



MEMORANDUM

AGENDA ITEM #6h

DATE: SEPTEMBER 8, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF SUNRISE PROPOSED COMPREHENSIVE PLAN AMENDMENT
(ALTERNATIVE REVIEW)

Introduction

On August 20, 2008 Council staff received proposed plan amendment package #08D-1AR to the City of Sunrise 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

The City of Sunrise is located in western Broward County and bordered by I-595, I-75 and the Sawgrass Expressway. In 2007, an estimated 89,633 people resided within the city limits. This represents a 4.5 percent increase in the population since the 2000 Census. Incorporated in 1961, Sunrise experienced its greatest population growth between 1970 and 1990. In the 1990s, Sunrise experienced a boom in commercial and light industrial development, including the opening of the Sawgrass Mills Mall and the Sawgrass International Corporate Park. The City is also home to the Bank Atlantic Center and to the Florida Panthers National Hockey League team.

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 City of Sunrise Comprehensive Plan contains a text and map amendment to the Future Land Use Element and Future Land Use Map, related to the Westerra Development of Regional Impact (DRI). The general location of the City 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 City of Sunrise Comprehensive Plan contains a text and map amendment to the Future Land Use Element and Future Land Use Map for the creation of a “Local Activity Center” (LAC) within the City, 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
- Broward County proposed amendment package 08D-1AR to the Broward County Land Use Plan (BCLUP), also related to the Westerra DRI.

The general location of the City 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 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.

Text Amendment

The proposed text amendment to the Future Land Use Element would establish a new land use designation for the Sunrise Local Activity Center (Westerra), 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.

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

The proposed map amendment (Attachment 2) to the Future Land Use Map would change the designation of an approximately 100.4 acre site, known as the ‘Sawgrass Technology Park’, at the southwest corner of Sunrise Boulevard and NW 136th Avenue from Office Park (OP) and Industrial (I) 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. 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 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. The Broward County Board of County Commissioners recommended approval of the concurrent application for a proposed LAC land use category and designation in the BCLUP on August 12, 2008, which is being reviewed under a separate agenda item.

The City of Sunrise Commission approved the transmittal of the proposed amendment by unanimous vote at its September 11, 2007 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 shall 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 the Westerra DRI Impact Assessment.

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

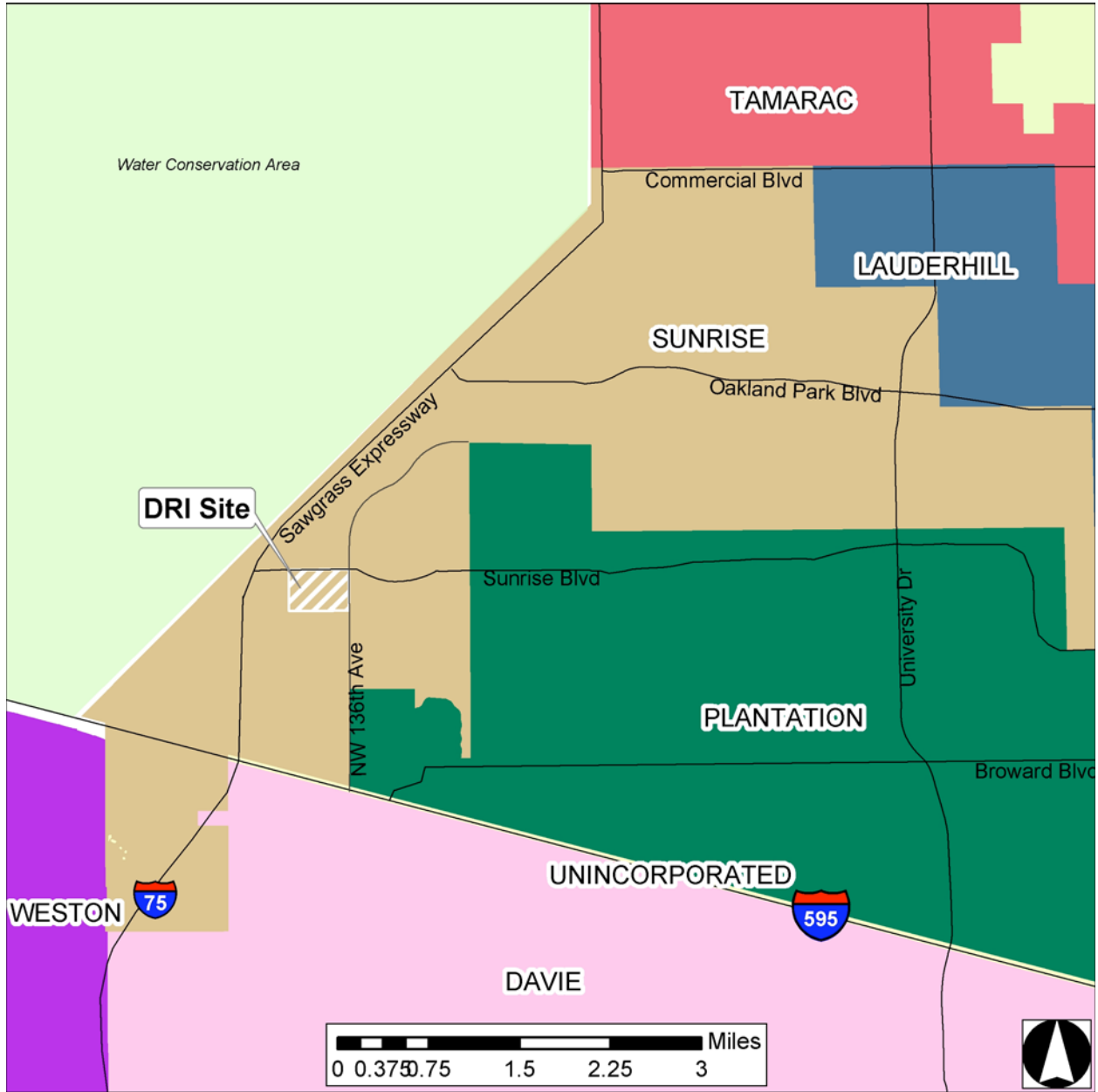
Council Action

At its September 8, 2008 meeting, the Council moved staff recommendation, finding the City of Sunrise 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.

The Council recommends the City 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

City Location Map with Westerra DRI Site

City of Sunrise
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

City of Sunrise
Proposed Amendment #08D-1AR

From: Office Park (OP) and Industrial (I)
To: Local Activity Center
100.4 acres

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

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