

# EXHIBIT 2

## BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 22-4



★ SUBJECT AREA LOCATION



NOT TO SCALE

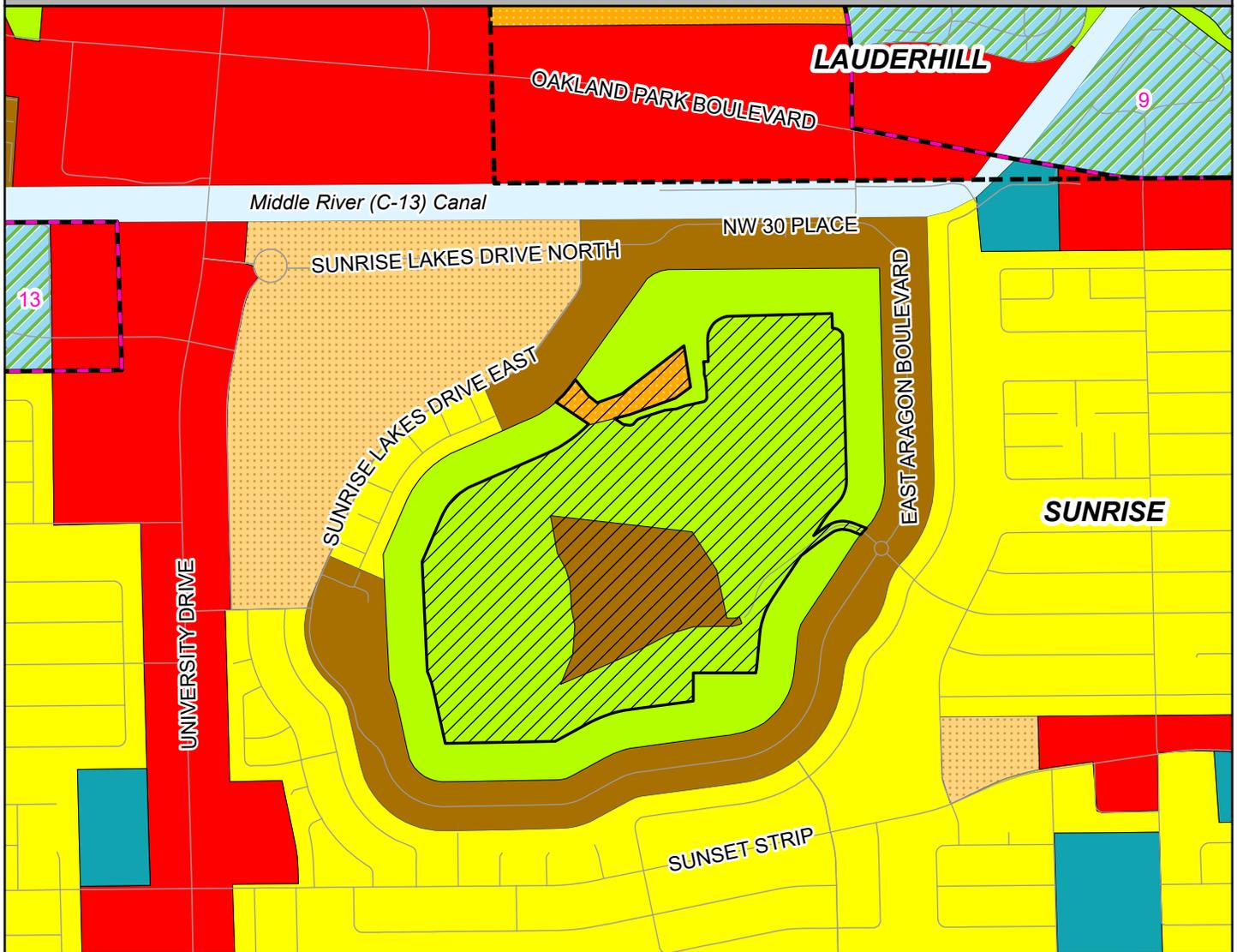
**MAP 1**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**AERIAL PHOTOGRAPH**  
**AMENDMENT PC 22-4**



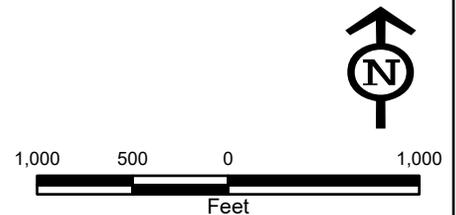
**MAP 2**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**CURRENT FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 22-4**

**Current Land Uses:** 83.9 acres of Commercial Recreation, 3.3 acres of Low-Medium (10) Residential and 16.0 acres of Medium-High (25) Residential

**Gross Acres:** Approximately 103.2 acres



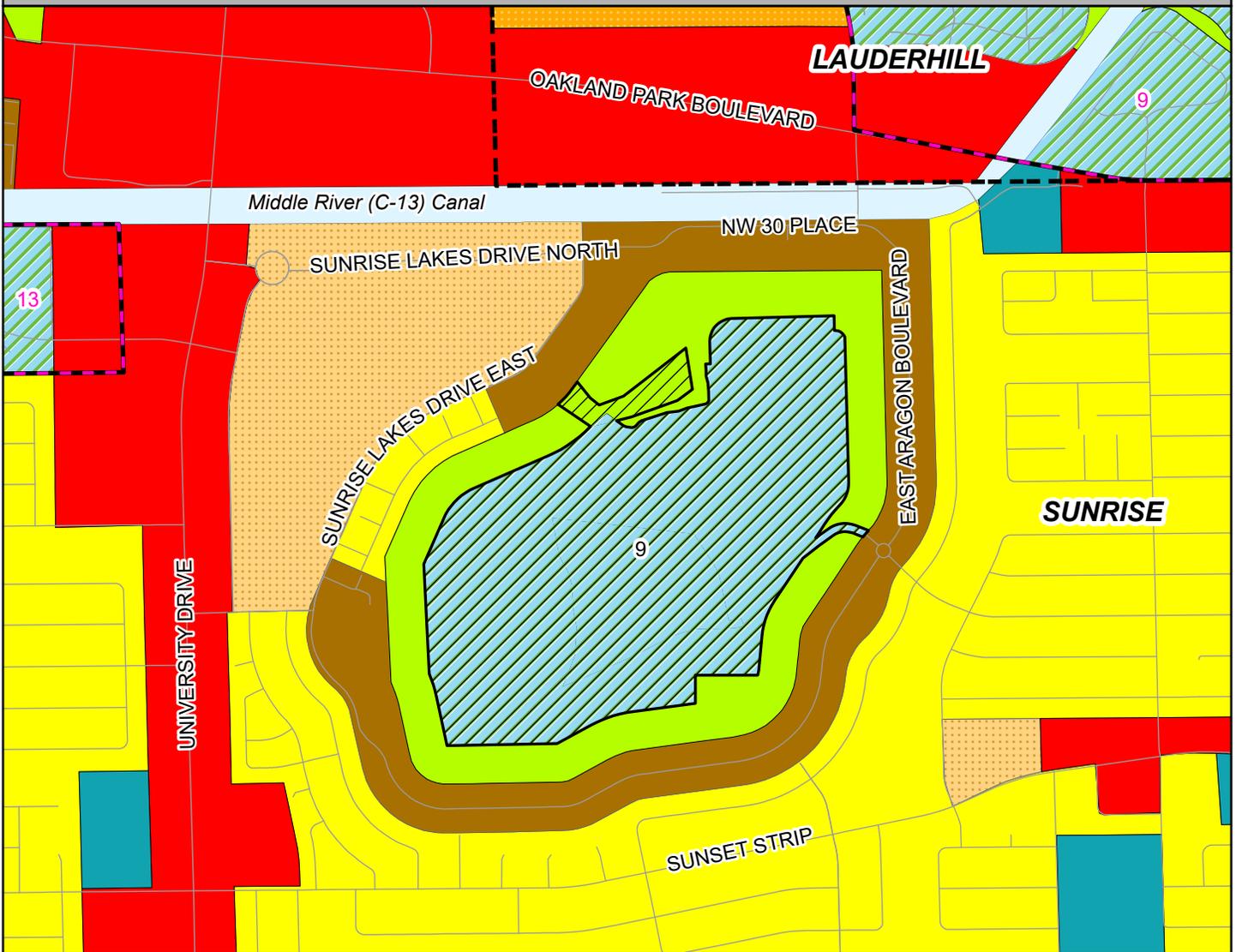
- |                                                                                                                 |                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  Site                        |  Medium-High (25) Residential |
|  Municipal Boundary          |  Irregular Residential        |
|  Dashed-Line Area            |  Commerce                     |
|  Low (5) Residential         |  Commercial Recreation        |
|  Low-Medium (10) Residential |  Community                    |
|  Medium (16) Residential     |  Water / Primary Drainage     |



**MAP 3**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**PROPOSED FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 22-4**

**Proposed Land Uses:** 3.2 acres of Commercial Recreation and 100.0 acres of Irregular (9.0) Residential

**Gross Acres:** Approximately 103.2 acres



- |                                                                                                                 |                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  Site                        |  Medium-High (25) Residential |
|  Municipal Boundary          |  Irregular Residential        |
|  Dashed-Line Area            |  Commerce                     |
|  Low (5) Residential         |  Commercial Recreation        |
|  Low-Medium (10) Residential |  Community                    |
|  Medium (16) Residential     |  Water / Primary Drainage     |



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 22-4**  
**(SUNRISE)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation*

*September 13, 2022*

Planning Council staff recommends **denial** of the proposed amendment, as it is not consistent with BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.14.9 regarding significant or adverse impacts to regional roadway segments.

Further, it is suggested that if the Planning Council makes any recommendation of approval to the Broward County Board of County Commissioners for consideration of transmittal to the State of Florida review agencies, the Council should recognize the applicant's commitments regarding the following:

- To resolve BCLUP Policy 2.14.9 prior to a second Planning Council public hearing to the satisfaction of appropriate County staff. See Attachment 21;
- Restrict 18.6% of the additional, proposed BCLUP dwelling units as moderate-income affordable housing (up to 120% of median income) for a minimum of 30 years, subject to a legally enforceable mechanism. See Attachment 15;
- The proposed development will include the construction of a 7.0-acre public park to the benefit of the City of Sunrise. See Attachment 17; and
- Approximately 57 acres of the former golf course will retain the Commercial Recreation land use designation and will be restricted to open space uses to serve as a buffer from the proposed development for the surrounding multi-family neighborhoods. See Attachment 17.

Effectiveness of the approval of the land use plan amendment 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 to legally enforce any voluntary commitments proffered by the applicant, as an inducement for Broward County to favorably consider its application.

In addition, the applicant's confirmation to comply with the environmental licensing and permitting requirements to redevelop the property with a residential use is recognized. See Attachments 12 and 17.

*II. Planning Council Transmittal Recommendation*

*September 22, 2022*

Deferred until the October 27, 2022, Planning Council meeting or until the transportation impacts are mitigated. (Vote of the board; Unanimous; 15-0: Breslau, Brunson, Castillo, Fernandez, Gomez, Hardin, Horland, Levy, Parness, Reiter, Rich, Rosenof, Ryan, Williams and DiGiorgio)

III. Planning Council Staff Updated Transmittal Recommendation

October 18, 2022

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends **approval** subject to the applicant’s voluntary commitments to 1) construct several transportation improvements at the intersection of Oakland Park Boulevard and West Inverrary Boulevard, 2) restrict 18.6% of the additional, proposed BCLUP dwelling units as moderate-income affordable housing (up to 120% of median income) for a minimum of 30 years, 3) construct a 7.0-acre public park to the benefit of the City of Sunrise and 4) retain approximately 57 acres of the former golf course as Commercial Recreation land use designation restricted to open space uses to serve as a buffer from the proposed development for the surrounding multi-family neighborhoods. See Attachments 15, 17 and 22.

Effectiveness of the approval of the land use plan amendment 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 to legally enforce any voluntary commitments proffered by the applicant, as an inducement for Broward County to favorably consider its application.

In addition, the applicant’s confirmation to comply with the environmental licensing and permitting requirements to redevelop the property with a residential use is recognized. See Attachments 12 and 17.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

III. Planning Council Staff Updated Transmittal Recommendation (continued) October 18, 2022

(6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

**If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.**

In addition, if the Planning Council does not require a second Planning Council public hearing and 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 BCLUP 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.

IV. Planning Council Updated Transmittal Recommendation October 27, 2022

Approval per Planning Council staff updated transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 12-0: Brunson, Castillo, Fernandez, Hardin, Horland, Levy, Parness, Reiter, Rich, Rosenof, Williams and DiGiorgio)

V. County Commission Transmittal Recommendation December 6, 2022

Approval per Planning Council updated transmittal recommendation.

VI. Summary of State of Florida Review Agency Comments December 21, 2022

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

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 22-4**

**INTRODUCTION AND APPLICANT'S RATIONALE**

- I. Municipality: Sunrise
- II. County Commission District: District 9
- III. Site Characteristics
  - A. Size: Approximately 103.2 acres
  - B. Location: In Section 27 and 28, Township 49 South, Range 41 East; generally located east of University Drive, between Northwest 30 Place and Sunset Strip.
  - C. Existing Use: Former golf course
- IV. Broward County Land Use Plan (BCLUP) Designations
  - A. Current Designations: 83.9 acres of Commercial Recreation  
3.3 acres of Low-Medium (10) Residential  
16.0 acres of Medium-High (25) Residential
  - B. Proposed Designations: 100.0 acres of Irregular (9) Residential  
3.2 acres of Commercial Recreation
  - C. Estimated Net Effect: Addition of 467 dwelling units  
433 dwelling units currently permitted by the Broward County Land Use Plan  
900 total dwelling units  
Reduction of 80.7 acres of Commercial Recreation
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
  - A. Existing Uses:
    - North:* Former golf course and multi-family residential
    - East:* Former golf course and multi-family residential
    - South:* Former golf course and multi-family residential
    - West:* Former golf course and multi-family residential

**INTRODUCTION AND APPLICANT’S RATIONALE (continued)**

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

- B. *Planned Uses:*
- |               |                                                        |
|---------------|--------------------------------------------------------|
| <i>North:</i> | Commercial Recreation and Medium-High (25) Residential |
| <i>East:</i>  | Commercial Recreation and Medium-High (25) Residential |
| <i>South:</i> | Commercial Recreation and Medium-High (25) Residential |
| <i>West:</i>  | Commercial Recreation and Medium-High (25) Residential |

VI. Applicant/Petitioner

- A. *Applicant:* Jimmy Wright, P.E., Vice President, Land, CC Homes
- B. *Agents:* Dennis D. Mele, Esq., Greenspoon Marder, LLP  
Joseph D. Handley, P.L.A., Craven Thompson & Associates, Inc.
- C. *Property Owner:* Windsor Investments, LLC

VII. Recommendation of Local Governing Body:

The City of Sunrise recommends approval of the proposed amendment.

VIII. Applicant’s Rationale

The applicant states: “The applicant proposes to amend the land use designations within a 103.192-acre portion of the overall 159.988-acre project site to facilitate a development of 900 residential units comprising 300 to 400 single family homes and between 500 to 600 townhouses (“proposed development”). The applicant is requesting a change in land use designation from Commercial Recreation, Low-Medium (10) Residential and Medium-High (25) Residential to Irregular Residential with an overall density of 9 dwelling units per acre and Commercial Recreation.

The project site contains the Sunrise Golf & Country Club, which has been closed since 2015. Florida has the highest number of 18-hole golf courses in the country, with 177 18-hole equivalent golf course facilities in just Miami-Dade, Broward, and Palm Beach counties. Many golf courses are undergoing redevelopment as golfing demand decreases and revenue decreases. The proposed amendment would allow for the redevelopment of an unused golf course and construction of additional single-family homes and townhomes to satisfy residential demand during a time of rapidly appreciating housing prices. For example, January 2021 data from the Miami Association of Realtors indicates that Broward County total home sales increased 18.9% year-over-year (from 2,031 to 2,416) and single-family home prices increased 12.2% year-over-year (from \$374,450 to \$420,000).

**INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

**VIII. Applicant's Rationale (continued)**

The proposed conceptual master plan for the proposed development was designed with special consideration given to the existing residential neighborhoods surrounding the project site. A 230-foot-wide open space buffer with landscaping, lakes, and/or retention ponds would encircle the proposed single-family homes and townhouses, separating them from the established neighborhoods.

The proposed development will result in a substantial increase in the City's tax base and tax revenues that will replace a now vacant property. In its current condition as vacant private property with contaminated soil, the project site provides minimal community value. As part of the development of the project site, the existing contaminated soil will be remediated to eliminate any potential hazard to residents. The proposed amendment will provide employment opportunities during construction and long-term tax revenues for the City."

**SECTION III**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 22-4**

**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, drainage and solid waste services, 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 January 16, 2020.

The City of Sunrise currently has approximately 333.5 acres of parks and open space to serve its residents, and it is estimated that the proposed land use plan amendment will result in an increase of 3.94 acres on the projected demand for local parks. Planning Council staff notes that the Broward County Land Use Plan allows up to 50% of the total acreage of publicly owned golf courses that are zoned for recreational use and semi-public golf courses that are either zoned and deed restricted for open space use or zoned and restricted by other development orders, such as site plan or subdivision approval, for open space use. However, golf course acreage may satisfy no more than 15% of the total Community and Regional Park requirement. The City's 2045 projected population (105,224) requires approximately 315.67 acres of parks; therefore, up to 47.35 acres of golf courses can be used to meet the City's parks and open space requirement. It is noted that the City currently has 37.5 acres of golf course acreage in its park and open space inventory (50% of the total acreage of another golf course within the City) which will remain and will continue to be available to meet the parks requirement. Since the proposed land use plan amendment will not decrease the golf course acreage, the City's park inventory in this regard will remain unchanged.

In addition, the applicant has entered into an agreement with the City of Sunrise to dedicate approximately 7.0 acres for a public park. See Attachment 17. This public park acreage will be available for the City to enhance its park and open space inventory. Further, approximately 57 acres of the former golf course that will continue to be designated as Commercial Recreation and is not included in the amendment area, will be redesigned to provide a 230-foot-wide open space buffer with landscaping, lakes and/or retention ponds to encircle the proposed development and protect the established neighborhoods. See Attachments 1, 16 and 17.

## **REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**

### **II. Transportation & Mobility**

The proposed amendment from the Commercial Recreation, Low-Medium (10) Residential and Medium-High (25) Residential land use categories to the Irregular (9) Residential and Commercial Recreation land use categories is projected to **increase** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 436 p.m. peak hour trips. See Attachment 2.

The Broward Metropolitan Planning Organization (MPO) Year 2045 Transportation Plan model analysis distribution of the additional p.m. peak hour trips indicates that the proposed amendment is projected to **adversely** impact two (2) roadway segments:

- An additional **167** projected p.m. peak hour trips on **Oakland Park Boulevard**, between University Drive and Inverrary Boulevard, which is projected to operate at an unacceptable level of service (LOS) “F,” with or without the addition of the trips generated by the proposed amendment; and
- An additional **47** projected p.m. peak hour trips on **West Inverrary Boulevard**, between Oakland Park Boulevard and Northwest 44 Street, which denigrates from an acceptable LOS “D” to an unacceptable LOS “F,” with the additional trips generated by the proposed amendment.

Planning Council staff utilizes a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three percent (3%) of such capacity of a regional roadway link at the long-range planning horizon. Planning Council staff utilizes this significance threshold for several reasons, including a) per Policy 2.14.9 of the BrowardNext - Broward County Land Use Plan (BCLUP), a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon, b) the threshold is also considered a margin of error to recognize that there is a range of potential permitted uses and development scenarios for any given land use plan designation and c) recognition that all new development, independent of any land use plan amendment traffic analysis, is required to comply with Broward County traffic concurrency mitigation provisions, which is assessed at the plat/site planning stage.

The applicant has submitted an intersection capacity analysis and has committed to construct the following off-site improvements at the intersection of Oakland Park Boulevard and West Inverrary Boulevard:

- Additional northbound lane to provide exclusive left, through and right turn lanes;
- Reconfigure and realign southbound approach to provide exclusive left, through and right turn lanes;
- Additional exclusive eastbound right turn lane;

## **REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**

### **II. Transportation & Mobility (continued)**

- Increase westbound left turn storage; and
- Signal phasing and timing improvements.

See Attachment 3.

The Broward County Traffic Engineering Division (TED) staff has reviewed the intersection capacity analysis and is unable to determine whether or not the proposed off-site improvements will mitigate the projected adverse impacts to the regional transportation network. See Attachment 4. Planning Council staff has received correspondence from the applicant committing to resolve the issue prior to a second Planning Council public hearing. See Attachment 21.

**Update: October 18, 2022:** The applicant submitted additional information regarding the proposed off-site improvements at the intersection of Oakland Park Boulevard and West Inverrary Boulevard. See Attachment 22. The TED staff has determined that the applicant's mitigation satisfies the traffic impacts associated with the proposed amendment. See Attachment 23.

For informational purposes only, the following roadway levels of service for adjacent regional roadway network segments are as follows:

- **University Drive**, between Sunrise Boulevard and Oakland Park Boulevard, is currently operating at a level of service (LOS) "C" and is projected to operate at a LOS "F," with or without the subject amendment.
- **Sunset Strip**, between University Drive and Northwest 64 Avenue, is currently operating at a LOS "D" and is projected to operate at a LOS "F," with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service, as well as community shuttle service, is provided to the proposed amendment site. In addition, the County's Mobility Advancement Program (MAP) identifies several fixed route bus improvements to the county routes serving the amendment site such as shorter headways, increased span of service and route realignment. The BCT report notes that existing or future bus stops located adjacent to or within the amendment site will be addressed during the development review process. Further, the BCT staff recommends that any proposed development be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and bus stops. See Attachment 5.

## **REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**

### **II. Transportation & Mobility (continued)**

The Broward County Urban Planning Division (UPD) report states that Broward County strongly supports Complete Streets and the expansion of mobility infrastructure. The UPD report notes that the proposed redevelopment will provide mobility enhancements, as the amendment supports mass transit use by providing additional residential density in the service area of two (2) existing transit routes. In addition, the applicant has proposed 5-foot-wide bike lanes, as well as a 10-foot-wide multi-use path adjacent to the entry road, that will provide safe and adequate bicycle and pedestrian facilities to connect the amendment site to the proposed 7.0-acre public park and existing transit routes. See Attachment 6.

### **III. Public Schools**

*(Note: The following School Board analysis was completed based on a stipulation and settlement agreement with the City of Sunrise; therefore, the number of dwelling units analyzed in the School Board report varies from those reflected in the BCLUP amendment report.)*

The School Board of Broward County staff report states that the proposed amendment would generate 271 additional students into Broward County Public Schools, consisting of 128 elementary school students, 58 middle school students and 85 high school students. The report further states that Village Elementary, Bair Middle and Plantation High schools are all under-enrolled in the 2020-2021 school year and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2022-2023 school year. In addition, the School Board report indicates that there are three (3) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 7.

The School Board report indicates that there are no planned improvements which increase the capacities of the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 7.

Based on the School District's Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Area "5," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. 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 7.

**SECTION IV**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 22-4**

**REVIEW OF NATURAL RESOURCES**

*I. Designated Protected/Regulated Areas*

The Broward County Resilient Environment Department (RED) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. See Attachment 8.

*II. Wetlands*

The RED report indicates that the proposed amendment site contains jurisdictional wetlands within its boundaries. Environmental Resource License DF95-1134 was issued September 25, 1995, for a 1.38-acre wetland area that is encumbered by a 3.5-acre conservation easement area granted to Broward County. The RED report states that prior to any site work, including cleaning and grubbing, an Environmental Resource License (ERL) is required, and the applicant must demonstrate avoidance and minimization of wetlands impacts with additional requirements for the release of the conservation easement. Any unavoidable wetland impacts must be mitigated. The RED report also notes that invasive exotic vegetation is encouraged to be removed during the development process and a management plan may be necessary to control reinvasion of same, nor should landscape material include any plants considered to be invasive. See Attachment 8. The applicant acknowledges that an ERL is required prior to any site work, including clearing and grubbing. Further, all invasive exotic vegetation will be removed from the site prior to development and any landscape materials on Florida's Most Invasive Species list will not be installed. See Attachment 9.

*III. Sea Level Rise*

The RED 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 8.

*IV. Other Natural Resources*

The RED report states 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 designation is not expected to have a negative impact on upland resources. See Attachment 8.

## **REVIEW OF NATURAL RESOURCES (continued)**

### **IV. Other Natural Resources (continued)**

It is further noted that 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 8.

The RED report identifies that contaminated sites in proximity to the proposed amendment site prohibits dewatering at or within a quarter mile of the contaminated sites without approval from the Broward County Environmental Permitting Division (EPD). Further, Planning Council staff notes that the proposed amendment site includes lands currently or historically used as a golf course, which have a high potential for arsenic contamination. As such, the proposed amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.5.5(d), which requires that the level of environmental contamination be determined by conducting a Phase I environmental assessment, as well as a Phase II environmental assessment if necessary. The Policy also requires that any environmental contamination found during these assessments must be mitigated. In this regard, the applicant has provided Phase I and Phase II environmental assessments. See Attachment 10 for a summary.

The initial Broward County Environmental Permitting Division (EPD) report indicates that the provided environmental assessments **do not satisfy** the requirements of BCLUP Policy 2.5.5(d), as said assessments are out-of-date and that additional sampling is required. In addition, the EPD report indicates that the amendment site is contaminated, noting that the agency has no record of receiving prior notification of contamination from any responsible party, such as the property owner. Further, the EPD will require an Environmental Assessment and Remediation (EAR) License, as well as assessment and cleanup of the site. The EPD will not grant Environmental Review Approval of any construction plans until such time that EPD is satisfied that the site has been properly remediated. See Attachment 11.

The applicant has submitted an updated Phase I environmental assessment. See Attachment 13 for a summary. The full report is on file at the Planning Council office and is available for review. The EPD has reviewed the updated assessment and has determined that it **satisfies** the requirements of BCLUP Policy 2.5.5(d). The EPD continues to require an Environmental Assessment and Remediation (EAR) License, as well as assessment and cleanup of the site. See Attachment 14. The applicant has acknowledged that an EAR license will be required prior to the issuance of any construction permits, and further stated that it will perform the assessment and cleanup of the site as required by State and County codes. See Attachments 12 and 17.

## **REVIEW OF NATURAL RESOURCES (continued)**

### **IV. Other Natural Resources (continued)**

The RED report indicates that the proposed amendment would involve a significant percentage of impervious area and that development resulting from the proposed amendment would result in a net decrease in the volume of water available for recharge. Although the change in recharge capacity resulting from the proposed amendment is expected to be insignificant, RED recommends that the redevelopment design include open space to maximize availability for water recharge. Open space includes but is not limited to parks, stormwater retention, ponds, drainage easements, landscaped areas and other pervious areas. See Attachment 8. The applicant provided correspondence stating that the stormwater management system for the proposed development will include open space and landscaped areas that will direct runoff to a proposed series of lakes, which will provide water recharge into the aquifer and improve the quality of groundwater recharge. See Attachment 9.

### **V. Historical/Cultural Resources**

The Broward County Urban Planning Division (UPD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 6.

**SECTION V**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 22-4**

**OTHER PLANNING CONSIDERATIONS/INFORMATION**

*I. Affordable Housing*

The proposed land use plan amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes an additional 467 dwelling units to be permitted by the BCLUP. The amendment application was submitted with a voluntary commitment to designate at least 15% of the additional dwelling units (at least 70 dwelling units) as moderate-income affordable housing (up to 120% of median income) for a period of 30 years. Therefore, the proposed amendment was exempt from the land use plan amendment fee and is in compliance with Policy 2.16.2. See Attachment 6. The applicant has submitted a draft Declaration of Restrictive Covenants outlining its voluntary commitment regarding affordable housing. See Attachment 15. It is noted that the draft Declaration of Restrictive Covenants reflects a stipulation agreement with the City of Sunrise and will result in at least 87 dwelling units or 18.6% of the additional BCLUP dwelling units being restricted to moderate-income affordable housing.

*II. BrowardNext - Broward County Land Use Plan Policies*

Based on the information available, the proposed amendment **is not consistent** with the following policy of the BrowardNext - Broward County Land Use Plan (BCLUP):

Policy 2.14.9     The impact analysis for proposed amendments to the Broward County Land Use Plan shall continue to consider as significant those regional roadway segments that are projected to experience, as a result of the net effect from the proposed amendment, an impact of three percent (3%) or greater than the p.m. peak hour level of service capacity for those regional roadway segments.

However, the proposed amendment does promote housing affordability opportunities at the moderate-income level, as well as furthers public open space and recreation acreage.

**Update: October 18, 2022:** The applicant submitted additional information regarding the proposed off-site improvements at the intersection of Oakland Park Boulevard and West Inverrary Boulevard. See Attachment 22. The TED staff has determined that the applicant's mitigation satisfies the traffic impacts associated with the proposed amendment. See Attachment 23. Planning Council staff finds the amendment consistent with Policy 2.14.9 of the BCLUP.

**OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)**

**II. BrowardNext - Broward County Land Use Plan Policies (continued)**

In addition, the proposed amendment has been evaluated for consistency and compliance with the policies of the BCLUP regarding “Parks/Conservation,” as the amendment site is a former golf course. See Attachment 16.

**III. Other Pertinent Information**

The applicant conducted several community outreach meetings to present the proposed development plan to the neighboring residential owners. The applicant has provided a summary of the public outreach efforts along with correspondence from interested parties in support of the proposed redevelopment. See Attachments 18.A. and 18.B.

The proposed amendment site is located adjacent to the City of Lauderdale. Planning Council staff solicited comments from the adjacent municipality. No comments have been received from the City as of this writing.

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent approximately 534 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 22-4**

**PLANNING ANALYSIS**

Planning Council staff analysis finds that the proposed land use designation of Irregular (9) Residential and Commercial Recreation would be generally compatible with the surrounding existing multi-family residential land uses, noting that the applicant is preserving a 230-foot-wide open space buffer with landscaping and water features that will encircle the proposed amendment site and safeguard the established neighborhoods.

Planning Council staff's analysis 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. The City of Sunrise has 333.5 acres in its certified parks and open space inventory to serve its residents. It is estimated that the proposed land use plan amendment will result in a net increase of 3.94 acres on the projected demand for local parks. In addition, the applicant has entered into an agreement with the City of Sunrise to dedicate approximately 7.0 acres for a public park. See Attachments 1, 16 and 17. Further, no adverse impacts to **historical or cultural resources** were identified.

