

APPLICATION FOR AMENDMENT
TO THE
CITY OF SUNRISE
LAND USE PLAN MAP

Prepared By:



*Professional Planning, Zoning
and Land Use Consulting Services*

3550 NW 53rd Street, Suite 101
Fort Lauderdale, FL 33309
Phone: 954-475-3070
Fax: 954-475-9550

Submitted to City of Sunrise: April 2015

TABLE OF CONTENTS

1. TRANSMITTAL INFORMATION	1
2. LOCAL GOVERNMENT INFORMATION.....	1
3. APPLICANT INFORMATION	2
4. AMENDMENT SITE DESCRIPTION	4
5. EXISTING AND PROPOSED USES.....	5
6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES	7
7. ANALYSIS OF NATURAL AND HISTORIC RESOURCES	18
8. AFFORDABLE HOUSING.....	19
9. LAND USE COMPATIBILITY	20
10. HURRICANE EVACUATION ANALYSIS	20
11. REDEVELOPMENT ANALYSIS	20
12. INTERGOVERNMENTAL COORDINATION	20
13. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN	21
14. POPULATION PROJECTIONS	21
15. ADDITIONAL SUPPORT DOCUMENTS.....	22
16. PLAN AMENDMENT COPIES	22
17. PUBLIC EDUCATION ANALYSIS	22

APPENDIX

AMENDMENT SITE BOUNDARY	Exhibit A
SITE SURVEY	Exhibit B
FUTURE LAND USE & SUBJECT LOCATION MAP	Exhibit C
CITY OF SUNRISE FUTURE LAND USE MAP	Exhibit D
PROPERTY OWNERS WITHIN FIVE HUNDRED (500) FEET OF AMENDMENT SITE	Exhibit E
SANITARY SEWER, POTABLE WATER & DRAINAGE VERIFICATION LETTER.....	Exhibit F
SOLID WASTE VERIFICATION LETTER	Exhibit G
MASS TRANSIT VERIFICATION LETTER	Exhibit H
BROWARD COUNTY TRANSIT ROUTES MAP	Exhibit I
BROWARD COUNTY TRANSIT SCHEDULES	Exhibit J
DPEP WELLFIELD PROTECTION ZONE OF INFLUENCE MAP.....	Exhibit K
HISTORIC RESOURCES VERIFICATION LETTER	Exhibit L
PRIORITY PLANNING AREAS FOR SEA LEVEL RISE	Exhibit M
AFFORDABLE HOUSING COMPLIANCE WITH BROWARD COUNTY LAND USE PLAN POLICY1.07.07	Exhibit N

Application for amendment to the City of Sunrise FLUM
4001 Pine Island Road, Sunrise, Florida

BROWARD COUNTY SCHOOL CONSISTENCY REVIEW REPORT Exhibit O

CITY COMMISSION MEETING MINUTES Exhibit P

TRANSMITTAL/ADOPTION NOTICE Exhibit Q

APPLICATION FOR AMENDMENT TO THE CITY OF SUNRISE LAND USE PLAN

1. TRANSMITTAL INFORMATION

- A. *LETTER OF TRANSMITTAL FROM MUNICIPAL MAYOR OR MANAGER DOCUMENTING THAT THE LOCAL GOVERNMENT TOOK ACTION BY MOTION, RESOLUTION OR ORDINANCE TO TRANSMIT A PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN. PLEASE ATTACH A COPY OF THE REFERENCED MOTION, RESOLUTION OR ORDINANCE. THE LOCAL GOVERNMENT'S ACTION TO TRANSMIT MUST INCLUDE A RECOMMENDATION OF APPROVAL, DENIAL OR MODIFICATION REGARDING THE PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN.*

Pending.

- B. *DATE LOCAL GOVERNING BODY HELD TRANSMITTAL PUBLIC HEARING:*

Pending.

- C. *WHETHER THE AMENDMENT IS WITHIN AN AREA OF CRITICAL STATE CONCERN OR PROPOSED FOR ADOPTION UNDER A JOINT PLANNING AGREEMENT PURSUANT TO SECTION 163.3171, FLORIDA STATUTES:*

The subject site is not within an area of critical concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

- D. *WHETHER THE AMENDMENT IS ONE OF THE FOLLOWING: DEVELOPMENT OF REGIONAL IMPACT, SMALL SCALE DEVELOPMENT ACTIVITY, EMERGENCY, OTHER AMENDMENTS WHICH MAY BE SUBMITTED WITHOUT REGARD TO STATUTORY LIMITS REGARDING AMENDMENT SUBMITTALS (BROWNFIELD AMENDMENTS, ETC.)*

The amendment qualifies as a small-scale development site.

2. LOCAL GOVERNMENT INFORMATION

- A. *LOCAL AMENDMENT OR CASE NUMBER:*

14:91

- B. *PROPOSED MONTH OF ADOPTION OF LOCAL LAND USE PLAN AMENDMENT:*

Pending.

- C. *NAME, TITLE, ADDRESS, TELEPHONE, E-MAIL AND FACSIMILE NUMBER FOR LOCAL GOVERNMENT CONTACT:*

Josie P. Sesodia, AICP
Assistant Director, City Planner
Community Development Department

Application for amendment to the City of Sunrise FLUM
4001 Pine Island Road, Sunrise, Florida

City of Sunrise
1601 N.W. 136th Avenue, Building A
Sunrise, FL 33323
Phone: 954-746-3279
Fax: 954-746-3287
Email: jsesodia@sunrisefl.gov

D. SUMMARY MINUTES FROM THE LOCAL PLANNING AGENCY AND LOCAL GOVERNMENT PUBLIC HEARINGS ON THE TRANSMITTAL OF THE BROWARD COUNTY LAND USE PLAN AMENDMENT:

The minutes of the LPA meeting will be provided upon completion and availability.

E. DESCRIPTION OF PUBLIC NOTIFICATION PROCEDURES FOLLOWED FOR THE AMENDMENT BY THE LOCAL GOVERNMENT:

The City will notify all registered neighborhood associations and property owners within 500 feet of the proposed amendment site by mail, pursuant to City Ordinance No. 490 (codified as Sec. 2-250.4 – 250.7 of the City Code) and Sec. 16-51 of the Land Development Code. In accordance with the City's notification requirements, on-site signage and display advertisements in the Sun Sentinel prior to all public hearings will also be observed.

3. APPLICANT INFORMATION

Applicant: The Mellgren Planning Group, Inc.
3550 NW 53rd Street, Suite 101
Fort Lauderdale, FL 33309
Phone: (954) 475-3070
Fax: (954) 475-9550
Email: Eric@floridaplanning.net

Owner: Eric Nathanson
Trans Global Realty c/o 4001 Pine Island Holdings, LLC
8809 Twin Lake Drive
Boca Raton, FL 33496
Phone: (954) 735-4000
Fax: (954) 651-6217
Email: wallst77@aol.com

Agent: Bill Laystrom
Doumar, Allsworth, Laystrom, Voigt, Wachs, Adair & Bosack, LLP
1177 S.E. 3rd Avenue
Fort Lauderdale, Florida 33316-1109
Phone: (954) 762-3400
Fax: (954) 525-3423
Email: blaystrom@aol.com

Total Filing Fee:

City of Sunrise: \$6,562.50 + \$52.50 (7.0 acres) = \$6,930.00
Broward County: \$12,146.00

Applicant's Rationale for the Amendment:

The applicant proposes to amend the City's Future Land Use Map (FLUM) of approximately 6.218 net acres (6.694 gross acres) generally located at the South West corner of North Pine Island Road and North West 41st Street. The site consists of approximately 4.936 net acres (5.363 gross acres) of land designated as Office Park (OP) on the City's Future Land Use Map (FLUM) and zoned B-4, Office Park; approximately 0.918 net acres (0.953 gross acres) of land designated as Community Facilities (CF) on the Future Land Use Map (FLUM) and zoned CF, Community Facilities; and, approximately .364 net acres (.378 gross acres) of land designated as Low-Medium (10) Residential (LM) on the City's Future Land Use Map (FLUM) and zoned B-4, Office Park and RM-10, Residential Multi-Family (5-10 DU/AC).

