

# EXHIBIT 2

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



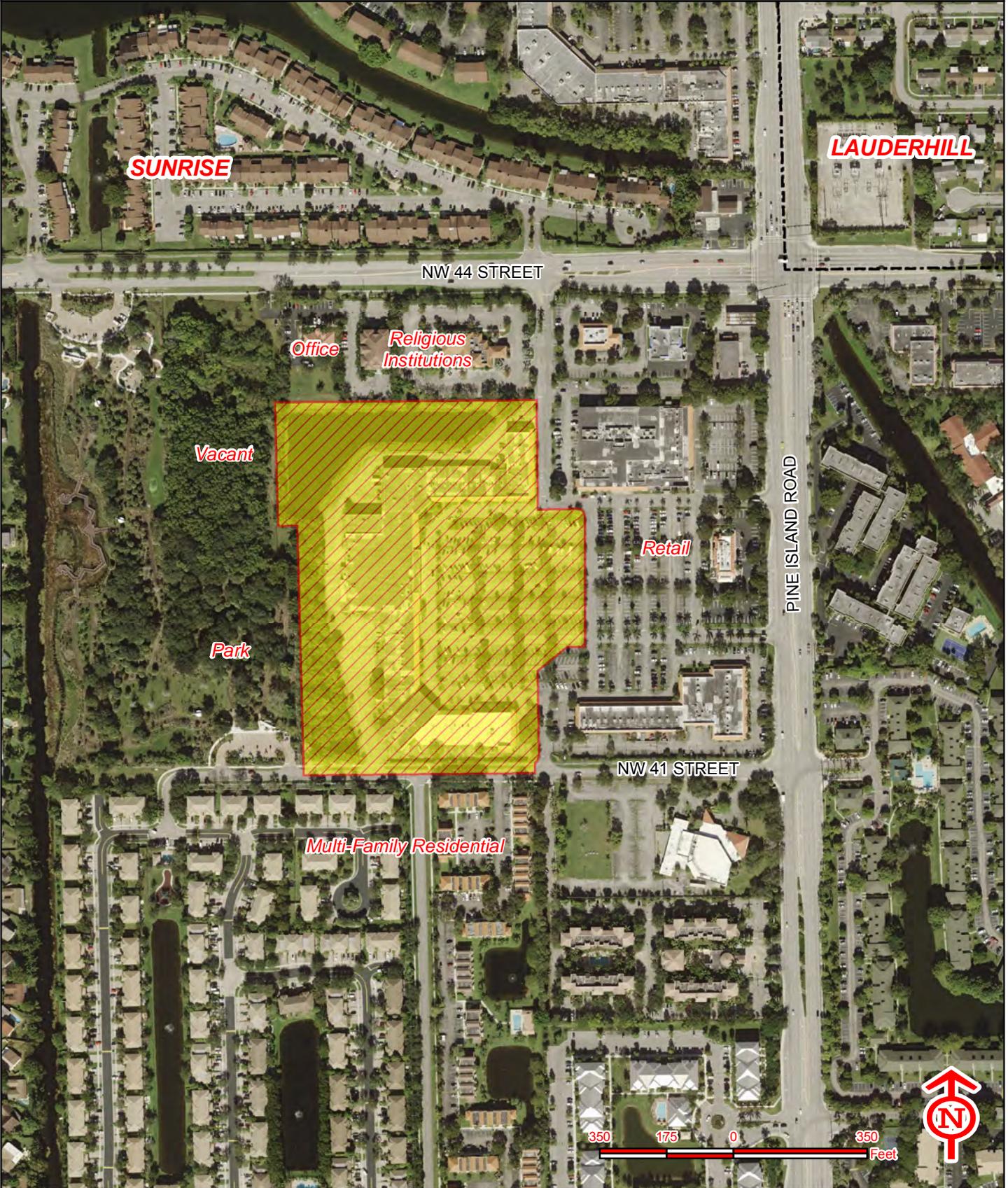
★ SUBJECT AREA LOCATION



Conservation Area

Atlantic Ocean

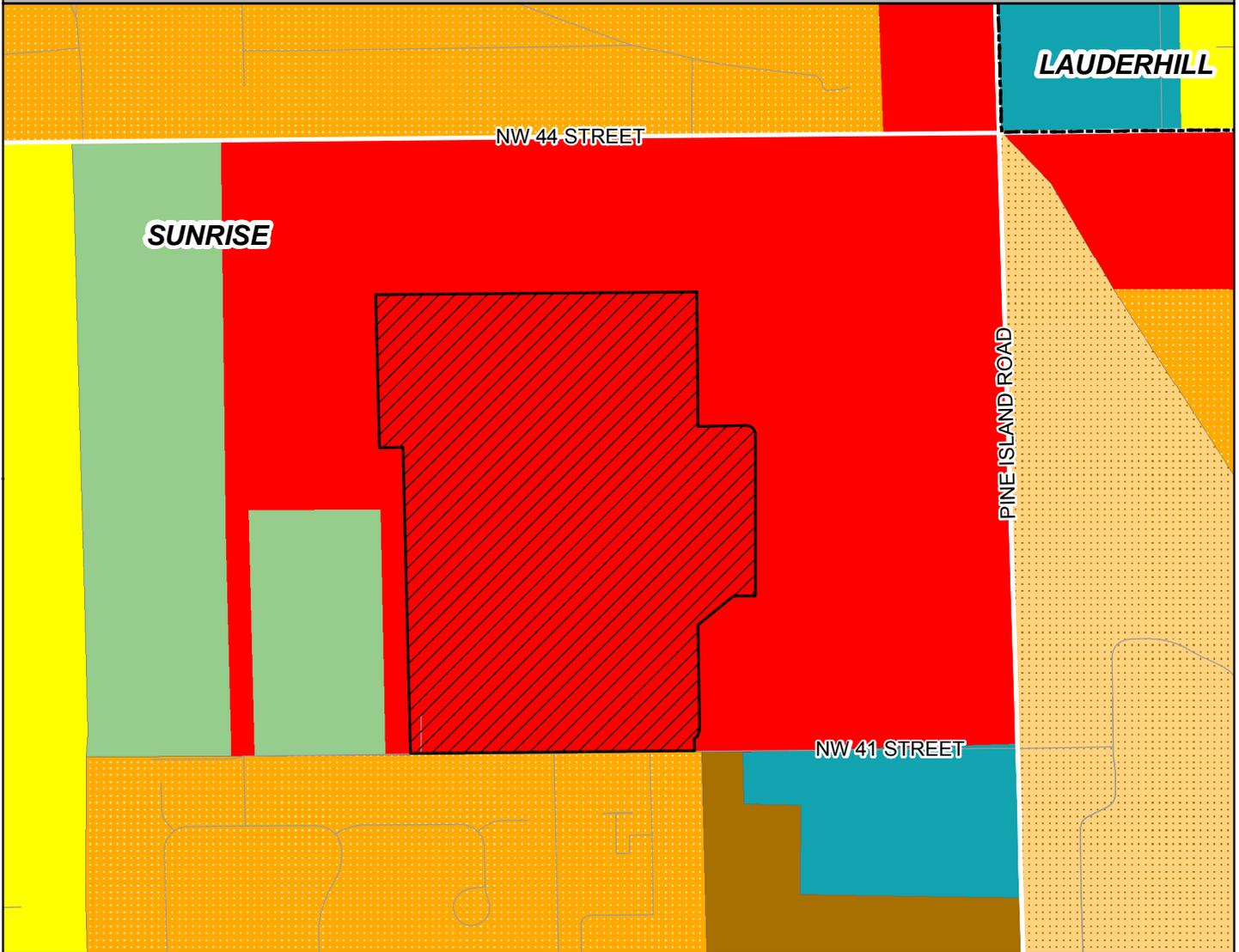
MAP 1  
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN  
AERIAL PHOTOGRAPH  
AMENDMENT PC 18-6



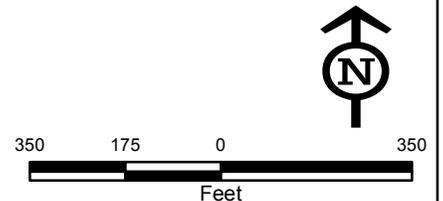
**MAP 2**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**CURRENT FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 18-6**

