



MEMORANDUM

AGENDA ITEM #6g

DATE: SEPTEMBER 8, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: BROWARD COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT
(ALTERNATIVE REVIEW)

Introduction

On August 20, 2008, Council staff received proposed plan amendment package #08D-1AR to the Broward County Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

Broward County, incorporated in 1915, is a highly urbanized county located in the southeastern portion of Florida. The 2007 population is estimated to be 1,765,707, an 8.8 percent increase over the 2000 U.S. Census estimate. It is the 15th largest county in the nation. Broward County contains 1,197 square miles of land, of which the western two-thirds is held in conservation areas and the eastern one-third is considered developable. Population densities in the eastern part of the County average 4,318 people per square mile. Continued population growth and a growing economy, coupled with limited undeveloped land have resulted in pressures for in-fill and redevelopment at higher densities in the County. This creates the need to address issues related to school facilities, water supply, affordable housing and traffic congestion. Through its charter responsibilities, Broward County regulates land use plans of its 31 municipalities. The County works closely with its cities to provide a consistent comprehensive planning effort. Notable among the coordinated planning efforts is the State Road 7/U.S. 441 Collaborative, which involves the County, 13 municipalities and the Seminole Tribe of Florida. Additional information regarding the City or the Region may be found on the Council's website at www.sfrpc.com.

Summary of Plan Amendment

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

The proposed amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than September 19, 2008.

A summary of the proposed amendments in this package follows.

Summary of Staff Analysis

Proposed amendment package #08D-1AR to the Broward County Comprehensive Plan contains a text and map amendment to the Broward County Land Use Plan (BCLUP) for the creation of a “Local Activity Center” (LAC) in the City of Sunrise, related to the Westerra Development of Regional Impact (DRI).

This proposed amendment package is being reviewed concurrently with the:

- Westerra DRI Application for Development Approval (ADA) for substantial deviation to the Harrison Park DRI; and
- City of Sunrise proposed amendment package 08D-1AR to the City’s Future Land Use Element and Future Land Use Map, also related to the Westerra DRI.

The general location of the County is shown in Attachment 1 and the proposed amendment site is shown in Attachment 2.

Westerra DRI

The proposed Westerra DRI is located on a 105± acre site at the southwest corner of Sunrise Boulevard and NW 136th Avenue in the City of Sunrise. The site is currently approved as the Harrison Park DRI, for which the original ADA was submitted in 1981 and the Development Order (DO) executed in 1982. The original DO has been modified four times to allow for minor changes, including a time extension for project completion, and the site has been partially developed with office and industrial uses. The proposed Westerra DRI will be for a new mixed use project with residential, commercial, office and hotel components on the graded, but presently undeveloped, north portion of the site. Currently, the project site is designated only for Industrial land uses in the BCLUP.

Text Amendment (PCT 08-3)

The proposed text amendment to the BCLUP would establish a new land use designation for the Sunrise Local Activity Center (Westerra) in the City of Sunrise, related to the Westerra DRI. The Local Activity Center (LAC) would cover approximately 100.4 acres at the southwest corner of Sunrise Boulevard and NW 136th Avenue. The proposed density and intensity of land uses within the LAC are shown in Table 1 below.

Table 1. Sunrise LAC Land Use Density and Intensity	
Residential	1,750 dwelling units*
Office	1,615,000 square feet
Commercial	285,000 square feet
Industrial	140,000 square feet
Hotel	300 rooms
Recreation / Open Space	5 acres (minimum)

*1,650 high-rise dwellings, 100 townhouse dwellings

Map Amendment (PC 08-12)

The proposed map amendment (Attachment 2) to the BCLUP would change the designation of an approximately 100.4 acre site at the southwest corner of Sunrise Boulevard and NW 136th Avenue from Industrial to Local Activity Center (LAC). The site’s current existing uses are vacant and office buildings. The planned and existing land uses surrounding the site are shown in Table 2 below.