The applicant proposes to change the land use from Office Park (OP), Community Facilities (CF) and Low-Medium (10) Residential to Medium-High (25) Residential. The purpose is to allow conversion of an existing extended stay hotel to multi-family residential use. The amendment creates a new opportunity for housing that enhances the regional response to changing economic trends and demand for the variety of housing types needed to support the projected population increase in Broward County. A residential land use will better unify the area as surrounding uses are residentially zoned and support planning objectives of the City, Broward County and the South Florida Region as a whole.

The demand and regional need for a variety of housing choices has increased significantly. Population growth is projected to continue with an additional 230,449¹ residents living in Broward County by the year 2040. Due to this forecasted population strain in Broward County, there is a crucial need for rental housing in an area of limited land supply. The South Florida Comprehensive Economic Development Strategy² recommends more housing choices along major north-south arterial roadways, like Pine Island Road, that support future population trends with opportunities of efficient public transportation, completed pedestrian networks and access for other quality of life amenities for the Region. The Shamrock Inn conversion from Lodging to Residential supports additional housing choices, and, improvements to quality of life and quality of places in the City of Sunrise.

In the City, nearly 20% of the population is between the ages of 20 and 34³. Although this portion of the population is of typical age to purchase their first home, the state of the economy has caused the majority of this segment to rent rather than buy. Availability of rental housing has actually decreased due to rental to condo conversions to support the interest of other population segments wanting walkable neighborhoods with greater access to amenities. The proposed land use plan amendment is an appropriate measure to alleviate the decline in rental housing.

Given these changing forces of economics, demographics and land use trends, a change in land use plan designation is well justified and in the best interest of the City. It would allow the City of Sunrise

¹ Broward County Planning and Redevelopment Division, 2014

² South Florida Regional Planning Council, 2012, <http://www.sfrpc.com/CEDS/SouthFloridaCEDS2012-17.pdf>

³ U.S. Bureau of the Census

to add a quality development to its housing stock and provide additional housing options for the public that has positive aesthetics and curb appeal. As a result, this amendment application merits favorable consideration and approval.

4. AMENDMENT SITE DESCRIPTION

A. *CONCISE WRITTEN DESCRIPTION OF THE GENERAL BOUNDARIES AND GROSS ACREAGE OF THE PROPOSED AMENDMENT.*

The amendment site is generally located at the southwest corner of North Pine Island Road and NW 41st Avenue in the City of Sunrise, located north of West Oakland Park Boulevard. The subject site contains approximately 6.218 net and 6.694 gross acres of land comprised of two distinct but contiguous parcels. Both parcels are respectively known as the Shamrock Inn (5.118 net and 5.545 gross acres) and Sunrise Jewish Center (1.10 net and 1.145 gross acres). The amendment site is specifically depicted on Exhibit A, Exhibit B and Exhibit C of the Appendix. The amendment site boundaries are generally as follows.

1. North: NW 41st Street
2. South: NW 38th Street and the Avery Glen (Multi-family Residential)
3. East: The Sunrise Jewish Center and North Pine Island Road
4. West: Sorrento Lakes (Low-Medium Multi-Family Residential)

B. *SEALED SURVEY, INCLUDING LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE AMENDED.*

Please see Exhibit B for the signed and sealed sketch of legal description.

A PORTION OF TRACTS 5, 6 AND 24 TOGETHER WITH PORTIONS OF RIGHTS-OF-WAY LYING ADJACENT TO THIS DESCRIPTION IN SECTION 20 TOWNSHIP 49 SOUTH RANGE 41 EAST ACCORDING TO THE PLAT OF CHAMBERS LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGES 5A AND 5B OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 20 AND THE EAST EXTENSION OF THE SOUTH LINE OF SAID TRACT 6; THENCE RUN SOUTH 89°39'20" WEST (BASIS OF BEARINGS, A GRID BEARING) 53.01 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 89°39'20" WEST 632.06 FEET TO THE EAST LINE OF TRACT A ACCORDING TO THE PLAT OF SUNRISE POINT VILLAGE AS RECORDED IN PLAT BOOK 145 PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 01°26'53" WEST ALONG SAID EAST LINE 634.50 FEET; THENCE RUN NORTH 89°48'41" EAST 85.02 FEET; THENCE RUN SOUTH 01°26'53" 90.02 FEET; THENCE RUN NORTH 89°48'41" 129.03 FEET; THENCE RUN SOUTH 01°26'53" EAST 192.43 EAST; THENCE RUN NORTH 89°44'00" EAST 417.99' TO A LINE 53.00 FEET WEST OF MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 20; THENCE RUN SOUTH 01°27'16" EAST ALONG A LINE 53.00 FEET WEST OF AND PARALLEL OF PINE ISLAND ROAD AND NORTH WEST 41ST STREET LYING BETWEEN THE CENTERLINE OF SAID RIGHTS-OF-WAY AND THE NORTH AND EAST BOUNDARYS DESCRIBED HEREON –

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA AND CONTAINING 6.6939 ACRES MORE OR LESS.

- C. MAP AT A SCALE OF 1"= 300' A CLEAR INDICATION OF THE AMENDMENT LOCATION, BOUNDARIES, AND PROPOSED LAND USES. (OTHER SCALES MAY BE ACCEPTED AT THE DISCRETION OF THE PLANNING COUNCIL EXECUTIVE DIRECTOR. PLEASE CONTACT THE PLANNING COUNCIL OFFICE IN THIS REGARDS, PRIOR TO THE SUBMITTAL OF THE APPLICATION).**

Please see Exhibit A for the amendment location, boundaries, and, existing and proposed land uses.

- D. PROVIDE A TYPED LIST OF ALL OWNERS OF PROPERTY, AS THEIR NAMES AND ADDRESSES ARE DISCLOSED BY THE MOST RECENT COUNTY AD VALOREM REAL PROPERTY TAX ROLL, WITHIN THREE HUNDRED FIFTY (350) FEET OF THE AMENDMENT SITE:**

Please see Exhibit E for the list of all owners of property within five hundred (500) feet of the amendment site, pursuant to Sec. 16-51 of the City of Sunrise Land Development Code.

5. **EXISTING AND PROPOSED USES**

- A. CURRENT AND PROPOSED LOCAL AND BROWARD COUNTY LAND USE PLAN DESIGNATION(S) FOR THE AMENDMENT SITE. IF MULTIPLE LAND USE DESIGNATIONS, DESCRIBE GROSS ACERAGE WITHIN EACH DESIGNATION.**

The applicant proposes to amend the Broward County Land Use Plan (BCLUP) for approximately 6.218 net acres (6.694 gross acres) of Office Park (OP), Community Facilities (CF) and Low-Medium (10) Residential to Medium-High (25) Residential. The subject site contains two distinct but contiguous parcels that share a 50' right-of-way that is zoned Residential Multi-Family (5-10 DU/AC), RM-10, and, Professional Office, B-4, with a land designation of Low-Medium (10) Residential. Both parcels are respectively known as the Shamrock Inn (5.118 net and 5.545 gross acres) and Sunrise Jewish Center (1.10 net and 1.145 gross acres). The amendment site is specifically depicted on Exhibit A and Exhibit C of the Appendix.

