



SHAMROCK INN – LAND USE PLAN AMENDMENT (LUPA)

Summary

This is an application for a small scale amendment to the City's Future Land Use Map (FLUM) to change the land use designation for an approximately 6.2 acre property located at 4001 N. Pine Island Road as shown on Map A. The site consists of approximately 5 acres of land designated as Office Park (OP) on the City's Future Land Use Map (FLUM) and zoned B-4, Office Park (Shamrock Extended Stay Hotel property) and approximately 0.9 acres of land designated Community Facilities (CF) on the City's FLUM and zoned CF, Community Facilities (Sunrise Jewish Center property). The subject site also consists of approximately 0.4 acres of land designated Low-Medium (10) Residential on the City's FLUM (zoned RM-10, Residential Multi-Family). 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, as shown on Map B. The proposed amendment to the City's FLUM requires City Commission approval pursuant to Section 16-38 of the Land Development Code.

General Information

On November 11, 2001, the City Commission approved Resolution No. 01-198 granting site plan approval to Shamrock of Sunrise, LLC for a five-building, 119-unit Extended Stay Hotel. On July 22, 2003, the City Commission approved Ordinance No. 905-X providing for the sale and conveyance of a 50 ft. wide strip of land owned by the City connected to the Shamrock property providing for additional parking and a means of egress onto N.W. 41 Street. On October 28, 2003, the City Commission approved a revised site plan to include the 50 ft. strip of property and additional parking for Shamrock Extended Stay Hotel by Resolution No. 03-158.

The Shamrock property is surrounded by existing residential development to the east, south and west with Pinnacle at Avery Glen, an affordable rental community zoned RM-16 to the south, Harbor Island Apartments zoned RM-16 to the east, Sorrento Lakes condominiums zoned RM-10 to the west and property zoned CF and B-3 (Sunrise Jewish Center/Academic Solutions Academy and Pine Plaza) to the north.

There has been a history of code enforcement activity on the site related to parking. The property was recently sold and the new owner intends to convert the Extended Stay Hotel into multi-family units. The size of the existing Shamrock property is not large enough to provide sufficient parking for the proposed multi-family residential use. The amendment site includes approximately one (1) acre of land from the adjacent Sunrise Jewish Center property to the north for use as additional parking to meet Land Development Code requirements for the proposed multi-family use.

In addition to the subject LUPA application, this project will also require the following approvals:

1. Broward County Land Use Plan Amendment (County);
2. Broward County Planning Council Recertification of Sunrise FLUM (County);
3. Compliance Review by the South Florida Regional Planning Council;
4. Rezoning (City);
5. Replat and/or Plat Note Amendment (City and County);
6. Revised Site Plan Approval for Shamrock Inn and Sunrise Jewish Center (City); and
7. Variance approval for landscape buffer and covered parking (City).

The applicant has submitted a conceptual site plan for the proposed Shamrock Inn that shows how the revised boundary will provide sufficient parking for the property. The site plan submitted with this LUPA is for conceptual purposes only and the applicant has been advised that any subsequent site plan submittals will be reviewed in accordance with the Land Development Code.

Project Description

The majority of the subject property (5 acres) is designated for Office Park (OP) land use and approximately 0.9 acre of the site is designated as Community Facilities (CF), while another portion (0.4 acres) is designated for Low Medium (10) Residential on the City's FLUM. The property is also designated for Office Park, Community Facilities and Low Medium (10) Residential use on the Broward County Land Use Plan (BCLUP). An application for a companion amendment to the BCLUP is to be filed with the Broward County Planning Council (BCPC) for approval by the Broward County Board of County Commissioners of an Ordinance to amend the land use of the subject property.

The Analysis of Impacts to Public Facilities and Services attributable to the proposed LUPA is as follows:

Public Facility	Current Land Use Demand	Proposed Land Use Demand	Net Change
<i>Sanitary Sewer</i>	10,736 Gallons/Day	23,800 Gallons/Day	+13,064 Gallons/Day
<i>Potable Water</i>	10,736 Gallons/Day	23,800 Gallons/Day	+13,064 Gallons/Day
<i>Drainage⁽¹⁾</i>			
<i>Solid Waste</i>	1,484 lbs./day	833 lbs./day	-651 lbs./day
<i>Recreation and Open Space⁽²⁾</i>	N/A	0.9 Acres	+0.9 Acres
<i>Traffic⁽³⁾</i>	TBD	TBD	TBD
<i>Mass Transit⁽⁴⁾</i>			
<i>Public School⁽⁵⁾</i>	N/A	5 students	+5 Students

(1) Drainage. The property is located in the City of Sunrise and any drainage improvements will be permitted and approved by the City of Sunrise, Broward County and the South Florida Water Management District. The proposed amendment is not anticipated to negatively impact the adopted level of service (LOS) standard for drainage.

