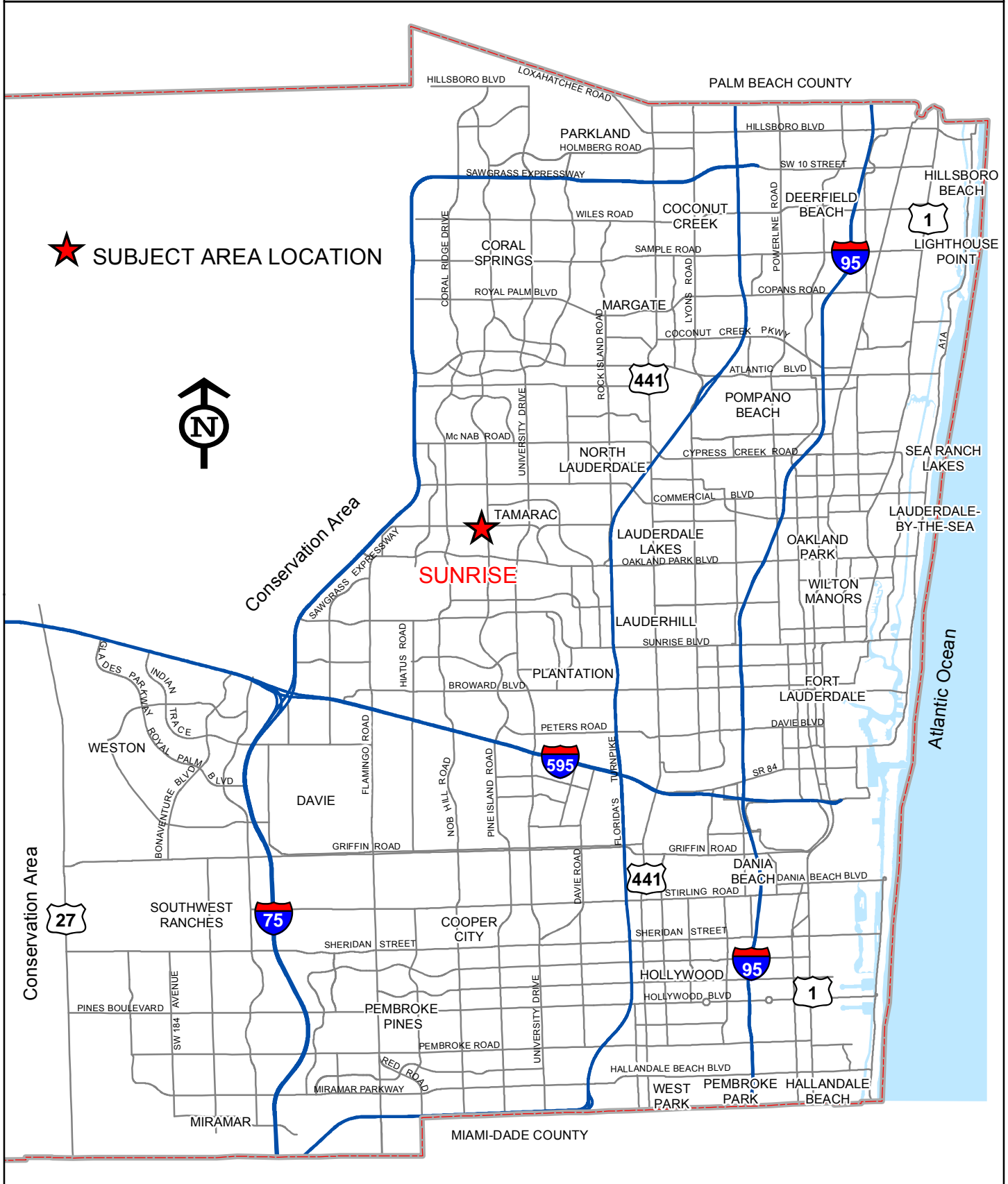


EXHIBIT 2

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 18-6



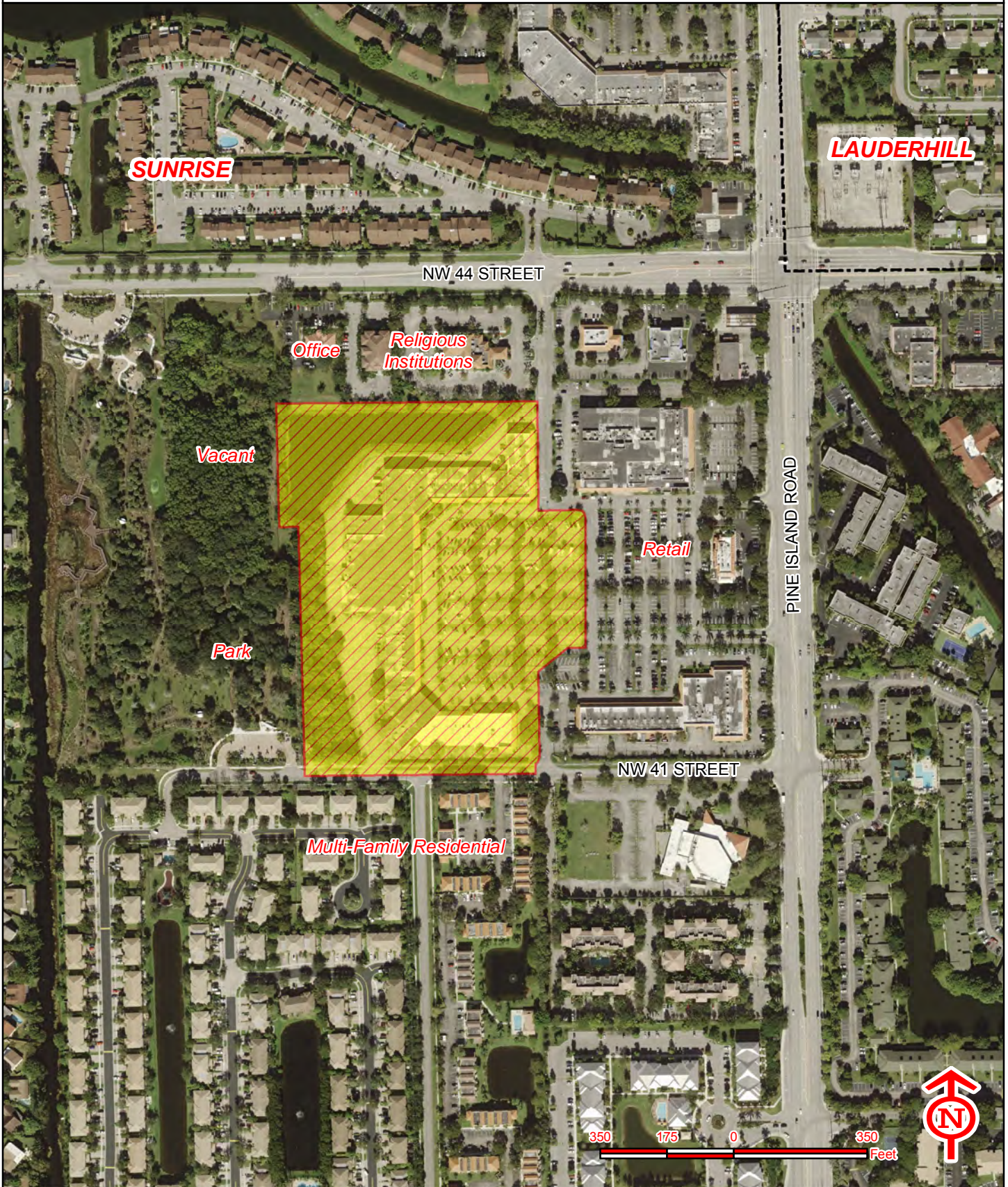
★ SUBJECT AREA LOCATION



Conservation Area

Atlantic Ocean

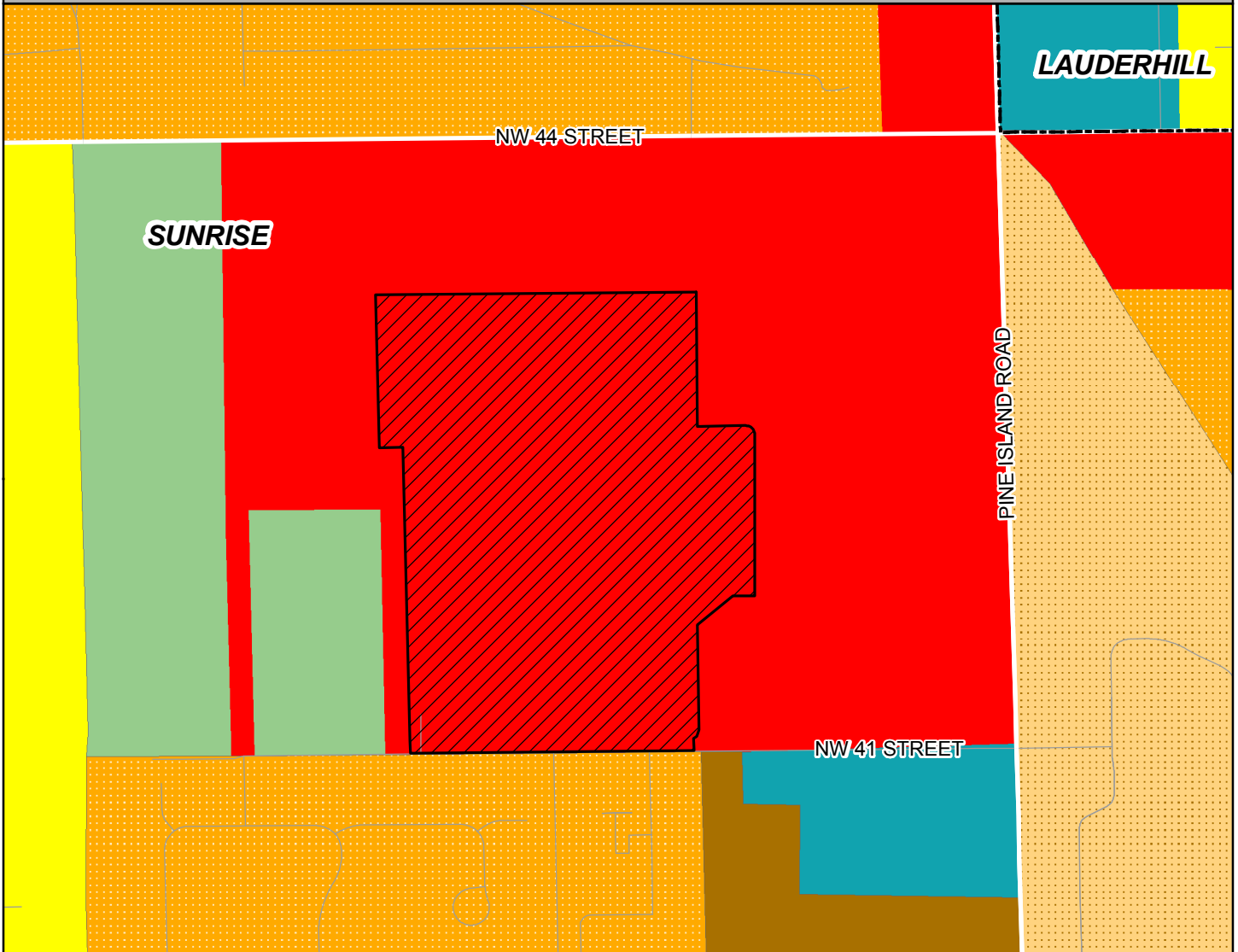
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 18-6












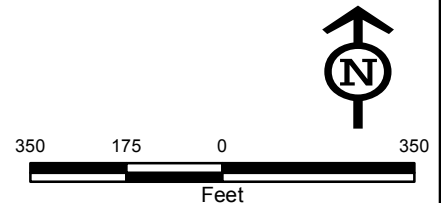
MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 18-6

Current Land Use: Commerce

Gross Acres: Approximately 15.5 acres



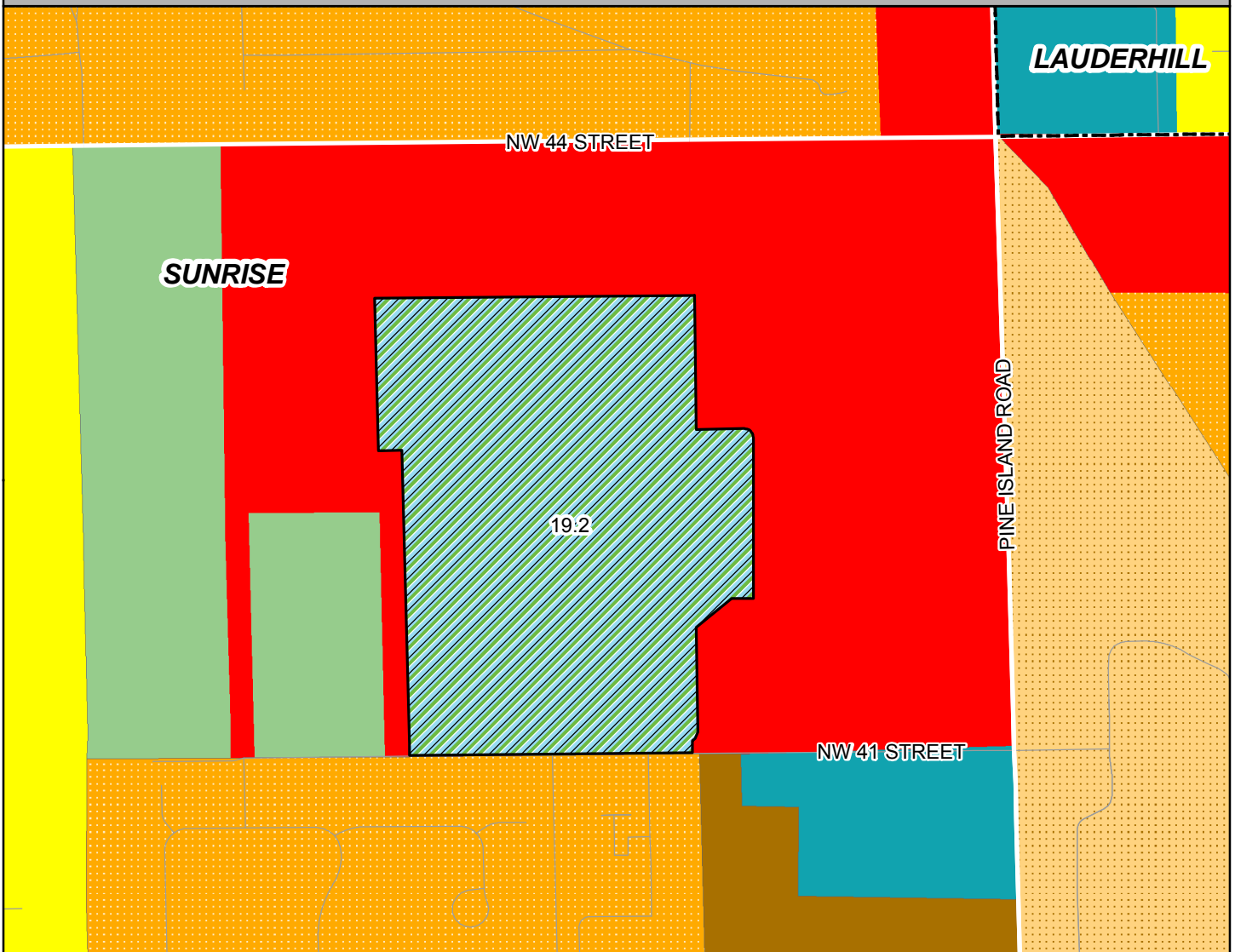
- | | |
|---|--|
|  Site |  Medium-High (25) Residential |
|  Municipal Boundary |  Commerce |
|  Low (5) Residential |  Recreation and Open Space |
|  Low-Medium (10) Residential |  Community |
|  Medium (16) Residential | |









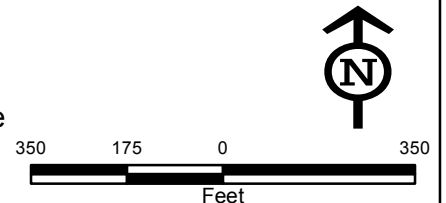
MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 18-6

Proposed Land Use: Irregular (19.2) Residential

Gross Acres: Approximately 15.5 acres



- | | |
|---|--|
|  Site |  Medium-High (25) Residential |
|  Municipal Boundary |  0.0 Irregular Residential |
|  Low (5) Residential |  Commerce |
|  Low-Medium (10) Residential |  Recreation and Open Space |
|  Medium (16) Residential |  Community |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 18-6
(SUNRISE)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation March 13, 2018

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved, recognizing the data and analysis submitted by the City of Sunrise regarding affordable housing Policy 2.16.2, inclusive of the applicant's voluntary contribution of \$500 per dwelling unit constructed towards the City's affordable housing programs. See Attachment 9.

Further, effectiveness of the approval shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants proffered by the applicant, as an inducement for Broward County to favorably consider its application.