Concerning **public schools**, the School Board of Broward County staff report states that the proposed amendment is located within School District Planning Area "5," 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 7.

The Broward County Resilient Environment Department (RED) report indicates that the proposed amendment site contains jurisdictional **wetlands** and a conservation easement area within its boundaries, as well as invasive exotic vegetation. See Attachment 8. The applicant acknowledges that an ERL is required prior to any site work, that all invasive exotic vegetation will be removed from the site prior to development and that any landscape materials on Florida's Most Invasive Species list will not be installed. See Attachment 9.

The proposed amendment site includes lands historically used as a golf course, which have a high potential for arsenic contamination. In this regard, the applicant has provided Phase I and Phase II environmental assessments. See Attachments 10 and 13 for summaries. The Broward County Environmental Permitting Division (EPD) report indicates that the provided environmental assessments **satisfy** the requirements of BCLUP Policy 2.5.5(d). In addition, the EPD report indicates that the amendment site is contaminated and that an Environmental Assessment and Remediation (EAR) License will be required prior to redevelopment. See Attachments 11 and 14. The applicant has acknowledged that an EAR license will be required prior to the issuance of any construction permits, and further stated that it will perform the assessment and cleanup of the site as required by State and County codes. See Attachments 12 and 17.

**PLANNING ANALYSIS (continued)**

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 an additional 467 dwelling units to be permitted by the BCLUP. The amendment application was submitted with a voluntary commitment to designate at least 15% of the dwelling units (at least 70 dwelling units) as moderate-income affordable housing (up to 120% of median income) for a period of 30 years. Therefore, the proposed amendment is in compliance with Policy 2.16.2. See Attachments 6 and 15. It is noted that the draft Declaration of Restrictive Covenants reflects a stipulation agreement with the City of Sunrise and will result in at least 87 dwelling units or 18.6% of the additional BCLUP dwelling units being restricted to moderate-income affordable housing.

The proposed amendment is projected to increase the number of p.m. peak hour vehicle trips on the **regional transportation network** at the long-term planning horizon by approximately 436 p.m. peak hour trips. Distribution of the additional p.m. peak hour trips indicates that the proposed amendment is projected to **adversely** impact the operating conditions of **Oakland Park Boulevard**, between University Drive and Inverrary Boulevard, and **West Inverrary Boulevard**, between Oakland Park Boulevard and Northwest 44 Street. See Attachment 2.

To address the anticipated adverse impacts to the regional transportation network, the applicant has voluntarily committed to several transportation improvements at the intersection of Oakland Park Boulevard and West Inverrary Boulevard. See Attachments 3 and 21. The proposed transportation improvements have been reviewed by the Broward County Traffic Engineering Division and the Division needs additional information and analysis to determine whether or not the improvements adequately mitigate the adverse impacts to the regional transportation network. See Attachment 4.

Therefore, Planning Council staff recommends **denial** of the proposed amendment, as it is not consistent with BrowardNext - Broward County Land Use Plan Policy 2.14.9 regarding significant or adverse impacts to regional roadway segments. It is noted that the applicant has committed to resolve the issue prior to a second Planning Council public hearing. See Attachment 21.

**Update: October 18, 2022:** The applicant submitted additional information regarding the proposed off-site improvements at the intersection of Oakland Park Boulevard and West Inverrary Boulevard. See Attachment 22. The TED staff has determined that the applicant's mitigation satisfies the traffic impacts associated with the proposed amendment. See Attachment 23. Planning Council staff recommends approval of the proposed amendment subject to the applicant's voluntary commitments regarding transportation improvements, affordable housing and parks and open space.

**SECTION VII**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 22-4**

**ATTACHMENTS**

1. Broward County Planning Council Supplemental Report of August 2022
2. Broward County Planning Council Traffic Analysis of August 25, 2022
3. Correspondence from Juan Espinosa, P.E., Vice President – Transportation, David Plummer & Associates, to Jimmy Wright, P.E., Vice President, Land, CC Homes, dated August 29, 2022
4. Broward County Traffic Engineering Division Report of September 2, 2022
5. Broward County Transit Division Report of July 13, 2022
6. Broward County Urban Planning Division Report of June 28, 2022
7. School Board of Broward County Consistency Review Report of November 12, 2021
8. Broward County Resilient Environmental Department Report of July 5, 2022
9. Correspondence from Joseph D. Handley, P.L.A. Vice President, Planning and Landscape Architecture, Craven Thompson & Associates Inc., to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated August 16, 2022
10. Summary of Phase I and Phase II Environmental Assessments, dated November 4, 2013, received August 10, 2022
11. Broward County Environmental Permitting Division Report of August 11, 2022
12. Correspondence from Joseph D. Handley, P.L.A. Vice President, Planning and Landscape Architecture, Craven Thompson & Associates Inc., to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated August 17, 2022
13. Summary of Updated Phase I Environmental Assessment, received September 2, 2022
14. Updated Broward County Environmental Permitting Division Report of September 8, 2022
15. Draft Declaration of Restrictive Covenants for Affordable Housing
16. BrowardNext - Broward County Land Use Plan Policies, “Park/Conservation” Planning Council Staff Review Comment

**ATTACHMENTS (continued)**

17. Development Agreement
18. A. Community Outreach Meeting Summary provided by Applicant  
B. Correspondence from Interested Parties regarding the Proposed Redevelopment of the Sunrise Country Club, submitted by the Applicant
19. Broward County Parks and Recreation Division Report of July 5, 2022
20. Broward County Water Management Division Report of June 29, 2022
21. Email correspondence from Dennis Mele, Esquire, Greenspoon Marder LLP, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated September 12, 2022

**Update: October 18, 2022:**

22. Correspondence from Juan Espinosa, P.E., Vice President – Transportation, David Plummer & Associates, to Jimmy Wright, P.E., Vice President, Land, CC Homes, dated September 30, 2022
23. Email correspondence from Andrew G. Sebo, P.E., Assistant Director, Broward County Traffic Engineering Division, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated October 6, 2022

# ATTACHMENT 1

## BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

### BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 22-4

Prepared: August 2022

#### **POTABLE WATER**

The proposed amendment site will be served by the Sunrise Water Treatment Plants, which have a combined current capacity of 51.5 million gallons per day (mgd). The current and committed demand on the treatment plants is 30.64 mgd, with 20.86 mgd available. The wellfields serving the amendment site have a permitted withdrawal of 32.77 mgd, which expires on December 27, 2065. Planning Council staff utilized a level of service of 102 gallons per day (gpd) per capita (2.81 persons per household (pph)) for residential uses and 0.1 gpd per square foot for commercial recreation uses. The proposed amendment will result in a net increase of 0.05 mgd on the projected demand for potable water. 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 combined current capacity of 30.99 mgd. The current and committed demand on the treatment plants is 29.06 mgd, with 1.93 mgd available. Planning Council staff utilized a level of service of 93 gpd per capita (2.81 pph) for residential uses and 0.1 gpd per square foot for commercial recreation uses. The proposed amendment will result in a net increase of 0.04 mgd on the projected demand for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

#### **SOLID WASTE**

The proposed amendment site will be served by Wheelabrator South Broward Facility, which has a capacity of 2,274 tons per day (tpd) and a demand of 2,000 tpd, with 274 tpd available. Planning Council staff utilized a level of service of 5 pounds per capita (2.81 pph) per day for residential uses and 1.0 pound per 100 square feet per day for commercial recreation uses. The proposed amendment will result in a net decrease of 1,509 pounds per day or 0.75 tpd on the projected demand for solid waste. 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 Resilient Environment Department (RED). A surface water management permit from RED may be required prior to any construction.

#### **PARKS AND OPEN SPACE**

The City of Sunrise has 333.5 acres in its parks and open space inventory. The 2045 projected population (105,224) requires approximately 315.67 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed amendment will result in a net increase of 3.94 acres on the projected demand for local parks. The City of Sunrise continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population. It is noted that the applicant is proposing the construction of a 7.0-acre park, which will be dedicated to the City of Sunrise. In addition, the 57 acres of former golf course surrounding the development site will continue to be designated as Commercial Recreation and will serve as an open space buffer.

## ATTACHMENT 2

### **TRAFFIC ANALYSIS - Peak PC 22-4**

Prepared: August 25, 2022  
MPO Model Run Received: August 25, 2022

#### **INTRODUCTORY INFORMATION**

Jurisdiction: City of Sunrise  
Size: Approximately 103.2 acres

#### **TRIPS ANALYSIS**

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

Current Designations: 83.9 acres of Commercial Recreation  
3.3 acres of Low-Medium (10) Residential  
16.0 acres of Medium-High (25) Residential

Potential Development: 83.9 acres of golf course use  
33 townhomes  
400 garden apartments

Trip Generation Rates: "ITE Equation (430) Golf Course"\*  
"ITE Equation (220) Multifamily Housing (Low-Rise)"  
"ITE Equation (221) Multifamily Housing (Mid-Rise)"

Total P.M. Peak Hour Trips:  $33 + 49 + 164 = 246$  peak hour trips

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

Proposed Designations: 3.2 acres of Commercial Recreation  
100.0 acres of Irregular (9) Residential

Potential Development: 3.2 acres of commercial recreation use  
400 single-family dwelling units  
500 townhomes

Trip Generation Rates: "ITE Equation (430) Golf Course"  
"ITE Equation (210) Single-Family Detached Housing"  
"ITE Equation (220) Multifamily Housing (Low-Rise)"

Total P.M. Peak Hour Trips:  $1 + 396 + 285 = 682$  peak hour trips

**Net P.M. Peak Hour Trips**                    **+ 436 peak hour trips**

\*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation Manual – 11th Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

**TRAFFIC ANALYSIS (continued)**

*Graphic of Impacted Roadway Segments of the Regional Transportation Network:*



*Impacted Regional Transportation Network Without the Proposed Amendment: Year 2045:*

<b>Roadway</b>	<b>Segment</b>	<b>Volume</b>	<b>Capacity</b>	<b>LOS</b>
1. Oakland Park Boulevard	University Drive to Inverrary Boulevard	5,501	5,390	F
2. West Inverrary Boulevard	Oakland Park Boulevard to Northwest 44 Street	1,188	1,197	D

*Impacted Regional Transportation Network With the Proposed Amendment: Year 2045:*

<b>Roadway</b>	<b>Segment</b>	<b>Volume</b>	<b>Capacity</b>	<b>LOS</b>
1. Oakland Park Boulevard	University Drive to Inverrary Boulevard	5,668	5,390	F
2. West Inverrary Boulevard	Oakland Park Boulevard to Northwest 44 Street	1,235	1,197	F

The proposed amendment is projected to increase traffic on the regional roadway network by approximately 436 p.m. peak hour trips at the long-term planning horizon.

The Broward Metropolitan Planning Organization (MPO) Year 2045 Transportation Plan model analysis distributed the projected additional p.m. peak hour trips to the surrounding regional roadway network.

Said Broward MPO Year 2045 Transportation Plan model analysis distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment would significantly and adversely impact two (2) roadway segments, as follows:

***TRAFFIC ANALYSIS (continued)***

**PLANNING COMMENTS**

1. Oakland Park Boulevard, between University Drive and Inverrary Boulevard, which denigrates from an acceptable level of service (LOS) "D" to an unacceptable LOS "F," with the additional trips generated by the proposed amendment; and
2. West Inverrary Boulevard, between Oakland Park Boulevard and Northwest 44 Street, which is projected to operate at an unacceptable LOS "F," with or without the addition of the trips generated by the proposed amendment.

# ATTACHMENT 3

## DAVID PLUMMER & ASSOCIATES

TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

1750 PONCE DE LEON BOULEVARD | CORAL GABLES, FLORIDA 33134  
305•447•0900 | DPA@DPLUMMER.COM

August 29, 2022

Mr. Jimmy Wright, P.E.  
Vice President, Land  
CC Homes - A Codina-Carr Company  
135 San Lorenzo Avenue, Suite 740  
Coral Gables, FL 33146  
786.453.3013 (O) 305.632.2990 (C)  
[jwright@cchomes.com](mailto:jwright@cchomes.com)



**Re: Sunrise Country Club Redevelopment Intersection Analysis - #16202**

Dear Jimmy,

The Sunrise Country Club is an 18-hole golf club located at 7400 NW 24<sup>th</sup> Place in Sunrise, Florida. The project is proposing to redevelop the site with a residential development consisting of 400 single family homes, 500 townhomes, and a 3.209-acre park. The existing golf course will be reduced to a 9-hole golf course.

### **Intersection Capacity Analysis**

As part of the project approval process with the City of Sunrise, a traffic study was conducted. The traffic study suggested the following off-site improvements be made to the Inverrary Boulevard W / W Oakland Park Boulevard intersection (see conceptual graphic in Attachment A):

- Northbound Approach: add an additional lane for a total of three lanes and the provision of exclusive left, through and right turn lanes;
- Southbound Approach: reconfigure and re-align the approach to provide exclusive left, through and right turn lanes; and,
- Eastbound Approach: Add an exclusive eastbound right turn lane.
- Westbound Approach: Increase left turn lane storage by reducing the taper length to FDOT's 50 feet standard.
- Signal phasing and timing improvements.

An intersection analysis was performed to determine the impact of these suggested improvements at the Inverrary Boulevard W / W Oakland Park Boulevard intersection. The analysis was performed in accordance with the approved Sunrise Country Club Redevelopment traffic study and the requirements of the City of Sunrise. The intersection capacity analysis was completed at the studied intersection based on the procedures of the Highway Capacity Manual, using the Synchro Software.

**Conclusions**

Results of the analysis with the existing roadway conditions show that the Inverrary Boulevard W / W Oakland Park Boulevard intersection will operate below the overall adopted level of service (LOS) standards during the morning and afternoon peak hours for existing and future with project conditions. The southbound and eastbound approaches of the Inverrary Boulevard W / W Oakland Park Boulevard intersection also experience delays during the AM and PM peak hours at the existing conditions. Exhibit 1 shows the results of the intersection capacity analysis with the existing roadway conditions. Exhibit 2 shows the results of the intersection capacity analysis with the improvement conditions. (Excerpts from the approved Sunrise Country Club Redevelopment traffic study are available in Attachment B).

**Exhibit 1: Intersection Capacity Analysis with the Existing Roadway Conditions**

**Existing Conditions**

Intersection	Signalized / Un-signalized	Approach	AM Peak Hour		PM Peak Hour	
			LOS	Delay (sec)	LOS	Delay (sec)
Inverrary Boulevard W / W Oakland Park Boulevard	Signalized	NB	D	53.9	D	54.9
		SB	E	63.7	E	64.0
		EB	E	75.6	E	73.2
		WB	D	38.4	D	36.1
		<b>Overall</b>	<b>E</b>	<b>57.0</b>	<b>E</b>	<b>55.5</b>

**Future with Project Conditions**

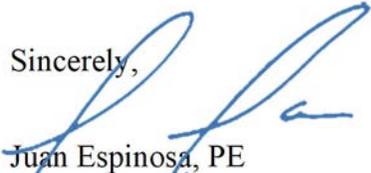
Intersection	Signalized / Un-signalized	Approach	AM Peak Hour		PM Peak Hour	
			LOS	Delay (sec)	LOS	Delay (sec)
Inverrary Boulevard W / W Oakland Park Boulevard	Signalized	NB	E	68.0	E	61.4
		SB	E	69.7	E	66.4
		EB	E	72.1	F	97.0
		WB	D	46.8	F	139.0
		<b>Overall</b>	<b>E</b>	<b>61.2</b>	<b>F</b>	<b>107.6</b>

## Exhibit 2: Intersection Capacity Analysis with the Improvement Conditions

### Future with Project with Improvement Conditions

Intersection	Signalized / Un-signalized	Approach	AM Peak Hour		PM Peak Hour	
			LOS	Delay (sec)	LOS	Delay (sec)
Inverrary Boulevard W / W Oakland Park Boulevard	Signalized	NB	D	41.9	D	43.2
		SB	D	45.9	D	54.3
		EB	D	53.5	D	53.5
		WB	C	25.6	C	23.9
		<b>Overall</b>	D	<b>40.0</b>	<b>D</b>	<b>40.6</b>

The results of the analysis with the proposed improvements to the Inverrary Boulevard W / W Oakland Park Boulevard intersection reduce all approach delays during the AM and PM peak hours. The results also show an improvement in the intersection's overall LOS during the AM and PM peak hours. We stand ready to provide any support needed for this proposed project. Should you have any questions or comments, please call me at (305) 447-0900.

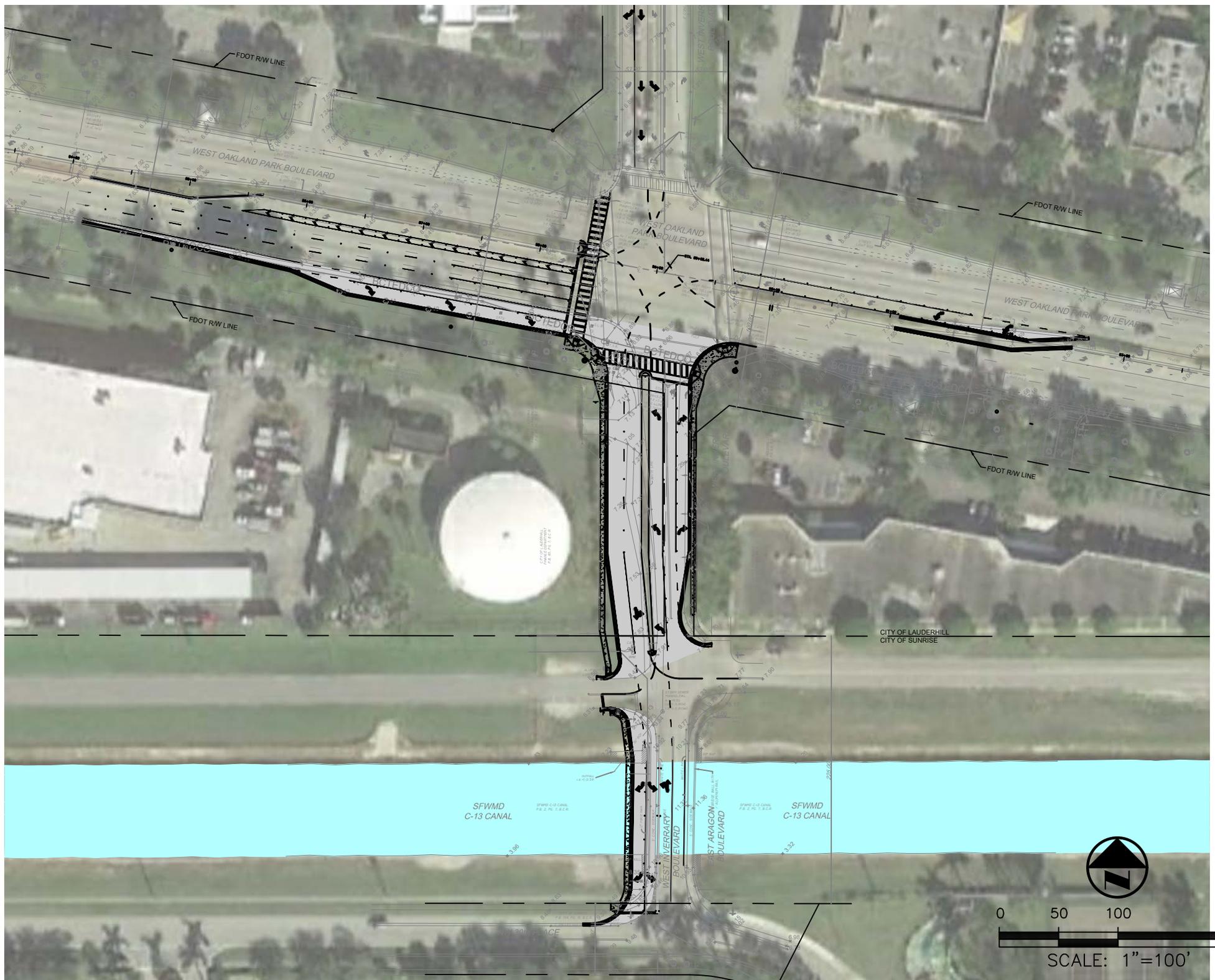
Sincerely,  
  
 Juan Espinosa, PE  
 Vice President – Transportation

#### Attachments

w:\16\16202\00000000\_bc and fdot comments aug 2022\capacity letter\traffic statement letter.docx

# **Attachment A**

EXHIBIT E-5A  
CONCEPTUAL GRAPHIC - OFFSITE IMPROVEMENTS



SCALE: 1"=100'

# **Attachment B**

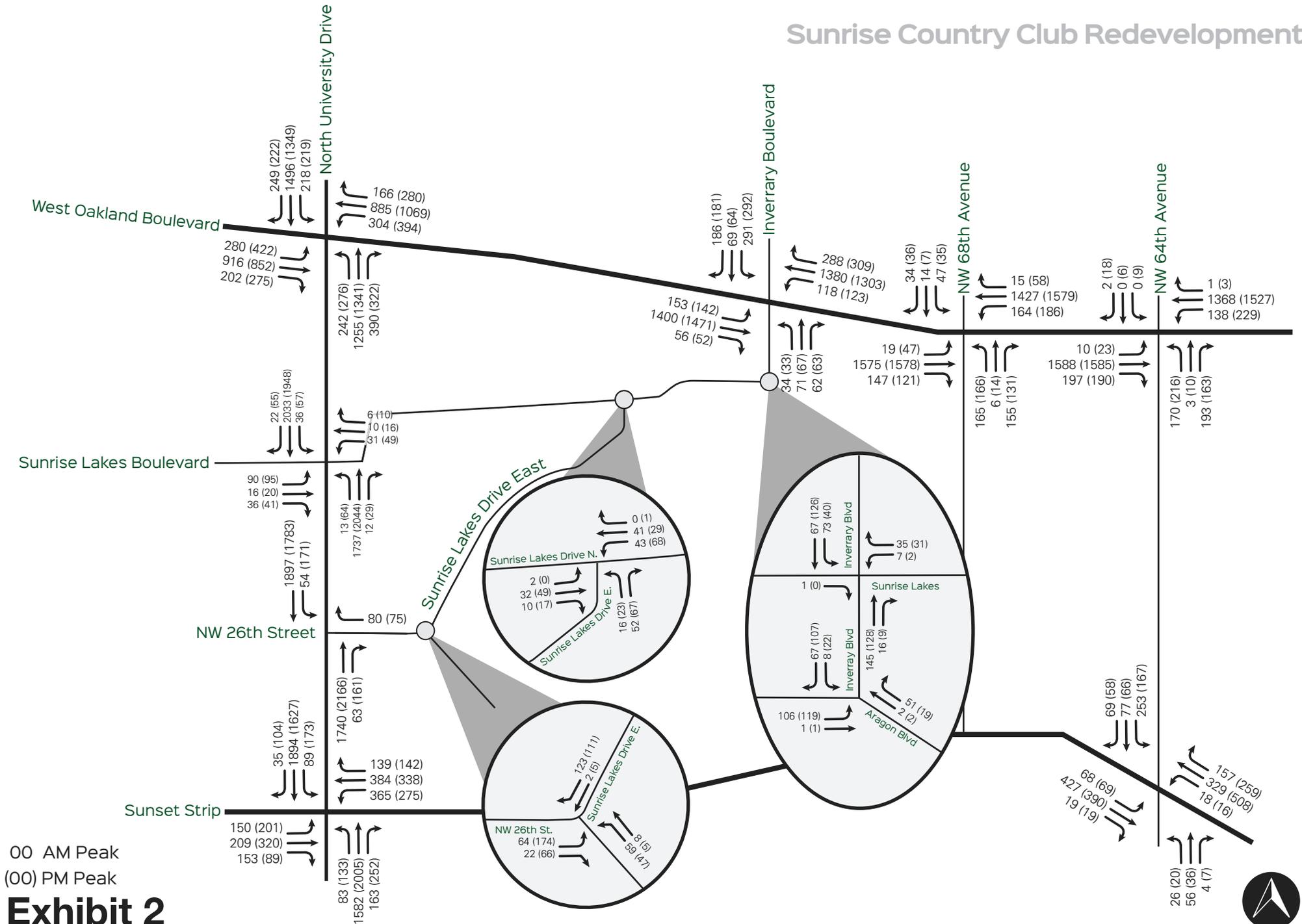
An aerial photograph of a residential and golf course area. A large, semi-transparent orange circle is overlaid on the left side of the image. The background shows a mix of green spaces, buildings, and roads. The text is centered within the orange circle.

*Sunrise Country Club*  
**Redevelopment**

**Prepared By:**  
David Plummer & Associates

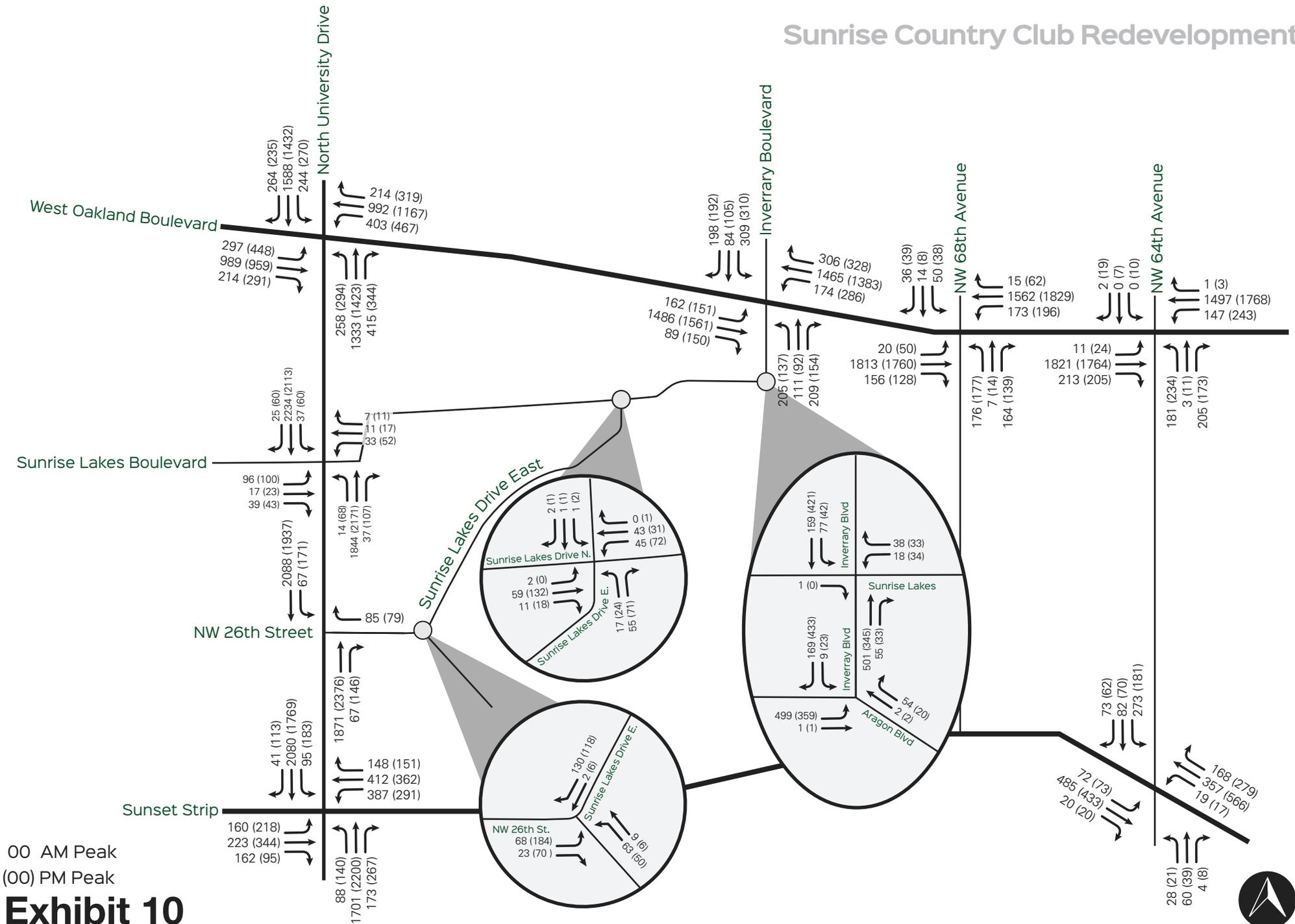
**Prepared For:**  
CC Homes

**Prepared In:**  
March 2019  
**DPA Job #:**  
16202



## Exhibit 2

### Existing AM & PM Peak Hour Traffic Volumes - Limited Access Scenario



Sunrise Country Club Redevelopment  
1: Oakland Park Boulevard & Inverrary Blvd

Existing AM Peak  
9/6/2016



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	153	1400	56	118	1380	288	34	71	62	291	69	186
Future Volume (vph)	153	1400	56	118	1380	288	34	71	62	291	69	186
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	7.0		7.0	7.0	7.0		6.0	6.0	6.0	6.0	6.0
Lane Util. Factor	1.00	0.91		1.00	0.91	1.00		1.00	1.00	0.95	0.95	1.00
Frt	1.00	0.99		1.00	1.00	0.85		1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00		0.98	1.00	0.95	0.97	1.00
Satd. Flow (prot)	1770	5056		1770	5085	1583		1833	1583	1681	1716	1583
Flt Permitted	0.06	1.00		0.06	1.00	1.00		0.98	1.00	0.95	0.97	1.00
Satd. Flow (perm)	120	5056		120	5085	1583		1833	1583	1681	1716	1583
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	158	1443	58	122	1423	297	35	73	64	300	71	192
RTOR Reduction (vph)	0	3	0	0	0	128	0	0	48	0	0	150
Lane Group Flow (vph)	158	1498	0	122	1423	169	0	108	16	183	188	42
Turn Type	pm+pt	NA		pm+pt	NA	Perm	Split	NA	Perm	Split	NA	Perm
Protected Phases	7	4		3	8		2	2		6	6	
Permitted Phases	4			8		8			2			6
Actuated Green, G (s)	70.3	62.3		70.3	62.3	62.3		44.7	44.7	39.0	39.0	39.0
Effective Green, g (s)	70.3	62.3		70.3	62.3	62.3		44.7	44.7	39.0	39.0	39.0
Actuated g/C Ratio	0.39	0.35		0.39	0.35	0.35		0.25	0.25	0.22	0.22	0.22
Clearance Time (s)	7.0	7.0		7.0	7.0	7.0		6.0	6.0	6.0	6.0	6.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	120	1749		120	1759	547		455	393	364	371	342
v/s Ratio Prot	c0.06	0.30		0.05	0.28			c0.06		0.11	c0.11	
v/s Ratio Perm	c0.46			0.35		0.11			0.01			0.03
v/c Ratio	1.32	0.86		1.02	0.81	0.31		0.24	0.04	0.50	0.51	0.12
Uniform Delay, d1	43.1	54.7		43.8	53.4	43.1		54.0	51.4	62.0	62.0	56.7
Progression Factor	1.00	1.00		1.84	0.59	0.20		1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	189.4	4.4		82.1	2.6	0.3		1.2	0.2	4.9	4.9	0.7
Delay (s)	232.5	59.1		162.8	33.9	8.8		55.3	51.6	66.9	66.9	57.4
Level of Service	F	E		F	C	A		E	D	E	E	E
Approach Delay (s)		75.6			38.4			53.9			63.7	
Approach LOS		E			D			D			E	

