capita	\$129	-\$7	-\$5	\$116	-\$4	\$112

Sources: SFRPC and REMI Policy Insight V9.5



TABLE 7 - CHANGE IN EMPLOYMENT BY SECTOR BY 2020
(EXPRESSED IN NUMBER OF JOBS; NOT NECESSARILY FULL-TIME EQUIVALENTS)

Sector	Broward	Miami-Dade	Monroe	SF Region	TC Region	Total
Forestry, Fishing, Other	1	0	0	1	1	1
Mining	0	0	0	0	0	0
Utilities	1	0	0	1	0	2
Construction	-10	-71	-2	-82	-34	-116
Manufacturing	21	2	0	23	1	24
Wholesale Trade	-120	32	0	-88	19	-69
Retail Trade	219	-30	-1	188	-30	159
Transportation, Warehousing	11	3	0	14	1	15
Information	294	-74	-1	219	-45	174
Finance, Insurance	286	-36	0	250	-32	218
Real Estate, Rental, Leasing	78	-8	0	69	-8	61
Professional, Tech Services	221	-23	-1	198	-18	180
Mgmt of Companies, Enterprises	5	0	0	5	1	6
Administration & Waste Services	180	-29	-1	150	-18	132
Educational Services	18	2	0	20	0	20
Health Care, Social Assistance	104	-7	0	97	-6	91
Arts, Entertainment, Recreation	47	7	0	53	-2	52
Accommodation, Food Services	251	-31	-2	218	-16	203
Other Services (excludes Government)	67	-7	0	59	-3	56
Public Administration	94	1	0	95	4	99
Total	1,766	-268	-7	1,490	-183	1,307

Sources: Westerra (Harrison Park) ADA, SFRPC, and REMI Policy Insight V9.5



TABLE 8 - CHANGE IN VALUE ADDED BY PRIVATE SECTOR (2010-2020)
(MILLIONS OF 2007 CONSTANT DOLLARS)

Sector	Broward	Miami-Dade	Monroe	SF Region	TC Region	Total
Forestry, Fishing, Other	0	0	0	0	0	0
Mining	0	0	0	0	0	0
Utilities	8	2	0	10	4	14
Construction	348	-18	-1	329	-3	327
Manufacturing	78	12	0	91	9	100
Wholesale Trade	-325	92	1	-232	53	-179
Retail Trade	245	-13	0	232	-16	216
Transportation, Warehousing	13	7	0	19	1	20
Information	805	-183	-1	621	-93	527
Finance, Insurance	304	-35	0	269	-30	238
Real Estate, Rental, Leasing	352	-7	-1	345	-7	338
Professional, Tech Services	203	-5	0	197	-6	192
Mgmt of Companies, Enterprise	14	2	0	16	7	24
Administration &, Waste Services	87	-5	0	82	-4	78
Educational Services	6	2	0	8	0	8
Health Care, Social Assistance	58	1	0	59	-1	58
Arts, Entertain, Recreation	14	5	0	18	1	19
Accommodation, Food Services	143	-13	-1	129	-6	123
Other Services (excludes Government)	35	0	0	35	0	35
Total	2,389	-157	-4	2,228	-89	2,139

Sources: Westerra (Harrison Park) ADA, SFRPC, and REMI Policy Insight V9.5



As shown in Table 7, the results of the simulation indicate that, although the applicant estimates this project will create 2,776 jobs initially, only a total of 1,766 net jobs will be added to the Broward County economy when its competition and substitution effects are taken into account. This new investment might also substitute some existing businesses and jobs in its neighboring counties within the region, with a total loss of 275 jobs, the majority of which would be located in Miami-Dade County. From the commencement of construction (2010) until it is stabilized in 2020 (assuming two years after completion), this project is estimated to generate approximately \$828 million (in 2007 dollars) in total real disposable income for the South Florida region (Table 6).

From 2010 through 2020, the project, by its direct, indirect, and induced effects, could represent as much as \$223 million on average in value added to the South Florida regional economy each year in the private sectors (Table 8).