II. Planning Council Transmittal Recommendation March 22, 2018

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 18-0; Blackwelder, Blattner, Breslau, Brunson, Castillo, DiGiorgio, Ganz, Gomez, Good, Graham, Grosso, Moraitis, Rosenof, Rosenzweig, Ryan, Udine, Williams and Stermer)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-6

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Sunrise
- II. County Commission District: District 1
- III. Site Characteristics
- A. Size: Approximately 15.5 acres
- B. Location: In Section 20, Township 49 South, Range 41 East; generally located on the north side of Northwest 41 Street, west of Pine Island Road.
- C. Existing Use: Retail
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Commerce
- B. Proposed Designation: Irregular (19.2) Residential
- C. Estimated Net Effect: Addition of 297 dwelling units
Zero (0) dwelling units currently permitted by the Broward County Land Use Plan
Reduction of 15.5 acres of commerce use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: *North:* Office and religious institution
East: Retail
South: Multi-family residential
West: City park and vacant
- B. Planned Uses: *North:* Commerce
East: Commerce
South: Low-Medium (10) Residential
West: Commerce

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

- A. *Applicant:* Rilea Group
- B. *Agent:* Dennis D. Mele, Esq., Greenspoon Marder, P.A.
- C. *Property Owner:* Pine Plaza Holdings, LLC

VII. Recommendation of
Local Governing Body:

The City of Sunrise recommends approval of the proposed amendment. The City anticipates adopting the corresponding local amendment in October of 2018.

VIII. Applicant's Rationale

The applicant states: "The applicant is requesting a change in the land use designation from Commercial to Irregular (19.2 du/ac) Residential on the City and County Land Use Plans to permit 288 dwelling units.

The amendment area is located on the north side of NW 41 Street, west of NW 88 Avenue (Pine Island Road). The 15.5-acre amendment area currently contains underutilized commercial buildings. Demand for rental housing has increased as the millennials are more likely to want the freedom of living in a rental complex. The amendment area is, concurrent with this Application, applying for a rezoning of both the amendment area and most of the adjacent commercial property from B-3, General Business, to a Planned Development District. This district will transform this area into a pedestrian friendly mixed-use development. The residents of the Pine Plaza Apartments will have easy walkable access to a movie theater, neighborhood shopping and restaurants within the PDD.

With only a handful of new apartment deliveries in Broward County over the past year, growing demand for rentals has started to strain the County's supply. According to reports from Marcus & Millichap, Broward County has seen a wave of demand for apartments stemming from buyers getting shut out from the increasingly expensive housing market. Even with the county's median income rising to an all-time high of \$55,200 (a rise of 3% in 2016*), Broward's \$293,200 median price for a house (a rise of 6% in 2016*) means home ownership is still out of reach for many residents. (*based on home affordability index crafted by RealtyTrac). According to a study posted by Trulia, the rental market in Sunrise is diminishing. Growing popularity among millennials for rental complexes with amenities like exercise equipment, pool, dog walk and outdoor kitchen, are straining the market. This project will reach that market."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-6

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/ Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, solid waste services, drainage, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Sunrise adopted its 10-year Water Supply Facilities Work Plan on March 10, 2015.

II. Transportation & Mobility

The proposed amendment from the Commerce land use category to the Irregular (19.2) Residential land use category is projected to decrease the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 605 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment is not anticipated to impact the operating conditions of the regional transportation network.

Planning Council staff notes the following roadway levels of service for informational purposes only:

- The two segments of Pine Island Road, from Oakland Park Boulevard to Northwest 44 Street, and from Northwest 44 Street to Commercial Boulevard, are both currently operating at an unacceptable level of service (LOS) "F." Planning Council staff notes that projected decreases in the number of p.m. peak hour trips due to a proposed amendment are not modelled, therefore, it is unknown as to what extent the operating condition might improve with the projected decrease in the number of p.m. peak hour vehicle trips.
- Northwest 44 Street, between Pine Island Road and Inverrary Boulevard, is currently operating at and projected to continue operating at an acceptable LOS "D," with or without the subject amendment.
- Northwest 44 Street, between Nob Hill Road and Pine Island Road, is currently operating at and projected to continue operating at an acceptable LOS "C," with or without the subject amendment.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

The Broward County Transit Division (BCT) staff report states that current and planned transit service is provided near the proposed amendment site. The BCT staff recommends the proposed development be designed in a manner to provide safe movement of pedestrians and bicycles including connectivity to the existing sidewalk and bicycle network along Pine Island Road. See Attachment 3.

The Broward County Planning and Development Management Division (PDMD) report recommends that the site be designed to include safe and convenient connections between the development and the surrounding transportation network, specifically through the commercial area separating the proposed residential use from the primary corridors. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks, and bicycle repair stations within and around the development. Another consideration is providing electric vehicle charging stations. See Attachment 4.

III. Public Schools

The Broward County School Board staff report states that the proposed amendment would generate 128 additional students into Broward County Public Schools, consisting of 57 elementary school students, 34 middle school students and 37 high school students. The report further states that Welleby Elementary, Westpine Middle and Piper High schools are all under-enrolled in the 2017/2018 school year, and are anticipated to operate below the adopted level of service (LOS) of 100% of gross capacity through the 2019/2020 school year. See Attachment 5.

In addition, the School Board report indicates that there are five (5) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 5.

The School Board report indicates that there are no planned improvements for the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 5.

Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "C," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-6

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites do not exist within the boundaries of the proposed amendment site. See Attachment 6.

II. Wetlands

The EPGMD report indicates that the proposed amendment site does not contain wetlands within its boundaries. An Environmental Resource License may be required prior to any dredging, filling, or other alteration of any surface waters that are present on the site. See Attachment 6.

III. Sea Level Rise

The EPGMD report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 6.

IV. Other Natural Resources

The EPGMD report indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Sunrise if trees are to be removed or relocated. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above recommendations are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. In addition, the development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6.

REVIEW OF NATURAL RESOURCES (continued)

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that the proposed amendment will not have an adverse impact on any known historical or archaeological resources, or areas of archaeological or paleontological sensitivity. See Attachment 4.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-6

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 297 additional residential units to be permitted by the BCLUP. The Broward County Planning and Development Management Division (PDMD) report indicates that the applicant submitted the *Affordable Housing Market Assessment in the City of Sunrise, Florida*, dated February 2017 by Munitytics. The assessment used the methodology specified by Article 5 of the *Administrative Rules Document: BrowardNext*, prepared by the County's consultant, Meridian Appraisal Group, to estimate the supply of affordable housing. The assessment provides a gap analysis for the very-low, low, and moderate-income levels and information regarding owner-occupied and renter housing. Based on the 2015 American Community Survey (ACS) data, the assessment indicates that while the City's current affordable housing stock is sufficient to address households at most income levels, deficiencies are projected for very-low income households, which show a deficit of 2,036 units. See Attachment 4.

The PDMD staff notes that although the affordable housing study is consistent with BCLUP Policy 2.16.2 and the Administrative Rules Document, the current and forecasted shortfall of very-low income affordable rental units within the City remains a significant issue. There is no indication in the submittal on how the City is addressing this gap. Therefore, PDMD staff recommends that prior to the Broward County Planning Council second public hearing, the City provide additional information regarding plans and policies to meet the need for very-low income rental housing units. See Attachment 4. It is noted that the City's affordable housing study is valid for a period of 18 months (i.e. through June 19, 2019) based on the *Administrative Rules Document*.

Planning Council staff has no objection to the PDMD request for additional information regarding the municipal policies or programs to encourage opportunities to address the gap at the "very-low" rental band; however, it is noted that the data and analysis submitted has been deemed to meet Policy 2.16.2 and that any supplemental material provided is for informational purposes only.

The applicant has made a voluntary commitment to contribute \$500.00 per dwelling unit constructed to be paid to the City of Sunrise to be used at the City's discretion toward affordable housing programs in the City. See Attachment 9.

In response to the PDMD recommendation that the City provide additional information regarding plans and policies to meet the need for very-low income rental housing units, the City of Sunrise has submitted correspondence describing the various strategies,

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

I. Affordable Housing (continued)

programs and initiatives that the City has incorporated to address the need to provide and maintain affordable housing opportunities within the City. See Attachment 9.

The PDMD has provided an updated report, which indicates that the additional information submitted by the City meets its request and no additional information is necessary prior to the second public hearing. See Attachment 9.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is felt to be generally consistent with the policies of BrowardNext - Broward County Land Use Plan.

III. Other Pertinent Information

Planning Council staff solicited comments from the City of Lauderhill, which is located in close proximity to proposed amendment site. No comments have been received from the City as of this writing.