Table 2. BCLUP existing and planned land uses surrounding proposed LAC				
Uses	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
<i>Existing</i>	Retail	Retail; Vacant	Office Park	Office Park; Vacant
<i>Planned</i>	Industrial; Commercial	Commercial; Office Park	Industrial	Industrial

The proposed map amendment to the BCLUP has been submitted by the applicant Sawgrass Technology Land Associates, Ltd., to “promote a compact, urban neighborhood land use pattern,” including connecting greenways, water, squares and pedestrian paths for the proposed Westerra DRI site within the City of Sunrise. The City of Sunrise Commission recommended approval of the concurrent application for a proposed LAC land use category and designation in the City’s Future Land Use Element and Map on September 11, 2007, which is being reviewed concurrently.

The Broward County Board of County Commissioners approved the transmittal of the proposed amendment by unanimous vote at its August 12, 2008 meeting.

Facilities Analysis

Staff analysis confirms that the infrastructure capacity exists to maintain Level of Service (LOS) standards for public schools, park and recreation acreage, sanitary sewer, drainage, and solid waste services for the proposed amendments. In addition, natural resources will not be negatively impacted.

The following analysis summarizes the infrastructure capacity and/or needs that will be affected by the proposed amendments and how they are proposed to be addressed.

Potable Water

The City of Sunrise will be responsible for supplying potable water to the proposed Westerra DRI, related to the proposed amendment, which has a projected net potable water demand of .89 million gallons per day (MGD). The City of Sunrise has been involved in a lengthy renewal process for their 2001 Consumptive Use Permit (CUP) with the South Florida Management District (SFWMD) to ensure adequate water supplies will be available for its service area and for future developments (including the proposed Westerra, Metropica, and The Commons DRI). On May 15, 2008, the SFWMD Governing Board approved unanimously a renewed 20-year CUP for the City, which would be sufficient for the City’s projected demands. However, the renewed CUP is currently on hold because a private citizen has filed a petition against the SFWMD’s approval.

The proposed Development Order conditions for the Westerra DRI, as discussed in the Westerra DRI Impact Assessment Report by the South Florida Regional Planning Council (SFRPC), requires that a Certificate of Occupancy not be issued unless the City of Sunrise has an adequate permitted allocation of potable water and water treatment facilities to serve the development. In addition, the Developer must obtain a Developer Permit from the City indicating that water capacity is available.

Transportation

The proposed amendment is projected to increase the net number of p.m. peak hour vehicle trips by approximately 913, adversely impacting the operating conditions of the regional transportation network. However, to alleviate these impacts the developer has offered a voluntary binding commitment that would restrict location and intensity uses and several roadway improvements for Sunrise Boulevard, as discussed in detail in the Westerra DRI Impact Assessment Report.

Affordable Housing

The proposed development plan for the Westerra DRI includes 1,750 market rate residential dwelling units. Policy 1.07.07 of the Broward County Land Use Plan requires that amendments which add 100 or more residential dwelling units implement affordable housing policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In response to this requirement, the City of Sunrise has provided an analysis of its existing affordable housing programs and policies, which are in compliance with Policy 1.07.07 of the BCLUP. The City has several existing programs to assist families in obtaining affordable housing. The City will also be considering the imposition of affordable housing linkage fees to fund these programs. The developer has voluntarily committed to pay the amount of \$500 per dwelling unit (up to \$875,000) no later than the time of issuance of building permit for the dwelling unit to the City for use in its existing affordable housing programs. If the City adopts affordable housing linkage fees, the affordable housing linkage fees shall apply to all development permitted in the Westerra DRI development order. For the market-rate residential dwelling units proposed in the DRI, the \$500 per dwelling unit contribution would be credited against any required linkage fee contribution. This commitment will be incorporated into the development order for the DRI.

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

Recommendation

Find Broward County proposed amendment package #08D-1AR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this agenda item for transmittal to the Broward County, with copies to the Florida Department of Community Affairs and all applicable review agencies.