4. Fiscal Impacts

This substantial deviation application proposes a mix of residential, office, commercial, industrial, and hotel uses onsite: adding 1,750 residential units, a 300-room hotel, and 285,000 square feet of retail uses, increasing office space by 709,832 square feet, while reducing industrial land use by 182,628 square feet. This change will result in an increase of \$898 million of taxable value to support public services in the area, as shown in Table 9.

**TABLE 9 - TAXABLE VALUE BY LAND USE
(2007 CONSTANT DOLLARS)**

Land Use	Amount	Taxable Value	Total Taxable Value*
Condominium	1,515 units	\$380,000/unit	\$575,700,000
Rental Apartment	135 units	\$150,000/unit	\$20,250,000
Townhouse	100 units	\$580,000/unit	\$58,000,000
Office	709,832 s.f.	\$200/unit	\$141,966,400
Retail	285,000 s.f.	\$250/s.f.	\$71,250,000
Hotel	300 rooms	\$180,000/room	\$54,000,000
Industrial**	-182,628 s.f.	\$125/s.f.	- \$22,828,500
Total	-	-	\$898,337,900

Sources: Westerra (Harrison Park) ADA and SFRPC

* The estimated taxable values for the residential units assume that 80 percent of the condominium units and 100 percent of the townhouse units will qualify for the Homestead Exemption.

From the commencement of construction until it is stabilized in 2020 (assuming two years after completion), the proposed changes in the development program will at least contribute a total of \$125 million in revenue (in 2007 constant dollars) to all appropriate government entities (Table 10).



TABLE 10 - SUMMARY OF REVENUES (2010-2020)
(THOUSANDS OF 2007 CONSTANT DOLLARS)

Government Entities	Non-Recurring*	Recurring** (Ad Valorem)	Total
City of Sunrise	15,283	28,940	44,223
Broward County	383	28,732	29,115
Children's Services		1,929	1,929
Broward County Public Schools	682	37,270	37,951
South Florida Water Management District		3,301	3,301
North Broward Hospital District		8,676	8,676
Total	16,348	108,847	125,195

Sources: Westerra (Harrison Park) ADA and SFRPC

* Including impact fees and building permit fees, water and sewer connection fees, etc,

** Only Ad Valorem taxes are included; other taxes, such as water and sewer charges, utility taxes, franchise fees, unified communications taxes, occupational license fees, sales tax, tourist tax, gasoline tax, etc., are not included because it is not possible to estimate these at this time.

5. Housing Impacts

The applicant conducted an affordable housing impact assessment for the proposed project by utilizing the affordable housing methodology developed by the East Central Florida Regional Planning Council (ECFRPC). This methodology assesses the impact of DRIs on the ability of persons to find affordable housing accessible to their places of employment. The methodology involves (1) projecting the number, types, and wages of employees for a particular project; (2) estimating the number of these employees who will have a need for affordable housing; and (3) estimating whether an adequate supply of affordable housing exists or will exist within the established commuting distance to the DRI. The formulas used in the methodology are based on actual trends in the county in which a particular DRI is located; statistics illustrating these trends are taken from the most recent U.S. Census. The analysis was based on the 2007 U.S. Department of Housing and Urban Development estimates of median household income in Broward County for very low, low, and moderate income households. Table 11 below is a chart of the median income and the very low, low, and moderate income ranges for Broward County.

TABLE 11 - VERY LOW, LOW, AND MODERATE INCOME RANGES

Income Category	Broward County Income Range
Median Income	\$58,400
Very Low (less than 50% of median income)	up to \$29,200
Low (50-80% of median income)	\$29,201 - \$46,720
Moderate (80-120% of median income)	\$46,721 - \$70,080

Source: U.S. Department of Housing and Urban Development

In determining the availability of affordable housing units for projected permanent, non-construction employees of the DRI, the applicant and SFRPC staff determined the estimated number of employees and the estimated total housing demand for very low, low and moderate income employees. The project includes the construction of 135 rental apartment units and 1,515 condominium housing units, none of which is specified to be built as affordable housing. According to the ADA, the price range of the rental



units is projected to be \$1,700 - \$1,900 per month and the condominium units will be sold for \$450,000 to \$800,000. These units were not included in the analysis of available housing units for very low, low and moderate income employees. The housing supply area includes portions of western Broward County, an area within a 10 mile radius from the DRI. It can generally be described as covering an area bounded by Sample Road on the north, Pines Boulevard on the south, the water conservation area on the west, and State Road 7 on the east.