It is noted that the Broward County Planning Council staff sent 137 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-6

PLANNING ANALYSIS

Our analysis finds that the proposed land use designation of Irregular (19.2) Residential would be generally compatible with surrounding existing and future land uses. To the south are multi-family residential uses designated Low-Medium (10) Residential. To the north are an office and religious institutions designated Commerce. To the east are retail uses designated Commerce. To the west is a City park and vacant parcel designated Commerce.

Planning Council staff's analysis also finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. In addition, our analysis finds that the proposed amendment is not projected to impact the operating conditions of the **regional transportation network**. See Attachment 2. Further, no adverse impacts to **natural or cultural resources** were identified.

Concerning impacts to **public schools**, the Broward County School Board staff report states that the proposed amendment would generate 128 additional students into Broward County Public Schools, consisting of 57 elementary school students, 34 middle school students and 37 high school students. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "C," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

Regarding **affordable housing**, the proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 297 additional residential units to be permitted by the BCLUP. The Broward County Planning and Development Management Division (PDMD) report indicates that although the affordable housing study is consistent with BCLUP Policy 2.16.2 and the Administrative Rules Document, the current and forecasted shortfall of very-low income affordable rental units within the City remains a significant issue. PDMD staff recommended that prior to the Broward County Planning Council second public hearing, the City provide additional information regarding plans and policies to meet the need for very-low income rental housing units. See Attachment 4.

The applicant has made a voluntary commitment to contribute \$500.00 per dwelling unit constructed to be paid to the City of Sunrise to be used at the City's discretion toward affordable housing programs in the City. See Attachment 9.

In response to the PDMD recommendation that the City provide additional information regarding plans and policies to meet the need for very-low income rental housing units, the City of Sunrise has submitted correspondence describing the various strategies, programs and initiatives that

PLANNING ANALYSIS (continued)

the City has incorporated to address the need to provide and maintain affordable housing opportunities within the City. See Attachment 9.

The PDMD has provided an updated report, which indicates that the additional information submitted by the City meets its request and no additional information is necessary prior to the second public hearing. See Attachment 9.

Planning Council staff finds that the proposed amendment is supportable and generally consistent with the policies of the BrowardNext - Broward County Land Use Plan, recognizing the applicant's voluntary commitment regarding affordable housing.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-6

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of January 2018
2. Broward County Planning Council Traffic Analysis of December 8, 2017
3. Broward County Transit Division Report of January 5, 2018
4. Broward County Planning and Development Management Division Report of January 16, 2018
5. School Board of Broward County Consistency Review Report of January 26, 2018
6. Broward County Environmental Protection and Growth Management Department Report of January 17, 2018
7. Broward County Parks and Recreation Division Report of December 21, 2017
8. Broward County Water Management Division Report of January 29, 2018
9. Updated Broward County Planning and Development Management Division Report of March 12, 2018

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 18-6

Prepared: January 2018

POTABLE WATER

The proposed amendment site will be served by the Sunrise Water Treatment Plants, which have a current combined capacity of 51.5 million gallons per day (mgd). The current and committed demand on the treatment plants is 31.52 mgd, with 19.98 mgd available. The wellfields serving the amendment site have a combined permitted withdrawal of 37.82 mgd, with 6.3 mgd available for water withdrawal, which expires on May 15, 2028. The amendment will result in a net increase in demand of 0.08 mgd. Planning Council staff utilized a level of service of 0.1 gallons per day (gpd) per square foot for commerce uses and 127 gallons per capita (2.58 persons per household (pph)) per day for residential uses. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site.

SANITARY SEWER

The proposed amendment site will be served by the Sunrise Wastewater Treatment Plants, which have a current combined capacity of 30.99 mgd. The current and committed demand on the treatment plants is 23.79 mgd, with 7.12 mgd available. The amendment will result in a net increase in demand of 0.07 mgd. Planning Council staff utilized a level of service of 0.1 gpd per square foot for commerce uses and 110 gallons per capita (2.58 pph) per day for residential uses. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by Republic Industries, Inc. for solid waste disposal service. Republic Industries, Inc. collects and transports the City's solid waste to the South Broward County Wheelabrator Facility for processing, which has a capacity of 2,250 tons per day (TPD) and a demand of 1,252 TPD, with 998 TPD available. In addition, the Broward Interim Contingency (BIC) Landfill has a capacity of 4,500,000 cubic yards. The proposed amendment will result in a net decrease in demand of 2,386 pounds per day, or 1.2 TPD. Planning Council staff utilized a level of service of 5 pounds per 100 square feet per day for commerce uses and 7 pounds per capita (2.58 pph) per day for residential uses. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdiction of the Broward County Environmental Protection and Growth Management Division (EPGMD). The amendment site currently has a Broward County EPGMD surface water management license and a South Florida Water Management District surface water management permit.

PARKS AND OPEN SPACE

The City of Sunrise has 347.22 acres in its parks and open space inventory. The 2040 projected population (103,065) requires approximately 309.2 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed amendment will result in an increase of 2.3 acres on the projected demand for local parks. The City of Sunrise continues to meet the community parks acreage requirement of the BCLUP of 3 acres per one thousand persons population.



Transportation Department
TRANSIT DIVISION-Service and Capital Planning
 1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

VIA EMAIL

January 5, 2018

Barbara Blake Boy, Executive Director
 Broward County Planning Council
 115 South Andrews Ave, Room 307
 Fort Lauderdale, FL 33301



RE: Proposed Amendment to Broward County Land Use Plan PC 18-6

Dear Ms. Blake Boy,

Broward County Transit (BCT) has reviewed your correspondence dated December 19, 2017 regarding the proposed Land Use Plan Amendment (LUPA) for PC 18-6 located in the City of Sunrise for current and planned transit service. The current transit service provided within one-quarter mile from the amendment site includes BCT fixed-route 88. Please refer to the following table for detailed information:

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
88	Weekday Saturday Sunday	5:55a – 8:42p No Service No Service	43 Minutes N/A N/A

Future fixed-route bus improvements including shorter headways, increased span of service, and rapid bus are specified in the Broward County Transit Development Plan (TDP) or Broward MPO 2040 Long Range Transportation Plan (LRTP).

Transit Division has no objections to this LUPA, however BCT recommends that any proposed redevelopment on the amendment site is designed to provide safe movement for pedestrians and bicycles including connectivity to the existing BCT stops along Pine Island Road.



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

Please feel free to call (954) 357-8554 or email me mmittelberg@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in blue ink that reads "Mabelle Mittelberg."

Mabelle Mittelberg
Service Planner
Service and Capital Planning

ATTACHMENT 4



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: January 16, 2018

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Sunrise PC 18-6

JOSIE

SESODIA

Digitally signed by JOSIE
SESODIA
Date: 2018.01.16
16:36:40 -05'00'



The Broward County Planning and Development Management Division staff has reviewed proposed amendment PC 18-6. The subject site is located in Sunrise involving approximately 15.5 acres. The amendment proposes:

Current Designations: Commerce

Proposed Designation: Irregular (19.2) Residential

Estimated Net Effect: Addition of 297 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]

Item 7 – Analysis of Natural and Historic Resources

- A. The County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
1. The subject property is located within the City of Sunrise and located within the jurisdictional boundaries of Broward County's historic preservation ordinance (BC. Ord. 2014-32).
 2. If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312

Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Item 8 - Affordable Housing

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document: Broward County Land Use Policy. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. The net effect of the amendment will be an addition of 297 residential units; thus, Policy 2.16.2 applies.

Currently, the development does not propose to designate any of these as affordable housing units. According to the application, the City of Sunrise has demonstrated its commitment to affordable housing by budgeting approximately \$5.6 million for affordable housing activities between FY 2014-17, using federal and state affordable housing resources. In addition, the City addresses affordable housing issues through its Affordable Housing Advisory Board which reviews established policies and procedures, ordinances, the Land Development Code and the City's Comprehensive Plan. The advisory board recommends specific actions or initiatives to encourage or facilitate affordable housing, including expedited review/approval processes, fee waivers, flexibility in densities and other incentives.

The applicant submitted the *Affordable Housing Market Assessment in the City of Sunrise, Florida*, dated February 2017 by Munitytics (Appendix III of the application). The assessment used the Planning Council approved methodology, prepared by the County's consultant, Meridian Appraisal Group, to estimate the supply of affordable housing. The assessment provides a gap analysis for the very-low, low, and moderate income levels and information regarding owner-occupied and renter housing. Based on the 2015 American Community Survey (ACS) data, the assessment indicates that while the city's current affordable housing stock is sufficient to address households at most income levels, deficiencies are projected for very low-income households, which show a deficit of 2,036 units.