**Current Land Use:** Commerce

**Gross Acres:** Approximately 15.5 acres



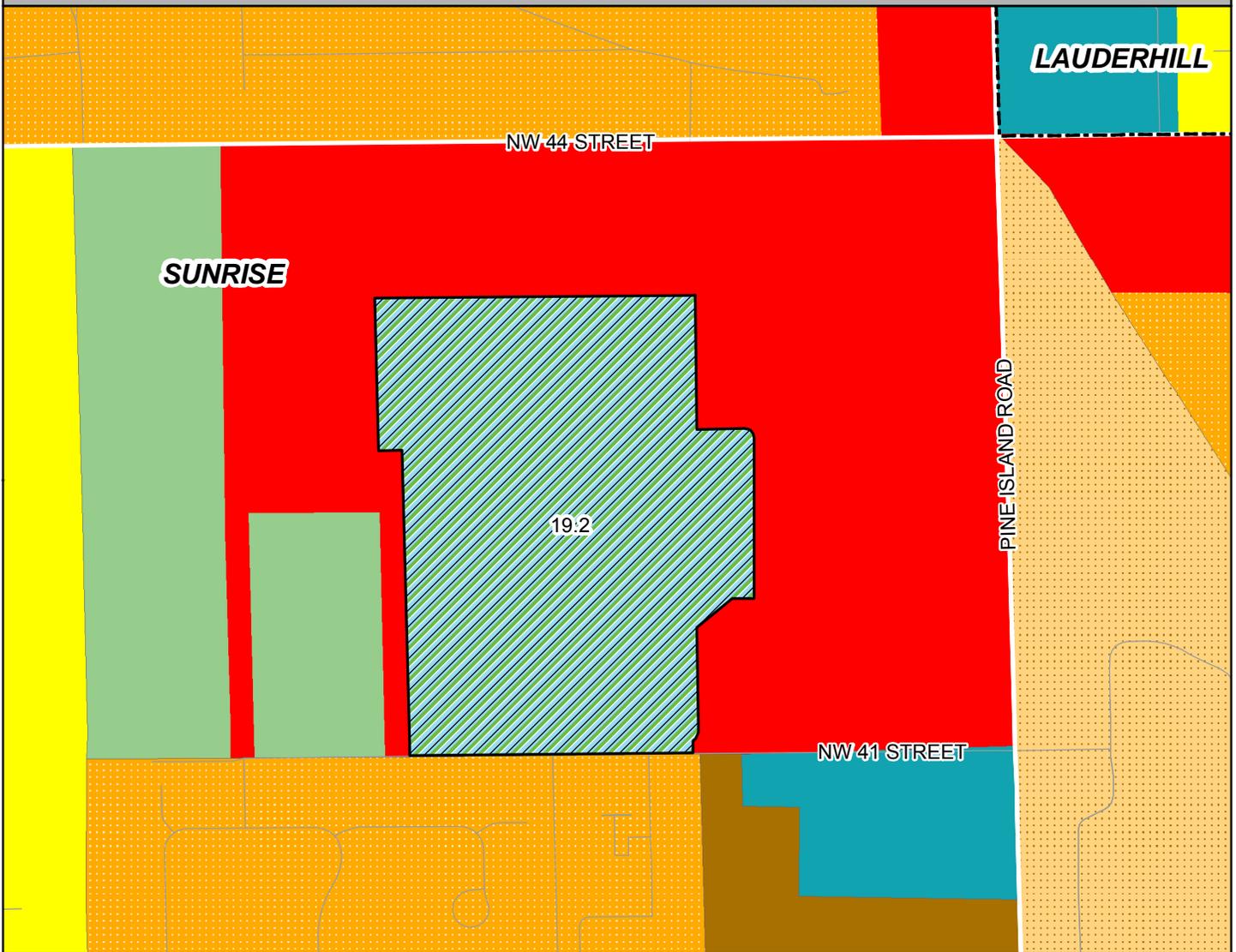
- |   |  |
|---|--|
|  Site                        |  Medium-High (25) Residential |
|  Municipal Boundary          |  Commerce                     |
|  Low (5) Residential         |  Recreation and Open Space    |
|  Low-Medium (10) Residential |  Community                    |
|  Medium (16) Residential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