The result of this analysis indicated that the project would not create a negative impact on the number of available affordable housing units. Table 12 illustrates the final analysis of the availability of affordable housing within the commute shed.

**TABLE 12 - SUMMARY OF AFFORDABLE HOUSING SUPPLY
AND DEMAND BY INCOME GROUP**

Income	Total Adequate Housing Demand	Net Available Housing Supply Inventory			Net Surplus/Deficit of Units
		For-Sale Units	Rental Units	Total Units	
Very Low	322	437	0	437	115
Low	333	936	604	1,540	1,207
Moderate	593	1,905	468	2,373	1,780
TOTAL	1,248	3,278	1,072	4,350	3,102

Source: Westerra (Harrison Park) ADA

The analysis concluded that adequate vacant units were available to satisfy the housing needs of the project's very low, low, and moderate income employees. In order for the proposed Westerra DRI to be developed, amendments are needed to the City of Sunrise Comprehensive Development Plan and the Broward County Land Use Plan pursuant to Chapter 163, Fla. Stat. In addition, Policy 1.07.07 of the BCLUP requires that amendments which propose to add 100 or more residential dwelling units be implemented by affordable housing policies, methods, and programs to achieve and/or maintain a sufficient supply of affordable housing. It should be noted that the City of Sunrise has several existing affordable housing programs and policies that are in compliance with this policy. The City will also be considering the imposition of affordable housing linkage fees to support these programs. The applicant has agreed to pay the amount of \$500 per dwelling unit no later than the time of issuance of a building permit for the dwelling unit to the City for use in its programs. Based on the 1,750 permitted dwelling units, the total amount required to be paid to the City would be \$875,000, in the event all units permitted by the development order are constructed. This commitment will be incorporated into the development order for the DRI. Proposed Development Order Condition 3.10 (as shown in Part VI) addresses this issue.

C. PUBLIC FACILITIES

Pursuant to Chapter 380.06(19)(g), Fla. Stat., the applicant is not required to provide additional information concerning the impacts of any development which was previously mitigated under the conditions of the original development order. Therefore, only new impacts that will be created by the proposed development are included in the following analysis of public facilities.



1. Water and Wastewater Management

The table below summarizes the project's impact on demand for potable water and wastewater. The proposed development will be carried out in a single phase. The Average Demand numbers represent the anticipated demand from the proposed project consisting of development of a total of 1,650,000 million square feet of office space, 285,000 square feet of retail space, 170,000 of industrial space, 300 hotel rooms, and 1,750 residential units.

The project is located within the City of Sunrise Service Area and the applicant has indicated that the City of Sunrise will supply potable water. On May 15, 2008, the South Florida Water Management District issued a new Consumptive Use Permit to the City of Sunrise, which included adequate water capacity to supply to serve the proposed Westerra development. However, due to the filing of a petition by a third party (unrelated to the Westerra DRI), the recently issued permit is being held in abeyance and no increase in allocation has been approved at this time. No building permit for new construction will be issued without adequate water supply.

The City of Sunrise will provide wastewater services to the proposed project. Wastewater capacity is currently available but cannot be reserved until the applicant receives a Developer's Permit from the City of Sunrise. Approximately five acres of the site's irrigation demand is expected to be supplied by an onsite surface water management system (onsite lakes).