Amendment Site Land Use	City of Sunrise, FL	Broward County Land Use Plan
Current:	Office Park / Community Facility / Low-Medium (10) Residential	Office Park / Community Facility / Low-Medium (10) Residential
Proposed:	Medium High (25) Residential	Medium High (25) Residential

Surrounding Properties Land Use	City of Sunrise, FL	Broward County Land Use Plan
North	Community Facilities / Commercial	Community Facilities / Commercial
East	Medium (16) Residential	Medium (16) Residential
South	Medium (16) Residential	Medium (16) Residential
West	Low-Medium (10) Residential	Low-Medium (10) Residential

- B. CURRENT AND PROPOSED ZONING FOR AMENDMENT SITE AND ADJACENT AREAS.**

Amendment Site Zoning	City of Sunrise, FL
Current:	B-4, Professional Office / CF, Community Facility / RM-10,

Application for amendment to the City of Sunrise FLUM
4001 Pine Island Road, Sunrise, Florida

	Residential Multi-Family (5-10 DU/AC)
Proposed:	RM-25, Residential Muti-Family (16-25 DU/AC)

Adjacent Areas Zoning	City of Sunrise, FL
North	B-3, General Business and CF, Community Facilities
East	RM-16, Residential Multi-Family (10-16 DU/AC)
South	RM-16, Residential Multi-Family (10-16 DU/AC)
West	RM-10, Residential Multi-Family (5-10 DU/AC)

C. INDICATE IF THE FLEXIBILITY PROVISIONS OF THE BROWARD COUNTY LAND USE PLAN HAVE BEEN USED FOR ADJACENT AREAS.

Five flex units were allocated to the New Sunrise Palms ACLF (AKA the Colony Club) (Resolution No. 85 275-97-A, 2/25/1997), and, one flex unit was allocated to the Avery Glen Development (Affordable Housing) (Resolution No. 06-191-10-A, 06/08/2010). Both sites are south of the subject property. Information was obtained from the City of Sunrise's Department of Community Development, Planning Division.

D. EXISTING USE OF AMENDMENT SITE AND ADJACENT AREAS

Location	Existing Use
Amendment Site	119-unit extended stay hotel and public assembly / school use

Adjacent Areas	Existing Use
North	Commercial
East	Charter School / Multi-Family Residential
South	Multi-Family Residential
West	Multi-Family Residential

E. PROPOSED USE OF AMENDMENT SITE INCLUDING SQUARE FOOTAGE AND/OR DWELLING UNIT COUNT PROPOSED FOR EACH PARCEL.

The proposed use is 119 multi-family, mid-rise residential units.

F. MAXIMUM ALLOWABLE DEVELOPMENT PER LOCAL GOVERNMENT LAND USE PLANS UNDER EXISTING DESIGNATION FOR THE SITE, INCLUDING SQUARE FOOTAGE FOR EACH NON-RESIDENTIAL USED AND/OR DWELLING UNIT COUNT.

Using the presumptive countywide intensity standard of 10,000 square feet of development per acre for residential development, the square footage numbers were 62,180 net square feet and 66,940 gross square feet to analyze the impacts of the proposed amendment.

- G. *INDICATE IF THE AMENDMENT IS PART OF A LARGER DEVELOPMENT PROJECT THAT IS INTENDED TO BE DEVELOPED AS A UNIT SUCH AS A SITE PLAN, PLAT OR DEVELOPMENT OF REGIONAL IMPACT. IF SO, INDICATE THE NAME OF THE DEVELOPMENT; PROVIDE THE SITE PLAN OR PLAT NUMBER; PROVIDE A LOCATION MAP; AND, IDENTIFY THE PROPOSED USES.***

Not applicable.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below determine the impact of the amendment on existing and planned public facilities and services. Provide calculations for each planned public facility and/or service.

A. SANITARY SEWER

- 1. *IDENTIFY WHETHER THE AMENDMENT SITE OR A PORTION IS CURRENTLY AND/OR PROPOSED TO BE SERVICED BY SEPTIC TANKS.***

The amendment site is currently served by the City of Sunrise sanitary sewer system with no use of septic tanks.

- 2. *IDENTIFY THE SANITARY SEWER FACILITIES SERVING THE AMENDMENT SITE INCLUDING THE CURRENT PLANT CAPACITY, CURRENT PLUS COMMITTED DEMAND ON PLANT CAPACITY, AND PLANNED PLANT CAPACITY.***

The Springtree Plant serves the amendment site area. The current permitted design treatment capacity for the City of Sunrise Springtree Plant is 10.00 MGD. The current is 8.2 MGD.

- 3. *IDENTIFY THE NET IMPACT ON SANITARY SEWER DEMAND RESULTING FROM THE PROPOSED AMENDMENT. PROVIDE CALCULATIONS, INCLUDING ANTICIPATED DEMAND PER SQUARE FOOT OR DWELLING UNIT.***

The amendment will generate 23,800 gallons per day (GPD) of sanitary sewage using the residential and two-bedroom sanitary sewage rate of 200 GPD per D.U. The current land use designations of office park, community facilities and low-medium (10) residential generate 10,809.9 GPD of sanitary sewage utilizing net acreage (11,450.4 GPD utilizing gross acreage). The office park generation rate pursuant to the City's Estimated Water and Sewer Flows⁴ is 15 GPD per 100 SF of floor space; and Community Facility (using school and place of assembly generation rates) are 14 GPD per student of charter school, 15 GPD per staff member of charter school, 1,825 GPD in the sanctuary. The Low Medium (10)

⁴ Table, Consistency and Concurrency Management System, City of Sunrise Community Development – Planning.

Residential land area was calculated with the residential and two-bedroom sanitary rate of 200 GPD per DU, and, the most intensive amount of dwelling units allowed on .364 net acres (.374 gross acres).

The resulting calculations show that the amendment will be an increase of 10,809.9 G.P.D. (Net Acreage Impact) and 11,450.4 G.P.D. (Gross Acreage Impact) as follows:

Amendment:

119 D.U. x 200 G.P.D. per D.U. = 23,800 G.P.D.

Existing Uses:

Office Park Designation:

NET ACREAGE = 49,360 S.F. / 100 S.F. x 15 G.P.D. = 7,404 GPD

GROSS ACREAGE = 53,630 S.F. / 100 S.F. x 15 G.P.D. = 8,044.5 GPD

Community Facilities Designation:

School Use = 320 Students x 14 G.P.D. = 4,480 GPD
6 Staff members x 15 G.P.D. = 90 GPD
4,570 total G.P.D. x .23⁵ = 1,051.1 GPD

Temple Use = 9,465 S.F. Sanctuary / 7⁶ = 1,352 seats X .23 (CF area) X 5⁷ = 1,554.8 GPD

Both CF Uses = 2,605.9 GPD

Low-Medium (10) Residential:

There is 0.364 acres of land designated Low-Medium (10) Residential. The highest possible D.U for this land area is 4 D.U.

4 D.U. x 200 G.P.D. per D.U. = 800 GPD

Increase in Demand: Utilizing Net Acreage = 10,809.9 GPD
Utilizing Gross Acreage = 11,450.4 GPD

4. IDENTIFY THE PROJECTED PLANT CAPACITY AND DEMAND FOR THE SHORT AND LONG RANGE PLANNING HORIZONS AS IDENTIFIED WITHIN THE LOCAL GOVERNMENT'S ADOPTED COMPREHENSIVE PLAN. PROVIDE DEMAND

⁵ The statistical portion of the Sunrise Jewish Center property that is included in the Land Use Plan Amendment.

⁶ In accordance with the Florida Building Code for determining capacity for attached seating.

⁷ Church (per seat) generation rate, Consistency and Concurrency Management System, City of Sunrise Community Development – Planning.

PROJECTIONS AND INFORMATION REGARDING PLANNED CAPACITY EXPANSIONS INCLUDING YEAR, IDENTIFIED FUNDING SOURCES AND OTHER RELEVANT INFORMATION.

The 2013 adopted comprehensive plan stated that the existing level of service is 127 gallons per day (GPD). Projected demand is given in gallons per day, annual average, rather than GPCPD. Projected demand for 2015 for the City of Sunrise is 12,200,800 increased to 12,812,600 in 2018.