The Munitytics assessment indicates that the supply of affordable owner-occupied units is forecast to increase across all affordable housing income levels. However, the affordable rental housing stock across all income levels is expected to decrease and the deficit for very low-income rental units is forecast to increase even further to 2,732. No affordable units are proposed to be included in this development.

While the affordable housing study generally indicates consistency with BCLUP Policy 2.16.2 and the Administrative Rules Document, the current and forecasted shortfall of very-low income affordable rental units within the City remains a significant issue. There is no indication in the submittal on how the City is addressing the increasing gap. Therefore, it is recommended that prior to the Broward County Planning Council second public hearing, the City provide additional information regarding plans and policies to meet the need for very-low income rental housing units.

Item 10 - Hurricane Evacuation Analysis

The amendment site is not located in a Hurricane Evacuation Zone based on the Broward County Land Use Plan's "Natural Resource Map Series Eastern Broward County: Hurricane Evacuation Zones".

Item 11 – Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

Item 12 – Intergovernmental Coordination

The nearest local government is the City of Lauderhill, located approximately 740 feet northeast of the proposed amendment site.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The redevelopment site is located along existing transit route 88 and within one (1) mile of route 72. The Vision Plan of the BCT Transit Development Plan includes service span, day of service, and headway improvements for these routes.

Three primary corridors surround the site: NW 41st Street, Pine Island Road, NW 44th Street. Existing pedestrian and bicycle amenities surrounding the site are mixed. All three corridors have sidewalks on both sides of the road; however, NW 41st Street lacks dedicated bicycle lanes. It is recommended that site be designed to include safe and convenient connections between the development and the surrounding transportation network. This is especially important through the commercial area the separates the proposed residential use from the primary corridors. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks, and bicycle repair stations within and around the development. For the convenience of future residents or community staff who wish to reduce their carbon footprint, consider providing electric vehicle charging stations.

If you have any questions, please contact Maribel Feliciano, Assistant Director of the Planning and Development Management Division at 954-519-1424 or mfeliciano@broward.org.

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
Suzanne Fejes, Director, Housing Finance and Community Redevelopment Division
Maribel Feliciano, Assistant Director, Planning and Development Management Division
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
Sue Caranno, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division

JS/slf

ATTACHMENT 5

The School Board of Broward County, Florida SCHOOL CONSISTENCY REVIEW REPORT

LAND USE
SBBC-2156-2016
County No: PC 18-6
Pine Plaza Apartments



January 26, 2018



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: January 26, 2018	Units Permitted: 0 Units Proposed: 297	Existing Land Use: Commercial
Name: Pine Plaza Apartments	NET CHANGE (UNITS): 297	Proposed Land Use: Irregular Residential -
SBBC Project Number: SBBC-2156-2016	Students Permitted Proposed NET CHANGE	Current Zoning: B-3
County Project Number: PC 18-6	Elem 0 57 57	Proposed Zoning: PDD
Municipality Project Number: 17-27	Mid 0 34 34	Section: 20
Owner/Developer: Pine Plaza Holdings, LLC	High 0 37 37	Township: 49
Jurisdiction: Sunrise	Total 0 128 128	Range: 41

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity
Welleby Elementary	915	915	819	-96	-5	89.5%
Westpine Middle	1,272	1,272	927	-345	-15	72.9%
Piper High	3,479	3,479	2,436	-1,043	-41	70.0%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment				
				18/19	19/20	20/21	21/22	22/23
Welleby Elementary	819	-96	89.5%	797	784	777	789	800
Westpine Middle	927	-345	72.9%	926	911	895	880	864
Piper High	2,436	-1,043	70.0%	2,430	2,424	2,417	2,410	2,403

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	22/23	23/24	24/25	25/26	26/27
Area C - Elementary	19,075	16,109	-2,966	14,960	15,150	15,340	15,530	15,720
Area C - Middle	10,327	8,315	-2,012	7,874	7,971	8,067	8,164	8,260
Area C - High	11,171	8,254	-2,917	7,121	7,110	7,100	7,089	7,079

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		
				18/19	19/20	20/21
Academic Solutions High School	500	255	-245	255	255	255
Bridge Prep Academy Of Bc	1,000	383	-617	383	383	383
Championship Acad Of West Broward	640	219	-421	219	219	219
Franklin Academy Sunrise	1,475	1,341	-134	1,341	1,341	1,341
North University High	600	183	-417	183	183	183

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Welleby Elementary	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Westpine Middle	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Piper High	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

Capacity Additions for Planning Area C	
School Level	Comments
Elementary	None
Middle	None
High	None

*The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 15.5-acre site is generally located north of NW 41st Street between Pine Island Road and NW 91st Avenue in the City of Sunrise. The current land use designation for the site is Commerce which allows no residential unit. The applicant proposes to change the land use designation to Irregular (19.2) Residential to allow 297 garden apartment (all three or more bedroom) units. The land use change as proposed will generate 128 additional students (57 elementary, 34 middle, and 37 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2017-18 school year are Welleby Elementary, Westpine Middle, and Piper High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of 100% of their gross capacities in the 2017-18 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2017-18 – 2019-20), all the schools are expected to operate below the adopted LOS of 100% of their gross capacities through the 2019-20 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2017-18 – 2021-22. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2017-18 school year are depicted above.

Capital Improvements scheduled in the long range section (2022-23 to 2026-27) of the currently Adopted DEFP Fiscal Years 2017-18 – 2021-22 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "C" and the elementary, middle and high schools currently serving Planning Area "C" and their cumulative twentieth day student enrollments, permanent capacities and ten-year student enrollment projections are depicted herein. Therefore, Planning Area "C" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

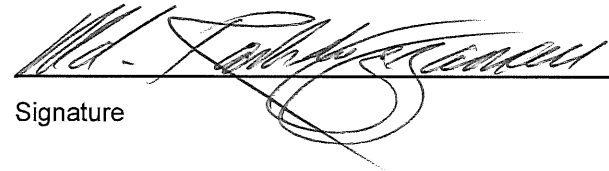
Also, be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-2156-2016

01/26/2018

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

ATTACHMENT 6

EP&GMD COMMENTS
PC 18-6
Page 1

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

For: Broward County Planning Council

Applicant: Rilea Group

Amendment No.: PC 18 – 6

Jurisdiction: Sunrise **Size:** Approximately 15.5 acres

Existing Use: Retail

Current Land Use Designation: Commerce

Proposed Land Use Designation: Irregular (19.2) Residential

Location: Section: 20 Township: 49 South Range: 41 East; generally located on the north side of Northwest 41 Street, west of Pine Island Road

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

ANALYSIS AND FINDINGS:

ENVIRONMENTAL LICENSING AND BUILDING PERMITTING DIVISION

Wetlands - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 2.22.01, 2.22.2] The applicant shall be advised that an Environmental Resource License may be required prior to any dredging, filling, or other alteration of any surface waters that are present on-site. Other activities such as lake or canal excavation are regulated under Article XI of the Natural Resource Protection Code and may also require an Environmental Resource License from this Department.



Upland Resources (including Tree Preservation and Greenways) - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 2.20.17]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Sunrise. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Solid Waste - [CP Policies 6.1.2, 6.1.3, 13.2.7; BCLUP Policies 3.4.2, 3.4.3, 2.11.8] There **is one** active solid waste facilities located within one mile of the amendment site. There **are no** inactive solid waste facilities located within one-quarter mile of the site. See map in the attached documentation. *JG (1/16/18)*

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Air Quality - [CP Policy 13.1.15, BCLUP Policy 2.25.1] The preliminary traffic analysis indicates that the proposed amendment would result in – 605 PM peak hour trips per day compared to trips associated with the current land use designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a minimal impact on air quality. There are no existing or potential odor/noise problems in the area. *JG (1/11/18)*

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies] The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. **Four** listed contaminated sites were found on or adjacent to the proposed amendment location. See attached map and database for further information as it relates to the land use amendment site. *JG (1/16/18)*

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

Wellfield Protection - [CP Policies 4.2.10, 4.4.13, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3; BCLUP Policies 2.26.2, 2.26.3, 2.11.5] Wellfield Protection - [CP Policies 4.2.10, 4.4.13, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3; BCLUP Policies 09.02.01, 09.02.03, 09.02.05]

EP&GMD COMMENTS

PC 18-6

Page 3

Zones one (1), two (2) and three (3) of Broward Wellfield Protection Zones are in close proximity (.25 miles) of the proposed amendment site. Special restrictions apply under Broward County's Wellfield Protection regulations.

