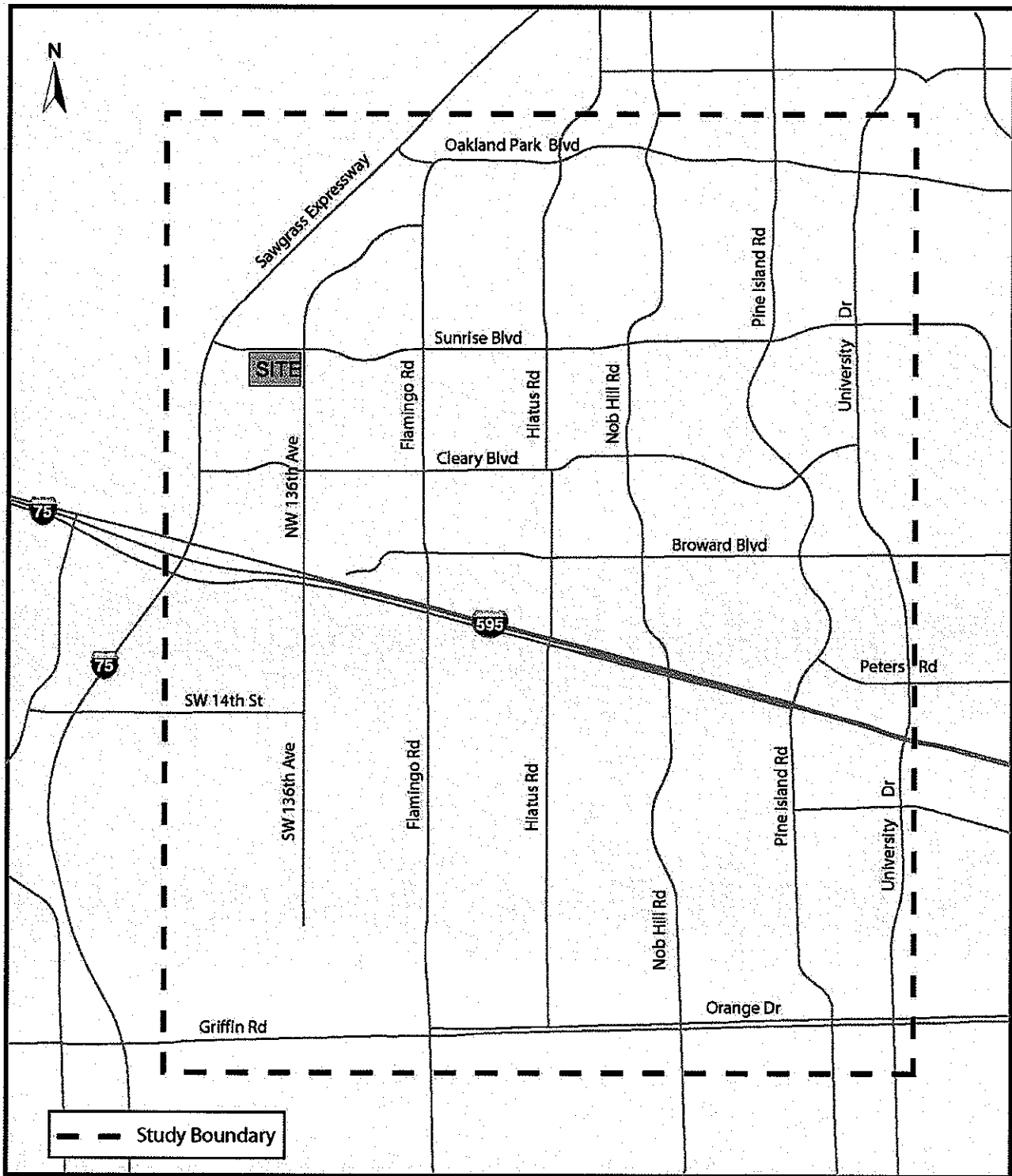


FIGURE 3 - TRAFFIC IMPACT STUDY AREA



Source: Westerra (Harrison Park) ADA



2. Background and Committed Development Traffic

Transportation capacity improvement projects within the study area were identified from the Broward County Metropolitan Planning Organization (MPO) 2007-2011 *Transportation Improvement Program* for the first three years of the five-year program. These transportation improvements included:

- The widening of Sunrise Boulevard from Hiatus Road to Pine Island Road
- The widening of Pine Island Road from Oakland Park Boulevard to Commercial Boulevard
- Additional improvements include the construction of Hiatus Road from Sunrise Boulevard to Oakland Park Boulevard

Background traffic was determined from a historic growth factor derived from five years of traffic counts published by the Transportation Research Board and the FDOT. An analysis of projected trends between 2000 and 2030 for population and employment was conducted, reviewed, and compared to the historic traffic growth factor. Traffic for the committed developments was derived using the Institute of Transportation Engineers (ITE) *Trip Generation* manual, 7th Edition.

3. Project Traffic Impacts

The ITE *Trip Generation* manual, 7th Edition, was used to determine the total PM Peak Hour trips for the approved land uses. Project trip generation by land use is provided in Table 14.

TABLE 14 - PROJECT TRIP GENERATION

Land Use	Intensity	PM Peak Hour Total Trips
General Office	1,650,000	1,927
Industrial Park	170,000	173
Retail	258,000	1,250
Hotel	300 rooms	177
High-Rise Condominium	1,650 units	576
Townhouse	100 units	60
Total Net		2,717*

Source: ADA (SIN1, page 14)

* Total PM Peak Hour trips reduced by reduction of intensity in General Office and Industrial Park Uses such that **only net new traffic impacts that will be created by the proposed development are included.**

The total net difference of additional PM Peak Hour trips is 2,717. Total PM Peak Hour trips were reduced by 23.7 percent to account for internal capture of trips made between land uses. A 25 percent reduction was taken for pass-by trips for the Commercial land use. The net external PM Peak Hour trips are 1,731.

4. Improvements Needed to Accommodate Project Traffic

At project buildout, there will be several links and intersections that operate below the level of service standards and that carry a significant amount of project trips. Table 15 identifies the buildable improvements for the impacted roadways and intersections. Analyses of roadway and intersection capacity and levels of services were determined through the use of the 2000 Highway Capacity Manual (HCM). A list of improvements was prepared based on the significant impacts of the project trips. Based



on both transportation analyses and the resulting list of improvements associated with each one, the applicant, Broward County, FDOT, and the Council identified the improvements in Table 15.

TABLE 15 - TRANSPORTATION IMPROVEMENTS

Intersection	Existing Committed Improvements*	Recommended Improvement
Sunrise Blvd. at Sawgrass Expressway - southbound ramp	One southbound right-turn lane, One westbound through lane, Two eastbound through lanes, and One eastbound right-turn lane.	Re-stripe westbound through lane to westbound through plus left-turn lane. One southbound left-turn lane.
Sunrise Blvd. at Sawgrass Expressway - northbound ramp	One northbound left-turn lane, One eastbound left-turn lane, and Re-stripe one westbound through lane.	One northbound free-flow, right-turn lane. One eastbound through lane.
Sunrise Blvd. at Sawgrass Corporate Parkway	Re-Stripe northbound through lane to northbound left-turn lane, Re-stripe northbound right-turn lane to northbound through lane plus right-turn lane.	Re-stripe northbound through plus right-turn lane to northbound through plus left-turn lane. One northbound free-flow, right-turn lane. Convert one eastbound right-turn lane to one eastbound free-flow, right-turn lane.
Sunrise Blvd. at Driveway B	N/A	Signalize. Restrict southbound movements to right-turn only.
Sunrise Blvd. at NW 136th Avenue	N/A	2 Bus Bays Southbound NW 136 th Avenue. Northbound right-turn lane permitted plus overlap; southbound right-turn lane permitted plus overlap.
Sunrise Blvd. at Yellow Toucan Road	N/A	Re-stripe southbound through lane to southbound left-turn lane; re-stripe southbound right-turn lane to southbound through plus right-turn lane.
Sunrise Blvd. at Flamingo Road	N/A	One northbound left-turn lane.
Sunrise Blvd. at Hiatus Road	Two southbound left-turn lanes, Two southbound through lanes, One southbound right-turn lane, One westbound right-turn lane, Two northbound through lanes, and One eastbound left-turn lane.	N/A

Source: Westerra (Harrison Park) ADA

**Committed Improvements refer to transportation projects that are currently being constructed or are slated for imminent construction in a local Capital Improvement Plan or the MPO's Transportation Improvement Plan.*



The applicant has agreed to construct the recommended roadway and intersection capacity and operational improvements on roadways impacted by this project. However, in lieu of building an additional northbound left-turn lane at Sunrise Boulevard and Flamingo Road, the developer has agreed to partial payment towards Broward County's traffic signal system. The County has committed to install a TMS Fiber-Optic Signal Upgrade, which will improve traffic circulation in areas west of the Broward Boulevard/Pine Island Road intersection. As part of this project, the applicant will contribute a payment of \$900,000, in phased payments, to provide for signal upgrades at intersections on Sunrise Boulevard, NW 136 Avenue, and Flamingo Road. This amount includes \$100,000 earmarked for transit-oriented improvements or equipment. It is anticipated that other future DRI projects may also contribute to development of the signal upgrade system.

Broward County transit concurrency fees for the project are estimated at approximately \$3.5 million. The transportation improvements made within the traffic impact study area, as required through the development order conditions, may be credited toward the assessment of road impact fees.

Proposed Development Order Condition 3.7 (as shown in Part VI below) provides for mitigation of the project's transportation impacts.

PART III -- COMMENTS FROM OTHER REVIEWING AGENCIES

This section contains comments sent to the Council by other agencies reviewing the Development of Regional Impact Application for Development Approval. Two documents are included in the section:

- A. Assessment by the South Florida Water Management District
- B. Two Resolutions of the City of Plantation (referring to the DRI and the concurrent comprehensive plan amendment).





SOUTH FLORIDA WATER MANAGEMENT DISTRICT

LAN 01

June 23, 2008

Ms. Carolyn Dekle, Executive Director
South Florida Regional Planning Council
3440 Hollywood Boulevard, Suite 140
Hollywood, FL 33021

Carolyn
Dear Ms. Dekle:

**Subject: Westerra (f/k/a Harrison Park), DRI No. 07-506
Second Revised Impact Assessment Report**

Enclosed is a copy of the District's second revised Impact Assessment Report for the above subject project. The revised report addresses the petition the District received on June 5, 2008 to our recent issuance of a modified public water supply water use permit to the City of Sunrise. Please note that the report is a general technical assessment of the project based on information provided by the applicant and does not constitute final finding agency action.