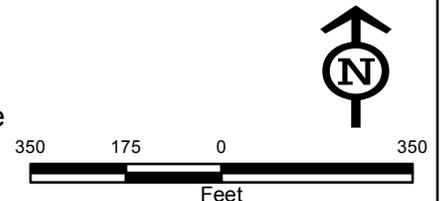
**MAP 3**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**PROPOSED FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 18-6**

**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)

*III. County Commission Transmittal Recommendation April 24, 2018*

Approval per Planning Council transmittal recommendation.

*IV. Summary of State of Florida Review Agency Comments May 30, 2018*

The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.

*V. Planning Council Staff Final Recommendation June 19, 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.

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

V. Planning Council Staff Final Recommendation (continued)

June 19, 2018

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.

In addition, if the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the Administrative Rules Document: BrowardNext. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

VI. Planning Council Final Recommendation

June 28, 2018

Approval per Planning Council staff final recommendation. (Vote of the board; Unanimous: 13-0; Blackwelder, Blattner, Breslau, Brunson, DiGiorgio, Ganz, Gomez, Good, Graham, Grosso, Rich, 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.

# ATTACHMENT 2

## TRAFFIC ANALYSIS PC 18-6

Prepared: December 8, 2017

### **INTRODUCTORY INFORMATION**

Jurisdiction: City of Sunrise

Size: Approximately 15.5 acres

### **TRIPS ANALYSIS**

#### **Potential Trips - Current Land Use Designation**

|                             |                                       |
|-----------------------------|---------------------------------------|
| Current Designation:        | Commerce                              |
| Potential Development:      | 155,000 square feet of commerce use   |
| Trip Generation Rate:       | "ITE Equation (820) Shopping Center"* |
| Total P.M. Peak Hour Trips: | 804 peak hour trips                   |

#### **Potential Trips - Proposed Land Use Designations**

|                             |                                 |
|-----------------------------|---------------------------------|
| Proposed Designation:       | Irregular (19.2) Residential    |
| Potential Development:      | 297 multi-family dwelling units |
| Trip Generation Rate:       | "ITE Equation (220) Apartment"  |
| Total P.M. Peak Hour Trips: | 199 peak hour trips             |

**Net P.M. Peak Hour Trips** - 605 p.m. peak hour trips

### **PLANNING COMMENTS**

The proposed amendment is projected to decrease traffic on the regional roadway network by approximately 605 p.m. peak hour trips at the long-range planning horizon.

\*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation - Ninth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.



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<br>A.M. – P.M                | SERVICE FREQUENCY        |
|-----------|-------------------------------|---|--------------------------|
| 88        | Weekday<br>Saturday<br>Sunday | 5:55a – 8:42p<br>No Service<br>No Service | 43 Minutes<br>N/A<br>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](mailto: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](mailto: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 41<sup>st</sup> Street, Pine Island Road, NW 44<sup>th</sup> Street. Existing pedestrian and bicycle amenities surrounding the site are mixed. All three corridors have sidewalks on both sides of the road; however, NW 41<sup>st</sup> 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](mailto: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

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](http://www.browardschools.com)

## SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

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

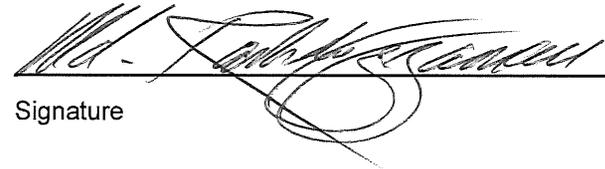
The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**  
PROJECT NUMBER: SBBC-2156-2016

01/26/2018

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Date

Reviewed By:



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Signature

Mohammed Rasheduzzaman, AICP

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Name

Planner

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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

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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:***

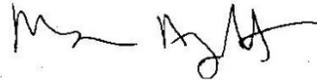
The proposed land use designation is Irregular (19.2) Residential.  
A typical value for an impervious area produced by this type of development is approximately 75 percent.