For Zone 1: Per Article XIII of the Broward County Code of Ordinances handling, storing, using, or generating any materials with regulated substances **is prohibited**.

For Zone 2: Per Article XIII of the Broward County Code of Ordinances allows for handling, storing, using, or generating any materials with regulated substances provided applicant follows site specific wellfield conditions. Conditions include installation (by owner and/or operator) of one or several monitoring wells and the quarterly monitoring and testing (by a company) for specific regulated substances onsite.

For Zone 3: No special restrictions apply.

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7;]; BCLUP Policies] GIS Database of SARA Title III Facilities in Broward County indicates there are no SARA Title III facilities on or adjacent to the proposed amendment site

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies] GIS Database of Hazardous Material Facilities in Broward County indicates 3 active Hazardous Material facility(s), 1 Storage Tank facility(s) and 1 Hazardous Materials/Storage Tank facility(s) on, adjacent, or in close proximity (.25m miles) to the proposed amendment site.

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:

Specially Designated Areas - [CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 2.23.1, 2.23.2, 2.23.3, 3.3.9, 3.3.10]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

Protected Natural Lands – The project site is not included in the Protected Natural Lands Inventory and not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:

<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>.

Marine and Riverine Resources - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 3.3.4, 2.11.6, 2.27.1, 2.27.2, 2.27.3, 2.11.7, 3.3.12, 2.27.4, 2.24.2] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

EP&GMD COMMENTS

PC 18-6

Page 4

Priority Planning Areas for Sea Level Rise – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policy 2.21.1 and portions of policy 2.21.5 do not apply to the review of this project.

NatureScape Program – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP 2.20.14] –

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding NatureScape can be accessed at:

<http://www.broward.org/NaturalResources/NatureScape/Pages/Default.aspx>

Surface Water Management - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 2.24.1, 2.24.2, 2.21.5]

The property is within the jurisdiction of Broward County and the South Florida Water Management District. Successful compliance with the criteria established by these entities should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit may be required prior to any construction on the site.

Tracts within the proposed amendment site are located within the Federal Emergency Management Agency (FEMA) flood insurance zones AE with a NAVD 88 elevation of 8 feet (waterbody on site), and zone AH with a NAVD 88 of 8 feet (western areas of the tract adjacent to the Passive Park).

EP&GMD COMMENTS

PC 18-6

Page 5

The remaining are under zone x (zones that are outside the flood plain or the average depths of less than 1 foot).

Water Recharge - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 2.26.1]

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net decrease in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be minor.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

See attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. **Amendment No.:** PC 18-6
- B. **Municipality:** Sunrise
- C. **Project Name:** Pine Plaza Apartments

II. Site Characteristics

- A. **Size:** Approximately 15.5 acres
- B. **Location:** Section: 20 Township: 49 South Range:
41 East; generally located on the north side of
Northwest 41 Street, west of Pine Island Road
- C. **Existing Use:** Retail

III. Broward County Land Use Plan Designation

- A. **Current Designation:** Commerce
- B. **Proposed Designation:** Irregular (19.2) Residential

IV. Wetland Review

- A. **Are wetlands present on subject property?** No.
- B. **Describe extent (i.e. percent) of wetlands present on subject property.**
- C. **Describe the characteristics and quality of wetlands present on subject property.**
- D. **Is the property under review for an Environmental Resource License?** No
- E. **Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?** No

Wetland Resource Questionnaire
PC 18-6

V. **Comments:**

The applicant shall be advised that an Environmental Resource License may be required prior to any dredging, filling, or other alteration of any surface waters that are present on-site. Other activities such as lake or canal excavation are regulated under Article XI of the Natural Resource Protection Code and may also require an Environmental Resource License from this Department.

Completed by: Linda Sunderland, NRS
Natural Resources Manager

BROWARD COUNTY PLANNING COUNCIL
WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. Amendment No.:*** PC 18-6
- B. Municipality:*** Sunrise
- C. Applicant:*** Rilea Group

II. Site Characteristics

- A. Size:*** Approximately 15.5 acres
- B. Location:*** Section: 20 Township: 49 South Range: 41 East; generally located on the north side of Northwest 41 Street, west of Pine Island Road
- C. Existing Use:*** Retail

III. Broward County Land Use Plan Designation

Current Land Use Designation: Commerce

Proposed Land Use Designation: Irregular (19.2) Residential

IV. Water Recharge Review

A. Describe the general impacts of the current land use designation on water recharge:

The current land use designation is Commerce.

A typical value for an impervious area produced by this type of development is approximately 70%.

B. Describe the general impacts of the proposed land use designation on water recharge:

The proposed land use designation is Irregular (19.2) Residential.

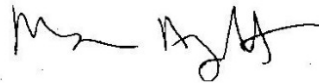
A typical value for an impervious area produced by this type of development is approximately 75 percent.

V. Impact of Change in Land Use Designation

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net decrease in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be minor.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

VI. Comments



By: _____

Date 1/3/2018

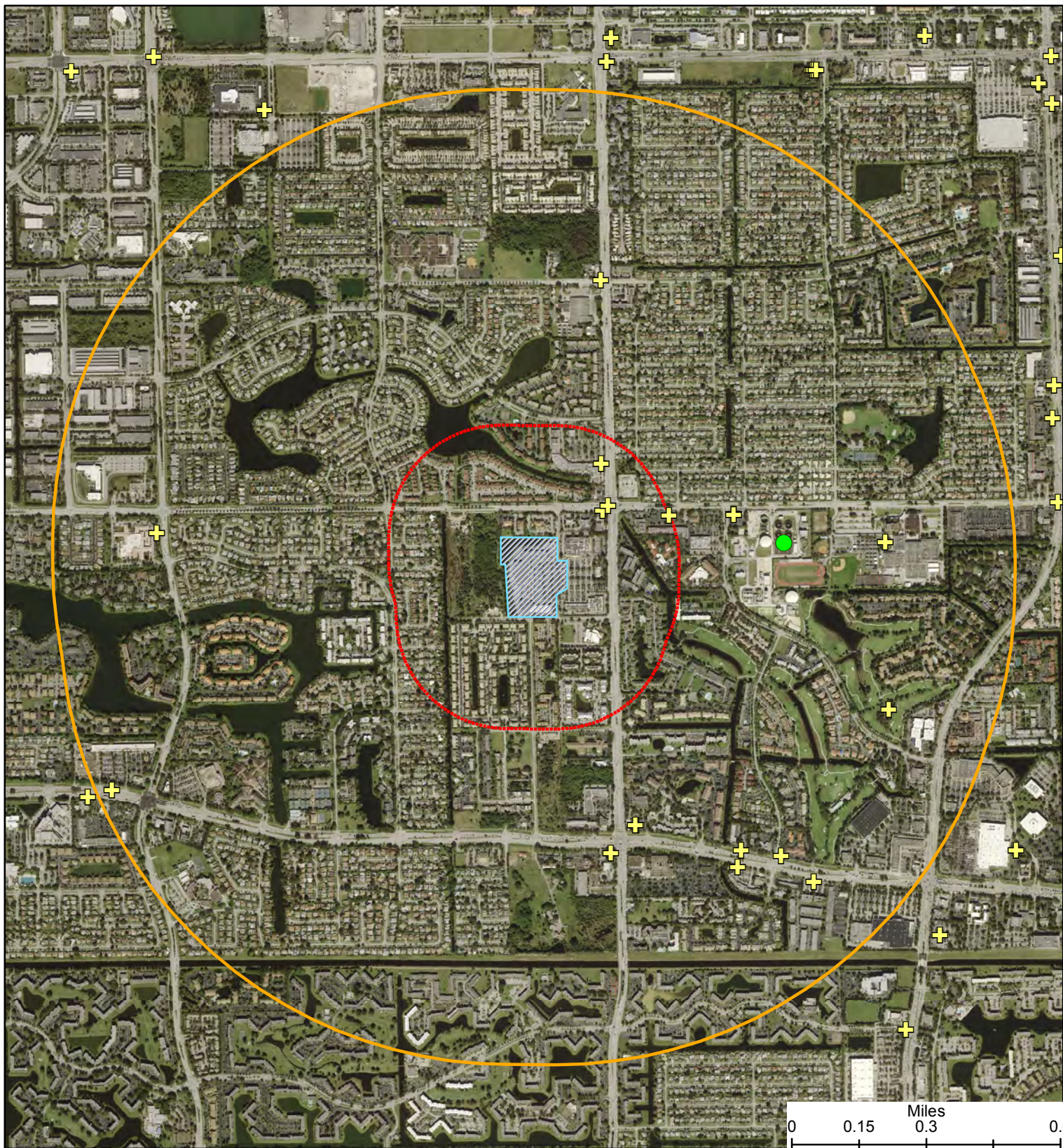
Maena Angelotti

Environmental Planning and Community Resilience Division

Contaminated Sites


Site Number	Facility Number	Street Address	City	Zip Code	Pollutant	Facility Type	Dept Facility Number	Active
SF-1908	MOBIL STATION	4399 N PINE ISLAND RD	Sunrise	33351	Gasoline	Gas Station	68733109	N
NF-1596B	MOBIL STATION #11545	4401 NW 88TH AVE	Sunrise	33351	Gasoline	Gas Station	68502363	N
NF-3524	ONE PRICE DRY CLEANING	4513 PINE ISLAND RD	Sunrise	33351	Chlorinated	Dry Cleaner	69500436	N
NF-0092	FORUM CLEANERS	8618 NW 44TH ST	Sunrise	33351	Perc	Dry Cleaner	69800714	N

Land Use Amendment Comments Site 18-6




 LUA PC 18-6 Perimeter

 Solid Waste Sites

 Contaminated Sites

 1 Mile Buffer

 1/4 Mile Buffer



Generated for location purposes only.