We appreciate this opportunity to participate in the review process. If you have any questions concerning our review of this project, please give me a call at (561) 682-6862.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Golden".

James J. Golden, AICP
Lead Planner
Environmental Resource Regulation Department

/jjg

Enclosure

c: Leigh R. Kerr, Leigh Robinson Kerr & Associates, Inc.

IMPACT ASSESSMENT REPORT

Prepared by

South Florida Water Management District

Revised June 23, 2008

I PROJECT SUMMARY

Project: Westerra (f/k/a Harrison Park) Substantial Deviation
Developers: Sawgrass Tech Land Associates, Ltd.
N/S Sawgrass Office Associates
SFWMD ID No: 07-506 (previous ID No. 84-169)
Location: Section 34/Township 49 South/Range 40 East,
Broward County
Size: ±105 acres
Existing Land Use: Agricultural/Undeveloped
Proposed Land Use: Mixed-use, including Residential (1,750 dwelling units),
Retail (285,000 square feet), Office (1,650,000 square feet),
Hotel (300 rooms), Industrial (170,000 gross square feet)
DRI Threshold: Exceeds mixed-use threshold, pursuant to Chapter
380.0651(3)(i), F.S.

II GENERAL PROJECT-RELATED INFORMATION

The Westerra Substantial Deviation DRI is a proposed modification to a ±105 acre portion of a previously approved ±156 acre office/industrial/manufacturing park located in the City of Sunrise at the southwest corner of Sunrise Boulevard and N.W. 136th Avenue (see Exhibit 1).

The Master Development Plan (see Exhibit 2) proposes the following land uses: Residential (1,750 dwelling units), Retail (285,000 square feet), Office (1,650,000 square feet), Hotel (300 rooms), Industrial (170,000 gross square feet). Development is scheduled to occur in a single phase with build-out in 2018.

III POTENTIAL FOR ADVERSE REGIONAL IMPACTS SUMMARY

Category	Minimal	Significant	Major
Water Use - Potable	X		
Water Use - Non Potable	X		
Surface Water Management - Quantity	X		
Surface Water Management - Quality	X		
Wetlands/Other Surface Waters - Functions	*N/A		

* Applicant not required to respond, pursuant to DRI Preapplication Agreement

IV CONCLUSIONS AND RECOMMENDATIONS

The available DRI information is not detailed enough for District staff to finalize its evaluation of the proposed project. Unresolved issues that will need to be addressed during the permit application review process include the project's non-potable water supply (see the Water Use summary below and the water supply and development checklist and footnotes on pages 4 and 5 for additional details).

Water Use

Potable water supply is proposed to be provided by the City of Sunrise. Although the District recently issued a Consumptive Use Permit to the City of Sunrise that included an increased allocation to serve the proposed development, a petition has been filed and the permit application is being held in abeyance. The applicant is proposing to meet the project's landscape irrigation demands by withdrawals from on-site lakes.

For additional details concerning the above as well as permitting requirements, see "Permits" below and the Water Supply and Development checklist and footnotes on pages 4 and 5.

The District is recommending a Development Order Condition (see page 3) requiring that specific conservation measures be incorporated into the project design.

Surface Water Management

The existing surface water management system has been permitted by the District under Permit No. 06-00345-S. A modification to this permit will be required. Pursuant to the Delegation Agreement between the District and Broward County, the permit modification application will be reviewed by the Broward County Environmental Protection Department.

Wetlands/Other Surface Waters-Functions

Since the applicant was exempted from responding to Question 13 (Wetlands) at the DRI pre-application conference, the environmental checklist and footnotes have been deleted from this report.

Permits

This project will require the following District permit prior to commencement of construction:

1. Water Use Permit – for the proposed surface water withdrawals for landscape irrigation.

This project may require the following District permit prior to commencement of construction:

2. Water Use Permit - for certain dewatering activities proposed for the construction of project lakes, utilities and/or road or building foundations.

The applicant must meet District criteria in effect at the time of permit application.

Recommended Development Order Condition

1. The project shall utilize ultra-low volume water use plumbing fixtures, self-closing and/or metered water faucets, Florida-friendly (drought tolerant) landscape techniques, and other water conserving devices and/or methods. These devices and methods shall meet the criteria outlined in the water conservation plan of the public water supply permit issued to the City of Sunrise by the South Florida Water Management District.

V DISCLAIMER

This review has been performed by the South Florida Water Management District to provide the South Florida Regional Planning Council with a general technical assessment of the water-related impacts of this project from the District's perspective. It is a technical review of the project based on the information provided by the DRI applicant. It is not a permit under Chapter 373, F.S., nor is it a commitment for said permits. This review does not constitute final agency action and it is not binding on this agency. Permit evaluation for the proposed landscape irrigation withdrawals, pursuant to Chapter 373, F.S., will be based upon the criteria in effect and the information available at the time of permit application. Consequently, the applicant is advised that this could result in a change in the District's technical assessment from that which is contained in this review.

Further, this review is not intended to restrict any formal District comments and/or objections that may be issued on the proposed comprehensive plan amendments associated with this DRI. During the formal plan amendment review process, pursuant to Chapter 9J-5, F.A.C., the District will perform a detailed evaluation of all water resource-related issues associated with this proposal and will provide its formal comments and/or objections to the Florida Department of Community Affairs (DCA).

SUBJECT: **WATER SUPPLY AND DEVELOPMENT** - Westerra S.D., DRI No. 07-506

Proposed Potable Water Source: City of Sunrise

Permit No.: 06-00120-W

Expiration Date: August 9, 2006 (currently in-house for renewal)

Permitted Allocation: 29.09 MGD Average Daily/37.82 MGD Maximum Daily

Current Usage: 33.59 MGD Average Daily

Projected Demand of DRI: 0.507 MGD

Proposed Non-Potable Water Source: On-site lakes

Projected Demand of DRI: 0.055 MGD

	ACCEPTABLE RESPONSE IN APPLICATION	RESOLVABLE AT PERMIT TIME		MAJOR REGIONAL ISSUES
		MINOR	MAJOR	
		I. PROJECTED DEMANDS OF PROJECT		

A. POTABLE WATER

1. Use Generation Rates	X			
2. Conservation Practices	X			

B. NON-POTABLE WATER

1. Use Generation Rates	X			
2. Conservation Practices		X(1)		
3. Wastewater Reuse	N/A			

II. WATER USE IMPACTS

A. ON-SITE

1. <u>Proposed Sources</u>				
a. Groundwater	N/A			
b. Surface Water		X(1)		
c. Wastewater Reuse	N/A			
d. Reverse Osmosis	N/A			
2. Resource Capability		X(1)		
3. <u>Impacts</u>				
a. Salt Water Intrusion		X(1)		
b. Pollution/Contamination		X(1)		
c. Environmental		X(1)		

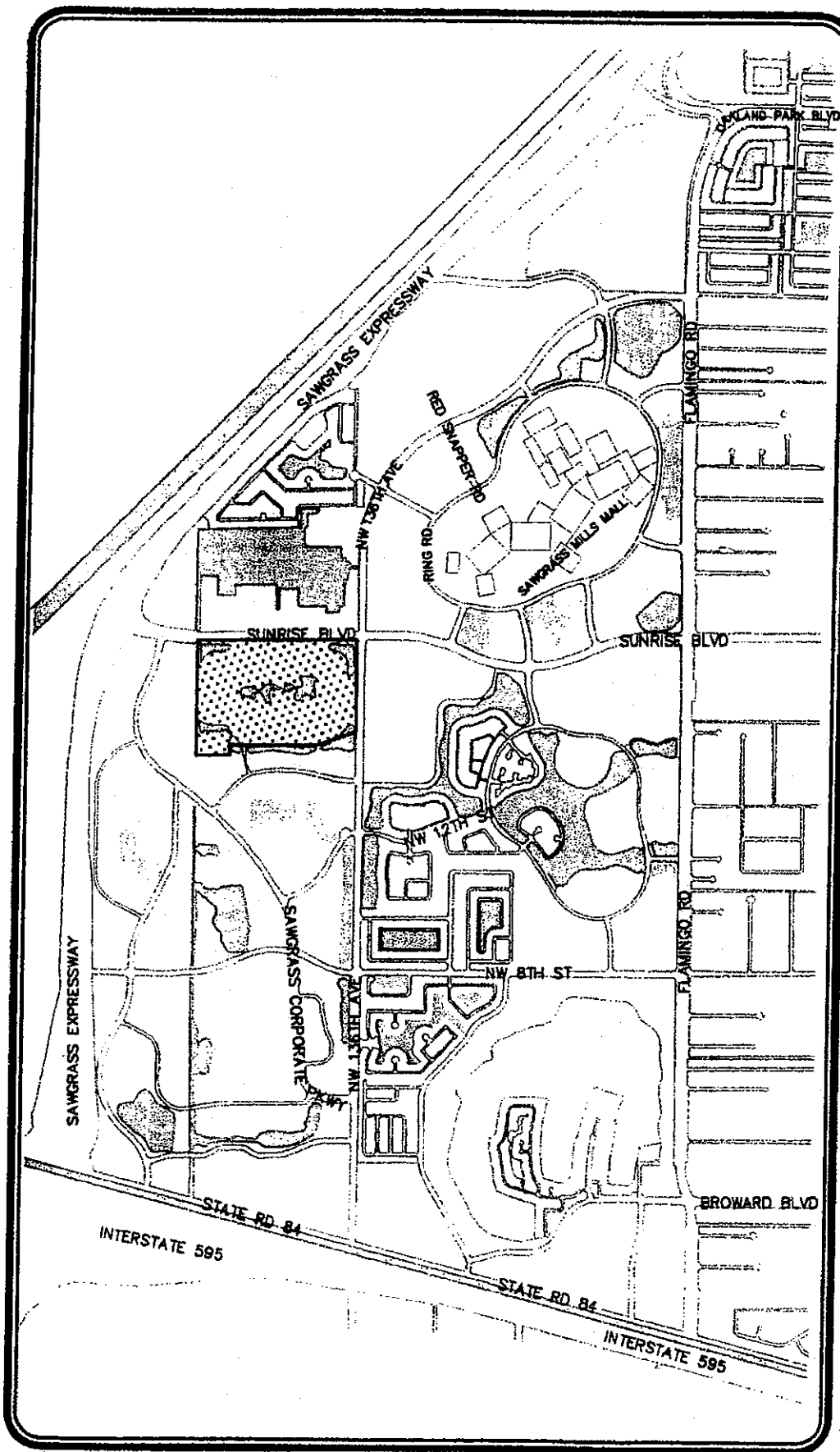
B. OFF-SITE

1. Verification of Availability				
from Utility	X(2)			
2. Resource Capability	X			
3. <u>Impacts</u>				
a. Salt Water Intrusion	X			
b. Pollution/Contamination	X			
c. Environmental	X			
d. Other Legal Users	X			

FOOTNOTES: See following page.