Intersection Summary

HCM 2000 Control Delay	57.0	HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio	0.80		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	68.3%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

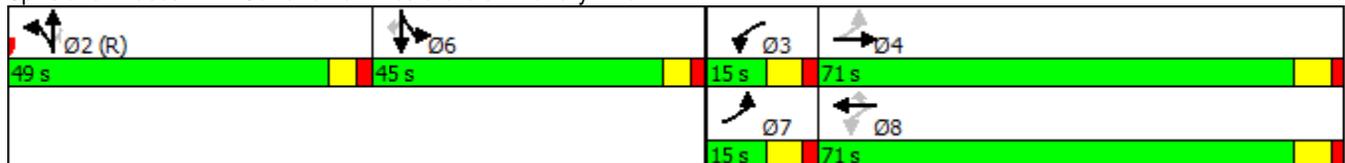


Phase Number	2	3	4	6	7	8
Movement	NBTL	WBL	EBTL	SBTL	EBL	WBTL
Lead/Lag		Lead	Lag		Lead	Lag
Lead-Lag Optimize		Yes	Yes		Yes	Yes
Recall Mode	C-Max	None	None	Max	None	None
Maximum Split (s)	49	15	71	45	15	71
Maximum Split (%)	27.2%	8.3%	39.4%	25.0%	8.3%	39.4%
Minimum Split (s)	24	12	25	24	12	25
Yellow Time (s)	4	5	5	4	5	5
All-Red Time (s)	2	2	2	2	2	2
Minimum Initial (s)	5	5	5	5	5	5
Vehicle Extension (s)	3	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0	0
Walk Time (s)	7		7	7		7
Flash Dont Walk (s)	11		11	11		11
Dual Entry	Yes	No	Yes	Yes	No	Yes
Inhibit Max	Yes	Yes	Yes	Yes	Yes	Yes
Start Time (s)	0	94	109	49	94	109
End Time (s)	49	109	0	94	109	0
Yield/Force Off (s)	43	102	173	88	102	173
Yield/Force Off 170(s)	32	102	162	77	102	162
Local Start Time (s)	0	94	109	49	94	109
Local Yield (s)	43	102	173	88	102	173
Local Yield 170(s)	32	102	162	77	102	162

**Intersection Summary**

Cycle Length	180
Control Type	Actuated-Coordinated
Natural Cycle	85
Offset: 0 (0%), Referenced to phase 2:NBTL, Start of Green	

Splits and Phases: 1: Oakland Park Boulevard & Inverrary Blvd



Sunrise Country Club Redevelopment  
1: Oakland Park Boulevard & Inverrary Blvd

Existing PM Peak  
9/6/2016



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	142	1471	52	123	1303	309	33	67	63	292	64	181
Future Volume (vph)	142	1471	52	123	1303	309	33	67	63	292	64	181
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	7.0		7.0	7.0	7.0		6.0	6.0	6.0	6.0	6.0
Lane Util. Factor	1.00	0.91		1.00	0.91	1.00		1.00	1.00	0.95	0.95	1.00
Frt	1.00	0.99		1.00	1.00	0.85		1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00		0.98	1.00	0.95	0.97	1.00
Satd. Flow (prot)	1770	5059		1770	5085	1583		1832	1583	1681	1714	1583
Flt Permitted	0.07	1.00		0.06	1.00	1.00		0.98	1.00	0.95	0.97	1.00
Satd. Flow (perm)	133	5059		117	5085	1583		1832	1583	1681	1714	1583
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	151	1565	55	131	1386	329	35	71	67	311	68	193
RTOR Reduction (vph)	0	2	0	0	0	143	0	0	51	0	0	151
Lane Group Flow (vph)	151	1618	0	131	1386	186	0	106	16	187	192	42
Turn Type	pm+pt	NA		pm+pt	NA	Perm	Split	NA	Perm	Split	NA	Perm
Protected Phases	7	4		3	8		2	2		6	6	
Permitted Phases	4			8		8			2			6
Actuated Green, G (s)	71.6	63.6		71.6	63.6	63.6		43.4	43.4	39.0	39.0	39.0
Effective Green, g (s)	71.6	63.6		71.6	63.6	63.6		43.4	43.4	39.0	39.0	39.0
Actuated g/C Ratio	0.40	0.35		0.40	0.35	0.35		0.24	0.24	0.22	0.22	0.22
Clearance Time (s)	7.0	7.0		7.0	7.0	7.0		6.0	6.0	6.0	6.0	6.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	125	1787		120	1796	559		441	381	364	371	342
v/s Ratio Prot	c0.05	0.32		0.05	0.27			c0.06		0.11	c0.11	
v/s Ratio Perm	c0.42			0.39		0.12			0.01			0.03
v/c Ratio	1.21	0.91		1.09	0.77	0.33		0.24	0.04	0.51	0.52	0.12
Uniform Delay, d1	42.8	55.3		44.9	51.7	42.7		55.0	52.4	62.1	62.2	56.7
Progression Factor	1.00	1.00		2.05	0.51	0.13		1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	146.9	7.0		103.4	1.9	0.3		1.3	0.2	5.1	5.1	0.7
Delay (s)	189.7	62.3		195.6	28.1	6.0		56.3	52.6	67.2	67.3	57.5
Level of Service	F	E		F	C	A		E	D	E	E	E
Approach Delay (s)		73.2			36.1			54.9			64.0	
Approach LOS		E			D			D			E	

Intersection Summary

HCM 2000 Control Delay	55.5	HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio	0.76		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	69.5%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

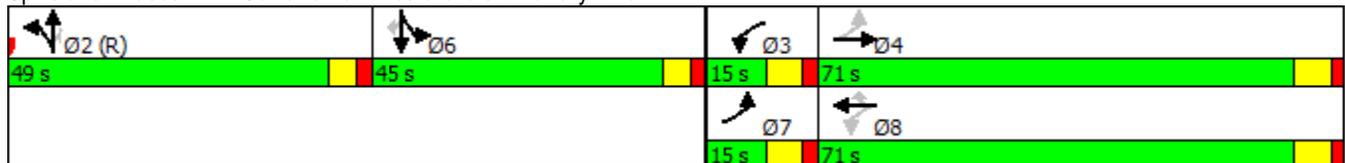


Phase Number	2	3	4	6	7	8
Movement	NBTL	WBL	EBTL	SBTL	EBL	WBTL
Lead/Lag		Lead	Lag		Lead	Lag
Lead-Lag Optimize		Yes	Yes		Yes	Yes
Recall Mode	C-Max	None	None	Max	None	None
Maximum Split (s)	49	15	71	45	15	71
Maximum Split (%)	27.2%	8.3%	39.4%	25.0%	8.3%	39.4%
Minimum Split (s)	24	12	25	24	12	25
Yellow Time (s)	4	5	5	4	5	5
All-Red Time (s)	2	2	2	2	2	2
Minimum Initial (s)	5	5	5	5	5	5
Vehicle Extension (s)	3	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0	0
Walk Time (s)	7		7	7		7
Flash Dont Walk (s)	11		11	11		11
Dual Entry	Yes	No	Yes	Yes	No	Yes
Inhibit Max	Yes	Yes	Yes	Yes	Yes	Yes
Start Time (s)	0	94	109	49	94	109
End Time (s)	49	109	0	94	109	0
Yield/Force Off (s)	43	102	173	88	102	173
Yield/Force Off 170(s)	32	102	162	77	102	162
Local Start Time (s)	0	94	109	49	94	109
Local Yield (s)	43	102	173	88	102	173
Local Yield 170(s)	32	102	162	77	102	162

**Intersection Summary**

Cycle Length	180
Control Type	Actuated-Coordinated
Natural Cycle	95
Offset: 0 (0%), Referenced to phase 2:NBTL, Start of Green	

Splits and Phases: 1: Oakland Park Boulevard & Inverrary Blvd



HCM 2010 Signalized Intersection Summary  
1: Inverrary Blvd & Oakland Park Boulevard

2022 with Project AM Peak

03/05/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	162	1486	89	174	1465	306	205	111	209	309	84	198
Future Volume (veh/h)	162	1486	89	174	1465	306	205	111	209	309	84	198
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1863	1863	1863	1900	1863	1863	1863	1863	1863
Adj Flow Rate, veh/h	167	1532	92	179	1510	315	211	114	215	203	249	204
Adj No. of Lanes	1	3	0	1	3	1	0	1	1	1	1	1
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	148	1684	101	133	1745	543	294	159	398	384	404	343
Arrive On Green	0.04	0.34	0.34	0.09	0.69	0.69	0.25	0.25	0.25	0.22	0.22	0.22
Sat Flow, veh/h	1774	4906	295	1774	5085	1583	1171	633	1583	1774	1863	1583
Grp Volume(v), veh/h	167	1058	566	179	1510	315	325	0	215	203	249	204
Grp Sat Flow(s),veh/h/ln	1774	1695	1811	1774	1695	1583	1804	0	1583	1774	1863	1583
Q Serve(g_s), s	8.0	53.7	53.7	8.0	41.3	18.7	29.6	0.0	21.2	18.2	21.8	20.9
Cycle Q Clear(g_c), s	8.0	53.7	53.7	8.0	41.3	18.7	29.6	0.0	21.2	18.2	21.8	20.9
Prop In Lane	1.00		0.16	1.00		1.00	0.65		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	148	1163	621	133	1745	543	453	0	398	384	404	343
V/C Ratio(X)	1.13	0.91	0.91	1.35	0.87	0.58	0.72	0.00	0.54	0.53	0.62	0.59
Avail Cap(c_a), veh/h	148	1205	644	133	1808	563	453	0	398	384	404	343
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.57	0.57	0.57	0.82	0.82	0.82	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.9	56.5	56.5	49.4	25.0	21.5	61.5	0.0	58.4	62.4	63.7	63.4
Incr Delay (d2), s/veh	95.5	6.3	10.7	192.0	3.8	1.1	9.4	0.0	5.2	5.1	6.9	7.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.7	26.1	28.7	11.5	19.6	8.2	16.0	0.0	9.8	9.5	12.0	9.8
LnGrp Delay(d),s/veh	148.4	62.7	67.2	241.4	28.8	22.6	70.9	0.0	63.6	67.5	70.7	70.8
LnGrp LOS	F	E	E	F	C	C	E		E	E	E	E
Approach Vol, veh/h		1791			2004			540			656	
Approach Delay, s/veh		72.1			46.8			68.0			69.7	
Approach LOS		E			D			E			E	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		51.2	15.0	68.8		45.0	15.0	68.8				
Change Period (Y+Rc), s		6.0	7.0	7.0		6.0	7.0	7.0				
Max Green Setting (Gmax), s		43.0	8.0	64.0		39.0	8.0	64.0				
Max Q Clear Time (g_c+I1), s		31.6	10.0	55.7		23.8	10.0	43.3				
Green Ext Time (p_c), s		2.1	0.0	6.1		2.5	0.0	12.7				
<b>Intersection Summary</b>												
HCM 2010 Ctrl Delay			61.2									
HCM 2010 LOS			E									
<b>Notes</b>												

Timing Report, Sorted By Phase  
 1: Inverrary Blvd & Oakland Park Boulevard

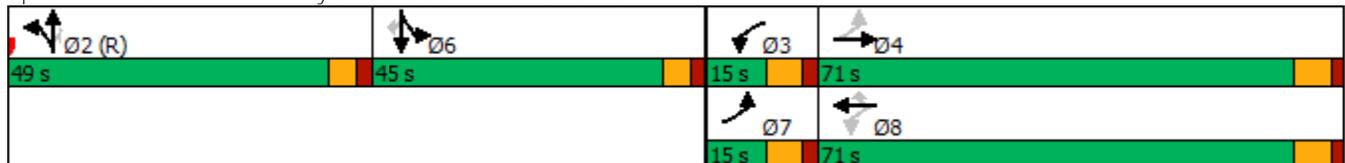


Phase Number	2	3	4	6	7	8
Movement	NBTL	WBL	EBTL	SBTL	EBL	WBTL
Lead/Lag		Lead	Lag		Lead	Lag
Lead-Lag Optimize		Yes	Yes		Yes	Yes
Recall Mode	C-Max	None	None	Max	None	None
Maximum Split (s)	49	15	71	45	15	71
Maximum Split (%)	27.2%	8.3%	39.4%	25.0%	8.3%	39.4%
Minimum Split (s)	24	12	25	24	12	25
Yellow Time (s)	4	5	5	4	5	5
All-Red Time (s)	2	2	2	2	2	2
Minimum Initial (s)	5	5	5	5	5	5
Vehicle Extension (s)	3	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0	0
Walk Time (s)	7		7	7		7
Flash Dont Walk (s)	11		11	11		11
Dual Entry	Yes	No	Yes	Yes	No	Yes
Inhibit Max	Yes	Yes	Yes	Yes	Yes	Yes
Start Time (s)	0	94	109	49	94	109
End Time (s)	49	109	0	94	109	0
Yield/Force Off (s)	43	102	173	88	102	173
Yield/Force Off 170(s)	32	102	162	77	102	162
Local Start Time (s)	0	94	109	49	94	109
Local Yield (s)	43	102	173	88	102	173
Local Yield 170(s)	32	102	162	77	102	162

Intersection Summary

Cycle Length	180
Control Type	Actuated-Coordinated
Natural Cycle	95
Offset: 0 (0%), Referenced to phase 2:NBTL, Start of Green	

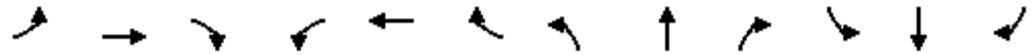
Splits and Phases: 1: Inverrary Blvd & Oakland Park Boulevard



HCM Signalized Intersection Capacity Analysis  
1: Inverrary Blvd & Oakland Park Boulevard

2022 with Project PM Peak

03/05/2019



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	151	1561	150	286	1383	328	137	92	154	310	105	192
Future Volume (vph)	151	1561	150	286	1383	328	137	92	154	310	105	192
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.0	7.0		7.0	7.0	7.0		6.0	6.0	6.0	6.0	6.0
Lane Util. Factor	1.00	0.91		1.00	0.91	1.00		1.00	1.00	0.95	0.95	1.00
Frt	1.00	0.99		1.00	1.00	0.85		1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00		0.95	1.00	1.00		0.97	1.00	0.95	0.98	1.00
Satd. Flow (prot)	1770	5018		1770	5085	1583		1809	1583	1681	1726	1583
Flt Permitted	0.06	1.00		0.06	1.00	1.00		0.97	1.00	0.95	0.98	1.00
Satd. Flow (perm)	116	5018		116	5085	1583		1809	1583	1681	1726	1583
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	161	1661	160	304	1471	349	146	98	164	330	112	204
RTOR Reduction (vph)	0	6	0	0	0	142	0	0	100	0	0	160
Lane Group Flow (vph)	161	1815	0	304	1471	207	0	244	64	218	224	44
Turn Type	pm+pt	NA		pm+pt	NA	Perm	Split	NA	Perm	Split	NA	Perm
Protected Phases	7	4		3	8		2	2		6	6	
Permitted Phases	4			8		8			2			6
Actuated Green, G (s)	72.0	64.0		72.0	64.0	64.0		43.0	43.0	39.0	39.0	39.0
Effective Green, g (s)	72.0	64.0		72.0	64.0	64.0		43.0	43.0	39.0	39.0	39.0
Actuated g/C Ratio	0.40	0.36		0.40	0.36	0.36		0.24	0.24	0.22	0.22	0.22
Clearance Time (s)	7.0	7.0		7.0	7.0	7.0		6.0	6.0	6.0	6.0	6.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	119	1784		119	1808	562		432	378	364	373	342
v/s Ratio Prot	0.06	0.36		c0.11	0.29			c0.13		0.13	c0.13	
v/s Ratio Perm	0.48			c0.90		0.13			0.04			0.03
v/c Ratio	1.35	1.02		2.55	0.81	0.37		0.56	0.17	0.60	0.60	0.13
Uniform Delay, d1	43.3	58.0		46.3	52.6	43.0		60.3	54.3	63.5	63.5	56.8
Progression Factor	1.00	1.00		1.97	0.55	0.16		1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	204.0	25.7		719.3	2.4	0.3		5.3	1.0	7.1	7.0	0.8
Delay (s)	247.2	83.7		810.5	31.5	7.2		65.5	55.3	70.6	70.5	57.6
Level of Service	F	F		F	C	A		E	E	E	E	E
Approach Delay (s)		97.0			139.0			61.4			66.4	
Approach LOS		F			F			E			E	

Intersection Summary

HCM 2000 Control Delay	107.6	HCM 2000 Level of Service	F
HCM 2000 Volume to Capacity ratio	1.49		
Actuated Cycle Length (s)	180.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	85.1%	ICU Level of Service	E
Analysis Period (min)	15		

c Critical Lane Group

Timing Report, Sorted By Phase  
 1: Inverrary Blvd & Oakland Park Boulevard

2022 with Project PM Peak

03/05/2019

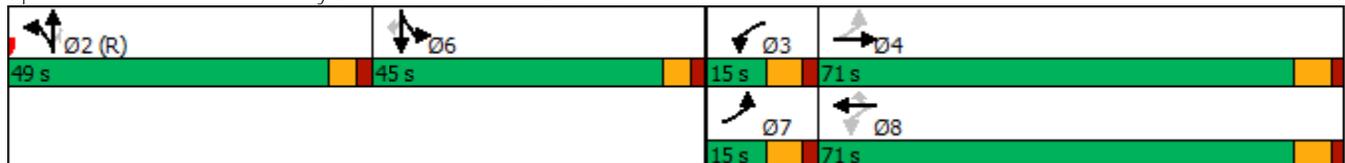


Phase Number	2	3	4	6	7	8
Movement	NBTL	WBL	EBTL	SBTL	EBL	WBTL
Lead/Lag		Lead	Lag		Lead	Lag
Lead-Lag Optimize		Yes	Yes		Yes	Yes
Recall Mode	C-Max	None	None	Max	None	None
Maximum Split (s)	49	15	71	45	15	71
Maximum Split (%)	27.2%	8.3%	39.4%	25.0%	8.3%	39.4%
Minimum Split (s)	24	12	25	24	12	25
Yellow Time (s)	4	5	5	4	5	5
All-Red Time (s)	2	2	2	2	2	2
Minimum Initial (s)	5	5	5	5	5	5
Vehicle Extension (s)	3	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0	0
Walk Time (s)	7		7	7		7
Flash Dont Walk (s)	11		11	11		11
Dual Entry	Yes	No	Yes	Yes	No	Yes
Inhibit Max	Yes	Yes	Yes	Yes	Yes	Yes
Start Time (s)	0	94	109	49	94	109
End Time (s)	49	109	0	94	109	0
Yield/Force Off (s)	43	102	173	88	102	173
Yield/Force Off 170(s)	32	102	162	77	102	162
Local Start Time (s)	0	94	109	49	94	109
Local Yield (s)	43	102	173	88	102	173
Local Yield 170(s)	32	102	162	77	102	162

Intersection Summary

Cycle Length	180
Control Type	Actuated-Coordinated
Natural Cycle	115
Offset: 0 (0%), Referenced to phase 2:NBTL, Start of Green	

Splits and Phases: 1: Inverrary Blvd & Oakland Park Boulevard



**Queues**  
**1: Inverrary Blvd & Oakland Park Boulevard**

2022 with Project PM Peak

03/14/2019



Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	161	1821	304	1471	349	244	164	218	224	204
v/c Ratio	1.35	1.02	2.55	0.81	0.50	0.56	0.34	0.60	0.60	0.41
Control Delay	236.7	81.6	745.4	32.6	4.5	66.2	15.8	71.3	71.1	9.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	236.7	81.6	745.4	32.6	4.5	66.2	15.8	71.3	71.1	9.0
Queue Length 50th (ft)	-198	-826	-560	535	10	257	31	247	253	0
Queue Length 95th (ft)	#366	#917	#772	620	34	358	101	351	360	74
Internal Link Dist (ft)		3851		1724		266			254	
Turn Bay Length (ft)										
Base Capacity (vph)	119	1790	119	1808	705	432	477	364	374	502
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.35	1.02	2.55	0.81	0.50	0.56	0.34	0.60	0.60	0.41

**Intersection Summary**

~ Volume exceeds capacity, queue is theoretically infinite.  
 Queue shown is maximum after two cycles.

# 95th percentile volume exceeds capacity, queue may be longer.  
 Queue shown is maximum after two cycles.

HCM 2010 Signalized Intersection Summary  
1: Inverrary Blvd & Oakland Park Boulevard

2022 with Project (full access) w Imps AM Peak

03/06/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	162	1486	89	174	1465	306	205	111	209	309	84	198
Future Volume (veh/h)	162	1486	89	174	1465	306	205	111	209	309	84	198
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863
Adj Flow Rate, veh/h	167	1532	92	179	1510	315	211	114	215	319	87	204
Adj No. of Lanes	1	3	1	1	3	1	1	1	1	1	1	1
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	208	1811	564	202	1842	573	516	640	544	493	640	544
Arrive On Green	0.07	0.36	0.36	0.16	0.72	0.72	0.08	0.34	0.34	0.08	0.34	0.34
Sat Flow, veh/h	1774	5085	1583	1774	5085	1583	1774	1863	1583	1774	1863	1583
Grp Volume(v), veh/h	167	1532	92	179	1510	315	211	114	215	319	87	204
Grp Sat Flow(s),veh/h/ln	1774	1695	1583	1774	1695	1583	1774	1863	1583	1774	1863	1583
Q Serve(g_s), s	10.7	50.0	7.1	11.8	36.3	16.4	14.0	7.7	18.6	14.0	5.8	17.5
Cycle Q Clear(g_c), s	10.7	50.0	7.1	11.8	36.3	16.4	14.0	7.7	18.6	14.0	5.8	17.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	208	1811	564	202	1842	573	516	640	544	493	640	544
V/C Ratio(X)	0.80	0.85	0.16	0.88	0.82	0.55	0.41	0.18	0.39	0.65	0.14	0.37
Avail Cap(c_a), veh/h	268	2062	642	252	2062	642	516	640	544	493	640	544
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.50	0.50	0.50	0.82	0.82	0.82	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	40.4	53.4	39.6	39.0	20.8	18.1	34.3	41.3	44.8	40.4	40.6	44.5
Incr Delay (d2), s/veh	6.7	1.6	0.1	21.6	2.1	0.7	2.4	0.6	2.1	6.4	0.4	2.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	8.3	29.3	5.2	10.8	22.9	11.0	11.6	7.3	13.2	16.7	5.5	12.6
LnGrp Delay(d),s/veh	47.0	55.0	39.7	60.6	22.9	18.8	36.7	41.9	47.0	46.8	41.1	46.5
LnGrp LOS	D	D	D	E	C	B	D	D	D	D	D	D
Approach Vol, veh/h		1791			2004			540			610	
Approach Delay, s/veh		53.5			25.6			41.9			45.9	
Approach LOS		D			C			D			D	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	20.0	67.9	21.0	71.1	20.0	67.9	19.9	72.2				
Change Period (Y+Rc), s	6.0	6.0	7.0	7.0	6.0	6.0	7.0	7.0				
Max Green Setting (Gmax), s	14.0	48.0	19.0	73.0	14.0	48.0	19.0	73.0				
Max Q Clear Time (g_c+I1), s	16.0	20.6	13.8	52.0	16.0	19.5	12.7	38.3				
Green Ext Time (p_c), s	0.0	1.4	0.2	12.1	0.0	1.2	0.2	17.0				
<b>Intersection Summary</b>												
HCM 2010 Ctrl Delay			40.0									
HCM 2010 LOS			D									

Timing Report, Sorted By Phase  
 1: Inverrary Blvd & Oakland Park Boulevard

2022 with Project (full access) w Imps AM Peak

03/06/2019

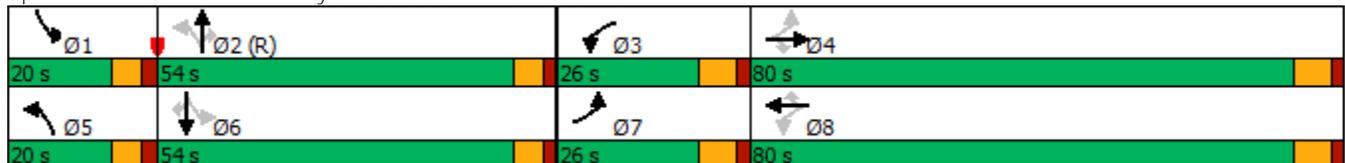


Phase Number	1	2	3	4	5	6	7	8
Movement	SBL	NBTL	WBL	EBTL	NBL	SBTL	EBL	WBTL
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize	Yes							
Recall Mode	Max	C-Max	None	None	Max	Max	None	None
Maximum Split (s)	20	54	26	80	20	54	26	80
Maximum Split (%)	11.1%	30.0%	14.4%	44.4%	11.1%	30.0%	14.4%	44.4%
Minimum Split (s)	20	24	12	25	19	24	12	25
Yellow Time (s)	4	4	5	5	4	4	5	5
All-Red Time (s)	2	2	2	2	2	2	2	2
Minimum Initial (s)	5	5	5	5	5	5	5	5
Vehicle Extension (s)	3	3	3	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0	0	0	0
Walk Time (s)	5	7		7	5	7		7
Flash Dont Walk (s)	8	11		11	8	11		11
Dual Entry	Yes	Yes	No	Yes	Yes	Yes	No	Yes
Inhibit Max	Yes							
Start Time (s)	160	0	54	80	160	0	54	80
End Time (s)	0	54	80	160	0	54	80	160
Yield/Force Off (s)	174	48	73	153	174	48	73	153
Yield/Force Off 170(s)	166	37	73	142	166	37	73	142
Local Start Time (s)	160	0	54	80	160	0	54	80
Local Yield (s)	174	48	73	153	174	48	73	153
Local Yield 170(s)	166	37	73	142	166	37	73	142

Intersection Summary

Cycle Length	180
Control Type	Actuated-Coordinated
Natural Cycle	85
Offset: 0 (0%), Referenced to phase 2:NBTL, Start of Green	

Splits and Phases: 1: Inverrary Blvd & Oakland Park Boulevard

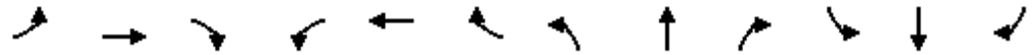


Queues

2022 with Project (full access) w Imps AM Peak

1: Inverrary Blvd & Oakland Park Boulevard

03/14/2019



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	167	1532	92	179	1510	315	211	114	215	319	87	204
v/c Ratio	0.82	0.79	0.14	0.86	0.77	0.43	0.39	0.23	0.37	0.61	0.18	0.36
Control Delay	74.4	52.5	5.3	100.6	37.4	7.3	40.3	53.1	7.4	48.4	52.0	7.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	74.4	52.5	5.3	100.6	37.4	7.3	40.3	53.1	7.4	48.4	52.0	7.5
Queue Length 50th (ft)	135	572	0	183	272	18	173	106	0	281	80	0
Queue Length 95th (ft)	#223	620	36	#275	290	46	251	168	71	387	132	68
Internal Link Dist (ft)		3851			1724			266			254	
Turn Bay Length (ft)												
Base Capacity (vph)	232	2062	699	227	2062	767	542	496	579	519	496	571
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.72	0.74	0.13	0.79	0.73	0.41	0.39	0.23	0.37	0.61	0.18	0.36

Intersection Summary

# 95th percentile volume exceeds capacity, queue may be longer.  
 Queue shown is maximum after two cycles.

HCM 2010 Signalized Intersection Summary 2022 with Project w Imps (Full Access) PM Peak  
 1: Inverrary Blvd & Oakland Park Boulevard 03/06/2019