Marker Size is a visual aid and neither represents exact location nor area of designated facility.
Prepared by: JGUZMAN - January, 2018 - Environmental Engineering and Permitting Division



ATTACHMENT 7

PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Parks and Recreation Agencies (CAPRA)*


MEMORANDUM

December 21, 2017



To: Barbara Blake Boy, Executive Director
Broward County Planning Council

Thru: ^{DAN} Dan West, Director
Parks and Recreation Division

From: John R. Fiore, Planner
Parks and Recreation Division 

Re: **Land Use Plan Amendment Comments
March 22, 2018 Meeting**

The Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan scheduled for the Planning Council’s first public hearing at their March 2018 meeting. Our comment is as follows:

PC 18-6 No objections. However, regional park impact fees will be required at the time of platting, to reflect the regional park impact fees to be paid for the 297 residential dwelling units which will be permitted with this land in this land use amendment.

If you or your staff has any questions about our comments, please call me at 954-357-8133.

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
Broward.org/Parks • Facebook.com/BrowardCountyParks • Twitter.com/BrowardParks • YouTube.com/BrowardCountyParks

ATTACHMENT 8



Public Works Department – Water and Wastewater Services
WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

MEMORANDUM



January 29, 2018

TO: Barbara Blake Boy
Executive Director Broward County Planning Council

FROM: Joe Heilman
Broward County Water Management Division

SUBJECT: LAND USE PLAN AMENDMENT
PC 18-6

I have reviewed the information in the package for the referenced Land Use Plan Amendment. The drainage information in the package is essentially correct.

- PC 18-6

Our office has no objections or comments for this amendment.

Respectfully,

A handwritten signature in black ink, appearing to be "JHeilman".

Joe Heilman
Construction Project Manager
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0764
E-mail: JHeilman@Broward.org

RECEIVED

MAR 12 2018

BROWARD COUNTY
PLANNING COUNCIL



ATTACHMENT 9

Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: March 12, 2018

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

FROM: Josie P. Sesodia, AICP, Director *JPS*
Planning and Development Management Division

SUBJECT: Broward County Land Use Plan
REVISED AFFORDABLE HOUSING COMMENTS for Proposed Amendment – Sunrise
PC 18-6

These comments update our previous comments from the Planning and Development Management Division (dated January 16, 2018), regarding affordable housing (Item 8).

The applicant submitted an *Affordable Housing Market Assessment in the City of Sunrise*, dated February 2017 by Munilytics. The assessment used the methodology proposed by the County's consultant, Meridian Appraisal Group, to estimate the supply of affordable housing within the City for the very-low, low, and moderate income levels for owner-occupied and renter housing. Based on the 2015 American Community Survey (ACS) data and ESRI forecasted data, the assessment indicates that the City currently has a surplus supply of 6,142 housing units across all income bands and for owner and renter housing, except for deficits of units for the very-low renter groups (currently 2,036 and 2,732 by 2021).

Previously, County staff recommended that prior to the Broward County Planning Council second public hearing, the City provide additional information regarding plans and policies to meet the need for very-low income rental housing units, since the proposed development did not include any affordable housing units.

The City of Sunrise submitted additional information on March 8, 2018 (attached). The letter outlines other programs managed by the City including a new program that was approved by the City on February 13, 2018 known as the Multi-Family Residential Rental Housing Stimulus Program. This program is designed to encourage private investment into multi-family rental properties by providing a City funding match. An eligibility requirement to receive the City funding match is a ten (10) year affordable housing income and rent limits through a recorded deed restriction. Additionally, within the last ten (10) years, the City has approved two (2) Development of Regional Impacts (DRI), Amerifirst – Metropica and Westerra. During the review process, the City required a financial commitment from the developers for the City's affordable housing fund. These contributions range from \$500 to \$700 per unit, with the City's minimum request of \$500 per unit.

To supplement the information submitted by the City, the agent for the applicant, Rilea Group, has indicated a voluntary commitment of \$500 per dwelling unit constructed resulting from Amendment PC 18-6. The communication dated March 7, 2018 (attached) states that *this contribution (a total of up to \$148,500.00 for 297 units) shall be paid to the City of Sunrise ("City") to be used at the City's discretion, toward affordable housing programs within the City. Said voluntary contribution shall be paid prior to the issuance of the first building permit for a dwelling unit in the proposed residential development as provided for in the Irregular (19.2) Residential land use plan designation.*

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
www.broward.org

Barbara Blake-Boy, Broward County Planning Council
PC 18-6
Page 2
March 12, 2018

In consideration of the information submitted by the City demonstrating an overall supply of affordable housing and recognizing the applicant's voluntary commitment, County staff finds that the proposed amendment generally meets the requirement of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document: Broward County Land Use Policy. Please note that the voluntary commitment offered by the applicant must be subject to a legally enforceable agreement approved by the Broward County Attorney's Office.

If you have any questions, please contact Maribel Feliciano, Assistant Director of the Planning and Development Management Division at 954-519-1424 or mfeliciano@broward.org.

Attachments:

- Commitment letter from the applicant, dated 3/7/18
- Supplemental information on Affordable Housing Programs from the City of Sunrise, dated 3/8/18

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
Suzanne Fejes, Director, Housing Finance and Community Redevelopment Division
Maribel Feliciano, AICP, Assistant Director, Planning and Development Management Division
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
Sue Caranno, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division

JS/sf

March 7, 2018

Sara Forelle
Planning Section
Broward County Development and
Environmental Regulation
1 North University Drive, Suite 102-A
Plantation, FL 33324



Re: Rilea Group – Land Use Plan Amendment, City of Sunrise – PC 18-6

Dear Sara:

In response to your comments of January 16, 2018 regarding Amendment PC 18-6, my client, Rilea Group, has agreed to a voluntary contribution of \$500.00 per dwelling unit constructed resulting from Amendment PC 18-6. This contribution (a total of up to \$148,500.00 for 297 units) shall be paid to the City of Sunrise ("City") to be used, at the City's discretion, toward affordable housing programs within the City. Said voluntary contribution shall be paid prior to the issuance of the first building permit for a dwelling unit in the proposed residential development as provided for in the Irregular (19.2) Residential land use plan designation.

Thank you for your time and attention to this matter.

Very truly yours,

GREENSPOON MARDER, P.A.

A handwritten signature in dark ink, appearing to be "D. Mele".

Dennis D. Mele, Esq.

cc: Barbara Blake Boy, Executive Director, Broward County Planning Council
Josie P. Sesodia, Director, Planning and Development Management Division
Henry Sniezek, Director, Environmental Protection and Growth Management Division
Shannon Ley, P.E. Sunrise Community Development Director
Jim Koeth, Assistant Director, City of Sunrise Planning Division
Ashley Bosch, Rilea Group



March 8, 2018



Ms. Sara L. Forelle
Planning Section Supervisor
Broward County Environmental Protection and Growth Management Department
Planning and Development Management Division
115 S. Andrews Avenue
Fort Lauderdale, Florida 33301

Sent via e-mail: SForelle@Broward.org

Re: Pine Plaza (PC 18-6) - Supplemental Information on Affordable Housing Programs

Dear Ms. Sara Forelle:

This letter is in response to the request for additional information related to the Broward County Planning Council review of the proposed Pine Plaza large scale Land Use Plan Amendment (LUPA) and provides supplemental information regarding the City's Affordable Housing Programs.