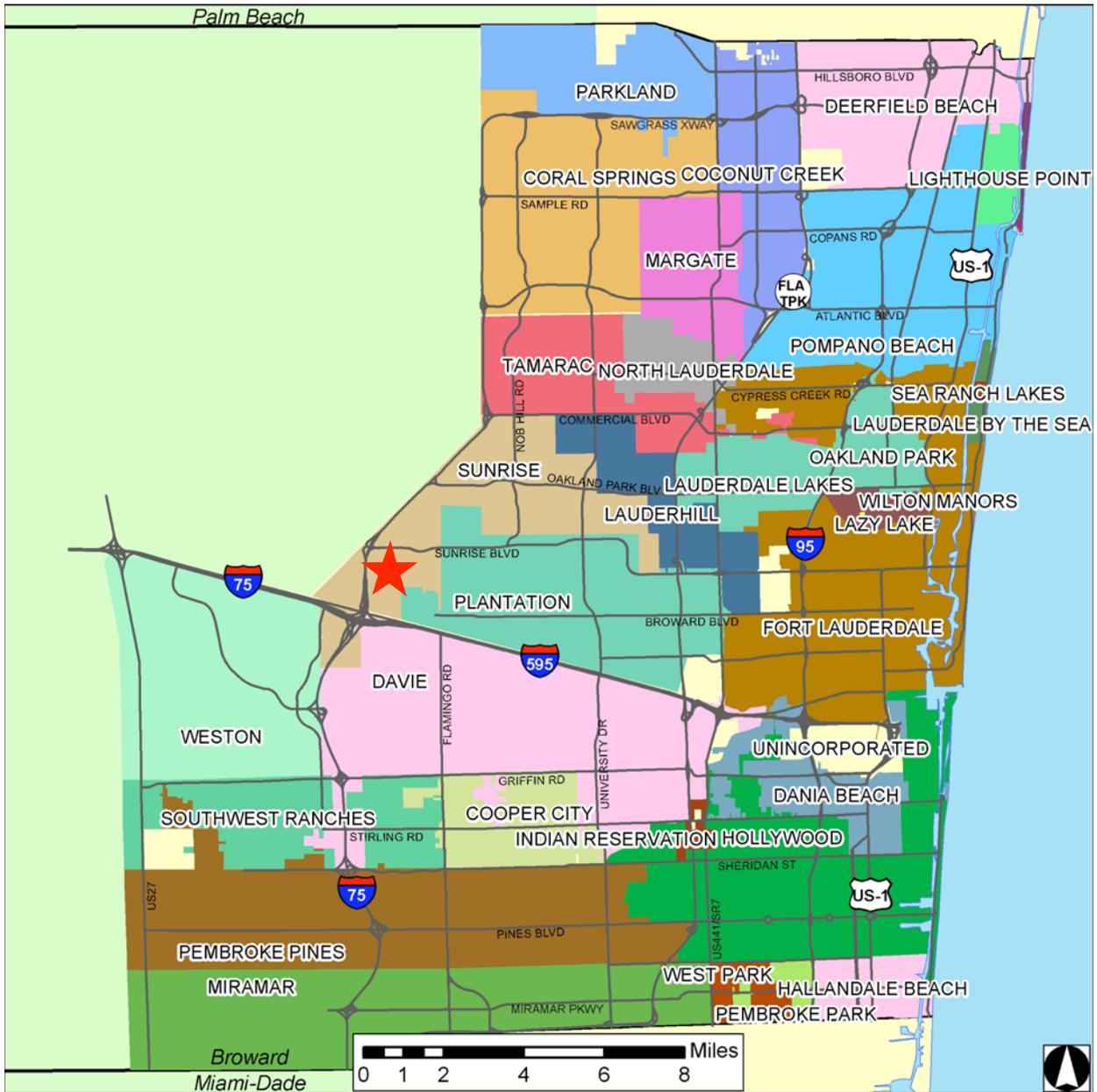
Council Action

At its September 8, 2008 meeting, the Council moved staff recommendation, finding the Broward County proposed amendment package #08D-1AR 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 staff report to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

County Location Map with Westerra Site

Broward County
Proposed Amendment #08D-1AR

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County
Proposed Amendment #08D-1AR (PC 08-12)

From: Industrial
To: Local Activity Center
100.4 acres

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.

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