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	151	1561	150	286	1383	328	137	92	154	310	105	192
Future Volume (veh/h)	151	1561	150	286	1383	328	137	92	154	310	105	192
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863	1863
Adj Flow Rate, veh/h	161	1661	160	304	1471	349	146	98	164	330	112	204
Adj No. of Lanes	1	3	1	1	3	1	1	1	1	1	1	1
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	246	1877	584	283	2180	679	438	492	621	456	492	526
Arrive On Green	0.07	0.37	0.37	0.26	0.86	0.86	0.09	0.26	0.26	0.09	0.26	0.26
Sat Flow, veh/h	1774	5085	1583	1774	5085	1583	1774	1863	1583	1774	1863	1583
Grp Volume(v), veh/h	161	1661	160	304	1471	349	146	98	164	330	112	204
Grp Sat Flow(s),veh/h/ln	1774	1695	1583	1774	1695	1583	1774	1863	1583	1774	1863	1583
Q Serve(g_s), s	10.1	55.1	12.8	23.0	17.6	10.1	10.4	7.4	12.6	17.0	8.5	17.8
Cycle Q Clear(g_c), s	10.1	55.1	12.8	23.0	17.6	10.1	10.4	7.4	12.6	17.0	8.5	17.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	246	1877	584	283	2180	679	438	492	621	456	492	526
V/C Ratio(X)	0.66	0.88	0.27	1.07	0.67	0.51	0.33	0.20	0.26	0.72	0.23	0.39
Avail Cap(c_a), veh/h	292	1978	616	283	2180	679	438	492	621	456	492	526
HCM Platoon Ratio	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.66	0.66	0.66	0.70	0.70	0.70	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.7	53.2	39.8	46.8	8.6	8.0	40.6	51.4	37.1	49.0	51.8	46.0
Incr Delay (d2), s/veh	2.7	3.4	0.2	66.2	0.6	0.5	2.0	0.9	1.0	9.6	1.1	2.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	8.1	33.3	8.8	34.5	11.9	7.2	9.1	7.0	9.6	11.9	8.0	12.8
LnGrp Delay(d),s/veh	34.4	56.6	40.0	113.1	9.2	8.5	42.6	52.3	38.2	58.6	52.9	48.2
LnGrp LOS	C	E	D	F	A	A	D	D	D	E	D	D
Approach Vol, veh/h		1982			2124			408			646	
Approach Delay, s/veh		53.5			23.9			43.2			54.3	
Approach LOS		D			C			D			D	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	23.0	53.6	30.0	73.4	23.0	53.6	19.3	84.2				
Change Period (Y+Rc), s	6.0	6.0	7.0	7.0	6.0	6.0	7.0	7.0				
Max Green Setting (Gmax), s	17.0	44.0	23.0	70.0	17.0	44.0	17.0	76.0				
Max Q Clear Time (g_c+1), s	19.0	14.6	25.0	57.1	12.4	19.8	12.1	19.6				
Green Ext Time (p_c), s	0.0	1.1	0.0	9.4	0.1	1.3	0.2	20.0				
<b>Intersection Summary</b>												
HCM 2010 Ctrl Delay			40.6									
HCM 2010 LOS			D									

Timing Report, Sorted By Phase  
1: Inverrary Blvd & Oakland Park Boulevard

2022 with Project w Imps (Full Access) PM Peak

03/06/2019

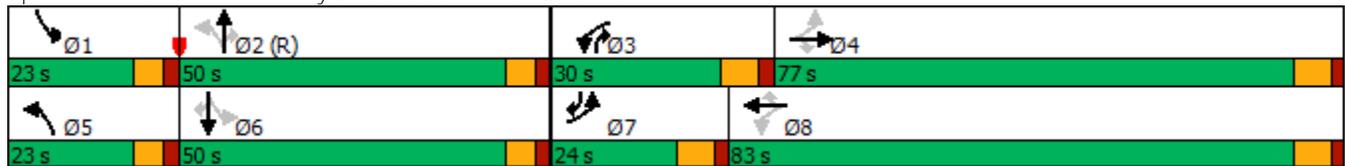


Phase Number	1	2	3	4	5	6	7	8
Movement	SBL	NBTL	WBL	EBTL	NBL	SBTL	EBL	WBTL
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize	Yes							
Recall Mode	Max	C-Max	None	None	Max	Max	None	None
Maximum Split (s)	23	50	30	77	23	50	24	83
Maximum Split (%)	12.8%	27.8%	16.7%	42.8%	12.8%	27.8%	13.3%	46.1%
Minimum Split (s)	24	24	12	25	24	24	12	25
Yellow Time (s)	4	4	5	5	4	4	5	5
All-Red Time (s)	2	2	2	2	2	2	2	2
Minimum Initial (s)	5	5	5	5	5	5	5	5
Vehicle Extension (s)	3	3	3	3	3	3	3	3
Minimum Gap (s)	3	3	3	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0	0	0	0
Walk Time (s)	7	7		7	7	7		7
Flash Dont Walk (s)	11	11		11	11	11		11
Dual Entry	Yes	Yes	No	Yes	Yes	Yes	No	Yes
Inhibit Max	Yes							
Start Time (s)	157	0	50	80	157	0	50	74
End Time (s)	0	50	80	157	0	50	74	157
Yield/Force Off (s)	174	44	73	150	174	44	67	150
Yield/Force Off 170(s)	163	33	73	139	163	33	67	139
Local Start Time (s)	157	0	50	80	157	0	50	74
Local Yield (s)	174	44	73	150	174	44	67	150
Local Yield 170(s)	163	33	73	139	163	33	67	139

Intersection Summary

Cycle Length 180  
Control Type Actuated-Coordinated  
Natural Cycle 105  
Offset: 0 (0%), Referenced to phase 2:NBTL, Start of Green

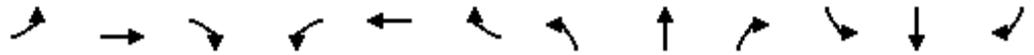
Splits and Phases: 1: Inverrary Blvd & Oakland Park Boulevard



Queues

1: Inverrary Blvd & Oakland Park Boulevard

03/06/2019



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	161	1661	160	304	1471	349	146	98	164	330	112	204
v/c Ratio	0.77	0.85	0.24	1.14	0.67	0.42	0.31	0.22	0.24	0.69	0.25	0.32
Control Delay	55.1	56.0	15.5	161.2	30.3	7.0	40.5	55.8	22.6	54.4	56.4	19.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	55.1	56.0	15.5	161.2	30.3	7.0	40.5	55.8	22.6	54.4	56.4	19.6
Queue Length 50th (ft)	96	652	47	~371	243	25	118	93	78	301	108	77
Queue Length 95th (ft)	183	715	106	#579	316	75	179	152	138	407	170	146
Internal Link Dist (ft)		3851			1724			266			254	
Turn Bay Length (ft)												
Base Capacity (vph)	238	1977	674	267	2198	824	467	455	678	480	455	658
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.68	0.84	0.24	1.14	0.67	0.42	0.31	0.22	0.24	0.69	0.25	0.31

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.  
Queue shown is maximum after two cycles.

# 95th percentile volume exceeds capacity, queue may be longer.  
Queue shown is maximum after two cycles.

## ATTACHMENT 4

**From:** [Sebo, Andrew](#)  
**To:** [Kansas Goodrum](#); [Jimmy Wright](#)  
**Cc:** [Nicole Sandoval](#); [Juan Espinosa](#); [dennis.mele@gmlaw.com](#); [Blake Boy, Barbara](#); [Terrier, Brad](#); [Zhu, Charlie](#); [Von Stetina, Deanne](#); [Teetsel, Dawn](#); [Bernal, Julie](#)  
**Subject:** RE: Traffic mitigation for land-use plan amendment in Sunrise - 16202  
**Date:** Friday, September 2, 2022 10:15:56 AM

---

Good Morning,

The Broward County Traffic Engineering Division's Signal Systems Section was unable to access the Synchro files from the provided dropbox link. Nonetheless, staff reviewed the report and provides the following comments without benefit of accessing the executable files:

1. Turning Movement Counts (TMCs) appear to be collected in 2016 or before, which is outdated; more-current counts should be used for the analysis to provide accurate traffic condition forecasts.
2. The eastbound left-turn type is incorrect – it should be Protected instead of Permitted+Protected.
3. Phase numbers and SOP in the ring and barriers are incorrect.
4. Basic settings such as Recall Mode, Minimum Initial, Vehicle Extension, and Flash Don't Walk (FDW) intervals are incorrect.
5. The coordination settings, such as the reference and start phases, are incorrect.

Accurate signal and controller settings are critical. In its current form, the SYNCHRO model cannot produce valid results. Should technical staff require further information, please feel free to contact Charlie Zhu directly to assist with any questions.

Thank you,  
Andrew



Andrew G. Sebo, P.E., PTOE, Assistant Director  
Broward County Traffic Engineering Division  
2300 West Commercial Boulevard, Fort Lauderdale, FL 33309  
Office Tel. No.: 954.847.2600, Facsimile Transmittal No.: 954.847.2700  
[asebo@broward.org](mailto:asebo@broward.org) [www.broward.org](http://www.broward.org)

---

**From:** Kansas Goodrum <Kansas.Goodrum@dplummer.com>  
**Sent:** Thursday, September 1, 2022 3:34 PM  
**To:** Sebo, Andrew <ASEBO@broward.org>  
**Cc:** Nicole Sandoval <Nicole.Sandoval@dplummer.com>; Juan Espinosa <Juan.Espinosa@dplummer.com>; Jimmy Wright <jwright@cchomes.com>; dennis.mele@gmlaw.com; Blake Boy, Barbara <BBLAKEBOY@broward.org>; Terrier, Brad <BTERRIER@broward.org>; Zhu, Charlie <CZHU@broward.org>  
**Subject:** RE: Traffic mitigation for land-use plan amendment in Sunrise - 16202

---

Good Afternoon Andrew,

Please use the link below to access the Synchro files.

<https://www.dropbox.com/sh/ske4bc7yoal1dz5/AAD8Hxn-dSqqHSYsP-IPsqn8a?dl=0>

Regards,  
Kansas

### **Kansas Goodrum**

Senior Transportation Engineer

## **DAVID PLUMMER & ASSOCIATES**

TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

1750 Ponce de Leon Boulevard

Coral Gables, Florida 33134

305 • 447 • 0900

[www.dplummer.com](http://www.dplummer.com)

**From:** Sebo, Andrew [<mailto:ASEBO@broward.org>]

**Sent:** Tuesday, August 30, 2022 6:35 PM

**To:** Jimmy Wright <[jwright@cchomes.com](mailto:jwright@cchomes.com)>

**Cc:** Dennis Mele <[dennis.mele@gmlaw.com](mailto:dennis.mele@gmlaw.com)>; Blake Boy, Barbara <[BBLAKEBOY@broward.org](mailto:BBLAKEBOY@broward.org)>; Juan Espinosa <[Juan.Espinosa@dplummer.com](mailto:Juan.Espinosa@dplummer.com)>; Terrier, Brad <[BTERRIER@broward.org](mailto:BTERRIER@broward.org)>; Zhu, Charlie <[CZHU@broward.org](mailto:CZHU@broward.org)>

**Subject:** RE: Traffic mitigation for land-use plan amendment in Sunrise - 16202

Jimmy,

Please send the Synchro files to our Systems Section Engineering Unit Supervisor, Charlie Zhu, copied here.

Thank you,  
Andrew



Andrew G. Sebo, P.E., PTOE, Assistant Director  
Broward County Traffic Engineering Division  
2300 West Commercial Boulevard, Fort Lauderdale, FL 33309  
Office Tel. No.: 954.847.2600, Facsimile Transmittal No.:  
954.847.2700 [asebo@broward.org](mailto:asebo@broward.org) [www.broward.org](http://www.broward.org)

# ATTACHMENT 5



Transportation Department

Service and Strategic Planning Division

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8340 • FAX 954-357-8482



## VIA EMAIL

July 13, 2022

Julie Bernal  
Planner  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment – PC 22-4

Dear Ms. Bernal:

Broward County Transit (BCT) has reviewed your correspondence dated May 26, 2022, regarding the Land Use Plan Amendment (LUPA) of the Sunrise County Club in the City of Sunrise for current and planned transit service. The current transit service provided within a quarter mile of the amendment site includes BCT fixed routes 2, 56, 72, 81 and the City of Lauderhill Community Shuttle Route 3. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
BCT 2	Weekday Saturday Sunday	5:00a – 12:42x 5:13a – 12:42x 7:00a – 10:40p	17 minutes 35 minutes 40 minutes
BCT 56	Weekday	6:30a – 7:10p	45 minutes
BCT 72	Weekday Saturday Sunday	5:13a – 12:40x 5:13a – 12:40x 7:45a – 10:08p	14 minutes 14 minutes 19 minutes
BCT 81	Weekday Saturday Sunday	5:15a – 11:57p 5:15a – 11:57p 8:00a – 9:27p	35 minutes 35 minutes 45 minutes
Lauderhill Community Shuttle Route 3 (BCT 716)	Weekday	6:30a – 6:30p	60 minutes



Transportation Department

**Service and Strategic Planning Division**

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8340 • FAX 954-357-8482

As part of the 30 year [Mobility Advancement Program](#), BCT plans to implement several fixed route bus improvements, including shorter headways, increased span of service, and route realignment to better meet passenger needs. Rapid Bus service via Oakland Park Boulevard, between Sawgrass Mills Mall and Federal Highway (US 1) and Rapid Bus service via University Drive, between Sample Road and Golden Glades, are currently prioritized for study as part of a countywide Transit Systems Plan.

Please be advised that capital improvements to existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

BCT has adequate capacity for current and planned services to meet additional service demand as described in this proposed LUPA. BCT recommends that any proposed (re)development on the amendment site be designed to provide safe movement for pedestrians and bicycles including transit connectivity between the existing sidewalk / bicycle network and proposed future bus stops.

Please feel free to call me at 954-357-8381 or email me at [tacrawford@broward.org](mailto:tacrawford@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Tara T. Crawford".

Tara T. Crawford, AICP  
Planning Section Supervisor- Service Planning  
Service and Strategic Planning

## ATTACHMENT 6



Resilient Environment Department  
**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521



**DATE:** June 28, 2022

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

**FROM:** Darby Delsalle, AICP, Assistant Director  
Planning and Development Management Division

DARBY

Digitally signed by  
DARBY DELSALLE  
Date: 2022.06.29  
15:00:04 -04'00'

DELSALLE

**SUBJECT:** Broward County Land Use Plan  
*Review of Proposed Amendment – Sunrise PC 22-4*

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 22-4. The subject site is located in the City of Sunrise involving approximately 103.2 acres. The amendment proposes:

*Current Designations:* 83.9 acres of Commercial Recreation  
3.3 acres of Low-Medium (10) Residential  
16.0 of Medium-High (25) Residential

*Proposed Designation:* 3.2 acres of Commercial Recreation  
100.0 acres of Irregular (9) Residential

*Estimated Net Effect:* Addition of 467 dwelling units  
433 dwelling units currently permitted by the Broward County  
Land Use Plan  
900 total dwelling units  
Reduction of 80.7 acres of Commercial Recreation

### Analysis of Natural and Historic Resources

- A. The County's archaeological consultant reviewed the application for the Sunrise Country Club LUPA amendment, and 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. Specifically, previously recorded linear resource 8BD03225, the Middle River Canal; archaeological site 8BD02133, Oakland Park Blvd Site; and historic

structure 8BD05241, Village Post Office are located within 0.5 miles of the proposed site. These resources do not intersect the LUPA site and will not be affected.

2. The subject property is located within the jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions.

Contact: Rick Ferrer, Historic Preservation Officer  
Resilient Environment Department  
Urban Planning Division  
1 North University Drive, Suite 102A  
Plantation, Florida 33324  
Tel.: (954) 357-9731  
Email: [referrer@broward.org](mailto:referrer@broward.org)

3. 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>

#### Affordable Housing

The Urban Planning Division (UPD) staff has reviewed this application and has determined that it generally meets the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document.

Amendments that 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. 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. A total of 433 residential units are currently permitted under the existing Broward County Land Use

Plan and this request represents an increase of 467 dwelling units. Therefore, Policy 2.16.2 applies to this project.

The application proposes the re-development of the Sunrise Golf and Country Club with 900 dwelling units including a mix of single-family homes and townhouse units. The golf course has been closed since 2016.

The City's comprehensive plan includes objectives and policies supporting the Housing Element's Goal "to provide decent, safe and sanitary housing in suitable locations at affordable costs to meet existing and future housing needs of City residents, by expanding and increasing meaningful partnerships with public, private, and non-for-profit housing providers." As an entitlement city, Sunrise coordinates with the Broward County Housing Finance Division to facilitate leveraging of HOME and SHIP funds with local lenders. In addition, the City's Land Development Code enables staff to expedite affordable housing applications by prioritizing the applications and assigning a specific planner to the project.

The current future and use designations on the site permit a maximum development of 321 dwelling units, and the proposed land use designations would permit 900 units, an increase of 579 units. As indicated in both Item VII (Affordable Housing) of the application and draft Declaration of Restrictive Covenants (Appendix IX), the applicant proposes to set aside 15% or 87 of the additional 579 dwelling units as affordable, moderate-income housing, for a period of 30 years.

The UPD staff finds this application to be generally consistent with Broward County Land Use Plan Policy 2.16.2 and Article 5, based on the City's provision of affordable housing policies and requirements in its comprehensive plan and Land Development Code. This finding is also subject to the execution and recordation of an agreement, acceptable to the County Attorney's Office, which restricts 87 of the proposed dwelling units as affordable, moderate-income housing units for a minimum term of 30 years.

#### Redevelopment Analysis

The proposed amendment site is not located within an identified redevelopment area.

#### Intergovernmental Coordination

The proposed amendment site is approximately 500 feet south of the City of Lauderhill city limits; separated from the city limits by the Middle River and the Golfview Apartments. The application states that the City Manager will be included in all public notification processes for this amendment. The site is not in close proximity to any Broward County Unincorporated Area lands or County-owned facilities/property.

#### Complete Streets

BCLUP POLICY 2.29.2 states that Broward County's greenways and trails shall link neighborhoods with park and recreation facilities, beaches, conservation areas, schools and other public buildings, cultural and historic sites, business areas and multi-modal transportation facilities, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.

The applicant proposed the following mobility enhancement that is consistent with Policy 2.29.2:

- A 10-foot-wide multi-use path, located adjacent to the entry road, that connects the residential areas to a proposed 7-acre park.

The Broward County Transit Division indicated the proposed amendment supports mass transit use by:

- Providing additional residential density in the service area of two existing transit routes.
- Providing both 5-foot-wide bike lanes, as well as a 10-foot-wide multi-use path, adjacent to the entry road, to connect the amendment site with NW 30<sup>th</sup> Place. The bike lanes and multi-use path would provide safe and adequate pedestrian and bicycle access to the existing Route 56 and Route 72 bus stops.

The Broward County Transit Division recommends that any proposed (re)development on the amendment site be designed to provide safe movement for pedestrians and bicycles, including transit connectivity between the existing sidewalk / bicycle network and proposed future bus stops.

cc: Leonard Vialpando, Director, Resilient Environment Department  
Jo Sesodia, AICP, Director, Urban Planning Division  
Heather Cunniff, AICP, Planning Section Supervisor, Urban Planning Division  
Ralph Stone, Director, Housing Finance and Community Redevelopment Division  
Susanne Carrano, Senior Planner, Urban Planning Division  
Richard Ferrer, Historic Preservation Officer, Urban Planning Division  
Sara L. Forelle, AICP, Senior Planner, Urban Planning Division

DD/sif

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

**LAND USE**  
**SBBC-3037-2021**  
**County No: TBD**  
**Sunrise Country Club**

**November 12, 2021**

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> November 12, 2021	Units Permitted      321      Units Proposed      900	<b>Existing Land Use:</b> commercial recreation,
<b>Name:</b> Sunrise Country Club	NET CHANGE (UNITS):      579	<b>Proposed Land Use:</b> commercial recreation,
<b>SBBC Project Number:</b> SBBC-3037-2021	<b>Students Permitted Proposed NET CHANGE</b>	<b>Current Zoning</b> RM-10, RM-25, AND
<b>County Project Number:</b> TBD	Elem      30      158      128	<b>Proposed Zoning:</b> Planned unit
<b>Municipality Project Number:</b>	Mid      16      74      58	<b>Section:</b> 27 and 28
<b>Owner/Developer:</b> Windsor Investments, LLC	High      33      118      85	<b>Township:</b> 49 S
<b>Jurisdiction:</b> Sunrise	Total      79      350      271	<b>Range:</b> 41 E

### SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Village Elementary	870	957	593	-364	-13	62.0%
Bair Middle	1,297	1,318	901	-417	-18	68.4%
Plantation High	2,657	2,870	1,953	-917	-36	68.0%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				21/22	22/23	23/24	24/25	25/26
Village Elementary	593	-364	62.0%	645	615	614	624	630
Bair Middle	901	-417	68.4%	894	924	955	985	968
Plantation High	1,955	-915	68.1%	1,895	1,905	1,927	1,931	1,950

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. \* This number already represents the higher of 100% gross capacity or 110% permanent capacity. \*\* The first Monday following Labor Day. \*\*\* Greater than 100% represents above the adopted Level Of Service (LOS)  
 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	25/26	26/27	27/28	28/29	29/30
Area 5 - Elementary	19,415	13,015	-6,400	13,153	12,976	12,822	12,670	12,514
Area 5 - Middle	10,154	6,416	-3,738	6,748	6,840	6,870	6,901	6,931
Area 5 - High	12,259	8,539	-3,720	7,910	7,766	7,630	7,495	7,359

\* See comments for additional Impacted Planning Area information

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2020-21 Contract Permanent Capacity	2020-21 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				21/22	22/23	23/24
Ben Gamla Charter South Broward	900	347	-553	347	347	347
Championship Acad Of West Broward	640	318	-322	318	318	318
Renaissance Charter School Of Plantation	1,504	938	-566	938	938	938

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

\* See comments for additional Impacted Planning Area information

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

<b>School(s)</b>	<b>Description of Capacity Additions</b>
Village Elementary	There no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Bair Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Plantation High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

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

<b>Capacity Additions for Planning Area 5</b>	
<b>School Level</b>	<b>Comments</b>
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## Comments

Information contained in the application indicates that the approximately 103.209-acre site is located between East Aragon Boulevard and Sunrise Lakes Drive in the City of Sunrise. The current land use designations for the site are Commercial Recreation, Low Medium (10) Residential, and Medium High (25) Residential, which allows 33 townhouse (all three or more bedroom) and 288 garden apartment (all three or more bedroom) residential units. The applicant proposes to change the land use designations to Irregular (9) Residential and Commercial Recreation to allow 400 single family (all four or more bedroom) and 500 townhouse (all three or more bedroom) residential units, which are anticipated to generate 271 additional students (128 elementary, 58 middle, and 85 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 (ADEFP 2021-22 – 2025-26). 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. Please be advised that this application was reviewed utilizing 2020-21 school year data because the current school year (2021-22) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count.

Schools serving the amendment site in the 2020-21 school year are Village Elementary, Bair Middle, and Plantation High. The same schools are serving the area in the 2021-22 school year. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2020-21 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2020-21 – 2022-23), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2022-23 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 2021-22 – 2025-26. In addition, 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 subject site in the 2020-21 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP Fiscal Years 2021-22 – 2025-26 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 "5" and the elementary, middle, and high schools currently serving Planning Area "5" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "5" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please 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-3037-2021

11/12/2021

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

# ATTACHMENT 8

RED Environmental Comments  
PC22-4  
Page 1



## RESILIENT ENVIRONMENT DEPARTMENT (RED) REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

**For:** Broward Planning Council

**Applicant:** Jimmy Wright, P.E., Vice President, Land, CC Homes

**Amendment No.:** PC 22-4

**Jurisdiction:** Sunrise

**Size:** Approximately 103.2 acres

**Existing Use:** Former golf course

**Current Land Use Designation:** 83.9 acres of Commercial Recreation  
3.3 acres of Low-Medium (10) Residential  
16.0 of Medium-High (25) Residential

**Proposed Land Use Designation:** 3.2 acres of Commercial Recreation  
100.0 acres of Irregular (9) Residential

**Estimated Net Effect:** **Addition** of 467 dwelling units  
433 dwelling units currently permitted by the Broward County Land Use Plan  
900 Total dwelling units  
**Reduction** of 80.7 acres of Commercial Recreation

**Location:** In Sections 27 and 28, Township 49 South, Range 41 East; generally located east of University Drive, between Northwest 30 Place and Sunset Strip.

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

## ANALYSIS AND FINDINGS

### ENVIRONMENTAL PERMITTING DIVISION

**Contaminated Sites** - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5]

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. There **are two (2)** listed contaminated sites found within one-quarter mile of the proposed amendment location. See attached map and database for further information as it relates to the land use amendment site.

Further, because contaminated sites have been identified at or within one-quarter mile of the proposed amendment location, please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the EPD. In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>.

The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or [EAR@broward.org](mailto:EAR@broward.org).

Furthermore, the proposed site itself is not a known contaminated site; however, as a former golf course, this site would be subject to the Planning Council's own Land Use Policy 2.5.5, requiring mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase I environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase I assessment. (AR 6/9/22)

**Solid Waste** - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

There **are no (0)** active or inactive solid waste facilities located within one mile of the proposed amendment location. (AR 6/8/22)

**Wetlands** - [CP: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3 ]

Environmental Resource License DF95-1134, issued September 25, 1995, describes a 1.38-acre wetland area, encumbered by a 3.5085-acre conservation easement area, OR book 24612 / page 0670, granted to Broward County in 1996. Any unavoidable wetland impacts must be mitigated. **Prior to ANY site work, including clearing and grubbing, an Environmental Resource License is required.**

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at <https://www.fleppc.org/list/list.htm>.

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

**Surface Water Management** - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

[ADD COMMENTS]

[ADD MAP]

**Upland Resources (including Tree Preservation and Greenways)** - [CP Objective C6 and Policies C6.1, C6.7, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.23.3, 3.3.1]

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.

**Hazardous Material Facilities** - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are nine (9) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the nine (9) facilities, eight (8) are hazardous material facilities, one (1) is a storage tank facility, and zero (0) are facilities that have both hazardous materials and storage tanks. (SC 06/14/2022)

**Wellfield Protection** - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (SC 06/14/2022)

**SARA TITLE III (Community Right to Know)** - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are zero (0) known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. (SC 06/14/2022)

### **NATURAL RESOURCES DIVISION**

**Air Quality** - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would **increase by 436 PM peak hour** trips at the long-range planning horizon. 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 **moderate impact** on air quality.

The Air Quality Program recommends pro-active long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian friendly designs which will include native tree shaded areas.

There is **one (1)** air permitted facility located within half a mile of the proposed amendment site. The air permitted facility has no air quality complaints. There are no facilities in the area with existing or potential odor or noise problems. (AR 6/15/22)

**Specially Designated Areas** - [ CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures For Environmentally Sensitive Lands And Local Areas of Particular Concern]

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.

[Check the map at:

<https://www.broward.org/PlanningCouncil/Documents/EnvironmentallySensitiveLands.pdf>]

**Protected Natural Lands** – The project site is not included, nor is it adjacent to any site in the Protected Natural Lands 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 Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12]

While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed amendment site does not contain, fall within, or overlap with a coastal area. Therefore, Broward County Comprehensive Plan Objective CM4 and Policies C.7.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.9, 3.3.12 do not apply to the review of this project.

Regarding Comprehensive Plan Objective CM1 and Land Use Plan Policy 3.3.7, please see the Analysis and Findings from the Environmental Engineering and Permitting Division concerning wetlands impact from the proposed land use designation. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Engineering and Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 27, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and to identify ways to minimize lighting disturbance of wildlife as it relates to Broward County Land Use Plan Policy 2.28.1, recognizing that the City of Sunrise is not a coastal municipality.

The proposed land use designation is not expected to have an impact on marine or riverine resources related to CP Objective CM4 and Policies C.7.6, C.7.7, C.7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.9, 3.3.12.

**Priority Planning Areas for Sea Level Rise** – [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

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 2070. 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, Broward County Land Use Plan Policies 2.21.1, 2.21.5 and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14, *do not apply* to the review of this project.

**NatureScape Program** – [CP Policies C6.8, CC3.9, WM3.33, WM4.17; BCLUP 2.20.14, 2.20.17]

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/NatureScape/Pages/Default.aspx>

**Water Recharge** - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

The proposed land use designation allows up to 47 percentage of impervious area on the property. Based on current and proposed land use designations, the development resulting from the proposed land use designation could potentially result in a decrease percentage of impervious surface on the property, causing a net decrease in runoff from the impervious surfaces and a net increase in recharge area. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

The 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.

Please see attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING COUNCIL  
WETLAND RESOURCE QUESTIONNAIRE  
as completed by the  
RESILIENT ENVIRONMENT DEPARTMENT

***I. Description of the Site and Proposed Amendment***

**For:** Broward County Planning Council

**Applicant/Agent:** Sunrise Country Club / Dennis D. Mele, Esq., Greenspoon Marder, LLP

**Amendment No.:** PC 22-4

**Jurisdiction:** Sunrise

**Size:** Approximately 103.2 acres

**Existing Use:** Former golf course

**Current Land Use Designation:** 83.9 acres of Commercial Recreation  
3.3 acres of Low-Medium (10) Residential  
16.0 of Medium-High (25) Residential

**Proposed Land Use Designation:** 3.2 acres of Commercial Recreation  
100.0 acres of Irregular (9) Residential

**Estimated Net Effect:** **Addition** of 467 dwelling units  
433 dwelling units currently permitted by the Broward County  
Land Use Plan  
900 Total dwelling units  
**Reduction** of 80.7 acres of Commercial Recreation

**Location:** In Sections 27 and 28, Township 49 South, Range 41 East; generally located east of University Drive, between Northwest 30 Place and Sunset Strip.

