

Community Development Department

Planning Division

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August 20, 2024

NOTICE OF PROPOSED COMPREHENSIVE PLAN AMENDMENT

Thank you for registering your Association with the City of Sunrise to receive notice of proposed amendments to the City of Sunrise Comprehensive Plan Future Land Use Element text and/or Future Land Use Map, in accordance with City Ordinance 490. For your information, the following amendment is under review:

Title: Metropica Transit Oriented Development (TOD) Future Land Use Element (FLUE) Text Amendment

Type:

Future Land Use Element (text): Yes

Future Land Use Map: No

General Location:

Between Sunrise Boulevard and Red Snapper Road, along both sides of NW 136 Avenue

Applicant:

Metropica Lands, LLC

Expected date of public hearing:

September 24, 2024

Please confirm date with city staff at (954) 746-3281

Description:

The applicant is proposing to amend the text of the City of Sunrise Comprehensive Plan's Future Land Use Element for the existing Metropica Transit Oriented Development (TOD). The request includes increasing the number of permitted residential dwelling units, as well as allowable office square footage on the 92 acre site.

Attachment(s):

Location and Land Use Designation Map

Pursuant to City of Sunrise Ordinance 490, registered associations may request a meeting with staff, prior to the scheduled public hearing. If you have any questions about this amendment, would like to review a staff draft of the proposed ordinance, or would like to request a meeting with staff, please contact Jim Koeth, AICP, LEED AP BD+C at (954) 746-3279, or by email at jkoeth@sunrisefl.gov.

**SUMMARY OF PROPOSED TEXTAMENDMENT TO THE
CITY OF SUNRISE COMPREHENSIVE PLAN
FUTURE LAND USE ELEMENT**

The following text amendment is being proposed to update the Future Land Use Element (FLUE) of the City of Sunrise's Comprehensive Plan regarding the Metropica Transit Oriented Development (TOD) as follows:

1. Increasing the number of permitted residential dwelling units from 2,500 high-rise residential units to 3,000 high-rise residential units; and
 2. Increasing the maximum allowable square footage of office use from 785,000 square feet to 925,000 square feet.
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METROPICA

LAND USE PLAN TEXT AMENDMENT # LUPA-00001-2024

LOCATION AND LAND USE DESIGNATION MAP