WATER SUPPLY AND DEVELOPMENT FOOTNOTES:

- (1) At the time of application for a Water Use Permit for the proposed irrigation withdrawals from the on-site lakes, the applicant will need to address water conservation methods/techniques, potential impacts to the resource, potential impacts to existing legal users, the potential for salt water intrusion, potential impacts to wetlands, and the potential for induced movement of any existing ground water contamination plumes in the vicinity of the project site.
- (2) The City of Sunrise has indicated that the additional allocation necessary to serve the proposed development will come from an increase in recovery from the Sawgrass system and from the Floridan Aquifer or reclaimed water. The projected raw allocation through 2012 is estimated to be 1376.4 million gallons per month (MGM). The current pumpage is approximately 1134.6 MGM. Based on recent documentation provided by the City of Sunrise, the City will provide an allocation of 0.689 MGD for the Westerra DRI. This will be sufficient to cover potable water demand for the project. This allocation was requested in Application No. 040202-3 for a modification to Permit No. 06-00120-W. Although the application was presented to the District's Governing Board on May 15, 2008, agency action has not been finalized due to a petition received on June 5, 2008. Therefore, the application is held in abeyance until the petition is resolved. No increase in allocation has been approved at this time. Until such time that a decision is rendered to resolve the petition for administrative hearing, the withdrawals by the City of Sunrise are limited to the allocation previously authorized under the City's Permit issued on August 9, 2001.



HARRISON PARK

DEVELOPMENT OF REGIONAL IMPACT

Leigh Robinson Kerr
& Associates, Inc.
PLANNING-SCHEMATIC DESIGN
200 E. Lee Oak Blvd. - Suite 104
Fort Lauderdale, Florida 33301
(954) 487-5300

No.	Revision/Issue	Date

Application for Development Approval



LOCATION MAP

Project	Sheet
2621	A
Date	
12/08/06	
Scale	
1" = 2500'	

AUTOCAD 12000\PROJECTS\2621\DW\LOCATION-DR

RESOLUTION NO. 10205

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA, OBJECTING TO THE PROPOSALS SUBMITTED TO THE SOUTH FLORIDA REGIONAL PLANNING COUNCIL BY THE CITY OF SUNRISE FOR SUBSTANTIAL DEVIATIONS TO THE HARRISON PARK DEVELOPMENT OF REGIONAL IMPACT (DRI) AND THE AMERIFIRST DEVELOPMENT OF REGIONAL IMPACT (DRI).

WHEREAS, the City of Sunrise, Florida, has filed multiple DRI amendments with the South Florida Regional Planning Council which would substantially increase the residential population, density, retail and office space in western Broward County; and,

WHEREAS, the City of Plantation believes that these changes should be viewed collectively, rather than individually; and,

WHEREAS, the increased traffic will have substantial impact on the adjacent trafficway corridors; and,

WHEREAS, Broward County voters rejected a funding proposal which would have provided transit access to the new "downtown" area for employees and visitors; and,

WHEREAS, the proposal does not ensure that adequate housing is provided to support the employees working in the area who will require affordable housing and transportation; and,

WHEREAS, the height of the proposed development is not compatible with the surrounding single family residences in the City of Plantation and the City of Sunrise; and,

WHEREAS, the increased density will place significant impact on an already challenged water supply in Broward County and the South Florida region; and,

WHEREAS, the increase in density will also create additional calls for service in adjoining municipalities, including but not limited to Police, Fire Rescue, and Parks and Recreation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA, THAT:

SECTION 1. The City of Plantation hereby objects to the proposed changes to the Harrison Park and Amerifirst Developments of Regional Impact (DRI); and

SECTION 2. The City Clerk is hereby directed to forward copies of this Resolution to members of the South Florida Regional Planning Council, Broward County Board of County Commissioners, the Broward County Legislative Delegation, and any other interested person or agency.

APPROVED AND ADOPTED by the City Council of the City of Plantation, Florida, this 20th day of February 2008.

ATTEST:

Marian K. Blatney
CITY CLERK

Joe Lasso
MAYOR

CERTIFICATION

I CERTIFY THIS TO BE A TRUE & CORRECT
COPY OF THE ORIGINAL DOCUMENT ON
FILE AT CITY HALL.

WITNESS MY HAND AND OFFICIAL SEAL OF
THE CITY OF PLANTATION, FL THIS 25th
DAY OF February 2008
Marian K. Blatney
CITY CLERK



RESOLUTION NO. 10204

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA, OBJECTING TO THE PROPOSALS SUBMITTED BY THE CITY OF SUNRISE TO THE BROWARD COUNTY PLANNING COUNCIL FOR HARRISON PARK/WESTERRA AND AMERIFIRST/METROPICA LAND USE PLAN AMENDMENTS.

WHEREAS, the City of Sunrise, Florida, has filed multiple Land Use Amendments with the Broward County Planning Council which would substantially increase the residential population, density, retail and office space in western Broward County; and,

WHEREAS, the Broward County Commission recently signed a Letter of Agreement to consider an additional development adjacent to the Sawgrass Mills Mall/BankAtlantic Center; and,

WHEREAS, the City of Plantation believes that these changes should be viewed collectively, rather than individually; and,

WHEREAS, the increased traffic will have substantial impact on the adjacent Broward County and municipal trafficway corridors; and,

WHEREAS, Broward County voters rejected a funding proposal which would have provided transit access for employees and visitors to the new Transit Oriented Development (TOD) "downtown" area; and,

WHEREAS, the proposal does not ensure that adequate housing is provided to support the employees working in the area who will require affordable housing and transportation; and,

WHEREAS, the height of the proposed development is not compatible with the surrounding single family residences in the City of Plantation and the City of Sunrise; and,

WHEREAS, the increased density will place significant impact on an already challenged water supply in Broward County and the South Florida region; and

WHEREAS, the increase in density will also create additional calls for service in adjoining municipalities, including but not limited to Police, Fire Rescue, and Parks and Recreation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA, THAT:

SECTION 1. The City of Plantation hereby objects to the Harrison Park and Amerifirst Land Use Amendments; and

SECTION 2. The City Clerk is hereby directed to forward copies of this Resolution to members of the Broward County Planning Council, Broward County Board of County Commissioners, and any other interested person or agency.

APPROVED AND ADOPTED by the City Council of the City of Plantation, Florida, this 20th day of February 2008.

ATTEST:

Susan H. Slattery
CITY CLERK

[Signature]
CITY CLERK
I, MAYOR, DO hereby certify that this is a TRUE & CORRECT COPY OF THE ORIGINAL DOCUMENT ON FILE AT CITY HALL.
WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF PLANTATION, FL THIS 25th DAY OF February 20, 08
Susan H. Slattery
CITY CLERK



PART IV – CONSISTENCY WITH THE STRATEGIC REGIONAL POLICY PLAN FOR SOUTH FLORIDA

In order for the proposed Westerra Development of Regional Impact to be developed, changes must be made to the City of Sunrise Comprehensive Development Plan and the Broward County Land Use Plan pursuant to Chapter 163, Fla. Stat. The associated comprehensive plan amendments for this proposed project are being reviewed concurrently with the Development of Regional Impact.

As part of the Chapter 380, Fla. Stat., Development of Regional Impact review, Staff has reviewed the Application for Development Approval for the proposed project. Recommended development order conditions will help to ensure consistency with the following goals and policies of the SRPP:

- | | |
|---------------|---|
| GOAL 4 | Enhance the economic and environmental sustainability of the Region by ensuring the adequacy of its public facilities and services. |
| Policy 4.3 | Utilize the existing infrastructure capacity of regional facilities to the maximum extent consistent with applicable level of service (LOS) standards before encouraging the expansion of facilities or the development of new capacity. |
| Policy 4.4 | Whenever feasible, larger-than-local facilities or services should replace inefficient local facilities and services. |
| GOAL 6 | Ensure the availability and equitable distribution of adequate, affordable housing for very low, low, and moderate-income households within the Region. |
| Policy 6.12 | Provide a range of affordable housing that is reasonably accessible to employment centers, family support systems, shopping, public transportation, and recreational facilities. |
| Policy 6.13 | Promote partnerships between the public and private sector to create opportunities to live and work in the same community. |
| Policy 6.19 | Promote increased use of mixed densities and housing product types within residential zoning and individual parcels to encourage the planning and construction of a greater diversity of housing choices. |
| Policy 6.21 | Promote the mixing of income levels in neighborhoods. |
| Policy 6.26 | Encourage both ownership and rental opportunities for all types of housing. |
| GOAL 7 | Protect, conserve, and enhance the Region's water resources. |
| Policy 7.11 | Encourage the implementation and further development of water conservation measures. |
| Policy 7.14 | Implement water conservation measures including but not necessarily limited to: <ul style="list-style-type: none">a. adoption of local government Xeriscape landscape ordinances requiring landscaping methods that maximize the conservation of water by the use of site-appropriate plants and efficient watering systems;b. utilization of native plant material as a first priority in landscaping;c. implementation of a water conservation public education program;d. implementation of a leak detection and repair program for public water supply systems;e. adoption of a water conservation-based rate structure by utilities that provides a financial incentive for users to reduce demands; |



- f. implementation of water loss prevention programs including adoption of a rain sensor device ordinance for automatic sprinkler systems;
- g. adoption of an ultra-low volume fixtures ordinance;
- h. adoption of an irrigation hours ordinance and reduction in the use of potable water for irrigation; and
- i. utilization of reuse water wherever and whenever possible based upon the ecological and technical factors involved and analysis of reclaimed water feasibility by potable water supply utilities.

GOAL 8

Enhance the Region's mobility, efficiency, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure.