(2) Recreation and Open Space. The City of Sunrise adopted LOS of three (3) acres of park per 1000 population will continue to be met. The City recently passed a park bond referendum and will be adding additional park acreage in the future. In addition, the developer will be subject to Park Dedication Fees, in accordance with Section 16-68 of the City Code.

(3) Traffic. The applicant has indicated that BCPC Staff will analyze traffic impacts resulting from the amendment. Following BCPC analysis of the traffic impacts, the applicant will forward all traffic impact results to the City for review and approval.

(4) Mass Transit. Broward County Transit (BCT) Route #88 operated weekday service on N. Pine Island Road with a frequency (headway) of forty (40) minutes to one (1) hour. There is no weekend service on this route. BCT has indicated that there are no transit improvements specified in the Transit Development Plan (TDP) and the Broward MPO Long Range Transportation Plan for the amendment site.

(5) Public School. This application is subject to Section 7 of the Second Amended Interlocal Agreement for Public School Facility Planning and if approved this project will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. The applicant submitted a Public School Impact Analysis (PSIA) application to the School Board of Broward County (SBBC) and received a School Capacity Availability Determination (SCAD) letter which indicates that the proposed amendment will generate five (5) additional students (3 elementary, 1 middle, 1 high school) into Broward County Public Schools. All of the public schools serving the amendment site; Welleby Elementary, Westpine Middle and Piper High, are operating below adopted LOS. The SCAD letter also indicates that charter schools within a 2 mile radius of the site, including Academic Solutions Academy, are operating below projected enrollment. The SBBC has determined that the schools in the area have sufficient excess capacity to support the students generated by the residential units proposed.

Land Use Compatibility

The proposed Medium High (25) Residential land use designation for the subject site is a logical designation for a site abutting other residential uses. Existing residential development in the area has been developed at densities as high as 16 du/ac. The property immediately to the west has been developed as Low Medium (LM) density. To the east, across Pine Island Road is an existing apartment development. The property to the south is a new affordable rental apartment project known as Pinnacle at Avery Glen. Abutting the northern boundary is a former synagogue which is currently operating as Academic Solutions Academy Charter School. The proposed residential designation is therefore compatible with all existing and approved future land uses in the vicinity without the need for special buffering or transitional techniques.

Affordable Housing

On December 2, 2015, the City provided the Broward County Planning Council with documentation outlining the City's strategy to maintain a sufficient supply of affordable housing. On December 4, 2015, Broward County Planning Council staff determined that the City's affordable housing strategy meets the requirements of the Broward County Land Use Plan Policy 1.07.07. In addition, the applicant has committed to providing a voluntary contribution of \$500 per unit towards the City's affordable housing programs.

Consistency with Goals, Objectives and Policies of the Sunrise Comprehensive Plan

The proposed amendment is compatible with the City of Sunrise Comprehensive Plan as follows:

Goal 1 Residential Uses: Provide an adequate amount of residential area to accommodate the existing and future residents of Sunrise and which allows for the flexibility to provide a varied mix of residential densities and housing types.

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.

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, as services are available for the site and the proposed multi-family project would not increase sprawl.

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 Plans.

The proposed land use would further this policy as it would be more compatible with surrounding uses than the existing Office Park land use. The majority of adjacent properties are developed as medium density residential.

Staff Evaluation

The proposed LUPA is consistent with the existing land use patterns in the area and will be more compatible with the existing residential uses in the area than the existing Office Park land use. The proposed amendment will have a minimal impact on existing and planned public facilities and services. The amendment is also consistent with the goals, objectives and policies of the Sunrise Comprehensive Plan.

Staff Recommendation to the Planning and Zoning Board, May 7, 2015

Staff recommends approval of the proposed small scale Land Use Plan Amendment.

Planning and Zoning Board Recommendation, May 7, 2015

At its meeting on May 7, 2015, the Board approved Staff recommendations.

Final Staff Recommendation to the City Commission, May 26, 2015

Staff recommends approval of the application.

Local Planning Agency Action, May 26, 2015

The Local Planning Agency recommended approval to the governing body.

City Commission Action on May 26, 2015

City Commission approved first reading of the proposed amendment requested transmittal of the proposed amendment to the Broward County Planning Council for a corresponding amendment to the Broward County Land Use Plan.

Broward County Planning Council Action

The Planning Council, as the Local Planning Agency of the Broward County Land Use Plan held public hearings on October 22, 2015 and December 17, 2015. The Planning Council recommended approval of the proposed land use plan amendment at the December 17, 2015 public hearing.

Broward County Board of County Commissioners Action

The Board of County Commissioners held an adoption hearing on January 26, 2016 and approved the proposed land use plan amendment.

Final Staff Recommendation to the City Commission, May 10, 2016

Staff recommends approval of the application.

BDS

File No. 14:91 (01:06001)\