The City of Sunrise is committed to maintaining an affordable housing stock as shown by the City's commitment to maintain a separate division dedicated to programs addressing such needs, the Redevelopment & Grants Division within the Community Development Department. The City of Sunrise annually receives State Housing Initiatives Partnership (SHIP) funds, federal Community Development Block Grant (CDBG) funds, and federal HOME funds. A table of the Housing Assistance Programs provided with these funds is attached as Exhibit A. These programs are designed to maintain and improve the existing affordable housing stock and have been continuously provided and funded for over 20-years.

In addition to the Housing Assistance Programs funded through state and federal grants, the City has dedicated general fund dollars to the preservation and construction of affordable housing in the City over the years. For example, in 2014, the City dedicated five (5) vacant lots to Habitat for Humanity for the construction of five (5) new single family very low affordable units. The City also developed a New Homebuyer Incentive Program that provided up to \$2,000 incentive for the purchase of a foreclosed property in the City. The City continues its commitment to provide a stock of affordable housing and is continuously looking for opportunities to expand the affordable housing programs. Recently, on February 13, 2018, the City approved a new program known as the Multi-Family Residential Rental Housing Stimulus Program. This program is designed to encourage private investment into multi-family rental properties by providing a City funding match. An eligibility requirement to receive the City funding match is a ten (10) year affordable housing income and rent limits through a recorded deed restriction.

In addition, the City has and continues to work with developers to facilitate the rehabilitation of neglected properties into affordable housing rental communities by significantly reducing code enforcement liens on such properties. The incentive allowed for the developer to invest in the property and provide a viable affordable housing rental community with a commitment to maintain as affordable housing for 10 to 30 years. The agreements with such developers require the developer to record a restrictive covenant to maintain the units as affordable housing.

The City continues to maintain relationships with affordable housing developers and explore opportunities for development of affordable housing projects within the City of Sunrise. The City maintains the following regulations and policies to assist affordable housing projects:

- An expedited review and processing of development applications per Land Development Code 16-31(f)(1) and for permitting per City policy for Building Permits.
- The City's Land Development Code (LDC) allows for reductions of design standards reducing the cost of an affordable housing project, thus resulting in a lower permit fee as the City's Building permit fee schedule is based on the cost of construction.
- The City of Sunrise LDC currently provides for design waivers for qualified multi-family affordable housing projects in accordance with Section 16-71(1)(2), Section 16-72(1)(2), and Section 16-73(1)(2).
- The City of Sunrise LDC also provide affordable housing incentives for single family homes in accordance with Section 16-69(k) and Section 16-70(o). Affordable housing waivers for single family home projects include waivers of the requirement for tile roofs and decorative paver driveways while multi-family affordable housing projects may receive waivers from the minimum lot size, pervious area, height, minimum floor area and dwelling unit width and setbacks in addition to design standard waivers.
- The City of Sunrise LDC, pursuant to Section 16-144(a)(10), provides incentives for developers of affordable housing projects by waiving up to 15 percent of the parking spaces required for qualified affordable housing projects.

The City has an Affordable Housing Advisory Board that meets quarterly to assist staff with developing policies, procedures, and programs associated with affordable housing.

Within the last ten (10) years, the City has approved two (2) Development of Regional Impacts (DRI), Amerifirst-Metropica and Westerra. During the review process, the City required a financial commitment from the developers for the City's affordable housing fund. These contributions range from \$500 to \$700 per unit, with the City's minimum request of \$500 per unit. The developer of Pine Plaza has committed \$500 per unit for the Pine Plaza proposed large scale LUPA.

Ms. Sara L. Forelle

March 8, 2018

Page 3 of 3

Please contact me if you need any additional information about the City's affordable housing programs.

Very truly yours,

CITY OF SUNRISE

A handwritten signature in blue ink, appearing to read "Shannon J. Ley".

Shannon Ley, P.E., Director
Community Development Department

Attachments: Exhibit A – Housing Assistance Program Summary

cc: Jim Koeth, City Planner/Assistant Director of Community Development, City of Sunrise
Henry Sniezek, Director, Broward County Environmental Protection & Growth Management Department
Jo Sesodia, Director, Broward County Planning and Development Management Division

CITY OF SUNRISE HOUSING ASSISTANCE PROGRAM SUMMARY

This table describes the current City’s housing programs.

Program Eligible Purposes	Assistance Type	Primary Service Provider	Target Income Group(s)	Maximum Assistance Amount	Affordability-Recapture Period	How Funded
Purchase Assistance for down payment and closing costs	No Interest, second or third position Deferred Loan with amortizing-principal payback if the home is sold prior to the end of the affordability period	City of Sunrise <i>Participating Lenders</i> Bank United JP Morgan Chase Florida Community Bank Paramount Residential Mortgage Gulf Atlantic Funding Group SunTrust	81-120% OF AMI	\$10,000	10 YEARS	SHIP
			51-80% OF AMI	\$20,000	10 YEARS	
			LESS THAN OR EQUAL TO 50% OF AMI	\$30,000	10 YEARS	
Residential Rehabilitation Covers major systems (ie. bathrooms, kitchens, electrical, a/c, windows, doors, including the roof system)	No Interest, second or third position Deferred Loan with amortizing-principal payback if the home is sold prior to the end of the affordability period. Owner-occupant only	City of Sunrise <i>General Contractors</i> Stacy Bomar Construction Delmar Construction Assured Contracting NYC Construction Group Regos Engineering Services <i>Rehab Service Providers</i> Associated Consulting Professionals-LBP CPZ Architects- Specifications and Inspections Global Serve Title – Title Reports	51-80% OF AMI	\$27,500	10 YEARS	CDBG SHIP HOME through Broward County HOME
			LESS THAN OR EQUAL TO 50% OF AMI	\$27,500	10 YEARS	
			81-120% OF AMI (special needs only) SHIP ONLY	\$27,500	10 YEARS	

Program Eligible Purposes	Assistance Type	Primary Service Provider	Target Income Group(s)	Maximum Assistance Amount	Affordability-Recapture Period	How Funded
<p>Roof Replacement Covers roof systems only</p>	<p>No Interest, second or third position Deferred Loan with amortizing-principal payback if the home is sold prior to the end of the affordability period. Owner-occupant only</p>	<p>City of Sunrise <i>General Contractors</i> Stacy Bomar Construction Delmar Construction Assured Contracting NYC Construction Group Regosa Engineering Services</p> <p><i>Rehab Service Providers</i> Associated Consulting Professionals-LBP CPZ Architects-Specifications and Inspections Global Serve Title – Title Reports</p>	<p>51-80% OF AMI</p> <p>LESS THAN OR EQUAL TO 50% OF AMI</p> <p>81-120% OF AMI (special needs only) SHIP ONLY</p>	<p>\$17,000</p> <p>\$17,000</p> <p>\$17,000</p>	<p>5 YEARS</p>	<p>SHIP</p> <p>CDBG</p>
<p>Architectural Barrier Removal Program Covers kitchens, bathrooms, flooring, air conditioner, health and safety hazards</p>	<p>No Interest, second or third position Deferred Loan with amortizing-principal payback if the home is sold prior to the end of the affordability period. Owner-occupant only</p>	<p>City of Sunrise <i>General Contractors</i> Stacy Bomar Construction Delmar Construction Assured Contracting NYC Construction Group Regos Engineering Services</p> <p><i>Rehab Service Providers</i> Associated Consulting Professionals-LBP CPZ Architects- Specifications and Inspections Global Serve Title – Title Reports</p>	<p>Elderly, Special Needs, Disabled in Household</p> <p>51-80% OF AMI</p> <p>LESS THAN OR EQUAL TO 50% OF AMI</p> <p>81-120% OF AMI (special needs only) SHIP ONLY</p>	<p>\$27,500</p> <p>\$27,500</p> <p>\$27,500</p>	<p>5 YEARS</p>	<p>SHIP</p> <p>CDBG</p>

Program Eligible Purposes	Assistance Type	Primary Service Provider	Target Income Group(s)	Maximum Assistance Amount	Affordability-Recapture Period	How Funded
Disaster Recovery Executive Order Declared Disaster, emergency supplies, interim repairs, tree and debris removal, insurance deductibles	Grant to Owner-Occupant	City of Sunrise	LESS THAN 120% OF AMI	\$11,000	Grant to Owner-Occupant Must be owner – occupant at time the payment is made	SHIP
Disaster Mitigation Hurricane mitigation, windows, shutters, doors, roof system strengthening	No Interest, second or third position Deferred Loan with amortizing-principal payback if the home is sold prior to the end of the affordability period. Owner-occupant only	City of Sunrise	LESS THAN OR EQUAL TO 120% OF AMI Over 120% AMI	\$17,500	5 year occupancy forgivable	SHIP