Policy 8.4

Expand use of public transportation, including buses, commuter rail, waterborne transit, and alternative transportation modes that provide services for pedestrians, bikers, and the transportation disadvantaged, and increase its role as a major component in the overall regional transportation system.

Policy 8.6

Promote efficiency of the transportation network through the implementation of tools such as Intelligent Transportation Systems (ITS) that incorporate public transportation information, improvement of signalization systems, and other operational improvements.

GOAL 9

Develop clean, sustainable, and energy-efficient power generation and transportation systems.

Policy 9.5

Improve regional air quality and energy conservation by promoting the use of alternative fuel vehicles and less polluting vehicles, utilizing Transportation Demand Management alternatives, increasing the use of public transportation, and other strategies.

GOAL 11

Encourage and support the implementation of development proposals that conserve the Region's natural resources, rural and agricultural lands, green infrastructure and:

- a. utilize existing and planned infrastructure in urban areas;
- b. enhance the utilization of regional transportation systems;
- c. incorporate mixed-land use developments;
- d. recycle existing developed sites; and
- e. provide for the preservation of historic sites.

Policy 11.1

Encourage local governments to implement urban design guidelines to create attractive, well-planned, compact, mixed-use communities that utilize and conserve the Region's existing and planned infrastructure including urban parkland and green space.

Policy 11.2

Encourage mixed land uses and activities within communities which are characterized by appropriate density, diverse economic, employment, and housing opportunities, and public transportation access, to foster more balanced and energy-efficient development patterns in the Region.

Policy 11.12

Encourage increased density within appropriate urban areas that are served by adequate and planned facilities and services, including public transportation, and that are proximate to regional activity or employment centers. Ensure that the impacts of increased density are fully mitigated by increased investment in facilities and services.

GOAL 14

Preserve, protect, and restore Natural Resources of Regional Significance.



Policy 14.10	Maximize the use of native plants in landscaping to provide and improve urban habitat and connectivity for native species.
Policy 14.17	Educate property owners about the environmental benefits of landscaping with drought-tolerant, native plants and support local efforts to do so.
GOAL 17	Maintain a competitive, diversified, and sustainable regional economy.
Policy 17.3	Utilize economic development enhancement resource agencies and programs designed to involve small and minority businesses in the development and expansion of permanent job opportunities.
Policy 17.7	Continue to diversify the economic base to utilize the range of skills in the Region's labor force.
GOAL 20	Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.
Policy 20.2	Guide new development and redevelopment within the Region to areas which are most intrinsically suited for development, including areas: <ul style="list-style-type: none"> a. which are least exposed to coastal storm surges; b. where negative impacts on the natural environment will be minimal; and c. where public facilities and services already exist, are programmed or, on an aggregate basis, can be provided most economically.
Policy 20.3	Direct future development and redevelopment first to areas served by existing infrastructure and to other locations that are suitable for development, as identified in their comprehensive plans. In particular, local governments should coordinate with state and regional officials to identify public transportation corridors and to promote development along those corridors by implementing investment strategies for providing infrastructure and services which are consistent with them.
Policy 20.4	Concentrate dense land uses, including residential, commercial, and mixed-use, along major public transportation corridors and at intermodal centers in concert with locally adopted long-range transportation plans.
Policy 20.7	Facilitate pedestrian and bicycle movement, increase the use of public transportation, and decrease the use of single occupant vehicles through such measures as innovative site design and transit oriented development.
GOAL 22	Create a regional environment that is aware of and sensitive to cultural diversity and that provides opportunities for all to become successful regional citizens.
Policy 22.2	Provide diverse housing, employment, and educational opportunities throughout the Region for all racial, ethnic, and income groups.
Policy 22.3	Strengthen the role of small and minority business in economic development.



PART V – SUMMARY AND RECOMMENDATIONS

Chapter 380.06(12), Fla. Stat., specifically identifies review criteria that the Regional Planning Council should consider in its report and recommendations.

(12) REGIONAL REPORTS.--

(a) In preparing its report and recommendations, the regional planning agency shall identify regional issues based upon the following review criteria and make recommendations to the local government on these regional issues, specifically considering whether, and the extent to which:

1. The development will have a favorable or unfavorable impact on state or regional resources or facilities identified in the applicable state or regional plans...
2. The development will significantly impact adjacent jurisdictions. At the request of the appropriate local government, regional planning agencies may also review and comment upon issues that affect only the requesting local government.
3. As one of the issues considered in the review in subparagraphs 1. and 2., the development will favorably or adversely affect the ability of people to find adequate housing reasonably accessible to their places of employment. The determination should take into account information on factors that are relevant to the availability of reasonably accessible adequate housing. Adequate housing means housing that is available for occupancy and that is not substandard.

(b) At the request of the regional planning agency, other appropriate agencies shall review the proposed development and shall prepare reports and recommendations on issues that are clearly within the jurisdiction of those agencies. Such agency reports shall become part of the regional planning agency report; however, the regional planning agency may attach dissenting views. When water management district and Department of Environmental Protection permits have been issued pursuant to chapter 373 or chapter 403, the regional planning council may comment on the regional implications of the permits but may not offer conflicting recommendations.

(c) The regional planning agency shall afford the developer or any substantially affected party reasonable opportunity to present evidence to the regional planning agency head relating to the proposed regional agency report and recommendations.

The following summary addresses the impact of the project on state and regional resources, adjacent jurisdictions, and adequate housing as required by the statute. Review and recommendations from the South Florida Water Management District are included in Part III of this report (above). Council staff has advised the applicant of the public hearing date and provided a copy of this report to the applicant 10 days in advance of the meeting.

1. Impact on state or regional resources or facilities

The Development of Regional Impact Assessment for Westerra DRI indicates that the project, as proposed, would have the following positive regional impacts at buildout:

- Create 2,776 jobs, of which 1,766 would be permanent new jobs;
- Add an estimated \$82.8 million dollars in annual disposable person 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 million gallons per day (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.

2. Impact on adjacent jurisdictions

The City of Plantation, which is an adjacent municipality, is opposed to the proposed project. City Resolutions 10205 and 10204 are included in Part III above. The DRI project site is located approximately one mile north and west of the City boundary. The City opposes the increased density of development citing impacts on roadways, affordable housing, and public services. Mitigation for the development impacts, including road and transit improvements, water supply, and funding for additional police services are included in the proposed development order conditions (Part VI below). Building height and compatibility are site planning issues beyond the scope of the DRI process as established by Chapter 380.06, Fla. Stat.

3. Adequate housing

The Housing analysis indicates that the project would not create a negative impact on the number of available affordable housing units, and adequate vacant units are available to satisfy the housing needs of the project's very low, low and moderate income employees. It should be noted that the City of Sunrise has several existing affordable housing programs and policies that are in compliance with Policy 1.07.07 of the Broward County Land Use Plan. The City will also be considering the imposition of affordable housing linkage fees to support these programs. The Developer 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 existing affordable housing programs. Based on the 1,750 permitted dwelling units, the total amount required to be paid to the City would be \$875,000.00, in the event all units permitted by the development order are constructed. This commitment will be incorporated into the development order for the DRI.

Recommendation

Based on consideration of the above-specified positive and negative regional impacts, it is the recommendation of the Council to the City of Sunrise Commission that the Application for Development Approval for the Westerra Development of Regional Impact be APPROVED, subject to the development order conditions enumerated in Part VI below. These conditions are to be incorporated by the City of Sunrise into the proposed development order in order to increase the probability of realizing positive regional impacts and mitigating, reducing, or eliminating adverse regional impacts.

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.



PART VI - PROPOSED CHANGES TO THE EXISTING DEVELOPMENT ORDER CONDITIONS

The following Amendment to Harrison Park (Westerra) DRI Development Order is Recommended.

Note: Existing Development Order Conditions adopted by City of Sunrise Ordinance 237, as amended by Ordinances 237-X-98-A, 237X-00-A, 237-X-04-A and 237-X-04-B, are shown in regular type. Proposed additions to the adopted development order for the substantial deviation are shown in underlined text; deletions are shown as ~~Strike Through~~.

Section 1. APPROVAL OF THE APPLICATION FOR DEVELOPMENT APPROVAL

1.1 The Application for Development Approval for a substantial deviation to the Harrison Park DRI to be known as Westerra DRI, said lands more particularly described in Exhibit "A" (legal description), is hereby approved subject to the conditions contained herein.

1.2 ~~The Harrison Park Westerra development shall be constructed in accordance with the Site Master Development Plan attached as Exhibit "B," which conceptually depicts the location of the land use areas, roadways and bodies of water within the development, the exact location and size of which will be determined during the zoning and site plan review processes. The City has determined that, although the Site Plan depicted in Exhibit "B" contains more building area than the Site Plan included in the Application for Development Approval, the impacts on City and County services are not substantially altered and that the data and analysis included in the Application for Development Approval is equally applicable to the Site Plan depicted in Exhibit "B". This determination is based upon the fact that impacts were determined by the number of employees and that the additional building area will not result in an increase in the number of employees. Deviations to the Site Plan may be permitted as provided in Section 2.1.~~

~~(1) Section 1.2 Approval of Application for Development Approval, is modified to include a new "Master Development Plan," as more particularly depicted and described the attached Exhibit "1." The "Master Development Plan" shall be substituted as a revised Exhibit "B" to the existing Development Order.~~

~~(2) The approved land uses and square footages described on Exhibit "B" of the existing Development Order are replaced with either of the following:~~

~~—— (a) Master Development Plan No. 1:~~

- ~~(1) to decrease industrial use by 98,972 square feet from 451,600 square feet to 352,628 square feet;~~
- ~~(2) to increase office use by 48,477 square feet from 659,300 square feet to 707,777 square feet; and,~~
- ~~(3) to add a hotel use of 250 rooms.~~

~~—— (b) Master Development Plan No. 2:~~

- ~~(1) to decrease industrial use by 98,972 square feet from 451,600 square feet to 352,628 square feet;~~
- ~~(2) to increase office use by 280,868 square feet from 659,300 square feet to 940,168 square feet.~~

~~(c) The existing office buildings totaling 423,090 square feet, specifically Administration Building - 20,541 square feet, Building B - 26,385 square feet, Building C - 78,024 square feet, Building D - 75,820 square feet, Building E - 78,808 square feet, Building H - 114,928 square feet and Building J 19,584 square feet as shown on Revised Exhibit~~



~~"A" (the Revised Master Development Plan), may be used for "University/College", using ITE Land Use Code 710 (General Office Building) square footage converted to ITE Land Use Code 550 (University/College) number of students, according to the Institute of Transportation Engineers' Trip Generation Manual, current edition in effect at the time of the land-use conversion.~~

1.3 Permitted Maximum Development: The Westerra DRI is approved for the following uses:

Residential	1,650 high rise dwelling units
	100 townhouse dwelling units
Hotel	300 rooms
Commercial	285,000 gross square feet
Industrial	170,000 square feet
Office	1,650,000 gross square feet

- a) The actual mix of building square footage (or dwelling units or hotel rooms as applicable) between the Permitted Uses will be determined during the City's zoning and site plan review processes consistent with the requirements of the City's Land Development Code so long as:
- b) Total external P.M. Peak Hour vehicle trips do not exceed 4,163 gross trips and 2,965 net external trips (per table 21-C-1 in the ADA) as calculated using the trip generation rates in Exhibit C;
- c) The Commercial and Office building square footage is not increased or decreased by more than 25 percent from the base;
- d) The number of Hotel rooms is not increased or decreased by more than 25 percent from the base;
- e) The amount of Industrial building square footage is not increased; and,
- f) The number of Residential units is neither increased by any number nor decreased by more than 25 percent from the base.