The adopted comprehensive plan does not project capacity and demand beyond 2010. City of Sunrise Utilities provided a 2020 flow projection for all WWTPs, estimated to be 25.89 MGD average daily flow. Permitted capacity for all WWTPs is 30.0 MGD.

5. *CORRESPONDENCE FROM SANITARY SEWER PROVIDER VERIFYING THE INFORMATION SUBMITTED AS PART OF THE APPLICATION ON ITEMS 1 – 4 ABOVE. CORRESPONDENCE MUST CONTAIN NAME, POSITION AND CONTACT INFORMATION OF PARTY PROVIDING VERIFICATION.*

Please see Exhibit F for sanitary sewer information from the City of Sunrise.

B. POTABLE WATER

1. *DATA AND ANALYSIS DEMONSTRATING THAT A SUFFICIENT SUPPLY OF POTABLE WATER AND RELATED INFRASTRUCTURE WILL BE AVAILABLE TO SERVE THE PROPOSED AMENDMENT SITE THROUGH THE LONG-TERM PLANNING HORIZON, INCLUDING THE NATURE, TIMING AND SIZE OF THE PROPOSED WATER SUPPLY AND RELATED INFRASTRUCTURE IMPROVEMENTS.*

Data and analysis demonstrating sufficient water supply, treatment and related infrastructure is provided in the responses below and in Exhibit F.

2. *IDENTIFY THE FACILITIES SERVING THE SERVICE AREA IN WHICH THE AMENDMENT IS LOCATED INCLUDING THE CURRENT PLANT CAPACITY, CURRENT AND COMMITTED DEMAND ON THE PLANT AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) PERMITTED WITHDRAWAL, INCLUDING THE EXPIRATION DATE OF THE SFWMD PERMIT.*

The Springtree Plant provides potable water service to the amendment site area. The permitted plant capacity is 24.0 MGD, with total capacity of 50.0 MGD for all looped water plants. The current demand for Springtree WTP is 10.025 MGD. The permitted withdraw is 10.7 MGD + 2.5 MGD (RO) = 13.2 MGD. The expiration date of Permit 06-00120-W is May 15, 2028.

3. *IDENTIFY THE WELLFIELD SERVING THE SERVICE AREA IN WHICH THE AMENDMENT IS LOCATED INCLUDING THE PERMITTED CAPACITY, REMAINING CAPACITY AND EXPIRATION DATE OF THE PERMIT.*

Not applicable.

4. *IDENTIFY THE NET IMPACT ON POTABLE WATER DEMAND, BASED ON ADOPTED LEVEL OF SERVICE RESULTING FROM THE PROPOSED AMENDMENT. PROVIDE CALCULATIONS, INCLUDING ANTICIPATED DEMAND PER SQUARE FOOT OR DWELLING UNIT.*

The amendment will require 23,800 G.P.D. of potable water, which is an increase of 10,809.9 G.P.D. utilizing net acreage (11,450.4 G.P.D. utilizing gross acreage) in potable water demand as follows, using the residential, two-bedroom potable water design flow rate of 200 G.P.D. per D.U.. For office park and community facility rates pursuant to the City's Estimated Water and Sewer Flows (Table), analysis utilized 15 GPD per 100 SF of floor space; 14 GPD per student of charter school; 15 GPD per staff member of charter school; and, 0.918 net area (0.953 gross area) of community facilities, and, 0.364 net area (0.378 gross area) of low-medium (10) residential that are a part of this land use plan amendment.

The resulting calculations show that the amendment will be an increase of 10,809.9 G.P.D. (Net Acreage Impact) and 11,450.4 G.P.D. (Gross Acreage Impact) as follows:

Amendment:

119 D.U. x 200 G.P.D. per D.U. = 23,800 G.P.D.

Existing Uses:

Office Park Designation:

NET ACREAGE = 49,360 S.F. / 100 S.F. x 15 G.P.D. = 7,404 G.P.D.

GROSS ACREAGE = 53,630 S.F. / 100 S.F. x 15 G.P.D. = 8,044.5 G.P.D.

Community Facilities Designation:

School Use = 320 students⁸ x 14 G.P.D. = 4,480 G.P.D.
6 staff members x 15 G.P.D. = 90 G.P.D.
4,570 total G.P.D. x .23⁹ = 1,051.1 G.P.D.

Temple Use = 9,465 S.F. Sanctuary / 7¹⁰ = 1,352 seats X .23 (CF area) X 5¹¹ = 1,554.8 G.P.D.

Both CF Uses = 32,605.9 G.P.D.

Low-Medium (10) Residential:

⁸ The maximum capacity of 320 students from grades 9 – 12 is permitted on the subject property. The subject property is classified as a Community Facility (CF) and pursuant to Subsection 16-77 of the City's Land Development Code (LDC); the existing charter school is accessory to a place of public assembly.

⁹ The statistical portion of the Sunrise Jewish Center property that is included in the Land Use Plan Amendment

¹⁰ In accordance with the Florida Building Code for determining capacity for attached seating.

¹¹ Church (per seat) generation rate, Consistency and Concurrency Management System, City of Sunrise Community Development – Planning.

There is 0.364 acres of land designated Low-Medium (10) Residential. The highest possible D.U for this land area is 4 D.U.

$$4 \text{ D.U.} \times 200 \text{ G.P.D. per D.U.} = 800 \text{ GPD}$$

Increase in Demand: Utilizing Net Acreage = 10,809.9 G.P.D.
Utilizing Gross Acreage = 11,450.4 G.P.D.

5. *IDENTIFY THE PROJECTED CAPACITY AND DEMAND FOR THE SHORT AND LONG RANGE PLANNING HORIZONS AS IDENTIFIED WITHIN THE ADOPTED COMPREHENSIVE PLAN – PROVIDE DEMAND PROJECTIONS AND INFORMATION REGARDING PLANNED WELLFIELD AND PLANNED PLANT CAPACITY EXPANSIONS INCLUDING YEAR, FUNDING SOURCES AND OTHER RELEVANT INFORMATION. IF ADDITIONAL WELLFIELDS ARE PLANNED, PROVIDE STATUS INCLUDING THE STATUS OF ANY PERMIT APPLICATIONS.*

The City of Sunrise Comprehensive Plan, projected combined plant demand for 2015 for the City of Sunrise is 12,200,800, increased to 12,812,600 in 2018. The total design capacity is 24.00 MGD. There are no immediate plans for expansion.

6. *CORRESPONDENCE FROM POTABLE WATER PROVIDER VERIFYING THE INFORMATION SUBMITTED AS PART OF THE APPLICATION ON ITEMS 1 – 5 ABOVE. CORRESPONDENCE MUST CONTAIN NAME, POSITION AND CONTACT INFORMATION OF PARTY PROVIDING INFORMATION.*

Please see Exhibit F for potable water information verified by the City of Sunrise.

C. DRAINAGE

1. *PROVIDE THE ADOPTED LEVEL OF SERVICE STANDARD FOR THE SERVICE AREA IN WHICH THE AMENDMENT IS LOCATED.*

City of Sunrise uses standards contained within Florida Administrative Code as the adopted standards for storm water discharge. Chapter 65-25.025, FAC, requires that a facility with a drainage area of less than 100 acres provide treatment equivalent to either retention, or detention with filtration, of the run-off from the first one inch of rainfall, or, the first one-half inch of run-off.

2. *IDENTIFY THE DRAINAGE DISTRICT AND DRAINAGE SYSTEMS SERVING THE AMENDMENT AREA.*

The amendment site is located within the City of Sunrise and meets the adopted level of service standard. If any improvements are required, the applicant will coordinate with the City of Sunrise, South Florida Water Management District (SFWMD) and Broward County to modify the existing drainage criteria for residential use.

3. *IDENTIFY ANY PLANNED DRAINAGE IMPROVEMENTS, INCLUDING YEAR, FUNDING SOURCES AND OTHER RELEVANT INFORMATION.*

There are no improvements/expansions programmed or needed at this time.