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

***II. Wetland Review***

- A. Are wetlands present on subject property?** Yes
- B. Describe extent (i.e. percent) of wetlands present on subject property.** Environmental Resource License DF95-1134, issued September 25, 1995, describes a 1.38-acre wetland area, encumbered by a 3.5085-acre conservation easement area, book 24612 / page 0670, granted to Broward County in 1996.
- C. Describe the characteristics and quality of wetlands present on subject property.** The site contains a high-quality wetland mitigation area.
- 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.*

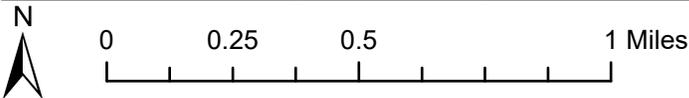
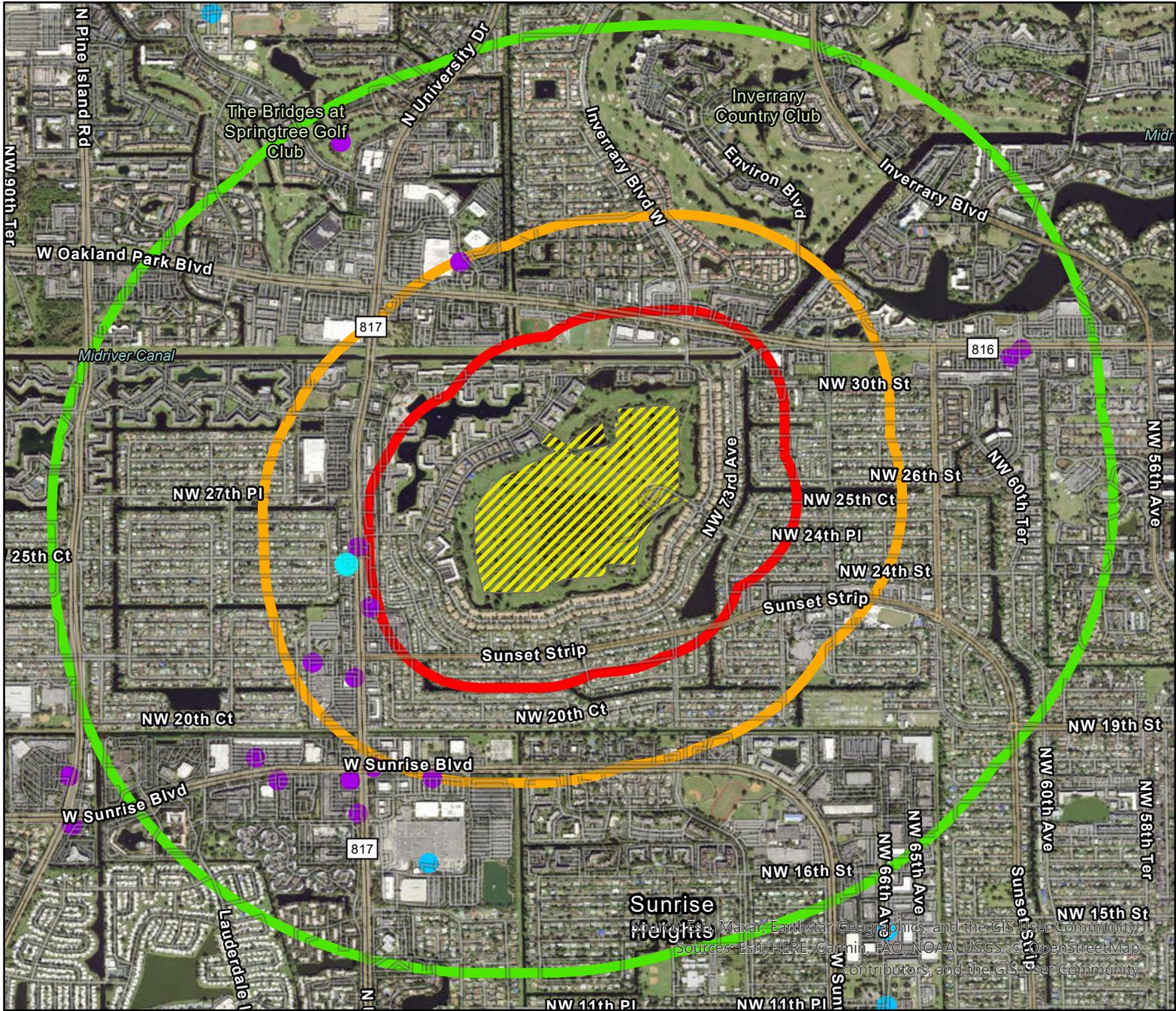
***III. Comments:***

**Prior to ANY site work, including clearing and grubbing, an Environmental Resource License is required.** Avoidance and minimization on impacts to wetlands must be demonstrated prior to the issuance of an ERL with additional requirements may be necessary for the release of the conservation easement. Any unavoidable wetland impacts must be mitigated.

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Engineering and Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

Completed by: Michelle Decker, Environmental Project Coordinator

# Broward County Land Use Plan Proposed Amendment PC 22-4



- AQD Facilities
- Contaminated Sites
- Solid Waste Facilities
- Proposed Site
- Quarter Mile Buffer
- Half Mile Buffer
- One 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: A. Robins 6/8/22

Natural Resources Division

LUA PC 22-4 Sunrise Country Club

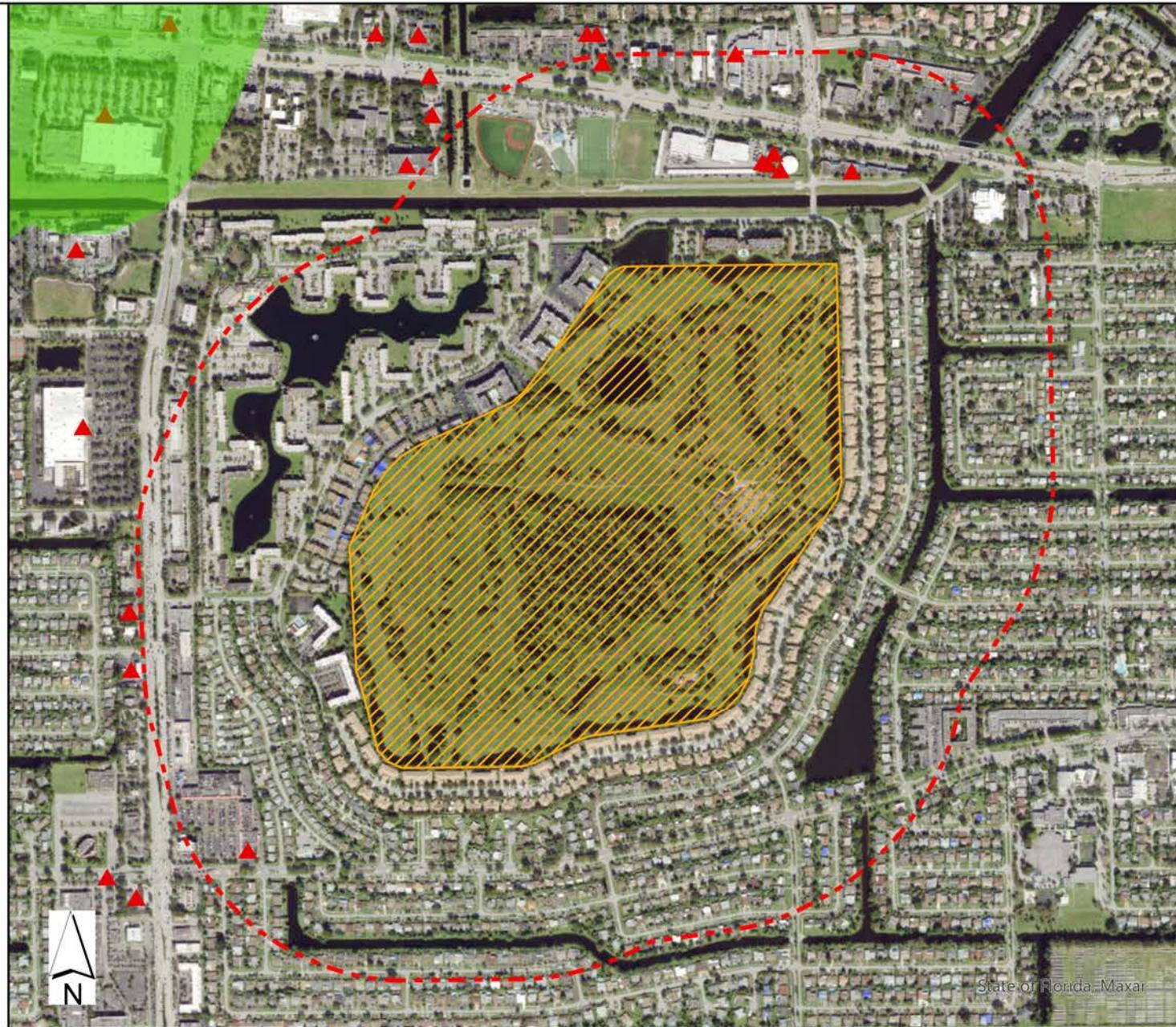
<b>Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment</b>			
<b>Name of Facility</b>	<b>Address</b>	<b>Type of Facility based on SIC</b>	<b>Type of License</b>
Advance Auto Parts #9543	2320 N UNIVERSITY DR, Sunrise, FL 33322	5531 - Auto and Home Supply Stores	Hazardous Material
One Price Drycleaning	7268 W OAKLAND PARK BLVD, Lauderhill, FL 33313	7216 - Dry Cleaning Plants	Hazardous Material
Sprint MI03XC149-Lauderhill Water Tower	7400 W OAKLAND PARK BLVD, Lauderhill, FL 33319	4812 - Radiotelephone Communications	Hazardous Material
T-Mobile Suite 200 - 6FB1347A	7400 W OAKLAND PARK BLVD, Lauderhill, FL 33319	4813 - Radiotelephone Communications	Hazardous Material
New Cingular Wireless DXZR	7400 W OAKLAND PARK BLVD, Lauderhill, FL 33319	4814 - Radiotelephone Communications	Hazardous Material
City of Lauderhill-Generator @ WTP	7400 W OAKLAND PARK BLVD, Lauderhill, FL 33319	4941 - Water Supply	Hazardous Material
Sunrise Starter & Alternator, Inc.	7527 W OAKLAND PARK BLVD, Lauderhill, FL 33319	7538 - General Automotive Repair Shops	Hazardous Material
Florida Kidney Center	7309 W OAKLAND PARK BLVD, Lauderhill, FL 33319	8092 - Kidney Dialysis Centers	Hazardous Material
Tech and Support Services School Board	7720 W OAKLAND PARK BLVD, Sunrise, FL 33351	8211 - Elementary and Secondary Schools	Storage Tank

# Land Use Amendment Site: PC 22-4



## Land Use Amendment Legend

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- ▲ Hazardous Materials Facility
- ▨ Proposed Amendment Site
- ⋯ 0.25 Mile Buffer



Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker, if present, is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

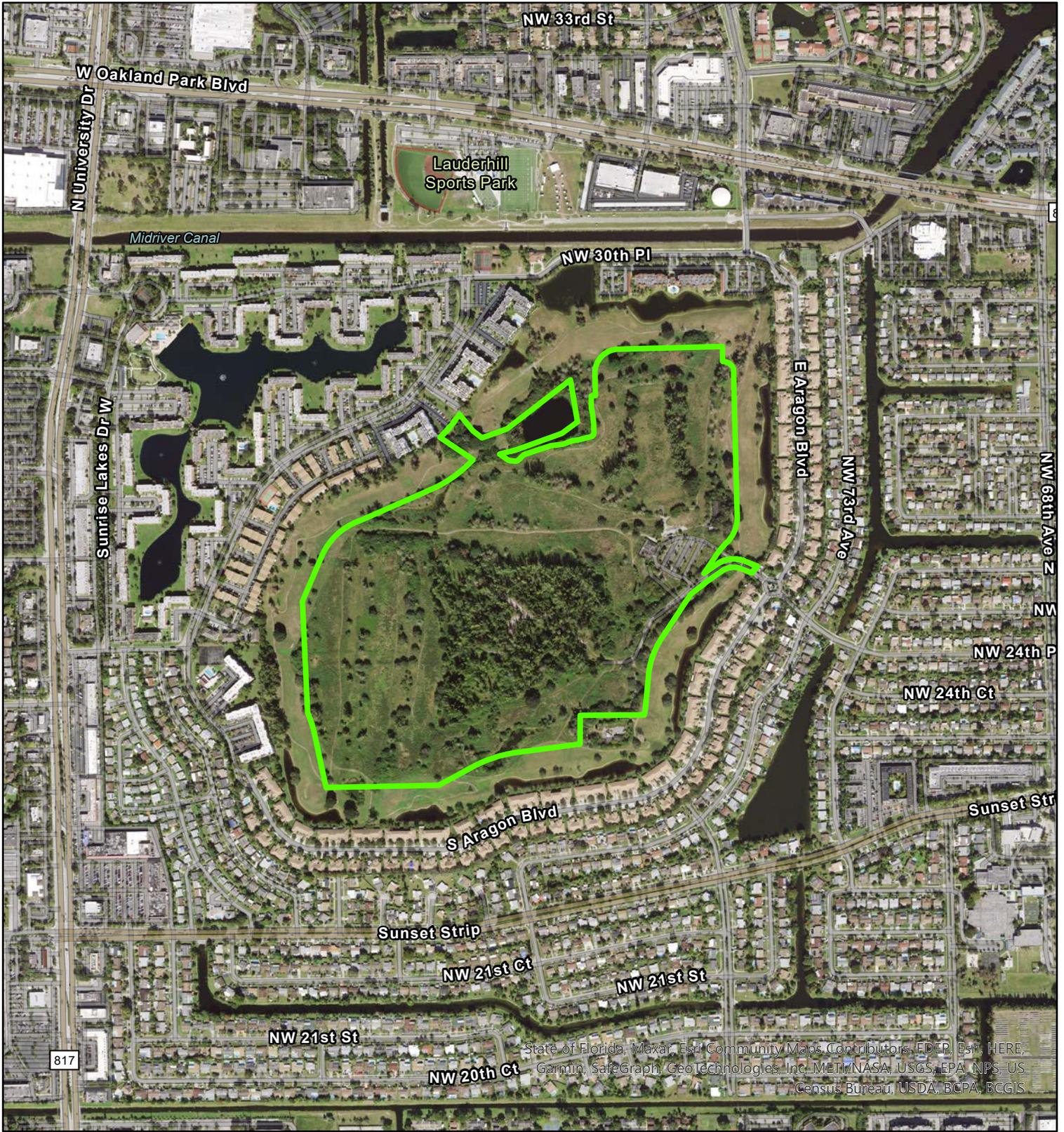
The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

0 0.05 0.1 0.2 Miles

Prepared by: schristine

Date Prepared: 6/14/2022 3:31 PM

# Broward County Land Use Plan Proposed Amendment PC 22-4



- Proposed Land Use Plan Amendment
- Priority Planning Areas for Sea Level Rise near tidal water bodies at an increased risk of inundation under a 40 inch sea level rise scenario projected to occur by 2070 (PC22-4 is not located in a Priority Planning Area)

**BROWARD COUNTY  
WATER RECHARGE QUESTIONNAIRE  
as completed by  
RESILIENT ENVIRONMENT DEPARTMENT**

***I. Information about the Proposed Amendment***

**For:** Broward Planning Council

**Applicant:** Jimmy Wright, P.E., Vice President, Land, CC Homes

**Amendment No.:** PC 22-4

**Jurisdiction:** Sunrise

**Size:** Approximately 103.2 acres

**Existing Use:** Former golf course

**Current Land Use Designation:** 83.9 acres of Commercial Recreation  
3.3 acres of Low-Medium (10) Residential  
16.0 of Medium-High (25) Residential

**Proposed Land Use Designation:** 3.2 acres of Commercial Recreation  
100.0 acres of Irregular (9) Residential

**Estimated Net Effect:** Addition of 467 dwelling units  
433 dwelling units currently permitted by the Broward  
County Land Use Plan  
900 total dwelling units  
Reduction of 80.7 acres of Commercial Recreation

**Location:** In Sections 27 and 28, Township 49 South, Range 41 East; generally  
located east of University Drive, between Northwest 30 Place and Sunset  
Strip.

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

***II. Water Recharge Review based on Broward County Land Use Plan Designations***

***A. Impacts of the current land use designation on water recharge:***

A typical value for an impervious area produced by this type of development is approximately 83.6 percent or the equivalent of 86.26 acres of impervious for this site.

***B. Impacts of the proposed land use designation on water recharge:***

A typical value for an impervious area produced by this type of development is potentially 47.2 percent or the equivalent of 48.72 acres for this site.

***C. General impacts of the proposed land use change on water recharge:***

The change in land use (current to proposed) could potentially result in a decrease of 36.4% impervious surface on the property, which is the equivalent of a decrease of 37.54 acres of impervious surface.

***III. Analysis of Impact of Change in Land Use Designation***

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation allows a significant percentage of impervious area on the property (up to 47%). Based on current and proposed land use designations, the development resulting from the proposed land use designation could potentially result in a decrease of 36% impervious surface on the property, causing a net decrease in runoff from the impervious surfaces and a net increase in recharge area. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

The 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.

***IV. Comments***

Staff suggests that the design of the new residential project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

*Prepared by: M. Pognon, Broward County Natural Resources Division (6/30/2022).*

# ATTACHMENT 9

August 16, 2022

RECEIVED  
8/31/2022

Ms. Barbara Blake Boy  
Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301

**RE: SUNRISE COUNTRY CLUB LUPA  
PC 22-4  
RESPONSE TO RED REVIEW (Revised)  
CT&A PROJECT NO. 14-0013-001-01**

CRANEN THOMPSON



**& ASSOCIATES INC.**

Engineers  
Planners  
Surveyors  
Landscape Architects

Dear Ms. Blake Boy:

We are in receipt of your agency review comments letter dated August 11<sup>th</sup>, 2022 and would like to offer the following in response to the Resilient Environmental Department (RED) review and comments.

### **Wetlands**

**Comment:** Environmental Resource License DF95-1134, issued September 25, 1995, describes a 1.38-acre wetland area, encumbered by a 3.5085-acre conservation easement area, OR book 24612 / page 0670, granted to Broward County in 1996. Any unavoidable wetland impacts must be mitigated. **Prior to ANY site work, including clearing and grubbing, an Environmental Resource License is required.**

**Response:** **Applicant acknowledges that an Environmental Resource License is required prior to any site work, including clearing and grubbing.**

**Comment:** The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at <https://www.fleppc.org/list/list.htm>.

**Response:** Applicant acknowledges all invasive exotic vegetation will be removed from the site and that no landscape material will be installed that is included on the Exotic Pest Plant Council's List of Florida's Most Invasive Species.

**Comment:** Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements

**Response:** Applicant acknowledges that other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code may require an Environmental Resource License (ERL). If required, the ERL will be obtained prior to surface disturbing activities.

**Comment:** The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 39, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and to identify ways to minimize lighting disturbance of wildlife as it relates to Broward County Land Use Plan Policy 2.28.1, recognizing that the City of Sunrise is not a coastal municipality.

**Response:** Applicant has reviewed the Broward County Outdoor Lighting Ordinance.

**WATER RECHARGE QUESTIONNAIRE**

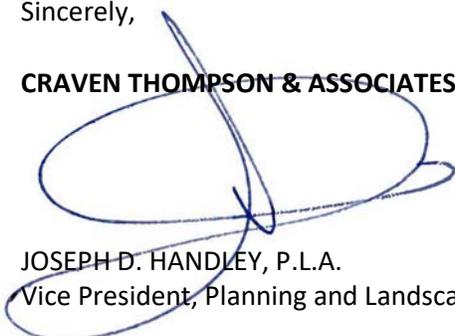
**Comment:** Staff suggests that the design of the new residential project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property.

**Response:** The stormwater management system will be included within the open space and landscape areas for the project.

Should you have any questions, please do not hesitate to contact me at (954) 739-6400.

Sincerely,

**CRAVEN THOMPSON & ASSOCIATES, INC.**



JOSEPH D. HANDLEY, P.L.A.  
Vice President, Planning and Landscape Architecture

JDH/fd

cc: Jimmy Wright, CC Homes  
Dennis Mele, Greenspoon Marder, LLP

PHASE I  
ENVIRONMENTAL SITE ASSESSMENT  
Executive Summary



SUNRISE GOLF COURSE  
7400 NW 24<sup>th</sup> Place  
Sunrise, Florida

Prepared for:

Windsor Capital Corporation  
Miami, Florida

Prepared by:

Ayden Environmental, LLC  
131 West South Street  
Smvrna Delaware 19977



AYDEN Environmental

November 4, 2013

Ayden Project No. 13-00103



November 4, 2013

Mr. Roland DiGasbarro  
Mr. Alex Torres  
Windsor Capital Corporation  
1441 Brickell Ave, Ste 1001  
Miami, FL 33131

**Re: Phase I ESA Certification  
Sunrise Golf Course  
7400 NW 24<sup>th</sup> Place  
Sunrise, Florida**

Dear Sirs:

Ayden Environmental LLC has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitation of 40 C.F.R. Part 312 and ASTM E 1527-05 of the above-referenced real property and buildings, together known as the Property. Any exceptions to, or deviations from this practice are described in Section 2.3 of this report. We certify that the Phase I was performed by a qualified Environmental Professional meeting the requirements set forth in 40 C.F.R. § 312.10(b).

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 C.F.R. 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

Should you have any questions, please do not hesitate to contact me at (302) 270-4514 or aydenenv@gmail.com. Again, thank you for this opportunity, and I look forward to speaking with you soon.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jeffrey A. Flairty". The signature is fluid and cursive.

Jeffrey A. Flairty, P.E.  
President

JAF/

## EXECUTIVE SUMMARY

This report presents the methodology and findings of a Phase I Environmental Site Assessment (ESA) conducted for the Windsor Capital Corporation. (the “Client”) by Ayden Environmental (Ayden) in October 2013 for the Sunrise Golf Course located at 7400 NW 24<sup>th</sup> Place, Sunrise, Florida (the “Property”). This Phase I ESA has been completed in accordance with the American Society for Testing and Materials (ASTM) Standard E1527-05, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. We certify that the Phase I was performed by a qualified Environmental Professional meeting the requirements set forth in 40 C.F.R. § 312.10(b).

### Property Description

The Property is located at 7400 NW 24<sup>th</sup> Place, in a high density multi-family residential portion of Sunrise, Florida. **Exhibit I** depicts the Property location on a United States Geological Survey (USGS) 7.5-Minute Quadrangle Map, while **Exhibit II** depicts the Property location on a 2012 aerial photograph. The Property consists of a torus-shaped parcel of land, approximately 142.72 acres in size. The Property is improved with an 18-hole golf course, a 5,781 square feet (sq ft) clubhouse, two maintenance buildings totaling approximately 1,500 sq ft and an abandoned residence and cart barn of 1,840 sq ft. The Property is currently an operating public golf course. The Property is situated on the south side of Oakland Park Boulevard and encompassed by Aragorn Boulevard and NW 30<sup>th</sup> Place. Multi-story apartment complexes are present along the Property’s perimeter with single family homes further east and south. Additional commercial facilities are situated further north and west.

### Property History/Previous Assessments

The Property was originally constructed in 1959 as a golf course on previously vacant and undeveloped land. The clubhouse and maintenance building was constructed at that time, while the residential house/cart barn was constructed in 1969.

A previous Phase I ESA and Limited Asbestos and Phase II Investigation were completed for the Property by Environmental Property Audits, Inc. (EPAI) on September 9, 2000 for the current owner, Mr. John Francis. EPAI collected two (2) composite soil samples within the maintenance area and within the golf course, both of which documented elevated concentrations of arsenic in excess of the Florida Residential and Commercial/Industrial Exposure Soil Cleanup Standards at that time. No groundwater samples were collected by EPAI. Representative building materials were analyzed for asbestos. No positive detections of asbestos-containing materials were noted by EPAI. No additional assessment or remediation activities were recommended by EPAI.

A Tank Closure Assessment Report (TCAR) was documented by EPAI for a historical underground storage tank (UST) removed from the eastern side of the GCMA in 1995. This TCAR documented the removal of a 1000 gallon unleaded gasoline UST and two, 500-gallon ASTs containing diesel fuel. Soil screening and groundwater samples did not reveal elevated concentrations of petroleum constituents. EPAI revisited in the Property in September 2000 to collect an additional groundwater sample from a remaining monitoring well for review. No analysis was completed by EPAI because the sample did not exhibit visual or odor evidence of contamination.

Additional historical records confirmed the presence of two additional USTs and one AST either closed-in-place or removed from the Property in 1987 and again in 1994. No documentation of proper closure was provided by the current Property operators or noted in Broward County records.

### **Property Site Visit**

Ayden's October 9, 2013 site inspection revealed that the Property is currently occupied by the Sunrise Golf Course. As noted in **Exhibit II**, the golf course is configured in a circular fashion with a 17.1 acre vacant parcel positioned within the Property interior. This interior parcel is not included as part of Ayden's Phase I ESA evaluation. NW 24<sup>th</sup> Place enters the Property from the east, providing access to the cart barn, clubhouse and maintenance area, in that order. The golf course was in operation at the time of Ayden's site visit and includes 18 golf holes with a separate driving range and putting green. Rough and water hazards were observed within the playing area.

The operating clubhouse consisted of administrative areas, a specific purpose room for parties, men's and women's locker rooms, pro shop and an inoperable kitchen. This facility is supplied by City of Sunrise water and sewer services.

The golf course maintenance area (GCMA) is located at the terminus of NW 24<sup>th</sup> Place within the southern portion of the Property. The GCMA consists of employee parking, bulk sand and soil storage, an inoperable chemical mix/load pad and rinse pad, irrigation control and electric supply for three (3) groundwater supply turbine pumps, two (2) 500-gallon ASTs for gasoline and diesel fuel, an employee locker room, equipment storage, chemical storage and vehicle maintenance. The two ASTs are double wall Convault tanks requiring no County or state tank registrations.

Ayden observed at least one and possibly two groundwater monitoring wells within an open area immediately east of the GCMA buildings. Property staff indicated this was the location of the former USTs onsite. The GCMA also included a chemical storage room with limited amounts of various turf management agri-chemicals such as herbicides, pesticides, fungicides, insecticides and fertilizers as well as an equipment repair shop with a solvent-based parts washer and a 55-gallon used oil drum. Due to the solvent-based parts washer, the GCMA operates under a Resource Conservation and

Recovery Act (RCRA) Conditionally Exempt Small Quantity Generator License (FLD072253297) for the generation of small quantities of hazardous waste.

Maintenance staff conducts equipment wash down activities in the pervious grass immediately north of the GCMA without any method of collection or treatment of the wash water effluent. A historical wash pad – chemical mix-load pad was noted within the GCMA but had been inoperable for several years prior to Ayden’s site visit. A broken-down turf vacuum was parked on the wash pad at the time of Ayden’s site visit. Areas of petroleum staining were also observed on the pervious ground surrounding the wash pad.

Sunrise Country Club irrigates 112 acres of golf course turf using three existing Biscayne Aquifer wells under a South Florida Water Management District (SFWMD) Water Use Permit 06-01344-W. The permit was originally issued June 1990 and reissued/renewed until 2027 the present. These groundwater supply wells were noted immediately west of the GCMA and were operational at the time of Ayden’s site visit.

### **Adjacent Property Concerns**

Readily available information concerning the current and historical uses of the adjoining and nearby facilities confirms that activities under regulatory oversight at these facilities are not considered an immediate environmental concern to the Property.

### **Conclusions**

This Phase I ESA has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property except for the following:

- The operation of the Property as a golf course for more than 50 years is considered a REC due to the long term usage of a broad variety of turf management agri-chemicals, specifically the arsenic-based herbicide monosodium methyl arsenate (MSMA). The continued application of this chemical has resulted in arsenic impacts to many South Florida golf courses and EPAI soil samples collected in 2000 confirmed elevated

levels of arsenic to the soil within the GCMA and golf course playing area. This REC is applicable to both the playing area and maintenance area.

- The undocumented closure of two USTS and one AST containing petroleum products is considered a REC due to the absence of analytical data confirming clean closure.
- Several areas of petroleum staining were noted within the GCMA as a result of the extended storage of leaking vehicles and equipment requiring maintenance.
- The observed practice of equipment wash down and chemical mixing outside of any containment is considered a REC due to the potential chemical and petroleum residues present on the turf maintenance equipment which would accumulate in the wash down area.
- The chemical storage room within the GCMA has a wooden floor which would not contain any chemical spills occurring within this space. Releases would soak the wood flooring material and potentially discharge to the underlying soil and groundwater.

This summary does not contain all the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided, and to aid in any decisions made or actions taken based on the information.



ATTACHMENT 11

Resilient Environment Department
ENVIRONMENTAL PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, Florida 33324
954-519-1483 • FAX 954-519-1412

MEMORANDUM



DATE: August 11, 2022
TO: Julie Bernal, Planner, Broward County Planning Council
FROM: David Vanlandingham, P.E., Director, Environmental Permitting Division (EPD)
EC: Dawn B. Teetsel, Director of Planning, Broward County Planning Council
Leonard Vialpando, P.E., Director, Resilient Environment Department
RE: Sunrise Golf Course (Review Request PC 22-4)
7400 NW 24th Place, Sunrise, FL

Digitally signed by DAVID VANLANDINGHAM Date: 2022.08.11 10:52:27 -04'00'

The Environmental Engineering and Permitting Division (EPD) has reviewed the Phase I Environmental Site Assessment (Phase I ESA) dated November 4, 2013, and the Preliminary Environmental Due Diligence Report (Phase II ESA) dated May 10, 2014, prepared by AYDEN Environmental for Sunrise Country Club (Site). EEPD has determined that the Phase I ESA and Phase II ESA do not satisfy the requirements of Policy 2.5.5(d) of the Broward County Land Use Plan due to the following issues:

- As dictated by rules and standards applying to All Appropriate Inquiries (see 40 CFR Part 312; ASTM E1527-13 and E2247-16), the Phase I ESA is out of date. The shelf life of a Phase I ESA is one (1) year. A new Phase I ESA should be performed to include investigations of Site uses over the past eight (8) additional years.
The groundwater results contained Phase II ESA are older than 270 days as allowable by Section 62-780.600, F.A.C. For this reason, the Division considers the groundwater data contained in the Phase II ESA to be insufficient to support a certified assessment or conclusions regarding cleanup strategy. The groundwater results may be considered for screening purposes only. Further soil and groundwater assessment of the Site may also be necessary based upon the findings of a new Phase I ESA.
The Phase II ESA does not contain any sampling or testing of soil or groundwater related to pesticides but, rather, focuses solely on Total Arsenic. EPD would require focused testing for pesticides, particularly in maintenance areas where storage, mixing, and loading of pesticide product would have been performed.

In addition, please note the following comments:

- The Site is contaminated and reportable under Chapter 27 of Broward County Code (BCC). The Phase II ESA results demonstrate arsenic impacts to Site soils at concentrations greater than Leachability, Residential Direct Exposure, and Commercial/Industrial Direct Exposure Cleanup Target Levels; in addition, the Site groundwater has impacts of arsenic greater than the corresponding Groundwater Cleanup Target Level and the Natural Attenuation Default Source Concentration (all referenced in Chapter 62-777, FAC).

- The ESAs are applicable to Parcel IDs 494127010020, 494127380020, 494127010023, and 494128010060 (or portions thereof); all of which are currently owned by Windsor Investments (Sunrise Golf & Country Club) LLC. This entity is different than the Land Use Plan Amendment applicant, CC Homes. EPD has no record of having received prior notification of contamination from the site owner or other defined Responsible Party under Chapter 27, BCC. If the site owner was made aware of the results of the Phase II ESA, they are in violation of Section 27-355, BCC, for not reporting the contamination to EPD.
- EPD must require that a Responsible Party as defined by Section 27-352, BCC, obtain an Environmental Assessment and Remediation (EAR) License and perform assessment and cleanup as required by Chapter 62-780, F.A.C. The scope of assessment and cleanup would be based upon current and proposed future land use of the Site and may include the use of engineering and institutional (land-use) controls. Because CC Homes does not own the Site and has not applied for an EAR License, the Division would consider Windsor Investments (Sunrise Golf & Country Club) LLC the party responsible for these actions. Per Section 27-66(h), BCC, EPD will not grant Environmental Review Approval of any construction plans effectively changing the site land use until such time that EPD is satisfied that the site has been properly assessed and that applicable exposure-based Cleanup Target Levels have been met or will be met through an approved Remedial Action Plan as described in Section 62-780.700, F.A.C.