4.3.1.4. The requirements of this Development Order shall be construed as supplemental to all other applicable land development regulations. Where a conflict exists between the requirements of this Development Order and other applicable land development regulations the most restrictive provision shall apply. However, no development agreement shall supersede this Development Order.

1.5 The Developer shall record an agreement to place a note on the face of the recorded Sunrise Industrial Park Phase 1 plat consistent with the level of development shown on condition 1.3 above prior to receiving Broward County Development Management Division environmental review approval of construction plans for any new development.

Section 2. SEQUENCE OF DEVELOPMENT

2.1 Construction within the Harrison Park-Westerra project shall proceed in a single phase, accordance with the phasing plan attached as Exhibit "C" Deviations in the total amount of building area or the distribution of uses within each phase may be permitted provided that the City determines that the deviations are not substantial as defined in Section 380.06(17) Fla. Stat., and that the essential character of the development has not been altered and the impacts on essential services have not been increased. Additional site plan review may be required at the discretion of the City Engineer when deviations are requested.



2.2 Buildout date. The buildout data for the Development shall be December 29, ~~2007-2018~~, and the date until which the City of Sunrise agrees that this DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless they can demonstrate that substantial changes made by the Developer in the facts or circumstances underlying the approval of this Development Order have occurred, or that, this DRI Development Order was based on substantially inaccurate information provided by the Applicant Developer, or that the change is clearly essential to the public health, safety or welfare.

2.3 Commencement of Development. The deadline for commencement of physical development shall be one (1) year from the effective date of the original Development Order. For purposes of this paragraph, physical development means development as defined in Section 380.04, Fla. Stat. The termination date for completing physical development shall be December 29, ~~2007-2018~~. The termination date may only be modified in accordance with Section 380.06(19)(c), Fla. Stat.

Section 3. CONDITIONS OF DEVELOPMENT

3.1 Landscaping Requirements

3.1.1 The Developer shall remove all exotic vegetation from the site and landscape with native species, as well as use onsite retention techniques, such as seepage trenches and routing of storm water through areas landscaped with native vegetation.

3.1.2 NatureScape Certification. The Developer has agreed that the Westerra project will achieve NatureScape certification for all new development.

3.2 Water Quality

3.2.1 The Developer shall stabilize, by means of spraying, mulching, or grassing, all excavated material stockpiled on the project site during construction to prevent wind and water erosion and to mitigate "nonpoint" source water pollution.

3.2.2 The Developer shall control lake bank erosion by sodding to the waters edge and constructing a shallow berm around the lakes, to prevent direct runoff from adjacent lands.

3.2.3 The Developer shall institute a regularly scheduled sweeping program for all impervious surfaces within the development in order to reduce pollutant accumulations. This program shall provide for the sweeping of all impervious surfaces at least once a week.

3.2.4 The Developer shall incorporate an oil and grease collection system to serve all parking lot drainage structures.

3.2.5 The Developer shall irrigate only with nonpotable water obtained from shallow wells and/or detention/retention areas. The Developer shall design, construct, and maintain the onsite irrigation system for expansions, or replacements to the onsite irrigation system to minimize salt-water intrusion and excessive irrigation in accordance with SFWMD guidelines. The Developer shall use water conserving techniques, including the installation of rain sensors on irrigation timers, and compliance with restrictions on irrigation timing as required by law.

3.2.6 The Developer must obtain a Water Use Permit from the SFWMD for the proposed surface water withdrawals for landscape irrigation.

~~3.2.7~~ ~~3.2.6~~ The City shall establish a program for the monitoring of water quality and water quantity as required by the South Florida Water Management District permit.

3.2.8 The Developer shall incorporate the use of water sensors, ultra-low volume water use plumbing fixtures, self-closing and/or metered water faucets, xeriscape landscape techniques and other water



conserving devices/methods, including gray water if available, to reduce the demand on the region's potable water supply. These devices and methods shall meet the criteria outlined in the water conservation plan of the public water supply permit issued to the City of Sunrise by the SFWMD.

3.2.9 A certificate of occupancy for development within Westerra DRI shall not be issued unless the Developer demonstrates that the City of Sunrise has an adequate permitted allocation of potable water and adequate potable water treatment and delivery facilities to meet the needs of the development for which a certificate of occupancy is requested.

3.2.10. The Developer shall obtain a Developer Permit from the City of Sunrise indicating that water capacity is available to serve the project.

3.3 Hazardous Waste

3.3.1 The Developer shall prohibit the generation of hazardous effluents and permit monitoring by the applicable governmental agencies to ensure compliance with this section.

3.3.2 The Developer shall require that hazardous sludge materials that may be generated by effluent pre-treatment are disposed of in a manner approved and monitored by the applicable regulatory agency or agencies.

3.3.3 The Westerra DRI is not anticipated to include laboratories or other uses which would have a significant hazardous materials generation/usage impact as defined in Rule 9J-2.044(2)(f) and (5)(a), Fla. Admin. Code. However, in the event that hazardous material usage on any project within Westerra will have a significant hazardous materials generation/usage impact, prior to issuance of a certificate of occupancy for any such use, the owner(s) and/or Developer of the project generating such use, to the extent necessary and appropriate, after consultation with any leaseholders, shall submit a Hazardous Materials Management Plan for review and approval by the City of Sunrise, the Broward County Environmental Protection and Growth Management Department (EPGMD), the Florida Department of Environmental Protection (FDEP), and the SFRPC, which conforms with the requirements of Rule 9J-2.044(5)(b)2, FAC. A copy of the approved plan shall be provided to the City of Sunrise Fire Department. The Hazardous Materials Management Plan shall be incorporated into any lease for such project and by sales agreement, restrictive covenant or other appropriate legally binding enforcement provision when any of the property on which such project is located is conveyed.

3.4 Air Quality

3.4.1. Prior to initiating construction or modification of the parking facility, as described below, the Developer shall meet with EPGMD and the FDEP to establish parameters for a Carbon Monoxide Air Quality Analysis. This analysis will address worst case concentrations for buildout while incorporating the methodology of the latest FDEP guidelines. All Level of Service (LOS) "E" or "F" intersections impacted by 5 percent or more project traffic and surface parking areas with 1,500 vehicle trips per hour or parking garages with 750 vehicle trips per hour shall be considered for the analysis.

3.4.2. Broward County Ordinance Sec. 27-176, requires that prior to construction of a new parking facility or modification of an existing one, the Developer shall submit a parking facility license application, prepare an air quality impact study and obtain a parking facility license if the number of parking spaces for the entire DRI is greater than or equal to 1,500 surface parking spaces; or 750 multilevel parking spaces; or a combined 1,000 surface and multilevel parking spaces. The Developer shall submit the Carbon Monoxide Air Quality Analysis and Parking Facility license, based upon the agreed methodology, to EPGMD, the FDEP and SFRPC for their review and approval. The analysis shall demonstrate that the National Ambient Air Quality Standards for Carbon Monoxide will not be violated as a result of this project and if necessary, shall include mitigation measures for which the Developer shall be responsible.



3.5 ~~3.4~~ Archaeological Sites

3.5.1 ~~3.4.1~~ In the event of uncovering any potentially significant historical archaeological artifacts the Developer shall delay construction until State and local historical preservation officials can survey the discovery. If fortuitous finds or unexpected discoveries, such as prehistoric or historical artifacts, including pottery or ceramics, stone tools or metal implements, or other physical remains that could be associated with Native American cultures, or early colonial American settlement are encountered at any time within the project site area, the project shall cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The Developer shall contact the Florida Department of State, Division of Historical Resources as well as the City of Sunrise. Project activities shall not resume without authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities shall be notified in accordance with Section 872.05, Fla. Stat.

3.5.2 If applicable, verification of license issuance shall be provided by the Developer to the City of Sunrise before a Certificate of Occupancy is issued.

3.6 ~~3.5~~ Mass Transit and Alternate Modes of Transportation

3.6.1 ~~3.5.1~~ The Developer shall work with the County Mass Transit Division Broward County Transit to identify the appropriate timing and level of transit service to be provided to this development and, furthermore, promote car-pooling by working with the staff from Broward County Transportation Planning Division Metropolitan Planning Organization, FDOT Commuter Assistance Program, and South Florida Regional Transportation Authority to involve project employees in inter-county carpool computer-matching programs.

3.6.2 The Developer shall coordinate with Broward County Transit and the City of Sunrise to encourage transit use, carpooling and van pooling, and provide for improved transit routes serving the development. Prior to the issuance of the first Certificate of Occupancy for a new permanent structure, the Developer shall provide, fund, construct, or cause the construction of:

a. Rideshare and transit information to residents, tenants, and employees;

b. Two (2) transit super stops on southbound NW 136 Avenue, adjacent to the project which include the following features and amenities:

- Bus shelters designed to be architecturally compatible with the development
- Kiosks with bus system maps, route maps, schedules and fare information
- Leaning rails
- Trash receptacles
- Landscaping
- Lighting (including signal lighting)
- Enhanced bus bays
- Bicycle racks

c. other onsite amenities to enhance pedestrian connectivity and increase transit ridership.