**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**

| <b>Site Number</b> | <b>Facility Number</b>    | <b>Street Address</b>    | <b>City</b> | <b>Zip Code</b> | <b>Pollutant</b> | <b>Facility Type</b> | <b>Dept Facility Number</b> | <b>Active</b> |
|--------------------|---------------------------|--------------------------|-------------|-----------------|------------------|----------------------|-----------------------------|---------------|
| SF-1908            | MOBIL STATION             | 4399 N PINE<br>ISLAND RD | Sunrise     | 33351           | Gasoline         | Gas Station          | 68733109                    | N             |
| NF-1596B           | MOBIL STATION<br>#11545   | 4401 NW 88TH AVE         | Sunrise     | 33351           | Gasoline         | Gas Station          | 68502363                    | N             |
| NF-3524            | ONE PRICE DRY<br>CLEANING | 4513 PINE<br>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. 38<sup>th</sup> 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: <sup>DAN</sup> 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", written over a light blue horizontal line.

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.*

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](mailto: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

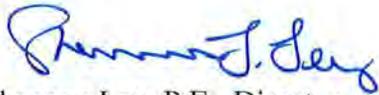
March 8, 2018

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<br>Deferred Loan with amortizing-principal payback if the home is sold prior to the end of the affordability period                         | City of Sunrise<br><br><i>Participating Lenders</i><br>Bank United<br>JP Morgan Chase<br>Florida Community Bank<br>Paramount Residential Mortgage<br>Gulf Atlantic Funding Group<br>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<br><br>Covers major systems (ie. bathrooms, kitchens, electrical, a/c, windows, doors, including the roof system) | No Interest, second or third position<br>Deferred Loan with amortizing-principal payback if the home is sold prior to the end of the affordability period.<br>Owner-occupant only | City of Sunrise<br><i>General Contractors</i><br>Stacy Bomar Construction<br>Delmar Construction<br>Assured Contracting<br>NYC Construction Group<br>Regos Engineering Services<br><br><i>Rehab Service Providers</i><br>Associated Consulting Professionals-LBP<br>CPZ Architects- Specifications and Inspections<br>Global Serve Title – Title Reports | 51-80% OF AMI                                    | \$27,500                  | 10 YEARS                       | CDBG<br><br>SHIP<br><br>HOME through Broward County HOME |
|  |   |  | LESS THAN OR EQUAL TO 50% OF AMI                 | \$27,500                  | 10 YEARS                       |  |
|  |   |  | 81-120% OF AMI (special needs only)<br>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><b>Roof Replacement</b><br/>Covers roof systems only</p>   | <p>No Interest, second or third position<br/>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<br/><i>General Contractors</i><br/>Stacy Bomar Construction<br/>Delmar Construction<br/>Assured Contracting<br/>NYC Construction Group<br/>Regosa Engineering Services</p> <p><i>Rehab Service Providers</i><br/>Associated Consulting Professionals-LBP<br/>CPZ Architects-Specifications and Inspections<br/>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)<br/>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><b>Architectural Barrier Removal Program</b><br/><br/>Covers kitchens, bathrooms, flooring, air conditioner, health and safety hazards</p> | <p>No Interest, second or third position<br/>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<br/><i>General Contractors</i><br/>Stacy Bomar Construction<br/>Delmar Construction<br/>Assured Contracting<br/>NYC Construction Group<br/>Regos Engineering Services</p> <p><i>Rehab Service Providers</i><br/>Associated Consulting Professionals-LBP<br/>CPZ Architects- Specifications and Inspections<br/>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)<br/>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 |
|--|--|--------------------------|--|---------------------------|---|------------|
| <b>Disaster Recovery</b><br>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<br>Must be owner – occupant at time the payment is made | SHIP       |
| <b>Disaster Mitigation</b><br>Hurricane mitigation, windows, shutters, doors, roof system strengthening  | No Interest, second or third position<br>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<br><br>Over 120% AMI | \$17,500                  | 5 year occupancy forgivable   | SHIP       |