If you have any questions or wish to discuss, please feel free to give me a call at (954) 519-1478.

# ATTACHMENT 12

August 17, 2022



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

**RE: SUNRISE COUNTRY CLUB LUPA  
PC 22-4  
RESPONSE TO EPD AGENCY COMMENTS  
CTA PROJECT NO. 14-0013-001-01**

**CRAVEN THOMPSON**



**& ASSOCIATES INC.**

Engineers  
Planners  
Surveyors  
Landscape Architects

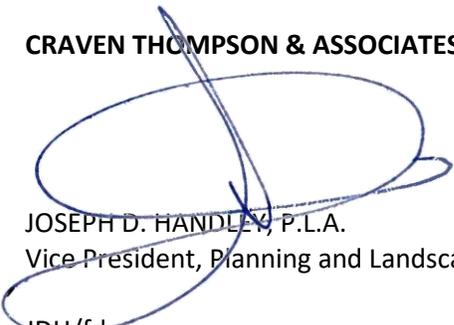
Dear Ms. Blake Boy:

We are in receipt of your agency review comments letter dated August 11, 2022 and would like to offer the following. In response to the memo from David Vanlandingham, Director, Environmental Permitting Division (EPD), please see the attached response prepared by Jeffrey Flairty, P.E., Ayden Environmental, LLC dated August 17, 2022.

Should you have any questions, please do not hesitate to contact me at (954) 739-6400.

Sincerely,

**CRAVEN THOMPSON & ASSOCIATES, INC.**



JOSEPH D. HANDLEY, P.L.A.  
Vice President, Planning and Landscape Architecture

JDH/fd

Enclosures

cc: Jimmy Wright, CC Homes  
Dennis Mele, Greenspoon Marder, LLC



August 17, 2022

David Vanlandingham, P.E., Director  
Environmental Permitting Division  
1 North University Drive, Mailbox 201  
Plantation, Florida 33324

Re: Review Request PC 22-4  
Former Sunrise Golf Course (the "Site")  
7400 NW 24<sup>th</sup> Place  
Sunrise, Florida

Dear David:

CC Homes (the "Client") has requested that Ayden Environmental LLC ("Ayden") provide a written response to the August 11, 2022 Memorandum you prepared regarding the Client's submittal of a Phase I Environmental Site Assessment (dated November 4, 2013) and a Phase II Environmental Site Assessment (dated May 10, 2014) to the Broward County Planning Council in support of proposed land use changes for the Site.

Ayden acknowledges that the November 4, 2013 Phase I ESA is out-of-date and will submit a current Phase I ESA to the Broward County Planning Council by September 2, 2022. This updated Phase I ESA will describe any Site uses over the intervening years since the 2013 report.

Regarding the soil and groundwater contained within the May 10, 2014 Phase II ESA, Ayden also confirms that this data was collected outside of the 270 day criteria as allowed by Section 62-780.600 of the Florida Administrative Code (F.A.C.) and is insufficient to support a certified assessment or conclusions regarding cleanup strategy. As the Phase II ESA analytical results demonstrate impacts to Site soils and groundwater at concentrations greater than applicable Florida Cleanup Target Levels, it is the Client's intent to obtain an Environmental Assessment and Remediation (EAR) License and perform assessment and cleanup as required by Chapter 62-780, F.A.C.

Ayden will then complete the necessary soil and groundwater sampling to satisfy Section 62-780.600 and prepare a Site Assessment Report / Remedial Action Plan and submit the Combined Report to the Broward County Environmental Permitting Division (the "Division") for review. This assessment effort will address the Division's comments provided in the August 11, 2022 memorandum, including, but not limited to collecting current soil and groundwater quality data within the former golf course and maintenance area for a broad range of contaminants of concern specific to turf management in a golf course setting.

Ayden would also like to confirm that all pre-purchase due diligence Phase II sampling efforts completed at the Site, and the data generated by these efforts, have been conducted solely for CC Homes.

Should you have any questions, please do not hesitate to contact me at (954) 707-2724 or [jeff@aydenenv.com](mailto:jeff@aydenenv.com).

Very truly yours,

A handwritten signature in black ink, appearing to read "Jeff Flairty". The signature is fluid and cursive, with the first name "Jeff" being more prominent than the last name "Flairty".

Jeffrey A. Flairty, P.E.  
President



AYDEN Environmental

RECEIVED  
9/2/2022

SUNRISE G&CC  
7400 NW 24TH PLACE  
SUNRISE, FLORIDA

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT



SEPTEMBER 2022  
PRIVATE AND CONFIDENTIAL  
PROJECT NO. 19-044



September 1, 2022

To: Mr. Jimmy Wright, P.E.  
Vice President - Land  
**CC Homes**  
2020 Salzedo Street, Suite 200  
Coral Gables, FL 33134

Re: Phase I ESA Certification  
Former Sunrise G&CC  
7400 NW 24<sup>th</sup> Place  
Sunrise, Broward County, Florida

To Whom it Concerns:

Ayden Environmental LLC has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitation of 40 CFR Part 312 and ASTM E 1527-13 for the 103.192-acre former Sunrise Golf Course located at 7400 NW 24<sup>th</sup> Place, Sunrise, Broward County, Florida "the Property". Any exceptions to, or deviations from this practice are described in §2.3 of this report. We certify that the Phase I was performed by a qualified Environmental Professional meeting the requirements set forth in 40 CFR §312.10(b).

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR Part 312. I have the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

September 1, 2022  
Date

Environmental Professional

## 1.0 EXECUTIVE SUMMARY

This report presents the methodology and findings of a Phase I Environmental Site Assessment (ESA) conducted for the CC Homes (the “Client”) by Ayden Environmental (Ayden) in September 2022 for a 103.192-acre parcel of land and associated buildings located within the former Sunrise Golf Course located at 7400 NW 24<sup>th</sup> Place, Sunrise, Florida (the “Property”). This Phase I ESA has been completed in accordance with the American Society for Testing and Materials (ASTM) Standard E1527-13, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. We certify that the Phase I was performed by a qualified Environmental Professional meeting the requirements set forth in 40 C.F.R. § 312.10(b).

The Property is situated within the central portion of the former Sunrise Golf Course, in a high-density, multi-family residential portion of Sunrise, Florida. **Exhibit I** depicts the Property location on a United States Geological Survey (USGS) 7.5-Minute Quadrangle Map, while **Exhibit II** depicts the Property location on a recent aerial photograph.

The purpose of this investigation was to identify, to the extent feasible, recognized environmental conditions (RECs) at the Property. The assessment included a reconnaissance of the Property and adjoining properties, interviews, and review of federal, state, and local historical and environmental records. ASTM Standard E1527-13 defines a REC as:

“The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property; 1) due to a release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”

## Findings and Opinions

- The Property consists of a circular-shaped parcel of land, approximately 103.19 acres in size. The Property consists of the interior portion of the 142.72-acre former Sunrise Golf Course with portions of the former 18-hole golf course, a 5,781 square feet (sq ft) clubhouse, an abandoned residence and cart barn of 1,840 sq ft. A 17.1-acre vacant parcel is situated within the interior of the former golf course and is considered part of the Property. The Property does not include the approximately 325 ft wide exterior offset along the former golf course perimeter or the former golf course maintenance area compound.
- At the time of Ayden's inspection, the current owners of the Property did not appear to store, handle, or dispose of hazardous or regulated materials in a manner which has resulted in environmental liabilities. No signs of a release or improper handling/storage was noted.
- Each of the three remaining structures onsite (clubhouse, residence, and cart barn) were in decrepit condition and heavily damaged by age and weather.
- Based on information provided by historical aerial photographs, the Property was originally constructed in 1959 as a golf course on previously vacant and undeveloped land. The clubhouse was constructed at that time, while the residential house and cart barn were constructed in 1969. The golf course ceased operations in 2014. Land use activities have remained passive golf course since 2014.
- A previous Phase I ESA and Limited Asbestos and Phase II Investigation were completed for the Property by Environmental Property Audits, Inc. (EPAI) on September 9, 2000 for the prior owner, Mr. John Francis. EPAI collected two (2) composite soil samples within the maintenance area and within the golf course, both of which documented elevated concentrations of arsenic in excess of the Florida Residential and Commercial/Industrial Exposure Soil Cleanup Standards at that time. No groundwater samples were collected by EPAI. Representative building materials were analyzed for asbestos. No positive detections of asbestos-containing materials were noted by EPAI. No additional assessment or remediation activities were recommended by EPAI.
- A Phase I ESA was completed for the Sunrise Golf Course (inclusive of the Property) by Ayden on November 4, 2013 for the current owner, Windsor Investments LLC. The operation of the Sunrise Golf Course as a golf course for more than 50 years was considered a REC due to the long-term usage of a broad variety of turf management agri-chemicals.
- Based on past and current usage of the Property and surrounding properties, a potential vapor encroachment condition (VEC) is unlikely to exist onsite.

- Ayden's review of state and federal databases for neighboring facilities located within the approximate minimum search distance (AMSD) of the Property did not reveal any potential environmental concerns that would negatively affect the Property.

## **Conclusions**

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 for a 103.192-acre parcel of land and associated buildings located within the former Sunrise Golf Course located at 7400 NW 24<sup>th</sup> Place, Sunrise, Florida. Any exceptions to, or deletions from, this practice are described in §2.3 of this report.

This Phase I ESA has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property except for the following:

- The operation of the Property as a golf course for more than 50 years is considered a REC due to the long-term usage of a broad variety of turf management agri-chemicals, specifically the arsenic-based herbicide monosodium methyl arsenate (MSMA). The continued application of this chemical has resulted in arsenic impacts to many South Florida golf courses and EPAI soil samples collected in 2000 confirmed elevated levels of arsenic to the soil within the golf course playing area.

In accordance with ASTM 1527-13, vapor migration has been included in this Phase I ESA investigation. There should not be a potential for vapor migration at the Property based on the currently-available documentation regarding groundwater quality.

The Property was listed in multiple regulatory databases; however, their focus appears entirely on the activities within the former golf course maintenance area where regulated substances were previously handled and stored. Therefore, this Phase I ESA concludes that there does not exist a historical recognized environmental condition (HREC) or a controlled recognized environmental condition (CREC) associated with the Property.

This summary does not contain all the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided, and to aid in any decisions made or actions taken based on the information.



ATTACHMENT 14

Resilient Environment Department
ENVIRONMENTAL PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, Florida 33324
954-519-1483 • FAX 954-519-1412

MEMORANDUM



DATE: September 8, 2022
TO: Julie Bernal, Planner, Broward County Planning Council
FROM: David Vanlandingham, P.E., Director, Environmental Permitting Division (EPD)
EC: Dawn B. Teetsel, Director of Planning, Broward County Planning Council
Leonard Vialpando, P.E., Director, Resilient Environment Department
RE: Updated Phase I for Sunrise Golf Course (Review Request PC 22-4)
7400 NW 24th Place, Sunrise, FL



The Environmental Engineering and Permitting Division (EPD) has reviewed the Phase I Environmental Site Assessment (Phase I ESA) dated September 1, 2022 (received September 7, 2022), and prepared by AYDEN Environmental for the referenced site. The Phase I ESA was submitted to respond to EPD's comments provided to you by Memo dated August 11, 2022.

EPD has determined that the Phase I ESA satisfies the requirements of Policy 2.5.5(d) of the Broward County Land Use Plan. Please note the following comments:

- Because no additional data has been collected to supersede the information contained in the Preliminary Environmental Due Diligence Report (Phase II ESA) dated May 10, 2014, prepared by AYDEN Environmental, all of EPD's comments regarding data quality in the Phase II ESA remain. EPD considers this to be a contaminated site which requires reporting under Section 27-355, Broward County Code (BCC). EPD must require that a Responsible Party as defined by Section 27-352, BCC, obtain an Environmental Assessment and Remediation (EAR) License and perform assessment and cleanup as required by Chapter 62-780, Florida Administrative Code (FAC). That assessment must address the lack of recent groundwater sampling results as well as focused testing for pesticides, particularly in maintenance areas where storage, mixing, and loading of pesticide product would have been performed.
Per Section 27-66(h), BCC, EPD will not grant Environmental Review Approval of any construction plans effectively changing the site land use until such time that EPD is satisfied that the site has been properly assessed and that applicable exposure-based Cleanup Target Levels have been met or will be met through an approved Remedial Action Plan as described in Section 62-780.700, F.A.C.

If you have any questions or wish to discuss, please feel free contact me at (954) 519-1478 or dvanlandingham@broward.org.

**ATTACHMENT 15**

Return to: (enclose self-addressed stamped envelope)

**Name:** Elizabeth Adler, Esq.

**Address:**

Greenspoon Marder LLP  
200 E. Broward Boulevard, Suite 1800  
Fort Lauderdale, FL 33301

**This Instrument Prepared by:**

Elizabeth Adler, Esq.  
Greenspoon Marder LLP  
200 E. Broward Boulevard, Suite 1800  
Fort Lauderdale, FL 33301



SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**DECLARATION OF RESTRICTIVE COVENANTS**

**THIS DECLARATION OF RESTRICTIVE COVENANTS** ("Declaration") made this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by **WINDSOR INVESTMENTS (SUNRISE GOLF & COUNTRY CLUB), LLC**, a Florida limited liability company and **WINDSOR INVESTMENTS (FAIRWAY ISLES), LLC**, a Florida limited liability company (collectively, "Declarant"), which shall be for the benefit of **BROWARD COUNTY, FLORIDA**, a political subdivision of the State of Florida ("County"), and the **CITY OF SUNRISE**, a municipal corporation organized pursuant to the State of Florida ("City").

**WITNESSETH:**

WHEREAS, Declarant is the fee simple owner of land located in the City, more particularly described in **Exhibit "A"** ("Property"); and

WHEREAS, Declarant made applications to the City and the County Planning Council requesting that the land use plan designation on the Property be changed on both the City and County Land Use Plans from Low-Medium (10) Residential, Medium-High (25) Residential, and Commercial Recreation to Irregular (9) Residential and Commercial Recreation in conjunction with redevelopment of the Property ("Project"); and

WHEREAS, the Property is being redeveloped as a mix of for-sale single family dwellings, for-sale townhomes, and rental apartments, subject to the affordable housing restrictions set forth in this Declaration. Declarant reserves the right to convert the rental apartments, or a portion thereof, to a condominium or other fee simple ownership structure in the future, subject to the affordable housing restrictions as set forth in this Declaration (a "Conversion");

WHEREAS, the land use designation change increases the maximum permitted development on the Property from 321 dwelling units to 900 dwelling units, an increase of 579 units ("Additional Units"); and

WHEREAS, in connection with the Project, Declarant has voluntarily agreed to place certain restrictions on the development of the Property as set forth below in favor of the County and the City; and

WHEREAS, Declarant agrees to make certain provisions for affordable housing for the period of time provided herein.

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, Declarant hereby declares that in the event Declarant develops the Property with the residential development, the Property shall be subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with the land and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

1. Recitations. The recitals set forth above are true and correct and are incorporated into this Declaration by this reference.

2. Covenants. Declarant hereby declares the following: Fifteen (15) percent of the Additional Units on the Property (as set forth on the final site plan approved by the City) shall be affordable moderate-income units as defined in the County Comprehensive Plan, and as further restricted by this Declaration ("Affordable Housing Units"). Fifteen (15) percent of the Additional Units is eighty-seven (87) dwelling units.

3. Affordable Housing Units Offered For Sale. In the event of a sale of an Affordable Housing Unit or a Conversion, Declarant hereby declares all Affordable Housing Units offered for sale shall be purchased in accordance with the following:

(a) All Affordable Housing Units constructed on the Property shall be used solely as each owner's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any non-residential purpose, other than home-based businesses when permitted by applicable law; and

(b) All Affordable Housing Units shall be purchased solely by persons who meet the following criteria at the time of purchase of an Affordable Housing Unit. "Purchased" shall be defined to mean by sale, inheritance, court order, or other legal method of transfer or acquisition.

1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by Broward County or other appropriate governmental entity designated by Broward County. For the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under section 62 of the Internal Revenue Code. For the purposes of this provision, the term "adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than

four people, based upon a formula as established by the United States Department of Housing and Urban Development; and

2) The purchaser of the Affordable Housing Unit shall have monthly mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and

3) Excluding government subsidies, the down payment, if any, for the purchase of the Property must not exceed twenty (20) percent of the purchase price; and

4) During the term of this Declaration, as defined herein, every deed of sale or equivalent document transferring title to the Affordable Housing Unit shall include a restriction stating as follows:

This property is to be sold and occupied as an “Affordable Housing Unit,” in accordance with the Declaration of Restrictive Covenants recorded in the Official Records of Broward County at Instrument No. \_\_\_\_\_.

5) Prior to any transfer of title or closing on a purchase of an Affordable Housing Unit, each purchaser shall cause to be provided to the City and the County written certification that the criteria in (b) 1), 2), and 3) above have been satisfied.

(c) At the time of sale of any Affordable Housing Unit, Declarant shall record a Notice of Designation of Affordable Housing Unit (an “Affordable Housing Notice”) corresponding to the sale, the form of which Affordable Housing Notice is set forth on “**Exhibit B**” attached hereto and incorporated herein.

4. Affordable Housing Units Offered For Rent. Declarant hereby declares all Affordable Housing Units offered for rent shall be rented in accordance with the following:

(a) All Affordable Housing Units constructed on the Property shall be used solely as each renter's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any non-residential purpose, other than home-based businesses when permitted by applicable law; and

(b) All Affordable Housing Units shall be rented solely by persons who meet the following criteria at the time of lease:

1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size, shall occupy said Affordable Housing Unit. Said limits to be published annually by Broward County or other appropriate governmental entity designated by Broward County. For

the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under section 62 of the Internal Revenue Code. For the purposes of this provision, the term "adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the United States Department of Housing and Urban Development; and

2) The renter of an Affordable Housing Unit shall have monthly rental payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income.

(c) On an annual basis, beginning no later than 12 months after the Effective Date of this Declaration, the owner of a Affordable Housing Unit offered for rent shall (through owner or owner's property manager or other owner representative) cause to be provided to both the City and the County written certification that the criteria in 4(b) has been satisfied.

5. Amendments. Except as otherwise provided herein, this Declaration shall not be modified, amended or released as to any portion of the Property except by written instrument, executed by the then owner or owners(s) of the portion of the Property affected by such modification, amendment, or release and approved in writing by the County and City. The appropriate governmental authority of the County and City shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Public Records of Broward County, Florida, at the then owner's sole expense. No amendment to this Declaration shall be necessary in the event of a Conversion (as may occur from time to time).

6. Recordation and Effective Date.

(a) This Declaration shall not become effective ("Effective Date") until the later of (i) Final Approval and (ii) recordation amongst the Public Records of Broward County, Florida. As used herein, "Final Approval" shall mean final approval and adoption of the City plan amendment application and the County plan amendment application, and the expiration of any appeal periods applicable thereto without an appeal having been taken or, if taken, when finally dismissed with no further appeal permitted.

(b) Once recorded, this Declaration shall run with the Property for the sole benefit of the City and the County and does not operate as a restriction in favor of any Property owner, and shall bind all successors and assigns to the title of the Property.

(c) From and after such time as any Affordable Housing Unit is conveyed by

Declarant to a third party purchaser, following a Conversion, Declarant shall have no further obligations under this Declaration with respect to that particular Affordable Housing Unit and such third party purchaser shall be obligated to comply with all of the provisions of this Declaration with respect to said Affordable Housing Unit.

7. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part of this Declaration invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect. The agreed upon venue shall be Broward County, Florida.

8. Captions, Headings and Titles. Articles and paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

9. Context. Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

10. Term, Release and Termination.

- a. The restrictions, covenants, rights and privileges granted, made and conveyed herein ("Affordable Housing Restrictions") shall be valid for a period of thirty (30) years from the Effective Date ("Term"); thereafter the Affordable Housing Restrictions shall be of no further force and effect and shall automatically terminate without the consent of the City or the County, or the necessity to record any document in the Public Records of Broward County, Florida.
- b. Upon request by Declarant, the County and City shall execute an estoppel letter verifying: (i) the remaining term of the Term; (ii) that the Term has expired; and/or (iii) that Declarant is in compliance with the Declaration.

11. Remedies for Violation. In the event the Declarant, its successors or assigns, violate any of the covenants and restrictions contained herein, Declarant hereby acknowledges and agrees that the City and/or County may withhold further permits and approvals with respect to the Property, provided the City and/or County first provides Declarant with written notice and thirty (30) day opportunity to cure the violation. The City and/or County's option to withhold further permits and approvals with respect to the Property shall not be exercised if within the thirty (30) day notice period: (i) the violation is cured by Declarant; or (ii) the violation cannot reasonably be cured within that time period but the Declarant begins to cure such violation within such time period and thereafter diligently pursues such cure to completion, with such diligence period not to exceed one hundred and twenty (120) days from the date of the notice of violation. The City and County are the beneficiaries of these covenants and restrictions, and as such, the City and County may enforce these covenants and restrictions by action at law or in equity, including, without limitation, a decree of specific performance or mandatory or prohibitory injunction, against any person or persons, entity or entities, violating or attempting to violate the terms of these covenants and restrictions.

12. Waiver. Any failure of the City or the County to enforce these restrictive covenants shall not be deemed a waiver of the right to do so thereafter. This document shall be construed in accordance with the laws of Florida and venue shall be Broward County, Florida.

IN WITNESS WHEREOF, Declarant has executed this Declaration on the day first above written.

**[SIGNATURES ON FOLLOWING PAGE]**





**EXHIBIT A  
LEGAL DESCRIPTION  
PROPERTY**

**LEGAL DESCRIPTION: SUNRISE GOLF COURSE - LUPA BOUNDARY**

ALL OF PARCEL "B" OF REGENCY HOMES AT SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

TOGETHER WITH,

A PORTION OF BLOCKS 1 AND 4 OF SECTION 28, AND BLOCKS 2 AND 3 OF SECTION 27, TOWNSHIP 49 SOUTH, RANGE 41 EAST, "EVERGLADES PLANTATION COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE BOUNDARY OF PARCEL "A" OF SAID REGENCY HOMES AT SUNRISE PLAT, SAID POINT DELINEATED AS PRM NO. 48 ON SAID PLAT; THENCE SOUTH 89°32'52" WEST ALONG THE BOUNDARY LINE OF PARCEL "A" OF SAID PLAT, A DISTANCE OF 297.43 FEET; THENCE SOUTH 01°28'35" EAST A DISTANCE OF 275.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°28'35" EAST, A DISTANCE OF 90.00 FEET; THENCE NORTH 88°31'25" EAST A DISTANCE OF 2.38 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 67°22'48", AN ARC DISTANCE OF 76.44 FEET TO A POINT OF NON-TANGENCY WITH A LINE PARALLEL WITH AND 235.00 FEET WEST OF THE BOUNDARY OF SAID PARCEL "A"; THENCE SOUTH 01°28'35" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 891.48 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 188.37 FEET, THROUGH A CENTRAL ANGLE OF 44°51'45", FOR AN ARC DISTANCE OF 147.49 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 884.13 FEET, THROUGH A CENTRAL ANGLE OF SOUTH 12°47'24", FOR AN ARC DISTANCE OF 197.36 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 33°39'46" WEST, A DISTANCE OF 56.77 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID PARCEL "B", BEING 6.35 FEET NORTHEASTERLY OF A POINT DELINEATED AS PRM NO. 44 ON SAID PLAT; THENCE NORTH 54°19'52" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 96.70 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY, HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 57°11'05", FOR AN ARC DISTANCE OF 174.66 FEET TO A POINT OF TANGENCY; THENCE SOUTH 68°29'03" EAST, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 84.55 FEET TO A POINT DELINEATED AS PRM NO. 46 ON SAID PLAT, SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 423.37 FEET FROM WHICH THE RADIUS POINT BEARS NORTH 47°08'49" WEST FROM THE LAST DESCRIBED POINT, SAID POINT ALSO BEING A COMMON CORNER OF PARCELS "A" AND " B" OF SAID "REGENCY HOMES AT SUNRISE" PLAT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 423.37 FEET, THROUGH A CENTRAL ANGLE OF 00°31'58", FOR AN ARC DISTANCE OF 3.94 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 649.13 FEET, THROUGH A CENTRAL ANGLE OF 04°20'44", FOR AN ARC DISTANCE OF 49.23 FEET, THE LAST DESCRIBED CURVE LYING ALONG THE EAST BOUNDARY OF SAID PARCEL "B"; THENCE NORTH 68°29'03" WEST, A DISTANCE OF 66.51 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 57°11'05", FOR AN ARC DISTANCE OF 124.76 FEET TO A POINT OF TANGENCY;

(CONTINUED ON SHEET 2 OF 9)

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THIS IS <u>NOT</u> A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.  The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.	UPDATES and/or REVISIONS	DATE	BY	CK'D
	REVISED BOUNDARY & LEGAL	11/8/21	RDP	RY
 <b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2021	JOB NO.: 14-0013	SHEET 1 OF 9 SHEETS		
	DRAWN BY: RDP	F.B. N/A	PG. N/A	
	CHECKED BY: RY	DATED: 11/9/2021		

**LEGAL DESCRIPTION: (CONTINUED FROM SHEET 1 OF 9)**

THENCE SOUTH 54°19'52" WEST, A DISTANCE OF 102.15 FEET TO A POINT DELINEATED AS PRM NO. 24 ON SAID PLAT; THENCE SOUTH 52°15'49" WEST, A DISTANCE OF 129.07 FEET, THE LAST FOUR (4) DESCRIBED COURSES LYING ALONG A SOUTH BOUNDARY OF SAID PARCEL "B"; THENCE SOUTH 33°39'46" WEST, A DISTANCE OF 312.73 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 468.87 FEET, THROUGH A CENTRAL ANGLE OF 28°08'39", FOR AN ARC DISTANCE OF 230.31 FEET TO A POINT OF TANGENCY; THENCE SOUTH 05°31'08" WEST, A DISTANCE OF 208.39 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 201.36 FEET, THROUGH A CENTRAL ANGLE OF 09°34'48", FOR AN ARC DISTANCE OF 33.67 FEET, THE LAST FOUR (4) DESCRIBED COURSES LYING 231.31 FEET WESTERLY OF AND PARALLEL AND CONCENTRIC WITH THE BOUNDARY OF SAID PARCEL "A"; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 381.58 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 172.01 FEET; THENCE SOUTH 82°22'59" WEST, A DISTANCE OF 389.58 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 725.00 FEET, THROUGH A CENTRAL ANGLE OF 20°59'46", FOR AN ARC DISTANCE OF 265.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 61°23'13" WEST, A DISTANCE OF 234.80 FEET; THENCE SOUTH 88°54'55" WEST, A DISTANCE OF 672.28 FEET, THE LAST FOUR (4) DESCRIBED COURSES LYING 235.00 FEET NORTHERLY OF AND PARALLEL AND CONCENTRIC WITH THE BOUNDARY OF SAID PARCEL "A"; THENCE NORTH 12°18'24" WEST, A DISTANCE OF 309.74 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 835.00 FEET, THROUGH A CENTRAL ANGLE OF 09°52'00", FOR AN ARC DISTANCE OF 143.79 FEET TO A POINT ON A LINE NON-TANGENT TO THE LAST DESCRIBED CURVE, THE LAST TWO (2) DESCRIBED COURSES LYING 235.00 FEET EAST OF AND PARALLEL AND CONCENTRIC WITH THE EAST PLAT BOUNDARY OF ARAGON SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 42 OF SAID BROWARD COUNTY PUBLIC RECORDS; THENCE NORTH 02°50'12" WEST ALONG SAID NON-TANGENT LINE, A DISTANCE OF 671.74 FEET, SAID NON-TANGENT LINE LYING 235.00 FEET EAST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID EAST PLAT BOUNDARY AND A PORTION OF THE EAST BOUNDARY OF PARCEL "A", THE FAIRWAYS OF SUNRISE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGE 1 OF SAID BROWARD COUNTY PUBLIC RECORDS; THENCE NORTH 23°31'15" EAST, A DISTANCE OF 300.98 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 365.00 FEET, THROUGH A CENTRAL ANGLE OF 42°57'20", FOR AN ARC DISTANCE OF 273.65 FEET TO A POINT OF TANGENCY; THENCE NORTH 66°28'35" EAST, A DISTANCE OF 485.41 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THE LAST THREE (3) DESCRIBED COURSES LYING 235.00 FEET EASTERLY AND SOUTHEASTERLY OF THE EASTERLY BOUNDARY OF PARCEL "A" OF SAID FAIRWAYS OF SUNRISE, AND THE EASTERLY BOUNDARY OF UNIT THREE OF "QUAIL RUN OF SUNRISE, UNITS ONE, TWO & THREE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 1 OF SAID BROWARD COUNTY PUBLIC RECORDS; THENCE NORTHEASTERLY AND PARALLEL TO SAID UNIT THREE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 835.00 FEET, THROUGH A CENTRAL ANGLE OF 22°09'39", FOR AN ARC DISTANCE OF 322.96 FEET; THENCE NORTH 55°53'55" WEST, A DISTANCE OF 240.32 FEET TO A POINT ON EAST BOUNDARY OF SAID UNIT THREE, SAID POINT LYING ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 41°36'40" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND THE EAST BOUNDARY OF SAID UNIT THREE, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 12°56'36", FOR AN ARC DISTANCE OF 135.54 FEET TO A POINT OF TANGENCY;

(CONTINUED ON SHEET 3 OF 9)

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 <b>Craven • Thompson &amp; Associates, Inc.</b> ENGINEERS • PLANNERS • SURVEYOR'S <small>3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400          FLORIDA LICENSED ENGINEERING, SURVEYING &amp; MAPPING BUSINESS No. 271          MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON &amp; ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2021</small>	JOB NO.: 14-0013	SHEET 2 OF 9 SHEETS
	DRAWN BY: RDP	F.B. N/A PG. N/A
	CHECKED BY: RY	DATED: 11/9/2021

**SKETCH & DESCRIPTION**  
LUPA (LAND USE PLAN AMENDMENT)

**LEGAL DESCRIPTION: (CONTINUED FROM SHEET 2 OF 9)**

THENCE NORTH 35°26'43" EAST ALONG THE EAST BOUNDARY OF SAID UNITS THREE AND TWO, A DISTANCE OF 46.13 FEET; THENCE SOUTH 38°48'59" EAST, A DISTANCE OF 127.95 FEET; THENCE SOUTH 52°04'58" EAST, A DISTANCE OF 68.56 FEET; THENCE NORTH 70°15'21" EAST, A DISTANCE OF 157.99 FEET; THENCE NORTH 52°16'06" EAST, A DISTANCE OF 481.52 FEET; THENCE SOUTH 09°03'12" EAST, A DISTANCE OF 255.91 FEET, THENCE SOUTH 53°41'53" WEST, A DISTANCE OF 115.36 FEET; THENCE SOUTH 70°14'00" WEST, A DISTANCE OF 295.22 FEET; THENCE SOUTH 76°08'54" WEST, A DISTANCE OF 95.96 FEET; THENCE SOUTH 54°13'09" EAST, A DISTANCE OF 51.19 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.80 FEET, THROUGH A CENTRAL ANGLE OF 28°40'59", AN ARC DISTANCE OF 22.93 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°54'08" EAST, A DISTANCE OF 28.62 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 55°53'34", AN ARC DISTANCE OF 29.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 41°12'18" EAST, A DISTANCE OF 28.78 FEET; THENCE NORTH 58°13'17" EAST, A DISTANCE OF 18.02 FEET; THENCE NORTH 71°56'18" EAST, A DISTANCE OF 163.69 FEET; THENCE NORTH 83°37'40" EAST, A DISTANCE OF 71.12 FEET; THENCE NORTH 70°26'19" EAST, A DISTANCE OF 56.17 FEET; THENCE NORTH 78°24'12" EAST, A DISTANCE OF 40.47 FEET, THENCE NORTH 76°19'02" EAST, A DISTANCE OF 76.01 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 78°37'49", AN ARC DISTANCE OF 34.31 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°35'18" WEST A DISTANCE OF 53.87 FEET, THENCE NORTH 05°46'32" WEST A DISTANCE OF 49.48 FEET; THENCE NORTH 13°39'57" WEST A DISTANCE OF 42.62 FEET; THENCE NORTH 00°05'55" WEST A DISTANCE OF 33.72 FEET; THENCE NORTH 04°43'59" WEST A DISTANCE OF 40.07 FEET, THE LAST SIXTEEN (16) COURSES BEING CONTIGUOUS WITH THE BOUNDARY OF THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 24612, PAGE 670, BROWARD COUNTY RECORDS; THENCE NORTH 88°31'25" EAST A DISTANCE OF 28.76 FEET; THENCE NORTH 01°28'35" WEST A DISTANCE OF 134.22 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 140.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 219.91 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°31'25" EAST A DISTANCE OF 623.00 FEET TO THE POINT OF BEGINNING;

SAID LANDS LYING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA AND CONTAINING 4,495,049 SQUARE FEET OR (103.192 ACRES), MORE OR LESS.