4. *INDICATE IF A SURFACE WATER MANAGEMENT PLAN HAS BEEN APPROVED BY, OR AN APPLICATION SUBMITTED TO, THE SFWMD AND/OR ANY INDEPENDENT DRAINAGE DISTRICT, FOR THE AMENDMENT SITE. IDENTIFY THE PERMIT NUMBERS (S), OR APPLICATION NUMBER (S) IF THE PROJECT IS PENDING, FOR THE AMENDMENT SITE. IF AMENDMENT SITE IS NOT REQUIRED TO OBTAIN A SFWMD PERMIT, PROVIDE DOCUMENTATION OF SAME.*

Not applicable. Any drainage improvements on the vacant portion of the Sunrise Temple property will require a Surface Water License at the time of construction.

5. *IF THE AREA IN WHICH THE AMENDMENT IS LOCATED DOES NOT MEET THE ADOPTED LEVEL OF SERVICE AND THERE ARE NO IMPROVEMENTS PLANNED (BY THE UNIT OF LOCAL GOVERNMENT OR DRAINAGE AUTHORITY) TO ADDRESS THE DEFICIENCIES, PROVIDE AN ENGINEERING ANALYSIS WHICH DEMONSTRATES HOW THE SITE WILL BE DRAINED AND THE IMPACT ON THE SURROUNDING PROPERTIES. THE INFORMATION SHOULD INCLUDE THE WET SEASON WATER LEVEL OF THE AMENDMENT SITE, DESIGN STORM WATER LEVEL FOR THE AMENDMENT, DESIGN STORM ELEVATION, NATURAL AND PROPOSED LAND ELEVATION, ONE HUNDRED YEAR FLOOD ELEVATION, ACREAGE OF PROPOSED WATER MANAGEMENT RETENTION AREA, ELEVATIONS FOR BUILDINGS, ROADS AND YEARS, STORAGE AND RUNOFF CALCULATIONS FOR THE DESIGN STORM AND ESTIMATED TIME FOR FLOOD WATERS TO RECEDE TO THE NATURAL LAND ELEVATION.*

The amendment site will be designed to comply with all on-site stormwater retention requirements and will function at the adopted LOS standard. There is an existing drainage connection and meets the design criteria and requirements of the SFWMD, Broward County Department of Planning and Environmental Protection, and the City of Sunrise.

6. *CORRESPONDENCE FROM LOCAL DRAINAGE DISTRICT VERIFYING THE INFORMATION SUBMITTED AS PART OF THE APPLICATION.*

Please see Exhibit F for drainage verification from the City of Sunrise.

D. SOLID WASTE

1. *PROVIDE THE ADOPTED LEVEL OF SERVICE STANDARD FOR THE MUNICIPALITY IN WHICH THE AMENDMENT IS LOCATED.*

The adopted LOS standard for the City is 7.0 LBS per capita per day (PCPD) according to the City's adopted Comprehensive Plan.

2. *IDENTIFY THE SOLID WASTE FACILITIES SERVING THE SERVICE AREA IN WHICH THE AMENDMENT IS LOCATED INCLUDING THE LANDFILL/PLANT CAPACITY, CURRENT AND COMMITTED DEMAND ON THE LANDFILL/PLANT CAPACITY AND PLANNED LANDFILL/PLANT CAPACITY.*

Residential solid waste generated by the amendment would be delivered to the Wheelabrator waste-to-energy facility. Two waste-to-energy facilities can process 2,250 tons per day, each,

and currently receive a combined 3,000 tons per day (1,095,000 tons per year). Landfill capacity is 4,500,000 cubic yards with additional capacity provided by the backup facility, and demand averages 40,000 to 50,000 tons per year. Sufficient capacity exists to process and dispose of all anticipated solid waste to be generated by the amendment.

3. *IDENTIFY THE NET IMPACT ON SOLID WASTE DEMAND RESULTING FROM THE PROPOSED AMENDMENT. PROVIDE CALCULATIONS, INCLUDING ANTICIPATED DEMAND PER SQUARE FOOT OR DWELLING UNIT.*

The proposed amendment will allow for a maximum of 119 dwelling units. There will be a decrease in demand on solid waste facilities of 650.92 lbs. per day based on the land uses of Office Park (net), Community Facility uses (school & public assembly), low-medium (10) residential and the maximum allowed for the proposed Residential land use. See table below for calculation.

Solid Waste Generation Rates:

Land Use	Solid Waste Generation Rate	Sq. ft./ or Dwelling Units	Total
Office Park (net)	1 lb. per 100 sq. ft. per day	49,360 sq. ft.	493.6 lbs. per day
Office Park (gross)	1 lb. per 100 sq. ft. per day	53,630 sq. ft.	536.3 lbs. per day
Community Facility (school)	8 lb. per room and .25 lb. per student	6 rooms and 320 students X .23 ¹²	29.44 lbs. per day
Community Facility (public assembly)	3 lb. per seat	1,352 seats X .23	932.88 lbs. per seat
Low-Medium (10) Residential (net)	7.0 lbs. per unit per day	4 Dwelling Units	28 lbs. per day
Low-Medium (10) Residential (gross)	7.0 lbs. per unit per day	4 Dwelling Units	28 lbs. per day
Residential (proposed)	7.0 lbs. per unit per day	119 Dwelling Units	833 lbs. per day
Residential (maximum)	7.0 lbs. per unit per day	119 Dwelling Units	833 lbs. per day

4. *CORRESPONDENCE FROM THE SOLID WASTE PROVIDER VERIFYING THE INFORMATION SUBMITTED AS PART OF THE APPLICATION.*

Please see Exhibit H for the solid waste verification letter.

E. RECREATION AND OPEN SPACE

1. *PROVIDE THE ADOPTED LEVEL OF SERVICE STANDARD FOR THE SERVICE AREA IN WHICH THE AMENDMENT IS LOCATED AND THE CURRENT LEVEL OF SERVICE.*

¹² The statistical portion of the Sunrise Jewish Center property that is included in the Land Use Plan Amendment.

The adopted LOS standard for the City is 3 acres of recreation and open space per 1,000 residents, with a current LOS of 3.3 acres per 1,000 residents according to the City's Comprehensive Plan.

2. *IDENTIFY THE PARKS SERVICING THE SERVICE AREA IN WHICH THE AMENDMENT IS LOCATED INCLUDING ACREAGE AND FACILITY TYPE, E.G. NEIGHBORHOOD, COMMUNITY OR REGIONAL PARK.*

PARKS LOCATED WITHIN THE AMENDMENT AREA FLEX ZONE (66)

Park Name	Acreage	Park Service Area	Ownership
Sunrise Tennis Club Park	9.1	Community	City-owned
Civic Center	14.0	N/A	City-owned
Welleby Passive Park	28.8	Community	City-owned
Piper Park	8.0	Neighborhood	City-owned
Springtree Country Club	29.3	Community	City golf course

Source: Table F-4 and F-2, City of Sunrise Comprehensive Plan

3. *QUANTIFY THE CHANGE IN NEED FOR PARK ACREAGE RESULTING FROM THIS AMENDMENT.*

The amendment will result in an increase of demand for parks and open space in the amount of 0.91 acre, as follows, using the average household size reported in the 2010 U.S. Census for Sunrise of 2.54 persons:

$$119 \times 2.54 = 302.26 / 1,000 \times 3 = 0.91 \text{ acre}$$

4. *IDENTIFY THE PROJECTED PARK NEEDS FOR THE SHORT AND LONG RANGE PLANNING HORIZONS AS IDENTIFIED WITHIN THE ADOPTED COMPREHENSIVE PLAN – PROVIDE NEED PROJECTIONS AND INFORMATION REGARDING PLANNED CAPACITY EXPANSIONS INCLUDING YEAR, IDENTIFIED FUNDING SOURCES, AND OTHER RELEVANT INFORMATION.*

The current park acreage for the City is 351.50 acres, which satisfies the requirement of 3 acres per thousand people for the year 2020. The City of Sunrise projected population for 2020 is 99,106. A total of 297.3 acres of recreation and open space is required to satisfy the projected population of 2020. There are currently no planned capacity expansions.