TABLE 13 - WATER AND WASTEWATER ADDITIONAL DEMAND

Public Facility	Average Demand (MGD)	Source	Capacity Available
Potable Water	0.507	City of Sunrise	See above
Non-Potable Water (Irrigation)	0.055	Onsite Lakes	
Wastewater	0.507	City of Sunrise Regional Wastewater Treatment Service Area	24

MGD=Million Gallons Per Day
Source: Westerra (Harrison Park) ADA

Proposed Development Order Condition 3.2 (as shown in Part VI below) addresses the issue of water and wastewater.

2. Police, Fire Services, and Emergency Medical Services

There are no hospitals proposed onsite; however, at least five hospitals are located within a 12 mile radius of the project, including the Cleveland Clinic, which is located six miles from the project site. Cleveland Clinic has stated that they do not foresee the hospital having difficulty in providing inpatient, outpatient, and emergency care for the proposed project.

Police and Fire services in this area are provided by the City of Sunrise. To mitigate for the project's impacts, the developer has agreed to make a one-time contribution for Police and Fire services of \$380,000 to be paid to the City at the time of the site plan approval for the first phase of development. In



addition the developer will be required to develop an Emergency Management Plan. Proposed Development Order Condition 3.9 (as shown in Part VI below) addresses these issues.

3. Open Space and Recreation

The applicant has stated that there will be lakes, open spaces, pedestrian areas, and plazas open to the general public. The Local Activity Center (LAC) land use designation on the City of Sunrise Future Land Use Plan Map will require a minimum of five acres open of space, which will be identified on the future site plan.

4. Public Education

The proposed development plan contains 1,650 "high-rise" residential units and 100 "townhouse" residential units. The anticipated student generation is approximately 83 elementary, 20 middle, and 26 high school students. No school facilities are proposed onsite. Schools serving the site are currently under-enrolled. However, the developer will be required to comply with Broward County School Board Public School Concurrency requirements, pursuant to proposed Development Order Condition 3.11 (as shown in Part VI below).

5. Energy

The estimated average daily demand/Kilowatt Day (KWD) is 172,863 KW for the proposed project, and the estimated Peak Hour demand is 207,436 KWD. There are no onsite electrical generating facilities for the proposed development. The site will only utilize electrical energy. Florida Power and Light (FPL) has confirmed that the utility has sufficient capacity requested to provide services to the proposed project. FPL stated that it will work with the applicant to install the necessary infrastructure to provide permanent service to the project as the site is developed and progresses. The service will be furnished in accordance with applicable rates, rules, and regulations.

The developer has committed to design and construct all future buildings to Leadership in Energy and Environmental Design (LEED) certified standards to conserve energy and water. The developer has also agreed that the Westerra project will achieve NatureScape certification for all new development. In addition, where feasible, the developer will use alternative fuel vehicles. Proposed Development Order Conditions 3.1 and 3.8 (as shown in Part VI below) address these energy issues.

D. TRANSPORTATION

Pursuant to Chapter 380.06(19)(g), Fla. Stat., the applicant is not required to provide additional information concerning the impacts of any development which was previously mitigated under the conditions of the original development order. **Therefore, only net new traffic impacts that will be created by the proposed development are included in the following analysis.**

1. Existing Traffic

The traffic impact study area, as shown in Figure 3, is generally bounded on the north by Oakland Park Boulevard and on the South by Griffin Road; and extends west from University Drive to Sawgrass Expressway/I-75. In addition, the study area includes any regionally significant roadways where project traffic represents five percent or more of the adopted maximum service volume. The maximum service volumes were taken from the 2007 Florida Department of Transportation's (FDOT) *Level of Service Standards and Guidelines Manual*. Level of Service (LOS) standards were based on the Broward County Comprehensive Plan. The majority of roadway segments were found to operate at or better than the level of service standards with the exception of:

- Sunrise Boulevard at Sawgrass Expressway Southbound Ramp



- Sunrise Boulevard at Sawgrass Expressway Northbound Ramp
- Sunrise Boulevard at Sawgrass Corporate Parkway
- Sunrise Boulevard at Driveway B
- Sunrise Boulevard at NW 136th Avenue
- Sunrise Boulevard at Yellow Toucan Road
- Sunrise Boulevard at Flamingo Road