RICHARD D. PRYCE - FOR THE FIRM  
FLORIDA PROFESSIONAL SURVEYOR MAPPER NO. 4038  
CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER NO. 271

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17 FLORIDA ADMINISTRATIVE CODE.

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 <b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> ENGINEERS • PLANNERS • SURVEYOR'S <small>3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400          FLORIDA LICENSED ENGINEERING, SURVEYING &amp; MAPPING BUSINESS No. 271          MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON &amp; ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2021</small>	JOB NO.: 14-0013	SHEET 3 OF 9 SHEETS
	DRAWN BY: RDP	F.B. N/A PG. N/A
	CHECKED BY: RY	DATED: 11/9/2021

**EXHIBIT B**

**Return to: (enclose self-addressed stamped envelope)**

**Name:**

**Address:**

**This Instrument Prepared by:**

---

**SPACE ABOVE THIS LINE FOR PROCESSING DATA**

Notice of Designation of Affordable Housing Unit

By recordation of this Notice, \_\_\_\_\_, hereby designates for the Restriction Period, as hereinafter defined, the following unit as an "Affordable Housing Unit," as defined by that certain Declaration of Restrictive Covenants recorded in Instrument No. \_\_\_\_\_ of the public records of Broward County, Florida, which requires that Affordable Housing Units be sold only to persons who meet the following criteria at the time of sale: (a) one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of Broward County's median income as reported by the United States Department of Housing and Urban Development and adjusted to family size; and (b) the purchaser of the Affordable Housing Unit shall have monthly mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income.

Unit Address

and/or Unit Number: \_\_\_\_\_

The restriction of the foregoing designation shall be thirty (30) years from the recordation of this Notice against the applicable Affordable Housing Unit or until the expiration of the Term of the underlying Declaration, whichever time period expires first ("Restriction Period").

Witnesses:

\_\_\_\_\_  
By \_\_\_\_\_

\_\_\_\_\_  
Name typed:

\_\_\_\_\_  
Name:

Address:

\_\_\_\_\_  
Name typed:

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_



# ATTACHMENT 16

## BrowardNext - Broward County Land Use Plan Policies "Parks/Conservation"

### Planning Council Staff Review Comments Regarding Proposed Amendment PC 22-4 City of Sunrise

**POLICY 2.5.4 Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.**

#### Planning Council Staff Comment

The subject site is 103.2 gross acres and is currently designated as 83.9 acres of Commercial Recreation, 3.3 acres of Low-Medium (10) Residential and 16.0 acres of Medium-High (25) Residential. The site was formerly a golf course. The proposed amendment would change the land use designation to 3.2 acres of Commercial Recreation and 100.0 acres of Irregular (9) Residential, with a net impact of 467 additional dwelling units for a total of 900 dwelling units.

For informational purposes, the City of Sunrise currently has approximately 333.5 acres of parks and open space to serve its residents. It is estimated that the proposed land use plan amendment will result in an increase of 3.94 acres on the projected demand for local parks, and the City's 2045 projected population (105,224) requires approximately 315.67 acres to meet its level of service (LOS). The City continues to meet both its adopted LOS and the BCLUP community parks acreage requirement of 3 acres per one thousand existing and projected population. See Attachment 1. It is noted that the proposed amendment will not impact the available park and open space acreage, as the City does not include any portion of the former Sunrise Country Club golf course in its certified parks and open space inventory.

The applicant has identified that the proposed development includes the construction of a 7.0-acre park with a playground, splash pad, volleyball court, seating area and three (3) pavilions, which will be dedicated to the City and maintained by the Community Development District associated with the development. This public park acreage will be available for the City to enhance its park and open space inventory. In addition, the 57 acres of the former golf course that will continue to be designated as Commercial Recreation, and therefore is not included in the amendment area, will be redesigned to provide a 230-foot-wide open space buffer with landscaping, lakes and/or retention ponds to encircle the proposed development and protect the established neighborhoods. See Attachment 17.

**POLICY 2.5.5 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:**

**a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.**

*Planning Council Staff Comment*

The subject amendment site is primarily surrounded by multi-family residential developments. To address the proposed conversion of the golf course use, the applicant is providing a 7.0-acre park as community recreation and open space that will be owned by the City of Sunrise and maintained by the Community Development District established for the proposed development. The park will include a splash pad, playground, seating area, volleyball court, and three (3) pavilions. In addition, the remaining 57 acres of the former golf course that will continue to be designated as Commercial Recreation will be redesigned to provide a 230-foot-wide open space buffer with landscaping, lakes and/or retention ponds to encircle the proposed development and protect the established neighborhoods.

Planning Council staff notes that the proposed amendment will not impact the available park and open space acreage, as the City does not include any portion of the former Sunrise Country Club golf course in its certified parks and open space inventory. However, the 7.0-acre park to be dedicated by the applicant will be available for the City to enhance its park and open space inventory.

**b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.**

*Planning Council Staff Comment*

The applicant has identified that the redevelopment of the project site will continue to be a part of the City of Sunrise Basin 9 with outfall to the C-13 Canal. Further, the applicant has indicated that any stormwater retention capacity removed with the redevelopment will be replaced with the construction of a series of interconnected lakes located within the 230-foot buffer around the site perimeter. In addition, the proposed conditions will be equal to or better than the existing permitted condition, and water quality requirements for the site will be met within the proposed lake system without modifying the existing control structure.

**c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.**

Planning Council Staff Comment

The applicant has confirmed that the redevelopment of the site will meet all applicable standards enforced by regulating agencies to ensure the protection of natural resources, including onsite wetlands that are encumbered by a conservation easement, any potential mitigation for said wetlands, as well as remediation of the contaminated soil resulting from the former golf course use.

The applicant has identified that some of the existing lakes may need to be filled as part of the proposed redevelopment of the golf course, and that a replacement system of interconnected lakes will be created within the 230-foot landscape buffer around the perimeter of the amendment site.

The applicant has indicated that the project site contains a number of large, specimen trees. During redevelopment of the golf course the applicant will attempt to preserve as many of the trees as possible, including investigating the possibility of relocating some of the larger specimen trees that are in great condition to prominent locations on site such as the proposed park, streetscape or cul-de-sacs.

**d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 assessment.**

Planning Council Staff Comment

The proposed amendment site includes lands currently or historically used as a golf course, which have a high potential for arsenic contamination. In this regard, the applicant has provided Phase I and Phase II environmental assessments. See Attachments 10 and 13 for summaries. The Broward County Environmental Permitting Division (EPD) report indicates that the provided environmental assessments satisfy the requirements of BCLUP Policy 2.5.5(d). In addition, the EPD report indicates that the amendment site is contaminated, noting that the agency has no record of receiving prior notification of contamination from any responsible party, such as the property owner. Further, the EPD will require an Environmental Assessment and Remediation (EAR) License, as well as assessment and cleanup of the site. The EPD will not grant Environmental Review Approval of any construction plans until such time that EPD is satisfied that the site has been properly remediated. See Attachments 11 and 14. The applicant has acknowledged that an EAR license will be required prior to the issuance of any construction permits, and further stated that it will perform the assessment and cleanup of the site as required by State and County codes. See Attachments 12 and 17.

**e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.**

*Planning Council Staff Comment*

The applicant has indicated that access to the site will be provided by a new road off Northwest 30 Place, near Sunrise Lakes Drive North and between two (2) existing multi-family developments. This new access road will include a ten (10) foot multi-use path for pedestrians and bicyclists, as well as public access to the new 7.0-acre park. A gated entry at the terminus of the road would separate the residential dwelling units from the public amenities and surrounding areas. In addition, a 230-foot-wide buffer with landscaping and lakes and/or ponds will encircle the entire proposed development and will safeguard the existing residential areas.

Further, a description of the applicant's outreach efforts to area residents is included in Attachment 18.

## ATTACHMENT 17

CITY CLERK  
CITY OF SUNRISE

GM REV 3/1/21

2021 JUN -2 PM 1:42

### DEVELOPMENT AGREEMENT



25<sup>th</sup> THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered as of this day of May, 2021, by and between the CITY OF SUNRISE, a municipal corporation (the "City") and WINDSOR INVESTMENTS (SUNRISE GOLF & COUNTRY CLUB), LLC, a Florida limited liability company and WINDSOR INVESTMENTS (FAIRWAY ISLES), LLC, a Florida limited liability company ("Owner"). The City and Owner and their respective successors and assigns are individually referred to as "Party" and collectively "Parties".

WHEREAS, the City and Owner recognize the following:

- A. This Agreement is entered in accordance with the Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Fla. Stat. (the "Act").
- B. Owner is the owner of that certain property located in the City of Sunrise, Broward County, Florida, comprised of the "Island Parcel" and the "Golf Course Parcel", each of which is legally described in attached Exhibit A (the Island Parcel and Golf Course Parcel are referred to hereafter together as the "Property").
- C. Owner desires to develop the Property as a residential Planned Unit Development, in accordance with the standards and requirements attached hereto as Exhibit B (the "Community Standards"). This will promote a pedestrian-friendly community consistent and compatible with the surrounding neighborhoods.
- D. The obligations of the Parties under the terms of this Agreement are contingent upon the City's acquisition of real property in accordance with that certain Agreement Between the City of Sunrise, a Florida Municipal Corporation, and Windsor Investments (Sunrise Golf & Country Club), LLC, a Florida Limited Liability Company, as approved by the City of Sunrise City Commission on March 13, 2018 via Resolution No. 18-28, a copy of which is attached hereto as Exhibit C (the "Park Access Agreement").
- E. In connection with the development of the Property, Owner must obtain certain land development approvals, as further described below.
- F. Owner has provided a conceptual master plan, attached hereto as Exhibit D to the City (the "Conceptual Master Plan").

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- G. Owner has agreed to construct an accessway, park and other site improvements on the Property as depicted in **Exhibit E-1** (the "**Overall Entrance Exhibit**").
- H. Owner intends to cause to be formed a community development district (the "**CDD**") for purposes of installation and maintenance of public infrastructure, as more particularly set forth herein.
- I. Owner and the City desire to establish certain terms and conditions relating to the proposed development of the Property in accordance with the Act.
- J. In order to foster comprehensive and sound capital facilities planning and financing, to ensure the provision of adequate public facilities for development concurrent with the impacts of development, to encourage the efficient use of resources, and to afford certainty in the approval of development, the City and Owner desire to establish by agreement the terms under which the Property may be developed.
- K. Public hearings regarding this Agreement have been noticed and conducted pursuant to Florida Statutes §163.3225.

NOW, THEREFORE, in consideration of the mutual covenants entered between the Parties, and in consideration of the benefits to accrue to each, it is agreed as follows:

1. **Accuracy of Recitals.**

- a. The recitals set forth above are true and correct and are incorporated into this Agreement by this reference.

2. **Mandatory Development Agreement Provisions Pursuant to the Act.**

a. **Legal Description and Owner.**

The owner of legal and equitable title to the Property is WINDSOR INVESTMENTS (SUNRISE GOLF & COUNTRY CLUB), LLC, a Florida limited liability company and WINDSOR INVESTMENTS (FAIRWAY ISLES), LLC. The Property, as legally described in **Exhibit A**, is comprised of two parcels, the "Island Parcel" and the "Golf Course Parcel", as identified therein. Owner intends to cause the formation of the CDD for purposes of ownership or maintenance (or both) of certain improvements constructed by the CDD or Owner as more particularly set forth in Section 4 below.

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b. **Duration of Agreement.**

This Agreement shall expire ten (10) years after the Effective Date (hereinafter defined) (excluding those terms in Sections 4 and 17 hereof which expressly survive the termination of this Agreement), unless earlier terminated or extended pursuant to the Act or Section 5 below.

c. **Uses, Densities, Intensities, and Height of Property.**

Subject to compliance with the terms and conditions of this Agreement and applicable laws and codes, the following development shall be permitted on the Property subject to approvals required under Sections 2.i. and j. below:

- (i) A residential community with up to a maximum of 900 residential dwelling units, comprised of between 300 and 400 single family homes and between 500 and 600 townhouses, subject to the following requirements:
- (ii) All homes and townhomes shall be a maximum of two (2) stories in height.
- (iii) The Project shall meet Broward County's affordable housing requirements (pursuant to the Broward County code of ordinances) in place on the date of the City's approval of the future land use map designation pursuant to Section 2(d) below.
- (iv) The Project shall include a 300 foot setback from any building to the property line. The Project shall include a 230' wide buffer (which buffer, where applicable, shall be included in, and not be in addition to, the aforementioned 300' setback) around the residential community, containing landscaping and lakes or retention ponds (or both), and also may contain park improvements, entry roads, entry monuments, utilities and fire access, as depicted in the Conceptual Master Plan attached as **Exhibit D**.
- (v) All residential units shall meet the requirements of the Florida Building Code including energy conservation, and shall include the following:
  - Electrostatic air filter
  - "Green label" carpet selections

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- Paint containing low volatile organic compounds (voc)
- Water-saving washing machines and toilets
- Automatic rain sensor on sprinkler systems
- High-efficiency air conditioning units
- Energy-Star washers, dryers and dishwashers.

d. **Future Land Use Map Designation.**

The Island Parcel, containing 17.123 acres, is designated Medium High (25) Residential in the City's future land use plan. The Golf Course Parcel, containing 142.864 acres, is designated as follows in the City's future land use plan: 139.564 of the 142.864 acres are designated Commercial Recreation; and 3.30 of the 142.864 acres are designated Low Medium (10) Residential in the City's future land use plan.

e. **Zoning.**

The current zoning of the Island Parcel is RM-25 Residential Multi-Family. The current zoning of the Golf Course Parcel, containing approximately 142.864 acres, is as follows: approximately 139.564 of the 142.864 acres are zoned CR; and approximately 3.30 of the 142.864 acres are zoned RM-10.

f. **Conceptual Master Plan.**

The Conceptual Master Plan is attached as **Exhibit D**. The Conceptual Master Plan together with the Access Corridor – Conceptual Design as shown in **Exhibit E-2**, as approved by City, are referred to hereafter together as the "**Approved Plans**".

g. **Adequacy of Public Facilities.**

The public facilities that will serve the Property shall be those described in Section 4 of this Agreement.

h. **Reservation or Dedication of Land.**

In addition to the Park Dedication and conveyance of the Internal Park Roadway and Internal Park Roadway Improvements (all defined below), Owner may be required by the City to reserve or dedicate land in connection with development of the Property as required by permits issued by any Governmental Authorities (including utility easements). For purposes of this Agreement, the term "**Governmental Authorities**" shall mean any federal, state or local agency,

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department, commission, board, bureau, administrative or regulatory body having jurisdiction over the Property.

i. **Development Permits Approved or Needed to Be Approved for the Development of the Property.**

1. The land development approvals required for the development of the Property are:
  - A. Approval of development of up to a maximum of 900 residential units on the Property, the total of which will be comprised of both single family homes and multi-family housing.
  - B. Rezoning of Property from RM-25 (as to the Island Parcel), and CR and RM-10 (as to the Golf Course Parcel) to Planned Unit Development ("PUD");
  - C. Text and Map Amendments to City's adopted Comprehensive Plan, including but not limited to the City's Future Land Use Element to amend the Future Land Use Designation of the Property from Medium High (25) Residential (as to the Island Parcel), and Commercial Recreation and Low Medium (10) Residential (as to the Golf Course Parcel) to IRREGULAR RESIDENTIAL, with a density of 9.00 units per acre;
  - D. Site plan review and approval by City;
  - E. Approval of master plan
  - F. Plat review and approval by City and by Broward County;
  - G. FDOT Permits;
  - H. City of Lauderhill Permits;
  - I. Utility Service Permits;
  - J. Development Authorization Letter;
  - K. Building Permits;
  - L. Engineering Permits (including modification of Right of Way Occupancy Permit No. 10439, Environmental Resource Permit and other regulatory permits, as applicable);
  - M. South Florida Water Management District ("**SFWMD**") Permit;
  - N. Broward County Environmental Protection and Growth Management Licenses;
  - O. Broward County Traffic Engineering Approval;
  - P. Army Corps of Engineers Permit;
  - Q. Certificates of Occupancy; and
  - R. Any other official action of the City having the effect of permitting the development of land.

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- S. **Exhibit B** to this Agreement to be updated to incorporate design standards and update community standards in accordance with the Code (defined below).
- 2. Relief under the City's code of ordinances (the "**Code**") may be requested by Owner with respect to the following items:
  - A. Development standards, including (i) permitting all single family homes to have a garage for at least one car (Code Sec. 16-104(p)(3)) instead of two cars, (ii) up to 50% of the multifamily units will not have garages or access to an on-site parking garage (Code Sec. 16-104(p)(4)); (iii) reduction of space between neighboring homes to 10' instead of 15' (Code Sec. 16-104(c)(2)); and (iv) Gross area of Park to contribute to 29% of the open space requirement (pursuant to Code Sec. 16-104(l)); and
  - B. Modifications to parking requirements, including counting parallel parking spaces as guest parking.
- 3. The governmental approvals and potential code relief for the Property described in this subsection (i) and the expiration of all applicable appeal periods with respect thereto are collectively referred to as the "**Governmental Approvals.**"
- 4. Prior to issuance of the first building permit Owner shall develop, and the City's engineering department shall approve (such approval not to be unreasonably withheld, delayed or conditioned), a construction traffic control plan.

j. **Responsibility for Land Development Approvals.**

Owner shall use reasonable efforts to process on behalf of Owner and the City to attempt to obtain all Governmental Approvals as required in connection with the Property and consistent with the Approved Plans.

k. **Consistency with the City's Comprehensive Plan and Land Development Regulations.**

City hereby finds that the project, as developed in accordance with the Approved Plans and all other Governmental Approvals (together, the "**Project**"), shall be consistent with the City's adopted comprehensive plan, subject to the adoption of text and map amendments requested in Section 2.i.1.C. above.

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City hereby finds that the Project, as developed, shall be consistent with City's land development regulations in effect as of the date of this Agreement, subject to the relief requested in Section 2.i.2. above.

The Property's compliance with this Agreement and the City Code shall be determined at the appropriate stages in the permitting process in accordance with the requirements of the City Code in effect as of the Effective Date of this Agreement.

1. **Compliance with Other Law.**

Pursuant to Florida Statutes §163.3227(1)(i), the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner of the necessity of complying with the law governing said permitting requirements, conditions, term or restriction. Any matter or thing required to be done under existing ordinances of the City shall not be otherwise amended, modified, or waived unless such amendment, modification or waiver is expressly provided for in this Agreement with specific reference to the City Code provision so amended, modified, or waived.

3. **Authorization to Develop Property.**

Upon final approval by City of the Project, Owner may proceed to develop the Property in accordance therewith. Building permits and all other permits issued by the City (if and when issued) shall be subject to the terms, conditions, reservations and requirements of this Agreement.

The terms of this Agreement shall govern the development of the Property for the duration of this Agreement, except those terms in Section 4 and Section 17 hereof which expressly survive the duration of this Agreement.

4. **Adequacy of Public Facilities; Continued Reservation of Capacity.**

The following items in regard to the adequacy of public facilities for the Property in this area are acknowledged:

- a. **Drainage:** All construction activities will be in accordance with applicable City of Sunrise, Broward County, Army Corps of Engineers and SFWMD permitting standards and regulations. The Parties acknowledge that drainage impacts, if any, caused by City's acquisition of title to the Entrance Area (as defined in Section 4(g)

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below) or by Owner's or the CDD's construction of Entrance Area Improvements (as defined in Section 4(g) below) upon private property adjacent to the Entrance Area will be rectified through Owner's or the CDD's construction of drainage facilities upon the Property in accordance with applicable standards and regulations of City, Broward County, Army Corps of Engineers and SFWMD.

- b. Potable Water: Primary water supply services will be provided to the Property by the City.
- c. Irrigation. Water supply services for irrigation will be provided to the Property by the City. Owner shall cause the water supply services for the Property to be designed and constructed using existing deep wells (based on the existing consumptive use permit) and, if made available by City, use of reclaimed water. The CDD or Owner shall establish connections for re-use of reclaimed water if and when available.
- d. Sanitary Sewer: Primary wastewater supply services will be provided by the City.
- e. Solid Waste: Sufficient capacity exists in the Broward County Land Fill to service the demands of the Property.
- f. Parks: Pursuant to the Park Access Agreement, it is intended that the land area depicted in **Exhibit E-3** (the "**Park**") will be designated as a park, to be constructed by Owner or the CDD. The Park is estimated to consist of 7 acres of usable land<sup>1</sup> in conformance with the requirements of Code Section 16-68, and to be dedicated to City for the benefit of the public. Once so constructed with the Park Improvements (as defined below) and dedicated to City (via special warranty deed; the "**Park Dedication**"), and all outstanding permits related to the Park are closed out, the Park shall be deemed to have fulfilled the requirement of Owner and Property to provide for the neighborhood and community park needs of the future residents of the Property pursuant to Code Section 16-68. The Park Dedication shall occur prior to the issuance of the first certificate of occupancy for any residence on the Golf Course Parcel. Such construction and Park Dedication

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<sup>1</sup> Based on 3 acres per 1000 additional residents and 2.21 residents per dwelling unit, with an estimated 900 units to be constructed pursuant to City's data and analysis of the comprehensive plan dated April 2018.

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shall be in lieu of, or in satisfaction of, all park impact fees, it being acknowledged that the cost of such dedication and construction will be equal to or exceed any City park impact fees arising from development of the Property. It is intended that the CDD or Owner be responsible for maintenance of landscaping, irrigation, curbing, lighting, drainage, the lake bank, fencing, the wall and the parking lot, signage, park furniture, pathways, splash pad, playground, seating area, volleyball equipment, pavilion, security call boxes, security lights and cameras, bottle fill water station, bike repair station and drainage recertification (but excluding maintenance of any buildings (i.e., community center) which shall be maintained by the City) or, if elected by the City in its sole discretion, the CDD or Owner shall enter into a contract with City where City performs the foregoing maintenance and the CDD or Owner pays the reasonable cost thereof prior to expiration of this Agreement and the Park Dedication. It is intended that the CDD or Owner shall be responsible for the maintenance of those lake areas depicted in the maintenance exhibit attached as **Exhibit F** ("**Maintenance Areas**").

1. Environmental Assessment and Remediation

The Park property was historically used as a golf course. The Phase I report prepared by Ayden Environmental, dated 9/11/2018 identified a Recognized Environmental Concern ("**REC**") related to the prior use of the Park property as a golf course. Prior to the Park Dedication, Owner or the CDD shall enter into an Environmental Assessment and Remediation (the "**E.A.R.**") License with Broward County Environmental Protection & Growth Management Department ("**EPGMD**"). The E.A.R. shall provide for the following:

- A. Preparation of a Site Assessment and Remediation Plan document for EPGMD approval;
- B. Implementation of approved remediation plan in accordance with EPGMD requirements;
- C. Onsite soils are in compliance with the Residential Direct Exposure Soil Cleanup Target Level (the "**Residential SCTL**") in accordance with the soil certification sampling schedule as approved by EPGMD and certified by a Florida registered professional engineer;

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- D. Prohibition of groundwater use through a declaration of restrictive covenant;
- E. Dedication of the Park property to the City shall not occur until Owner or the CDD has obtained a No Further Action with Conditions ("**NFAC**") approval from EPGMD for the Park property, and a copy of the NFAC letter is provided to the City; and
- F. Only fill meeting the Residential SCTL may be used for roadway improvements as well as restoration of the shoreline of the lake. Slopes of the restored shoreline of the lake will be provided with minimum 2 feet of fill material meeting the Residential SCTL on required sloping.

2. Park Improvements

The proposed improvements to be constructed within the Park are set forth in attached **Exhibit G** (the "**Park Improvements**"), and are summarized as follows:

- Entry road/Internal park roadway
- Parking lot
- Community center with occupancy of either 60 persons (where tables and chairs are provided for guests at events) or 120 persons (where chairs only are provided for guests at events)
- Splash pad
- Playground
- Seating area
- Picket/Pilaster fence
- 6' wall as part of proposed residential development (to be installed along southern perimeter of park prior to Park Dedication)
- Volleyball court
- Pathways
- Three (3) pavilions
- Entry sign
- Security call boxes
- Irrigation
- Security lights and cameras
- Bottle fill water station
- Bike repair stations

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- Public artwork reasonably satisfactory to City
- Additional improvements in conformance with specifications listed in **Exhibit G**

3. Bond

Owner or the CDD shall cause a public construction bond to be posted securing performance of the Park Dedication, the environmental cleanup described in Section 4(f)(1) above and construction of the Park Improvements described in Section 4(f)(2) above. Such bond shall be released upon the Park Dedication. The bond shall be posted prior to issuance of the first residential building permit in either the Island Parcel or Golf Course Parcel.

4. Warranty

For a period of one (1) year from the date of the Park Dedication (the "**Warranty Period**") Owner or the CDD shall correct any defects in the construction of the Park Improvements, excluding damage caused by abuse, alterations to the Park Improvements not executed by Owner or the CDD or their contractors (or subcontractors), normal wear and tear and normal usage. Owner or CDD shall be responsible to correct, with reasonable promptness, any such defects upon written notice from City received prior to the expiration of the Warranty Period.

5. Insurance.

Owner or the CDD shall be responsible for obtaining and maintaining liability insurance in form and amounts not less than required in attached **Exhibit H** (the "**Insurance Requirements**") for construction, environmental cleanup and maintenance of Park Improvements required herein.

g. Roads:

Owner or the CDD shall, at no cost to City, cause to be installed, and cause to be maintained as part of the Maintenance Areas designated in **Exhibit F** (except where City will own or be obligated to maintain (or both)), the following roadway improvements:

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1. Entrance Area Improvements: Construction of a roadway, sidewalks, landscaping, irrigation, lighting, drainage, multi-use pathway and an entry feature (including tower and sign) and related improvements for a neighborhood and park entryway, which improvements must be compliant with City's standards for safety, efficiency and aesthetics (together, the "Entrance Area Improvements") in the area depicted in **Exhibit E-4** (the "Entrance Area"). As depicted in **Exhibit E-2**, the Entrance Area is comprised of a parcel of real property that the City will acquire in fee simple title within which the Entrance Area Improvements will be constructed, and an adjacent parcel of real property upon which the City will acquire a permanent easement for landscaping, irrigation, and slope maintenance. The following conditions shall be met prior to commencement of construction within the Entrance Area: (i) vesting in the City of fee simple title to a portion of the Entrance Area, and City's acquisition of a permanent easement upon the remaining portion of the Entrance Area for which fee simple title has not vested in the City; (ii) issuance of applicable permitting to assure that any drainage impact that may be caused by construction within the Entrance Area is fully mitigated; and (iii) installation of facilities that will mitigate drainage impacts which may be caused during and after construction within the Entrance Area. It is intended that the CDD shall be financially responsible for maintenance of the roadway, sidewalks, landscaping, multi-use pathway, irrigation, entry feature (including tower and sign) and related improvements within the Entrance Area (which Maintenance Areas are more particularly described in attached **Exhibit F**), but will not have an ownership interest in the Entrance Area or the Entrance Area Improvements upon it. The Entrance Area Improvements shall be completed prior to the issuance of the first certificate of occupancy for any residence on the Property. For clarification, completion of the Entrance Area Improvements shall mean the following improvements are certified as completed by the engineer of record and accepted by the City engineer in their reasonable discretion: curbing, sidewalk, asphalt (first lift), pavement markings and signage. The final lift of asphalt will be installed and Entrance Area Improvements conveyed to the City upon completion of the residential pods (as evidence by issuance of certificate of occupancy), or earlier by mutual consent of the Parties.