5. *FOR AMENDMENTS WHICH WILL RESULT IN AN INCREASED DEMAND FOR "COMMUNITY PARKS" ACREAGE, AS REQUIRED BY THE BROWARD COUNTY LAND USE PLAN, AN UP-TO-DATE INVENTORY OF THE MUNICIPAL COMMUNITY PARKS INVENTORY MUST BE SUBMITTED, INCLUDING DOCUMENTATION, CONSISTENT WITH REQUIREMENTS OF THE LAND USE PLAN, DEMONSTRATING ADEQUATE PUBLIC ACCESS AND CONSPICUOUS SIGNAGE FOR ALL ADDITIONAL*

ACREAGE/SITES USED TO MEET THE REQUIREMENT OF THREE (3) ACRES PER 1,000 EXISTING RESIDENTS.

Not applicable.

F. TRAFFIC CIRCULATION

1. *IDENTIFY THE ROADWAYS IMPACTED BY THE PROPOSED AMENDMENT AND INDICATE THE NUMBER OF LANES, CURRENT TRAFFIC VOLUMES, ADOPTED LEVEL OF SERVICE AND CURRENT LEVEL OF SERVICE FOR EACH ROADWAY.*

Existing Roadway Conditions

Roadway	Lanes	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
Pine Island Rd. North of Oakland Park Blvd.	6	25,500	56,905	C	2,423	5,121	C
Pine Island Rd. North of NW 44 th Street.	6	34,500	56,905	C	3,278	5,121	C
NW 44 th Street East of Nob Hill Road.	4	9,400	35,820	C	893	3,222	C
NW 44 th Street East of Pine Island Road.	4	14,000	29,160	D	1,330	2,628	D
Oakland Park Blvd. East of Nob Hill Road	6	44,500	59,900	C	4228	5390	C
Oakland Park Blvd. East of Pine Island Rd.	6	43,000	59,900	C	4,085	5,390	C

Source: Broward County MPO 2013 traffic counts and Roadway Level of Service Analysis for 2013 and 2035; City of Sunrise Comprehensive Plan

2. *IDENTIFY THE PROJECTED LEVEL OF SERVICE FOR THE ROADWAYS IMPACTED BY THE PROPOSED AMENDMENT FOR THE SHORT (FIVE YEAR) AND LONG TERM (2035) PLANNING HORIZONS. PLEASE UTILIZE AVERAGE DAILY TRAFFIC VOLUMES PER BROWARD COUNTY METROPOLITAN PLANNING ORGANIZATION PLANS AND PROJECTIONS.*

Application for amendment to the City of Sunrise FLUM
4001 Pine Island Road, Sunrise, Florida

Projected Short Term (2018) Levels of Service and AADT Traffic Volumes

Roadway	Lanes	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
Pine Island Rd. North of Oakland Park Blvd.	6	32,032	56,905	C	3,043	5,121	C
Pine Island Rd. North of NW 44 th Street.	6	39,150	56,905	C	3,704	5,121	C
NW 44 th Street East of Nob Hill Road.	4	11,846	35,820	C	1,125	3,222	C
NW 44 th Street East of Pine Island Road.	4	15,295	29,160	D	1,453	2,628	D
Oakland Park Blvd. East of Nob Hill Road	6	45,747	59,900	C	4,346	5390	C
Oakland Park Blvd. East of Pine Island Rd.	6	44,367	59,900	C	4,215	5,390	C

Source: Broward County MPO 2013 traffic counts and Roadway Level of Service Analysis for 2013 and 2035. Interpolation was conducted by The Mellgren Planning Group, Inc.

Projected Long Term (2035) Levels of Service and AADT Traffic Volumes

Roadway	Lanes	AADT			Peak Hour		
		Volume	Capacity	LOS	Volume	Capacity	LOS
Pine Island Rd. North of Oakland Park Blvd.	6	54,244	56,905	C	5,153	5,121	F
Pine Island Rd. North of NW 44 th Street.	6	54,964	56,905	C	5,222	5,121	F
NW 44 th Street East of Nob Hill Road.	4	20,166	35,820	C	1,916	3,222	C
NW 44 th Street East of Pine Island Road.	4	19,698	29,160	D	1,871	2,628	D
Oakland Park Blvd. East of Nob Hill Road	6	49,985	59,900	C	4,749	5390	C

Oakland Park Blvd. East of Pine Island Rd.	6	49,000	59,900	C	4,655	5,390	C
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Source: Broward County MPO 2013 traffic counts and Roadway Level of Service Analysis for 2013 and 2035.

3. *BROWARD PLANNING COUNCIL STAFF WILL ANALYZE TRAFFIC IMPACTS RESULTING FROM THE AMENDMENT. YOU MAY PROVIDE A TRAFFIC IMPACT ANALYSIS FOR THIS AMENDMENT - CALCULATE ANTICIPATED AVERAGE DAILY TRAFFIC GENERATION FOR THE EXISTING AND PROPOSED LAND USE DESIGNATIONS. IF THE AMENDMENT REFLECTS A NET INCREASE IN TRAFFIC GENERATION, IDENTIFY ACCESS POINTS TO/FROM THE AMENDMENT SITE AND PROVIDE A DISTRIBUTION OF THE ADDITIONAL TRAFFIC ON THE IMPACTED ROADWAY NETWORK AND IDENTIFY THE RESULTING LEVEL OF SERVICE CHANGE FOR THE 2015 PLANNING HORIZONS.*

Acknowledged. Following Broward County Planning Council analysis of traffic impacts resulting from the amendment, the applicant will forward all traffic impact results to the City of Sunrise.

4. *PROVIDE ANY TRANSPORTATION STUDIES RELATING TO THIS AMENDMENT, AS DESIRED.*

Not applicable.

G. MASS TRANSIT

1. *IDENTIFY THE MASS TRANSIT MODES, EXISTING AND PLANNED MASS TRANSIT ROUTES AND SCHEDULED SERVICE (HEADWAY) SERVING THE AMENDMENT AREA WITHIN ONE-QUARTER OF A MILE.*

Current bus service to the amendment area is provided by Broward County Transit Route 88. Route 88 operates on weekdays with a frequency (headway) of thirty (30) minutes to one (1) hour on weekdays. There is no weekend service on this route.

2. *QUANTIFY THE CHANGE IN MASS TRANSIT DEMAND RESULTING FROM THIS AMENDMENT.*

According to Broward County Mass Transit Division, no significant change in transit service demand is anticipated as a result of this amendment and there is adequate transit service to meet the demand that this project would generate.

3. *DESCRIBE HOW THE PROPOSED AMENDMENT FURTHERS OR SUPPORTS MASS TRANSIT USE.*

The location and proposed density of the amendment is consistent with the transit-oriented development concept, as it will place medium-density housing in proximity to existing mass-transit routes. The proposed density of the amendment is sufficient to support transit and nearby multi-modal options. The design of the development will include proximate transit amenities.

4. *LETTER FROM SERVICE PROVIDER VERIFYING THE INFORMATION IN SUBMITTED AS PART OF THE APPLIATION.*

Please see Exhibit H for the mass transit verification letter.

H. PROVISION OF OPEN SPACE

AS APPLICABLE, DESCRIBE HOW THE LOCAL GOVERNMENT AND/OR APPLICANT ARE ADDRESSING BROWARD COUNTY LAND USE PLAN OBJECTIVE 5.04.00 AND POLICIES 5.04.01, 5.04.02, 5.04.03 AND 5.04.04.

Not Applicable.

7. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

A. *HISTORIC SITES OR DISTRICTS ON THE NATIONAL REGISTER OF HISTORIC PLACES OR LOCALLY DESIGNATED HISTORIC SITES.*

Neither the National Register of Historic Places nor the City's Comprehensive Plan identifies any historic sites within or abutting the amendment site. Please see exhibit L for the Historic Resources verification letter from the State of Florida.