3.6.3 The Developer shall provide, design, locate and construct pedestrian and bicycle facilities to maximize transportation access onsite and connectivity with adjacent facilities, including onsite bicycle storage facilities to encourage the use of alternative modes of transportation.

3.6.4 Prior to the issuance of a Certificate of Occupancy for a new permanent structure, the Developer shall enter into an Agreement with the City of Sunrise and Broward County Transit to develop and proportionately fund an alternative fuel shuttle service that provides regular service between Westerra, Sawgrass Mills Mall, the Bank Atlantic Center and other nearby points of interest.



3.6.5 The Developer shall prepare a Commute Trip Reduction Plan based on Transportation Demand Management (TDM) best practices and receive approval from the City of Sunrise in coordination with the FDOT Commuter Assistance Program. This plan shall include at a minimum:

- a. Guidelines for locating kiosks that enable the posting of TDM program information in locations within the development which are readily visible to employees, commuters and residents.
- b. Identification of reserved High Occupancy Vehicle (HOV) (e.g., carpools and van pools) parking spaces with identifiable signage. At a minimum, two percent of the total number of parking spaces should be reserved for HOV parking. Preferred location for these parking spaces is located near building entrances. This may also consist of covered or sheltered parking spaces.
- c. Formal designation of an individual as the Employee Transportation Coordinator (ETC) for the purpose of developing, implementing, and administering a TDM (or Commute Trip Reduction) program at the development.
- d. A commitment by the Developer to a protocol to introduce new owners or property management to the Commute Trip Reduction Plan and the Commuter Assistance Program upon sale or lease of the development or properties within the Westerra DRI.

3.7 ~~3.6~~ Road Intersection Funding: Transportation

3.7.1 ~~3.6.1~~ Prior to the issuance of a Certificate of Occupancy, the Developer shall (1) enter into an agreement with Broward County to aid in the design for the intersection of Griffin Road and U. S. 441 and to pay its fair share cost of the intersection improvements, and (2) to fund through a Letter of Credit, cash payment or other method acceptable to Broward County, the at-grade intersection improvements to University Drive and Griffin Road; U. S. 441 and Davie Boulevard; and Flamingo Road and Griffin Road, as identified in the Application for Development Approval. In no case however shall the Developer be required to pay more than SIX HUNDRED THOUSAND (\$600,000.00) DOLLARS for these intersection improvements. for a new permanent structure, the Developer shall fund, construct or cause the construction of, as applicable, the improvements outlined in Exhibit D.

3.7.2 Within 90 days of the effective date of this Development Order, the Developer shall pay Broward County the sum of \$55,000.00 for the purpose of partially funding software for a TMS Fiber-Optic Signal Upgrade Package at intersections on Sunrise Boulevard, NW 136 Avenue and Flamingo Road ("Signal Upgrade Package").

3.7.3 On or before June 30, 2010, the Developer shall pay Broward County the sum of \$395,000.00 for the purpose of partially funding installation of the Signal Upgrade Package, \$100,000.00 of which shall be earmarked for transit oriented improvements or equipment.

3.7.4. Prior to the issuance of a Certificate of Occupancy for land uses generating more than 1,616 PM External Trips Peak Hour Trip ends, as calculated using the trip generation rates shown in Exhibit C, the Developer shall pay Broward County the sum of \$450,000.00 for additional partial funding of the Signal Upgrade Package and shall fund, construct or cause the construction of, as applicable, the improvements outlined in Exhibit E.

3.7.5 Prior to the issuance of a Certificate of Occupancy for land uses generating more than 1,885 P.M. External Peak Hour Trip Ends, as calculated using the trip generation rates shown in Exhibit C, the Developer shall fund, construct or cause the construction of, as applicable, the improvements outlined in Exhibit F.

3.7.6 Primary project vehicle access points to the offsite roadway network will be at locations shown in Exhibit G. The number, locations and configurations of project driveways may be adjusted upon review and approval by the appropriate review agencies with jurisdiction over same.



3.7.7 The Developer shall satisfy the regional Transportation Concurrency requirements of Broward County in accordance with Policy 3.4.23 of the Transportation Element of the Broward County Comprehensive Plan prior to receiving Broward County Development Management Division environmental review approval of construction plans for any new development.

3.8 Energy Conservation

3.8.1 3.7.1 The Developer shall make use of passive energy conservation measures including proper building orientation; landscape shading of buildings and pedestrian areas; and reflective wall and roof surfaces for non-air-conditioned container storage areas. The Developer shall design and construct buildings to Leadership in Energy and Environmental Design (LEED) certified standards.

3.8.2 3.7.2 The Developer shall provide bus shelters and other mass transit promotional devices. To the extent that it is feasible, cost effective and code compliant, the Developer shall encourage the use of efficient, low emission vehicles for onsite services, including parking enforcement, maintenance and security services, with specific consideration of alternative fuel vehicles.

~~3.7.3 The Developer shall institute street level roadway and traffic signalization improvements.~~

~~3.7.4 The Developer shall utilize passive space cooling design for warehousing activities, including building orientation (minimizing west facade exposure), use of skylights and clerestories, and light roof and wall coloring;~~

~~3.7.5 The Developer shall designate priority parking for employee van pools;~~

~~3.7.6 Domestic hot water temperatures in the office buildings shall be set to approximately 105 degrees~~

~~3.7.8 Power company transformers shall be sized closer to demand rather than connected load.~~

~~3.7.9 Fluorescent lighting shall be controlled within buildings with local switches.~~

~~3.7.10 The Developer shall investigate various lighting alternatives, including task lighting, energy saving fluorescent, and combined return air lighting to determine the most energy efficient design;~~

~~3.7.11 Power factor capacitor corrector devices shall be added for improved power factor on large motors in the most feasible installation location.~~

~~3.7.12 Building wall, duct, and piping insulation shall be installed which exceeds the energy code requirements;~~

~~3.7.13 Integrated energy management system shall be used in all project buildings;~~

~~3.7.14 Groundwater source heat pumps shall be used for the project's space conditioning systems, where feasible;~~

3.9 ~~3.8~~ Police, Fire and Emergency Medical Facilities

3.9.1 ~~3.8.1~~ Prior to the issuance of a the first Certificate of Occupancy for a new permanent structure and thereafter on or before the anniversary of the adoption of the development order until the buildout date of the development, as may be extended the Developer shall enter into an agreement with the City to pay its fair share of the cost of a fully manned and equipped facility for the provision of police,



fire, and emergency medical services to the southwest portion of the City. The fair share costs shall be determined by allocating cost of facility throughout the service area on an acreage basis, reimburse the City of Sunrise Police Department for an amount equivalent to the annual salary, benefits, and equipment costs for that year for two (2) fulltime sworn City of Sunrise police officers. The Developer shall provide confirmation of each payment to the Director of Planning and Development, make a one-time contribution for Police and Fire services of \$380,000.00 to be paid to the City at the time of the site plan approval for the first phase of development.

3.9.2 Prior to the issuance of the first certificate of occupancy for a principal building, the Developer shall develop an Emergency Management Plan identifying how residents, visitors, and employees will be protected and evacuated, if necessary, in an imminent catastrophic event and show how emergency vehicles will access the site under the various incidents. The Emergency Management Plan shall be updated as needed and shall be approved by the City of Sunrise Fire Department.

3.10 Affordable Housing

3.10.1 The City of Sunrise has several existing programs to assist families to obtain affordable housing. The City will also be considering the imposition of affordable housing linkage fees to fund these programs. The Developer 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 existing affordable housing programs. Based on the 1,750 permitted dwelling units, the total amount required to be paid to the City would be \$875,000.00 if all units permitted by the development order are constructed. In the event that the City adopts affordable housing linkage fees, the affordable housing linkage fees shall apply to all development permitted by this development order. For the market-rate residential dwelling units permitted by this development order, the \$500 per-dwelling-unit contribution described in this condition shall serve as a credit against any required linkage fee contribution. If the Developer elects to provide any affordable dwelling units onsite, it shall not be required to provide the \$500 payment for those affordable units. Any exemption from any required linkage fee contribution for any of the Developer's residential development shall be governed by the terms of the linkage fee ordinance, if one is adopted.

3.11 Public Schools

3.11.1 The Developer shall submit site plan applications (having residential units) to the School Board of Broward County to determine if the development proposed meets Public School Concurrency (PSC) requirements. Until such determination is made, a commitment to pay school impact fees will not vest the project from PSC requirements.

3.12 Economic Development

3.12.1. The Developer shall use economic development enhancement resource agencies and programs designed to involve small and minority businesses in the development and expansion of permanent job opportunities within the project. Examples of such agencies and programs include, but are not limited to, those contained in the *South Florida Small and Minority Business Resource Directory*. The Developer shall attempt to access the range of job skills available in the region and promote greater labor force enhancement. At a minimum, the Developer is encouraged to provide potential commercial tenants with information about employment and training agencies that maintain a database of trained/skilled workers to consider in meeting the project's employment needs. This information shall be biennially updated and submitted as a part of the Biennial Status Report.

3.13-3.9 Consolidation of Application for Development Approval (CADA)



~~3.13.1 3.9.1~~ Within ~~ninety (90)~~ thirty (30) days from the date of the issuance ~~effective date~~ of this Development Order, the Developer shall consolidate all original and supplemental information submitted to the South Florida Regional Planning Council into a ~~revised CADA~~, and submit one paper copy and one copy of the document in digital CD-ROM format to the Council, the City, Broward County Transportation Division, Broward County Development Management Division, Florida Department of Transportation (District IV) and the State Land Planning Agency.

3.13.2 The CADA shall be prepared as follows:

- a. Where new, clarified or revised information was prepared subsequent to submittal of the ADA dated May 24, 2007 but prior to issuance of the Development Order, whether in response to a formal statement of information needed or otherwise, the original pages of the ADA will be replaced with revised pages.
- b. Revised pages shall be marked "Page Number (R) – Date" with "Page Number" being the number of the original page, "(R)" indicating that the page was revised, and "Date" stating the date of the revision.