B. *ARCHAEOLOGICAL SITES LISTED ON THE FLORIDA MASTER SITE FILE.*

There are no archaeological sites listed on the Florida Master Site File for the amendment site or any adjacent property within Section 20.

C. *WETLANDS.*

The amendment site does not contain and is not adjacent to any wetlands identified in the City's Comprehensive Plan.

D. *LOCAL AREAS OF PARTICULAR CONCERN AS IDENTIFIED WITHIN THE BROWARD COUNTY LAND USE PLAN.*

The amendment site does not contain, and is not adjacent to a LAPC as identified within the Broward County Land Use Plan.

E. *PRIORITY PLANNING AREA MAP AND BROWARD COUNTY LAND USE PLAN POLICY A.03.05 REGARDING SEA LEVEL RISE.*

The amendment site is not located within a priority planning area nor does it relate to sea level rise (A.03.05) identified within the Broward County Land Use Plan. Please see Exhibit M that depicts no priority planning areas within the City of Sunrise.

F. *"ENDANGERED" OR "THREATENED SPECIES" OR "SPECIES OF SPECIAL CONCERN" OR "COMMERCIALY EXPLOITED" AS PER THE FLORIDA FISH AND WILDLIFE CONSERVATION*

COMMISSION (FAUNA), THE U.S. FISH AND WILDLIFE SERVICE (FLORA AND FAUNA), OR THE FLORIDA DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES (FAUNA). IF YES, IDENTIFY THE SPECIES AND SHOW THE HABITAT LOCATION ON A MAP.

The petitioner is not aware of any presence of species considered endangered, threatened, of special concern, or commercially exploited within the amendment site.

G. PLANTS LISTED IN THE REGULATED PLANT INDEX FOR PROTECTION BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

The petitioner is not aware of any plants on the amendment site listed in the regulated plant index for protection by the Florida Department of Agriculture and Consumer Services.

H. WELLFIELDS - INDICATE WHETHER THE AMENDMENT IS LOCATED WITHIN A WELLFIELD PROTECTION ZONE OF INFLUENCE AS DEFINED BY BROWARD COUNTY CODE, CHAPTER 27, ARTICLE 13 "WELLFIELD PROTECTION." IF SO, SPECIFY THE AFFECTED ZONE AND ANY PROVISIONS WHICH WILL BE MADE TO PROTECT THE WELLFIELD.

The amendment is located within wellfield protection Zone 3 according to the DPEP well protection zone of influence map, as shown in Exhibit K in the Appendix of this report. Zone 3 requires regulation of facilities storing, handling, producing, using or manufacturing regulated substances.

I. SOILS - DESCRIBE WHETHER THE AMENDMENT WILL REQUIRE THE ALTERATION OF SOIL CONDITIONS OR TOPOGRAPHY. IF SO, DESCRIBE WHAT MANAGEMENT PRACTICES WILL BE USED TO PROTECT OR MITIGATE THE AREA'S NATURAL FEATURES.

The amendment site overlays soils of the Hallandale-Margate Association. The amendment will not require alteration of soil conditions or topography uncharacteristic of typical residential development.

J. BEACH ACCESS – INDICATE IF THE AMENDMENT SITE FRONTS THE OCEAN OR WOULD IMPACT ACCESS TO PUBLIC BEACHES. IF SO, DESCRIBE HOW PUBLIC BEACH ACCESS WILL BE ADDRESSED.

Not applicable. The site is located west of 1-95.

8. AFFORDABLE HOUSING

DESCRIBE HOW THE LOCAL GOVERNMENT IS ADDRESSING BROWARD COUNTY LAND USE PLAN POLICY 1.07.07.

Please see the attached City of Sunrise verification letter describing how municipal programs address Broward County Land Use Plan Policy 1.07.07.

9. LAND USE COMPATIBILITY

DESCRIBE HOW THE AMENDMENT IS CONSISTENT WITH EXISTING AND PROPOSED LAND USES IN THE AREA AND WHAT PROVISIONS HAVE OR WILL BE MADE TO ENSURE LAND USE COMPATIBILITY.

A Medium-High (25) Residential land use designation is appropriate for the area due to the surrounding multi-family residential developments; and, ideal because it is located within walking distance of existing community facilities. The proposed amendment site meets all of the above conditions by its unique location on North Pine Island Road, immediately adjacent to a Residential and Community Facility land use designation, and, across the street from a Residential land use designation. The amendment site is currently four stories in height and well planted with mature vegetation. The amendment site is consistent with surrounding sites and nearby buildings, causing no compatibility issues with the proposed residential land use.

10. HURRICANE EVACUATION ANALYSIS

PROVIDE A HURRICANE EVACUATION ANALYSIS BASED ON THE PROPOSED AMENDMENT, CONSIDERING THE NUMBER OF PERMANENT AND SEASONAL RESIDENTIAL DWELLING UNITS (INCLUDING SPECIAL RESIDENTIAL FACILITIES REQUIRING EVACUATION, AVAILABILITY OF HURRICANE SHELTER SPACES, AND EVACUATION ROUTES AND CLEARANCE TIMES. THE HURRICANE EVACUATION ANALYSIS SHALL BE BASED ON THE BEST AVAILABLE SATA/MODELING TECHNIQUES AS IDENTIFIED BY THE BROWARD COUNTY EMERGENCY MANAGEMENT DIVISION.

Not applicable.

11. REDEVELOPMENT ANALYSIS

INDICATE IF THE AMENDMENT IS LOCATED IN AN IDENTIFIED REDEVELOPMENT (I.E., COMMUNITY REDEVELOPMENT AGENCY, COMMUNITY DEVELOPMENT BLOCK GRANT) AREA. IF SO, DESCRIBE HOW THE AMENDMENT WILL FACILITATE REDEVELOPMENT AND PROMOTE APPROVED REDEVELOPMENT PLANS.

This amendment site is not located in an identified redevelopment community redevelopment agency or community development grant block area.

12. INTERGOVERNMENTAL COORDINATION

DESCRIBE WHETHER THE PROPOSED AMENDMENT AFFECTS ADJACENT LOCAL GOVERNMENTS. IF SO, PLEASE PROVIDE ADDITIONAL COPIES FOR THE NOTIFICATION AND/OR REVIEW BY ADJACENT LOCAL GOVERNMENTS.

The amendment site is located off of Pine Island Road and borders multi-family residential properties in the City of Sunrise. Extra jurisdictional impacts are not applicable.

13. CONSISTENCY WITH CITY & BROWARD COUNTY PLANS

LIST OF OBJECTIVES AND POLICIES OF THE FUTURE LAND USE ELEMENT AND OTHER AFFECTED ELEMENTS WITH WHICH THE PROPOSED AMENDMENT IS COMPATIBLE.

SUNRISE:

Objective 1.1, *Designate a sufficient amount of acreage on the Sunrise Future Land Use Map for residential uses.* More housing will be needed in the region in order to support the additional population anticipated over the planning timeframe. One way to alleviate the challenge of escalating housing costs is through the provision of additional units.

Objective 6.3, *Promote the efficient use of urban services by directing new development into areas where necessary regional and community facilities and services exist.* The efficient use of urban services would be furthered in this instance.

Policy 7.1.1, *The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Sunrise and Broward County Land Use Plan.* The proposed use would further this policy as it would be more compatible with surrounding uses than the existing land use. The majority of adjacent properties are developed as medium residential (see also policy 14.02.01 of Broward County Land Use Plan, below).

BROWARD COUNTY:

Policy 14.02.01, which states that the compatibility of existing and future land uses shall be the primary consideration in the review and approval of plan amendments. The proposed land use amendment is highly compatible with surrounding residential uses and provides a logical transition from residential land uses to the non-residential uses in the vicinity.

Policy 14.02.03, which states that the established character of predominantly residential areas shall be considered when reviewing a proposed land use plan amendment. The predominant character of the general (larger) area is described as largely residential, making the proposed amendment appropriate.

14. POPULATION PROJECTIONS

A. *POPULATION PROJECTIONS FOR THE 20-YEAR PLANNING HORIZON (INDICATE YEAR).*

Information from the 2010 Census and Broward County Population Forecast Model for 2020 projection is listed as followed. The 2010 population was 84,670, which includes seasonal population, and for 2020 is 90,084, which also includes seasonal population.

	2010	2015	2020	2025	2030
Sunrise	84,670	86,602	90,084	93,523	93,901

B. *POPULATION PROJECTIONS RESULTING FROM PROPOSED LAND USE (IF APPLICABLE).*

With a maximum of 119 dwelling units on the amendment site at an average household size, according to the 2010 U.S. Census of 2.54 people, the amendment is projected to result in housing for an additional 302 people.

- C. *USING POPULATION PROJECTIONS FOR THE 20-YEAR PLANNING HORIZON, DEMONSTRATE THE EFFECT OF THE PROPOSED AMENDMENT ON THE LAND NEEDED TO ACCOMMODATE THE PROJECTED POPULATION.*

The proposed amendment will provide housing opportunities for an estimated 302 people with long-term rental housing. This is a small but positive contribution to the housing supply and will be needed to accommodate future population growth in the City of Sunrise and Broward County.

15. ADDITIONAL SUPPORT DOCUMENTS

- A. *OTHER SUPPORT DOCUMENTS OR SUMMARY OF SUPPORT DOCUMENTS ON WHICH THE PROPOSED AMENDMENT IS BASED.*

Not applicable.

- B. *ANY PROPOSED VOLUNTARY MITIGATION OF DRAFT AGREEMENTS.*

Not applicable.

16. PLAN AMENDMENT COPIES

- A. *15 COPIES (MINIMUM OF 3 HARD COPIES AND THE REMAINDER MAY BE DIGITAL COPIES) FOR THE BCPC. ADDITIONAL COPIES MAY BE REQUESTED BY THE PLANNING COUNCIL EXECUTIVE DIRECTOR AFTER THE INITIAL APPLICATION SUBMITTAL.*

Acknowledged.

- B. *1 HARD COPY AND 11 DIGITAL COPIES, AS REQUIRED BY DEO, OF THE CORRESPONDING LOCAL LAND USE PLAN AMENDMENT APPLICATION, IF TRANSMITTING CONCURRENT TO DEO, INCLUDING TRANSMITTAL LETTER FROM MUNICIPALITY TO DEO. FOR SMALL SCALE LAND USE PLAN AMENDMENTS, 1 HARD COPY AND 5 DIGITAL COPIES MUST BE SUBMITTED.*

Acknowledged.

17. PUBLIC EDUCATION ANALYSIS

- A. *IDENTIFY THE EXISTING PUBLIC ELEMENTARY AND SECONDARY EDUCATION FACILITIES SERVING THE AREA IN WHICH THE AMENDMENT IS LOCATED.*

Welleby Elementary School
Westpine Middle School
Piper High School

B. IDENTIFY THE EXISTING SCHOOL ENROLLMENT AND PERMANENT DESIGN CAPACITY OF THE PUBLIC ELEMENTARY AND SECONDARY EDUCATION FACILITIES SERVING THE AREA.

School	2013-14 Enrollment	Design Capacity		2013-14 Over (+)/ Under (-)	
		Permanent	Gross*	Permanent	Gross*
<i>Welleby Elementary</i>	<i>744</i>	<i>915</i>	<i>915</i>	<i>-171</i>	<i>-171</i>
<i>Westpine Middle</i>	<i>1,187</i>	<i>1,530</i>	<i>1,530</i>	<i>-343</i>	<i>-343</i>
<i>Piper High</i>	<i>2,477</i>	<i>3,407</i>	<i>3,407</i>	<i>-930</i>	<i>-930</i>

Source: Broward County Schools Tentative District Educational Facilities Plan, Fiscal Year 2013-14 to 2017-18, July 3, 2014

*Gross capacity=permanent capacity+ portable capacity.

C. IDENTIFY THE ADDITIONAL STUDENT DEMAND RESULTING FROM THIS AMENDMENT - CALCULATIONS MUST BE BASED ON APPLICABLE GENERATION RATES SPECIFIED IN THE BROWARD COUNTY LAND DEVELOPMENT CODE.

Currently the proposed amendment site has a land use designation of Office Park (OP), Community Facilities (CF) and Low-Medium (10) Residential (LM) which does not generate any students. The requested land use amendment will allow for the development of 119 apartments of various scales, which for the purposes of this analysis is expected to generate 3 elementary students, 1 middle school student, and 1 high school student, for a total of 5 additional students.

Units	School Level	Generation Rate	Students Generated
<i>119 apartments (1,2,3 bedroom units)</i>	<i>Elementary</i>	<i>0.027</i>	<i>3</i>
	<i>Middle</i>	<i>0.011</i>	<i>1</i>
	<i>High</i>	<i>0.008</i>	<i>1</i>

Source: Broward County Land Development Code

D. IDENTIFY THE PLANNED AND/OR FUNDED IMPROVEMENTS TO SERVE THE AREA IN WHICH THE AMENDMENT IS LOCATED AS INCLUDED WITHIN THE SCHOOL BOARD'S FIVE YEAR CAPITAL PLAN - PROVIDE STUDENT DEMAND PROJECTIONS AND INFORMATION REGARDING PLANNED PERMANENT DEMAND CAPACITIES AND OTHER RELEVANT INFORMATION.

Planned and Funded Improvements

Welleby Elementary School - No additions are planned according to the Broward County School Board Tentative FY14/15-FY18/19 District Educational Facilities Plan.

Westpine Middle School – No additions are planned according to the Broward County School Board Tentative FY14/15-FY18/19 District Educational Facilities Plan.

Piper High School –No additions are planned according to the Broward County School Board Tentative FY14/15-FY18/19 District Educational Facilities Plan.

Student Demand Projections

<i>School</i>	<i>2014-15</i>	<i>2015-16</i>	<i>2016-17</i>	<i>2017-18</i>	<i>2018-19</i>
<i>Welleby Elementary</i>	752	759	757	751	743
<i>Westpine Middle School</i>	1,186	1,157	1,154	1,187	1,221
<i>Piper High School</i>	2,458	2,411	2,440	2,435	2,396

Source: Broward County Schools Tentative District Educational Facilities Plan
FY14/15 – FY18/19

Planned Permanent Demand Capacities

<i>School</i>	<i>2014-15</i>	<i>2015-16</i>	<i>2016-17</i>	<i>2017-18</i>	<i>2018-19</i>
<i>Welleby Elementary</i>	915	915	915	915	915
<i>Westpine Middle School</i>	1,530	1,530	1,530	1,530	1,530
<i>Piper High School</i>	3,407	3,407	3,407	3,407	3,407

Source: Broward County Schools Tentative District Educational Facilities Plan
FY14/15 – FY18/19

- E. IDENTIFY OTHER PUBLIC ELEMENTARY AND SECONDARY SCHOOL SITES OR ALTERNATIVES (SUCH AS SITE IMPROVEMENTS, NOMINAL FEE LEASE OPTIONS, SHARED USE OF PUBLIC SPACE FOR SCHOOL PURPOSES ETC.), NOT IDENTIFIED IN ITEM #4 ABOVE, TO SERVE THE AREA IN WHICH THE AMENDMENT IS LOCATED.

There are four charter schools located less than 2 miles from the application site and serves students ranging from Pre-K to the 12th grade. Those charter schools include the 1) Academic Solutions High School; 2) Charter School of Excellence @ Tamarac 1; 3) Charter School of Excellence @ Tamarac 2; and, 4) North University High.