Section 4. GENERAL REQUIREMENTS

4.1 Incorporation of ADA: Pursuant to Rule 9J-2.025(3)(b)9, Fla. Admin. Code, the Application for Development Approval is incorporated herein by reference and relied upon by the parties in discharging their statutory duties under Chapter 380, Fla. Stat., and local ordinances. Substantial compliance with the representations contained in the Application for Development Approval unless modified by Development Order conditions is a condition for approval. ~~unless waived or modified by agreement among the parties.~~

4.2 Annual-Biennial Status Report: As required in Chapter Section 380.06(16)(15), Fla. Stat., the Developer shall submit an annual-a biennial report to the City, the South Florida Regional Planning Council, Florida Department of Transportation (District IV) and the State Land Planning Agency. This report shall be submitted to the Mayor-Director of Planning and Development of the City on the yearly biennial anniversary of the issuance of this Development Order and shall contain all information pertinent to the progress of the development and comments on the compliance with each of the conditions and requirements of this Development Order.

4.3 Monitoring Official: The City Engineer Director of Planning and Development is hereby designated as the City official responsible for the monitoring of the project's compliance with this Development Order. The City shall make inspections as he-the Director deems necessary to determine compliance.

4.4 Maximum Employees Permitted: The issuance of this Development Order is expressly conditioned upon the Developer's representations that no more than FIVE THOUSAND (5,000) persons will be employed in the development.

4.4-4.5 Obligations of Future Interest Holders: Any person acquiring interest in or to all or part of any lands described in Exhibit "A" attached hereto shall be deemed to have assumed all of the obligations imposed on such land by this Development Order and subsequent applicable development orders.

4.5-4.6 Two Year Requirement: This Development Order shall be null and void if, within two (2) years of the issuance of this Development Order, the following are not completed: The securing of all required permits from the South Florida Water Management District the completion of all onsite drainage facilities; and the payment of funds to the County for intersection improvements as required in this Ordinance. This condition has been met.

4.6 Transmittal to the SFRPC, the Department of Community Affairs (DCA) and the Developer: Within thirty (30) days after the adoption of this Development Order, a certified copy of this Development



Order with all exhibits shall be sent by the City of Sunrise via first class certified U.S. Mail to the SFRPC, the DCA, and the Developer.

4.7 Recording: Within thirty (30) days after the effective date of this Development Order, the Developer shall record notice of the adoption of this Development Order together with the Development Order with the Clerk of the Circuit Court of the Seventeenth Judicial Circuit, in and for Broward County, Florida in accordance with Sections 28.222 and 380.06(15)(f), Fla. Stat. This notice shall specify that this Development Order runs with the land and is binding upon the Developer, its agents, successors, grantees and assigns, jointly ~~or~~ and severally. The Developer shall provide a copy of the recorded notice to the City of Sunrise, the SFRPC, and the Department of Community Affairs.

Section 5 THE CITY OF SUNRISE SHALL:

5.1 Withhold the issuance of certificates of occupancy if the Developer fails to meet the requirements of conditions listed in Section 3 and Condition 4.2 (biennial reporting) above.

5.2 Withhold the issuance of certificates of occupancy if potable water and wastewater treatment demand exceeds capacity adequate to serve that demand.



EXHIBIT A - LEGAL DESCRIPTION

A portion of Parcels "A" and "B", SUNRISE INDUSTRIAL PARK PHASE 1, According to the plat thereof, as recorded in Plat Book 114, Page 25, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the most Northerly Northeast corner of said Parcel "A"; Thence south 45°12'58" East along the Northeast line of said Parcel "A", 49.56 feet, to the East line of said Parcel "A" and the Westerly Right-of-Way line of Northwest 136th Avenue; Thence South 00°08'44" East along said East line 300.00 feet; Thence South 01°34'39" East along said East line, 66.23 feet; Thence South 05°33'54" West along said East line, 66.88 feet; Thence South 00°08'44" East along said East line 150.00 feet; Thence North 89°51'16" East along said East line, 10.00 feet; Thence South 00°08'44" East along said East line, 338.14 feet; Thence South 05°33'54" West along said East line, 100.50 feet; Thence South 00°08'44" East along said East line, 150.00 feet; Thence North 89°51'16" East along said East line, 10.00 feet; Thence South 00°08'44" East along said East line 258.03 feet; Thence South 71°04'49" West, 657.22 feet to the South line of said Parcel "A", said line also being the North line of said Parcel "B"; Thence South 89°47'09" West along said common line, 1402.18 feet; Thence departing from said line South 00°12'51" East, 152.48 feet into Parcel "B"; thence South 89°47'09" West, 550.05 feet to the West line of Parcel "B"; thence along said West line of Parcel "B" North 00°07'53" West a distance of 152.48 feet to the Southwest corner of Parcel "A"; Thence continue North 00°07'53" West along the West line of Parcel "A" a distance of 1683.55 feet to the Northwest corner of said Parcel "A"; thence North 89°42'48" East along the North boundary of said Parcel "A", a distance of 348.86 feet; Thence South 84°34'34" East along said North boundary, a distance of 100.50 feet; Thence North 89°42'48" East along said North boundary, a distance of 150.00 feet; Thence North 00°17'12" West along said North boundary, a distance of 10.00 feet; Thence North 89°42'48" East along said North boundary, a distance of 410.00 feet; Thence South 84°34'34" East along said North boundary, a distance of 100.50 feet; Thence North 89°42'48" East along said North boundary, a distance of 150.00 feet; Thence North 00°17'12" West along said North boundary, a distance of 10.00 feet; Thence North 89°42'48" East along said North boundary, a distance of 330.00 feet; Thence South 84°34'34" East along said North boundary, a distance of 150.00 feet; Thence North 89°42'48" East along said North boundary, a distance of 150.00 feet; Thence North 00°17'12" West along said North line, 10.00 feet; Thence North 89°42'48" East along said North line, 194.87 feet; Thence South 86°51'13" East along said North line, 200.36 feet; Thence North 89°42'48" East along said North line, 300.00 feet to the POINT OF BEGINNING

LESS AND EXCEPT THE FOLLOWING:

A Parcel of land in Parcel "A" of SUNRISE INDUSTRIAL PARK PHASE I, as recorded in Plat Book 114, page 25, Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northeast ¼ of Section 34, Township 49 South, Range 40 East said point having a Florida State plane coordinate of N659090.45 and E717071.26 (East Zone); Thence South 00°07'53" East along the West line of said Northeast quarter of Section 34, a distance of 60.00 feet; Thence North 89°42'48" East, a distance of 10.00 feet to the Northwest corner of said Parcel "A", said point being the Point of Beginning; Thence continue North 89°42'48" East along the North line of said Parcel "A", a distance of 50.00 feet to a point on line 60.00 feet East of and parallel with said West line of the Northeast ¼ of Section 34; Thence South 00°07'53" East along a line parallel with the said West line, a distance of 43.77 feet; Thence South 89°43'09" West, a distance of 50.00 feet to a point on a line 10.00 feet East of and parallel with the said West line; Thence North 00°07'53" West along said parallel line, a distance of 43.77 feet to the Point of Beginning.

ALSO LESS AND EXCEPT THE FOLLOWING:



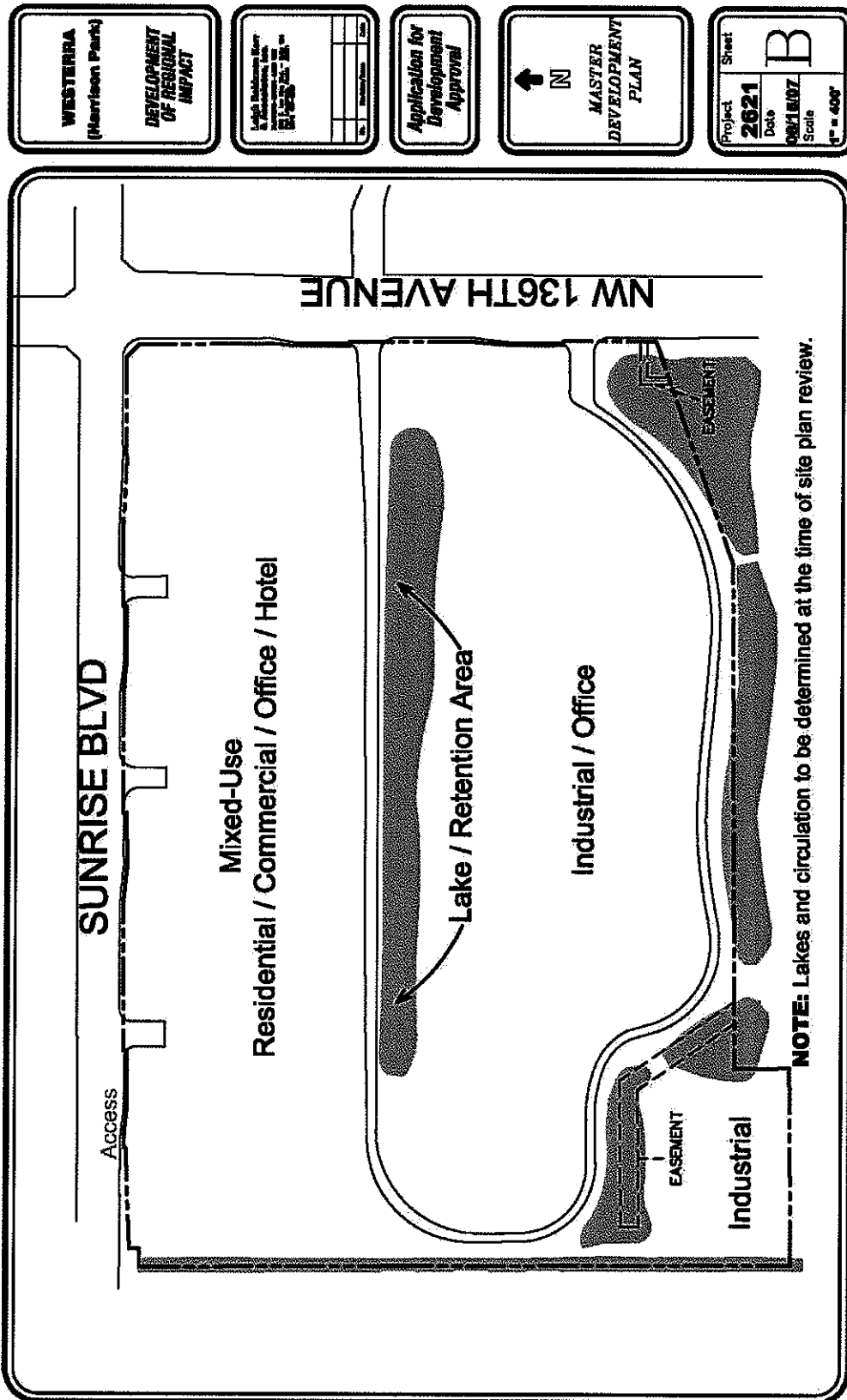
A Parcel of land in Parcel "A" of SUNRISE INDUSTRIAL PARK PHASE I, recorded in Plat Book 114, Page 25, Public Records of Broward County, Florida, being more particularly describes as follows:

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of Section 34, Township 49 South, Range 40 East; Thence South $00^{\circ}07'53''$ East along the West line of the Northeast $\frac{1}{4}$ of said Section 34, a distance of 60.00 feet to a line 60.00 feet South of and parallel with the North line of said Section 34; Thence North $89^{\circ}42'48''$ East along said parallel line, a distance of 60.00 feet to the Point of Beginning; Thence continue North $89^{\circ}42'48''$ East along said North line, a distance of 278.88 feet; Thence South $00^{\circ}17'12''$ East, a distance of 6.00 feet; Thence South $87^{\circ}39'36''$ West, a distance of 279.10 feet to a point on a line 60.00 feet East of and parallel with the West line of the Northeast $\frac{1}{4}$ of said Section 34; Thence North $00^{\circ}07'53''$ West along said parallel line, a distance of 16.00 feet to the Point of Beginning.

Said lands lying in the City of Sunrise, Broward County, Florida. Containing 99.47 Acres more or less.



EXHIBIT B - MASTER DEVELOPMENT PLAN



AUTOCAD 12000\PROJECTS\2421\DR1\001.DWG-B



EXHIBIT C - TRIP GENERATION RATES

LAND USE	ITE CODE	<u>AM PEAK HOUR</u> TRIP GENERATION RATE ⁽¹⁾
EXISTING USES		
General Office	710	$\text{Ln}(T) = 0.80\text{Ln}(X) + 1.55(88/12)$
Industrial Park	130	$T = 0.84(X) (82/18)$
PROPOSED USES		
General Office	710	$\text{Ln}(T) = 0.80\text{Ln}(X) + 1.55 (88/12)$
Industrial Park	130	$T = 0.84(X) (82/18)$
Retail	820	$\text{Ln}(T) = 0.60 \text{Ln}(X) + 2.29 (61/39)$
Hotel	310	$\text{Ln}(T) = 1.24\text{Ln}(X) - 2.00 (61/39)$
High-Rise Condominium	232	$T = 0.29(X) + 28.86 (19/81)$
Townhouse	230	$\text{Ln}(T) = 0.80\text{Ln}(X) + 0.26 (17/83)$
General Office	710	$\text{Ln}(T) = 0.80\text{Ln}(X) + 1.55(88/12)$
LAND USE	ITE CODE	<u>PM PEAK HOUR</u> TRIP GENERATION RATE ⁽¹⁾
EXISTING USES		
General Office	710	$T = 1.12(X) + 78.81(17/83)$
Industrial Park	130	$T = 0.77(X) + 42.11 (21/79)$
PROPOSED USES		
General Office	710	$T = 1.12(X) + 78.81 (17/83)$
Industrial Park	130	$T = 0.77(X) + 42.11 (21/79)$
Retail	820	$\text{Ln}(T) = 0.66 \text{Ln}(X) + 3.40 (48/52)$
Hotel	310	$T = 0.59(X) (53/47)$
High-Rise Condominium	232	$T = 0.34(X) + 15.47 (62/38)$
Townhouse	230	$\text{Ln}(T) = 0.82 \text{Ln}(X) + 0.32 (67/33)$

¹ Source: ITE *Trip Generation* manual, 7th Edition, utilized for Existing Uses and for Proposed Uses.

Note: Net Trips to be calculated per transportation methodology utilized in the Application for Development Approval (ADA) for the 2008 substantial deviation.



EXHIBIT D - 2008 AND 2009 INTERSECTION IMPROVEMENTS

INTERSECTION	ANALYSIS YEAR 2008	ANALYSIS YEAR 2009
	PM Peak Hour Trips = 643	Net New External PM Peak Hour Trips = 875
	Improvement	Improvement
Sunrise Blvd. at Sawgrass Expressway - southbound ramp		Re-stripe westbound through lane to westbound through plus left-turn lane.
Sunrise Blvd. at Sawgrass Expressway - northbound ramp		
Sunrise Blvd. at Sawgrass Corporate Parkway	Re-stripe northbound through plus right-turn lane to northbound through plus left-turn lane.	
	One northbound free-flow, right-turn lane.	
Sunrise Blvd. at Driveway B		
Sunrise Blvd. at NW 136th Avenue		2 Bus Bays Southbound NW 136 th Avenue.
Sunrise Blvd. at Yellow Toucan Road		

EXHIBIT E - 2012 INTERSECTION IMPROVEMENTS

	ANALYSIS YEAR 2012
	Net New External PM Peak Hour Trips = 1,572
	Improvement
Sunrise Blvd. at Sawgrass Expressway - southbound ramp	One southbound left-turn lane.
Sunrise Blvd. at Sawgrass Expressway - northbound ramp	One northbound free-flow, right-turn lane.
	One eastbound through lane.
Sunrise Blvd. at Sawgrass Corporate Parkway	Convert one eastbound right-turn lane to one eastbound free-flow, right-turn lane.
Sunrise Blvd. at Driveway B	Signalize. Restrict southbound movements to right turn only.
Sunrise Blvd. at NW 136th Avenue	
Sunrise Blvd. at Yellow Toucan Road	

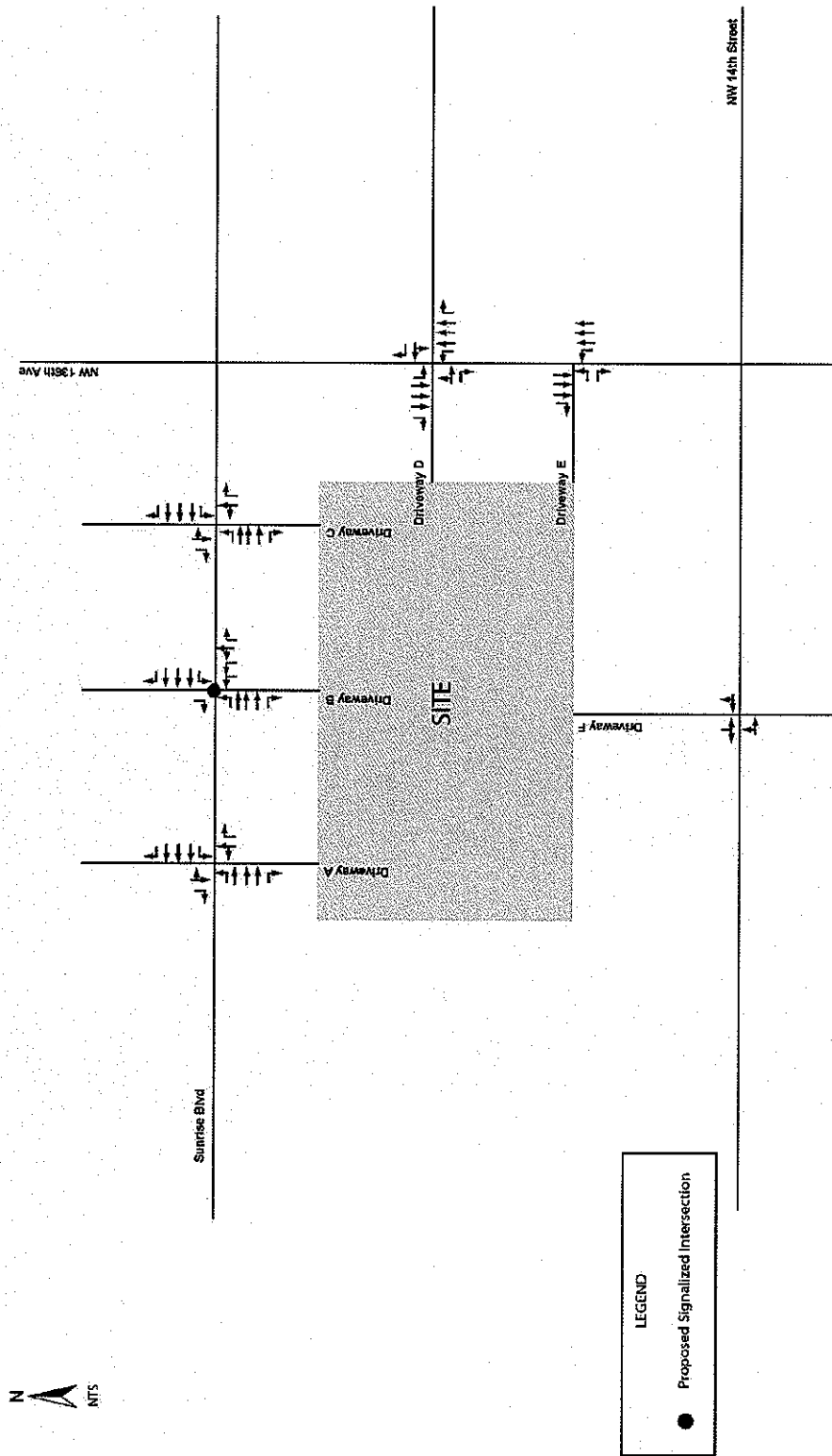


EXHIBIT F - 2013 AND 2018 INTERSECTION IMPROVEMENTS

INTERSECTION	ANALYSIS YEAR 2013 Net New External PM Peak Hour Trips = 1,804	ANALYSIS YEAR 2018 Net New External PM Peak Hour Trips = 2,965
	Improvement	Improvement
Sunrise Blvd. at Sawgrass Expressway - southbound ramp		
Sunrise Blvd. at Sawgrass Expressway - northbound ramp		
Sunrise Blvd. at Sawgrass Corporate Parkway		
Sunrise Blvd. at Driveway B		
Sunrise Blvd. at NW 136th Avenue	Northbound right-turn lane permitted plus overlap; southbound right-turn lane permitted plus overlap.	
Sunrise Blvd. at Yellow Toucan Road		Re-stripe southbound through lane to southbound left-turn lane; re-stripe southbound right-turn lane to southbound through plus right-turn lane.



EXHIBIT G - VEHICLE ACCESS POINTS



Future Year (2018) Driveway Geometries
Westerra DRI
City of Sunrise, Florida