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It is expressly acknowledged and agreed by City and Owner that if City does not acquire by January 15, 2024 (i) fee simple title to the portion of the Entrance Area upon which Entrance Area Improvements are to be constructed, and (ii) a permanent easement for landscaping, irrigation and slope maintenance that encumbers the remaining portion of the Entrance Area, then on that date this Agreement shall automatically terminate and shall be deemed null and void and of no further force or effect, and City and Owner shall be automatically released from all obligations hereunder.

2. Offsite Roadway Improvements: With respect to the area depicted in Exhibit E-5 (the "Offsite Roadway"), those improvements which are being installed at or near the intersection of West Oakland Park Boulevard and Inverrary Boulevard West (the "Intersection") pursuant to that certain traffic study dated July 2019 and prepared by David Plummer & Associates, and include the following improvements (together, the "Offsite Roadway Improvements"):
  - A. Widening the Inverrary Boulevard bridge (the "Bridge") from two to four lanes with a sidewalk on both sides, including shared lane markings in accordance with Section 9C.07 of the FHWA Manual on Uniform Traffic Control Devices;
  - B. Convert the signal at the intersection of Oakland Park Boulevard and Inverrary Boulevard West from "split phase" (which provides a uniform green light phase for all vehicle movements in one direction[through, right and left], then the same green light phase for all movements in the opposite direction) to "dual ring" (which varies the phase length of certain lights based on demand, subject to approval of the Broward County Traffic Engineering Division);
  - C. Widen the northbound approach to provide maximum vehicle storage as depicted in the conceptual graphic attached as Exhibit E-5A;
  - D. Construct a southbound left turn lane and a southbound right turn lane at the intersection of East Aragon Boulevard and NW 30<sup>th</sup> Place (over Bridge);

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- E. Extend existing westbound left turn lane storage by reducing taper length to 50 feet per FDOT standard;
  - F. Construct eastbound right turn lane at the Intersection;
  - G. Restripe southbound approach lane configuration; and
  - H. Relocation of all existing utilities contained within the Bridge, excluding the existing force main (provided, however, that the issuance of a building permit for the Offsite Roadway Permit for the Bridge work shall be a condition to Owner's obligation to perform the utility relocation).
  - I. The Offsite Roadway Improvements shall be completed (as evidenced by closure of all licenses and permits, and approval by all applicable governmental authorities) prior to the issuance of the certificate of occupancy for that residential improvement (whether a single family home or townhome) which will generate the 315<sup>th</sup> P.M. peak hour trip according to County's established trip rates.
3. Bridge Improvements – Additional Requirements: In connection with improvements to the Bridge required in Section 4(g)2 above (the "**Bridge Improvements**"), the following additional requirements shall apply:
- A. Within 60 days of the Effective Date of this Agreement, Owner or CDD shall submit an application for transfer and modification of Right of Way Occupancy Permit No. 10439 into its name and associated waivers if required.
  - B. The application for transfer of Permit No. 10439 shall be accompanied by a cash bond of \$100,000 (the "**Cash Bond**"), to be held in conformance with terms reasonably acceptable to Owner or CDD, and made payable to SFWMD.
  - C. SFWMD shall allow for release of the Cash Bond and replacement with a letter of credit, provided that Owner establishes the CDD or other perpetual entity to which Permit No. 10439 shall be transferred.
  - D. Applicant shall prepare and record covenants and restrictions ensuring that the CDD (or other entity) has actual notice of its obligation to assume perpetual maintenance and liability associated with the Bridge.

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- E. No permits for any work on the development site will be issued by the City until Permit No. 10439 has been transferred into Owner's name.
  - F. It is intended that the CDD or Owner shall pull and hold the permit for the Bridge Improvements, and shall be responsible for the ongoing maintenance of the Bridge, as expanded, and maintaining liability insurance in conformance with the Insurance Requirements set forth in **Exhibit H**.
4. Perimeter Roadway Improvements: Widening and installing a westbound left turn lane, and buffered bike lane, along with roadway drainage, irrigation and other utility improvements (together, the "**Perimeter Roadway Improvements**"), in the area depicted in **Exhibit E-6** (the "**Perimeter Roadway**"). The Perimeter Roadway Improvements shall be completed prior to issuance of the first certificate of occupancy for a residence on the Property and the Park Dedication. For clarification, completion of the Perimeter Roadway Improvements shall mean that the following improvements are certified as complete by the engineer of record and accepted by the City's engineer (in its reasonable discretion): curbing, sidewalk, asphalt (first lift), pavement markings and signage.
5. Internal Park Roadway Improvements.
- A. Construction of a roadway, bike lanes, sidewalks, landscaping, irrigation, lighting, drainage, and related improvements providing vehicular and pedestrian access compliant with City's standards for safety, efficiency and aesthetics (together, the "**Internal Park Roadway Improvements**"), located in the area identified within **Exhibit E-7** (the "**Internal Park Roadway**"). It is intended that the City will own the Internal Park Roadway and the Internal Park Roadway Improvements thereon. The Internal Park Roadway Improvements shall be completed prior to the issuance of the first certificate of occupancy for any residence on the Property, and once so constructed and completed, the Internal Park Roadway shall be dedicated to the City (via special warranty deed). For clarification, completion of the Internal Park Roadway shall mean that

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the following improvements are certified as complete by the engineer of record and accepted by the City's engineer (in its reasonable discretion): curbing, sidewalk, asphalt (first lift), pavement markings and signage. It is intended that the Internal Park Roadway Improvements (including the Internal Park Roadway) and all other internal roadway improvements upon the Property will be built in conjunction with the development of the Property and will be sized to meet or exceed projected trip demands and fire access.

- B. In connection with construction of the Internal Park Roadway Improvements, Owner or the CDD shall cause a bond to be posted securing performance of the construction of roadway improvements therein and the environmental cleanup described in Section 4(g)(8) below. Such bond shall be released upon the completion of all improvements and dedications. The bond shall be posted prior to the first residential building permit in either the Island Parcel or the Golf Course Parcel. Owner or the CDD shall pay the cost of bond, including dual-obligee or separate bond form requirements, from SFWMD, City of Lauderhill, or Broward County. The bond may be provided in phases and amounts for each roadway improvement.
- 6. Maintenance. Except as otherwise expressly provided in this Section 4(g), the CDD or Owner shall be responsible for maintenance of the roadway improvements constructed pursuant to this Section 4(g), as designated in **Exhibit F – Maintenance Areas**, and otherwise for maintenance of curbing, lighting, drainage and irrigation components of the roads described in this Section 4(g). Dedicated easements for utilities shall be conveyed for installation and service of public utilities where reasonably required. The CDD or Owner shall also be responsible for obtaining and maintaining liability insurance in conformance with the Insurance Requirements.
- 7. Exception to Bonding Requirements. Notwithstanding any provision of this Section 4(g) to the contrary, to avoid double bonding, City agrees to waive the requirement of any security instrument where the City of Sunrise is a dual obligee (including, without limitation, posting a bond [whether cash,

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payment or performance] or letter of credit) if such security is required by, and posted with, the County, Florida Department of Transportation, SFWMD, City of Lauderhill, or other Governmental Authority.

8. Environmental Assessment and Remediation.

The Entrance Area Improvements and Internal Park Roadway Improvements property were historically used as a private lake and a golf course. The Phase 1 report prepared by Ayden Environmental, dated 9/11/2018 identified a Recognized Environmental Concern ("REC") related to the prior use of the property, including groundwater and lakes (surface water), as a golf course. Prior to construction of the Entrance Area Improvements and Internal Park Roadway Improvements, Owner or the CDD shall enter into an Environmental Assessment and Remediation (the "E.A.R.") License with Broward County Environmental Protection & Growth Management Department ("EPGMD"). The E.A.R. shall provide for the following:

- A. Preparation of a Site Assessment and Remediation Plan document for EPGMD approval;
- B. Implementation of approved remediation plan in accordance with EPGMD requirements;
- C. Onsite soils are in compliance with the Residential SCTL in accordance with the soil certification sampling schedule as approved by EPGMD and certified by a Florida registered professional engineer;
- D. Only clean fill may be used for roadway improvements as well as restoration of the shoreline of the lake. Slopes of the restored shoreline of the lake will be provided with minimum 2ft of clean fill material on required sloping;
- E. Construction of roadway improvements shall be in compliance with the prohibition of groundwater or surface water use through a declaration of restrictive covenant;
- F. Construction and dedication of roadway improvements property to the City shall not occur until Owner or the CDD has obtained a No Further Action with Conditions ("NFAC") approval as issued by EPGMD; and
- G. Owner or the CDD shall be responsible for payment or reimbursement of costs associated with the Florida registered

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professional engineer assessment(s), test(s) and all required monitoring costs as well as all remediation, regulatory compliance or reopeners, engineering controls or institutional control costs required by EPGMD.

9. Insurance. Owner or the CDD shall be responsible for obtaining and maintaining liability insurance in conformance with the Insurance Requirements for construction, environmental cleanup and maintenance of the roadway improvements required in this Section 4(g).

- h. Parking: Owner has agreed to cooperate with City to bring the Property into compliance with City parking requirements.
- i. Gas: Owner shall cause gas service to be provided to all single family dwelling units developed on the Property. Gas service will not be provided to townhome units developed on the Property.
- j. Right of Way/ Access: To provide safe and efficient ingress and egress to and from the Property and the Park, City must acquire the right of way described in this Section 4, or described or depicted in the Conceptual Master Plan, and facilitate Owner's or CDD's construction of improvements upon it. Once title to such right of way vests in City, Owner or CDD will, at its sole expense, improve the Entrance Area with the Entrance Area Improvements and improve the Internal Park Roadway with the Internal Park Roadway Improvements, pursuant to Section 4(g) above.

The City hereby acknowledges that except as expressly provided in this Section 4 and in the Conceptual Master Plan, there are adequate public facilities to serve the Property.

All maintenance obligations in this Section 4 shall run with the land and survive the termination and expiration of this Agreement.

5. **Amendment, Cancellation, Termination, Term.**

This Agreement may only be amended or canceled (unless this Agreement sets forth the basis for cancellation of this Agreement) by written mutual consent of the Parties to this Agreement, or by their successors and assigns, and shall terminate upon the issuance of a certificate of occupancy in accordance with the

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last building permit authorized for the Property on the Approved Plans. Prior to amending this Agreement, the City shall hold two (2) public hearings consistent with the requirements of Section 163.3225 of the Act.

Notwithstanding any other provision of this Agreement, Owner may, at any time through the effective period of this Agreement, and upon satisfaction of all of Owner's obligations herein, declare that the development of the Property is completed and that the terms and conditions of this Agreement shall terminate. Any such declaration shall be in writing, and subject to City's approval, not to be unreasonably withheld, delayed or conditioned.

6. **Recording of Agreement.**

Within fourteen (14) days after the City enters into this Agreement, the Clerk of the City shall record the Agreement in the Public Records of Broward County at the expense of Owner.

7. **Effective Date.**

This Agreement shall be effective ("Effective Date") on the later of the date of the execution of this Agreement by the Parties and the recording of the signed Agreement in the public records of Broward County.

8. **Annual Review.**

In accordance with Section 163.3235 of the Act, the City shall review the development for the Property that is subject to this Agreement every twelve (12) months, commencing twelve (12) months after the Effective Date but in no event later than December 31 of each year. The purpose of this review shall be to determine whether the Parties are in good faith compliance with the terms of this Agreement. Owner shall submit reports not less than annually to City on or before December 15 of each year, with the status of required approvals and a development timeline.

9. **Notices.**

The Parties designate the following persons as representatives to be contacted and to receive all notices regarding this Agreement:

Owner: WINDSOR INVESTMENTS (SUNRISE GOLF & COUNTRY CLUB), LLC / WINDSOR INVESTMENTS (FAIRWAY ISLES), LLC

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117 Aragon Avenue  
Coral Gables, FL 33134  
ATTN: Andres Miyares

With Counterpart to: Dennis D. Mele, Esq.  
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200 E. Broward Blvd.  
Suite 1800  
Fort Lauderdale, FL 33301

For City of Sunrise: City of Sunrise  
Community Development Department  
Attn: Director  
1601 NW 136<sup>th</sup> Avenue, Building A  
Sunrise, FL 33323

With a Counterpart to: Sunrise City Attorney  
City Attorney's Office  
10770 W. Oakland Park Blvd.  
Sunrise, FL 33351

And a Counterpart to Sunrise City Manager  
City Manager's Office  
10770 W. Oakland Park Blvd.  
Sunrise, FL 33351

10. **Enforcement.**

Any Party or aggrieved or adversely affected person as defined in §163.3215(2) of the Act may file an action for injunctive relief in the Broward County circuit court to enforce the terms of this Agreement or to challenge compliance of this Agreement with the Act. The laws of the State of Florida, without regard to its conflict of laws principals, shall govern the interpretation and enforcement of this Agreement.

11. **Successors and Assigns.**

This Agreement shall run with the land and be binding upon the Parties, their successors and assigns. In the event of an assignment of part or all of its obligations under this Agreement, the assigning Party shall notify the other Party in writing within thirty (30) days of such assignment. Upon an assignment of this

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Agreement and the assumption of the assignor's rights, obligations, and liabilities by said assignee, the assignor/grantor shall be deemed released from all rights, obligations and liabilities hereunder (arising thereafter other than the City shall not be released of its governmental and legislative obligations as set forth in this Agreement), and the assignee/grantee shall be deemed to have assumed all rights, obligations and liabilities hereunder.

12. **Severability.**

In the event that any portion or section of this Agreement is determined to be invalid, illegal or unconstitutional by a court of competent jurisdictions, such decision shall in no manner affect the remaining portions or sections of this Agreement, which shall remain in full force and effect.

13. **Entire Agreement.**

This Agreement constitutes the entire understanding and agreement between the Parties and supersedes all prior negotiations and agreements between them with respect to all or any of the matters contained herein.

14. **Waiver.**

The failure of any Party to this Agreement to object to or to take affirmative action with respect to any conduct of the other which is in violation of the terms of this Agreement shall not be construed as a waiver of the violation or breach or of any future violation, breach or wrongful conduct.

15. **Attorneys' Fees.**

In the event of any controversy arising under or related to the interpretation or implementation of this Agreement or any breach thereof, City or Owner, as the case may be, each party shall bear its own fees for all reasonable attorneys' fees, paralegals' fees, experts' fees, mediation fees and costs incurred in connection therewith both at the trial and appellate levels.

16. **Exhibits.**

Notwithstanding anything herein to the contrary, the exhibits hereto are subject to final approval by all applicable governmental agencies with jurisdiction over the Property, and are therefore subject to revision. Provided that such revisions are not material (as determined by City, in its reasonable discretion), this Agreement shall not be amended to refer to any such revisions.

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17. **Indemnity.**

- a. Owner and the CDD shall indemnify and hold harmless SFWMD, City of Lauderhill, Broward County, City of Sunrise, their officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentional misconduct of Owner or the CDD and persons employed or utilized by Owner or the CDD in connection with, any construction, alteration, repair, or demolition of a building, structure, appurtenance, or appliance, including moving and excavating associated therewith, in this Agreement. For clarification, the indemnity in this section shall apply only to construction of vertical improvements.
- b. Owner and the CDD shall indemnify, defend and hold harmless the SFWMD, City of Lauderhill, Broward County, City of Sunrise, its officers, agents, volunteers, and employees from and against all claims, damages, losses, and expenses, including but not limited to attorneys' fees, court costs, or other alternative dispute resolution costs arising out of or resulting from the performance obligations other than in connection with, any construction, alteration, repair, or demolition of a building, structure, appurtenance, or appliance, including moving and excavating associated therewith, in this Agreement provided that any such claims, damages, losses or expenses are (1) attributable to bodily injury, sickness, disease, death, or personal injury, or property damage, or environmental assessments, cleanup activities, transportation of hazardous materials, improper disposal, treatment or storage of hazardous material, regulatory reopener or environmental fines, and (2) caused in whole or in part by the negligent acts, errors, or omissions of Owner or the CDD, Owner's or the CDD's subcontractor(s), or anyone directly or indirectly employed or hired by Owner or the CDD or anyone for whose acts Owner or the CDD may be liable, REGARDLESS OF WHETHER OR NOT CAUSED IN PART BY SFWMD, CITY OF LAUDERHILL, BROWARD COUNTY, CITY OF SUNRISE, ITS OFFICERS, AGENTS, VOLUNTEERS, OR EMPLOYEES. For clarification, the indemnity in this section is intended to apply to improvements other than vertical construction.
- c. Nothing in this Agreement or indemnifications shall constitute a waiver of SFWMD's, City of Lauderhill's, Broward County's, City's sovereign immunity, or the limits of Florida Statutes §768.28, nor shall anything included herein be construed by City as consent to be sued by third parties in any matter arising out of this Agreement. Notwithstanding the foregoing, the indemnifications in this Section 17 shall be of no force or effect to the extent

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that any such claims, loss, damage or expenses (or any combination thereof) arose in, from or through the sole negligence of SFWMD, City of Lauderhill, Broward County, City of Sunrise, its officers, employees or agents acting within the course and scope of their employment in the performance of this Agreement.

- d. These indemnity obligations shall survive the completion or termination of this Agreement. Indemnifying party pays and controls defense upon acceptance of tender without reservation of rights.
- e. In the event of a conflict between the indemnification obligations herein and an indemnification between either SFWMD, City of Lauderhill, Broward County, City of Sunrise and Owner or the CDD in a separate contract entered into after the effective date of this Agreement, the indemnification in the separate contract shall govern.

18. **Owner's Acknowledgment, Agreement and Waiver of Certain Rights.**

Owner further declares that it has examined and is familiar with the provisions of Section 489.113(3), Florida Statutes (2019), and knowingly and specifically waives any rights it may have thereunder, and further agrees to be bound by the City's policies, procedures, standard details and specifications for water distribution and sewage collection systems, including, but not limited to the requirement that all underground water and wastewater system work required herein shall be performed by a contractor or subcontractor holding one of the following licenses pursuant to this section:

- a. State of Florida Certified Underground Utility & Excavation Contractor
- b. BC Certificate of Occupancy – General Engineered Construction; or
- c. BC Certificate of Competency 1A – Primary Pipe Lines

Owner agrees to comply with the City's permitting requirements, including all licensing requirements associated with the Community Development Department – Engineering Division.

[INTENTIONALLY LEFT BLANK]

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Type of Identification Produced Driver License

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Witnesses:

*[Handwritten Signature: Lourdes Lawrence]*

Signature

Lourdes Lawrence

Witness Print Name

*[Handwritten Signature: Salvia Ciolino]*

Signature

Salvatore Ciolino

Witness Printed Name

STATE OF FLORIDA )

COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25<sup>th</sup> day of May, 2021, by Michael J. Ryan as Mayor of City of Sunrise, freely and voluntarily on behalf of the City.

CITY OF SUNRISE

By: *[Handwritten Signature]*  
Michael J. Ryan, Mayor

Approved as to legal form for the City:  
By: *[Handwritten Signature]*  
Kimberly A. Kiseri its City Attorney

(SEAL)



BERNITA D SHERROD  
Commission # GG 253679  
Expires October 5, 2022  
Bonded thru Budget Notary Services

NOTARY PUBLIC:

*[Handwritten Signature]*

Print name:

My commission expires:

Personally Known OR Produced Identification

Type of Identification Produced \_\_\_\_\_

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## ATTACHMENT 18.A.

### Sunrise Golf Course and Country Club

#### Summary of Meetings with Homeowner Associations

Author: Jimmy Wright, P.E., Vice President, CC Homes

<u>Meetings</u>	<u>Meeting Date</u>	<u>Letter of Support Date</u>	<u>Notes</u>
Aragon Condominium	11/3/2017	1/3/2018	In person meeting to present to the Board and Membership.
Aragon Condominium	1/12/2021	2/9/2021	In person meeting to present to the Board and Membership.
Fairways at Sunrise	1/19/2022		In person meeting to present to the Board and Membership.
Regency Club	11/1/2017	1/3/2018	In person meeting to present to the Board and Membership.
Regency Club	1/11/2021		Zoom meeting with Board members.
Regency Club	1/27/2021	2/1/2021	Zoom meeting to present to the Board and Membership.
Quail Run 1	1/18/2021	2/2/2021	In person meeting to present to the Board and Membership.
Quail Run 2		10/30/2017	Email from Kevin J. Collins (President). Meeting was held a few days before, but I am not sure of the exact date.
Quail Run 2	1/22/2021	1/28/2021	In person meeting to present to the Board and Membership.
Quail Run 2	1/20/2022		Zoom meeting to present to the President only.
Sunrise Lakes Condominium Phase 1	12/21/2017	2/6/2018	In person meeting to present to the Board and Membership.
Townhomes at Aragon		1/26/2018	In person meeting to present to the Board and Membership. Not sure of the exact date of the meeting.
Regency Club	7/1/2021		In person meeting open to the public. This meeting was held in response to the petition signed by residents of Regency Club. Letters were mailed to all residents who signed the petition, as well as to the HOA for them to distribute. This meeting was attended by over 30 residents. CC Homes gave a presentation on the project and answered questions from residents. City of Sunrise Staff was invited and took questions from residents as well.

**Other:**

Petition from Residents of Regency Club			This was a petition to the City of Sunrise, signed by residents of Regency Club, requesting that the City buy the golf course property.
Email from Victoria Twisdale (Resident) to City of Sunrise in support of project			This email was sent by a resident who had signed the petition. After attending the meeting, this resident was supportive of the project and emailed the City to let them know.

**ATTACHMENT 18.B.**

**INTERESTED PARTIES CORRESPONDENCE PROVIDED BY APPLICANT  
IN SUPPORT OF REDEVELOPING THE SUNRISE GOLF COURSE**

January 3, 2018

Joe Jimenez  
CC Homes  
2020 Salzedo Street, Suite 200  
Coral Gables, Florida 33134

**Re: Sunrise Country Club**

Mr. Jimenez,

Thank you for your presentation to our board and membership on November 3rd, 2017. The proposed plan (attached) was presented, and the questions of our residents were taken and answered. Though the plan does not contain the level of detail of a final site plan, the following key points were depicted and discussed:

- The entitlements for high-rise residential on the island parcel are being “down-zoned”, with the density instead being spread over the larger property for townhomes and single family homes.
- The proposed development consists of 940 units, being single family homes and townhomes.
- The maximum height of the proposed residences is two stories.
- There is a 300’ setback from the perimeter property line to any structure within the property.
- The perimeter of the development contains the open space and lakes (water retention) for the development.
- The entry to the proposed development is to the northwest, between QR1 and Golf view Gardens.
- There is a public park proposed near the new entrance.
- The NW 24<sup>th</sup> Place entry will be utilized for emergency access only (City vehicles) and will have a gate.
- There is not a perimeter wall.

As discussed, the lengthy approval process will include multiple public hearings, and opportunities for our board and members to offer input as the details of the plans are developed. During the Q&A, our membership raised the following issues to that end:

- Continued meetings with the Association to ensure sufficient public input.
- Maintaining adequate greenspace behind our property.
- We would like to see the plans for the fence and landscape behind out property.

Per our conversation at the meeting, the board is supportive of the conceptual plans presented, and we look forward to working with you throughout the design and approval process.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Drennen". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Nancy Drennen, President  
Aragon Condominium Association, Inc.

**ARAGON CONDOMINIUM ASSOCIATION, INC.**

VIP Property Management Specialist, Inc.

2531 Aragon Blvd

Sunrise Fl 33322

Office 954-748-6182

February 9, 2021

Jimmy Wright  
CC Homes  
2020 Salzedo Street, Suite 200  
Coral Gables, Florida 33134

**Re: Sunrise Country Club**

Dear Mr. Wright,

Thank you for your presentation to our board and membership on the Aragon Phase 1 Condo Association on January 12, 2021. The proposed plan (attached) was presented, and the questions of our residents were taken and answered. Though the plan does not contain the level of detail of a final site plan, the following key points were depicted and discussed:

- The proposed development consists of 900 units, being single family homes and townhomes, half with & half without garages.
- The maximum height of the proposed residences is two stories.
- There is a 300' setback from the perimeter property line to any structure within the property.
- The perimeter of the development contains the open space and lakes (water retention) for the development.
- The entry to the proposed development is to the northwest, between QR1 and Golfview Gardens.
- There is a public park proposed near the new entrance.
- The NW 24<sup>th</sup> Place entry will be utilized for emergency access only (City vehicles) and will have a gate.
- All nuisance trees (Norwalk pine, melaleuca, Brazilian pepper, etc.) should be removed plus overhanging branches by the property line between both Communities must also be removed &/or trimmed away from the 4 story roofs.
- Damaged chain link fencing will be repaired or replaced between both Communities.

After careful review of the site plan, the Board of Directors is supportive of the attached site plan.

Sincerely,



Barbara Castro, President  
Aragon Condominium Association

February 1<sup>st</sup>, 2021

Jimmy Wright  
CC Homes  
2020 Salzedo Street, Suite 200  
Coral Gables, Florida 33134

**Re: Sunrise Country Club property:  
New Community Development by CC Homes**

Dear Mr. Wright:

Thank you for your presentation to our Board of Directors and the Regency Club Community Association's membership on January 27<sup>th</sup>, 2021. The proposed site plan was presented, and our Board members' and residents' questions were taken and answered. However, the plan does not contain a level of detail of a final site plan.

The following key points were covered and discussed:

- The proposed development consists of 900 units, being single-family homes and townhomes.
- The maximum height of all the proposed residences is limited to two stories.
- There is a 300' setback from the common perimeter property line to any structure within the CC Homes' new development property.
- The perimeter of the CC Homes' new development contains the open space, with lakes surrounding the community of approximately 100' in width for water retention and separation of the development and adjacent communities...
- The entry to the proposed development is to the northwest, between QR1 and Golfview Gardens.
- There is a public park planned near the entrance to the new development.
- The NW 24<sup>th</sup> Place entry through the Regency HOA will be gated and utilized for emergency access only (Emergency Vehicles, i.e., Police and Fire).
- Additionally, Regency Club Community Association, Inc. reserves the right to petition the City of Sunrise to prevent a fence from being erected along the common perimeter property line.
- The Regency Club HOA shall be guaranteed that our irrigation system will not be interrupted during construction and that the Regency Club HOA water rights will continue to exist.
- At this meeting, we discussed that parking lot views visible from our units would have an elevated earth berm to block those views where needed.

After careful review, the Board of Directors of Regency Club Community Association, Inc. is supportive of the attached proposed site plan.

Sincerely,

Steve Bernstein – President  
Regency Club Community Association, Inc.

February 2, 2021

Jimmy Wright  
CC Homes  
2020 Salzedo Street, Suite 200  
Coral Gables, Florida 33134

**Re: Sunrise Country Club**

Dear Mr. Wright:

Thank you for your presentation to our board and membership on the Quail Run 1 Condo Association on January 18, 2021. The proposed plan (attached) was presented, and the questions of our residents were taken and answered. Though the plan does not contain the level of detail of a final site plan, the following key points were depicted and discussed:

- The proposed development consists of 900 units, being single family homes and townhomes.
- The maximum height of the proposed residences is two stories.
- There is a 300' setback from the perimeter property line to any structure within the property.
- The perimeter of the development contains the open space and lakes (water retention) for the development.
- The entry to the proposed development is to the northwest, between QR1 and Golfview Gardens.
- There is a public park proposed near the new entrance.
- The NW 24<sup>th</sup> Place entry will be utilized for emergency access only (City vehicles) and will have a gate.
- Continued use of retention ponds for our pump house.

After careful review of the site plan, the Board of Directors is supportive of the attached site plan.

Sincerely,

Lisa Emery  
For the Board of Directors  
Quail Run Association One

January 3, 2018

Joe Jimenez  
CC Homes  
2020 Salzedo Street, Suite 200  
Coral Gables, Florida 33134

**Re: Sunrise Country Club**

Mr. Jimenez,

Thank you for your presentation to our board and membership on November 1<sup>st</sup>, 2017. The proposed plan (attached) was presented, and the questions of our residents were taken and answered. Though the plan does not contain the level of detail of a final site plan, the following key points were depicted and discussed:

- The entitlements for high-rise residential on the island parcel are being “down-zoned”, with the density instead being spread over the larger property for townhomes and single family homes.
- The proposed development consists of 940 units, being single family homes and townhomes.
- The maximum height of the proposed residences is two stories.
- There is a 300’ setback from the perimeter property line to any structure within the property.
- The perimeter of the development contains the open space and lakes (water retention) for the development.
- The entry to the proposed development is to the northwest, between QR1 and Golfview Gardens.
- There is a public park proposed near the new entrance.
- The NW 24<sup>th</sup> Place entry will be utilized for emergency access only (City vehicles) and will have a gate.
- There is not a perimeter wall.

As discussed, the lengthy approval process will include multiple public hearings, and opportunities for our board and members to offer input as the details of the plans are developed. During the Q&A, our membership raised the following issues to that end:

- The Regency units which presently have a water view should retain their water view.
- The water bodies along the perimeter should be widened wherever possible.
- The existing irrigation withdrawal points for the Regency community should remain in place.

- The existing stormwater outfalls from the Regency community should remain in place.
- If feasible, the westbound right turn lane at the bridge should be channelized from the eastbound left to avoid conflicts.

Per our conversation at the meeting, the board is supportive of the conceptual plans presented, and we look forward to working with you throughout the design and approval process.

Sincerely,

Steve  
Bernstein -  
Regency

Digitally signed by Steve Bernstein  
- Regency  
DN: cn=Steve Bernstein - Regency,  
o=Regency Club Community  
Association, Inc., ou=Board of  
Directors - President,  
email=stevieb.bernstein@gmail.  
com, c=US  
Date: 2018.01.04 11:42:38 -05'00'

**Jimmy Wright**

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**From:** Coach Collins <kcoachc@gmail.com>  
**Sent:** Monday, October 30, 2017 1:27 PM  
**To:** Jimmy Wright  
**Subject:** Golf Course project

**Dear Mr. Wright:**

The site plan you have presented on behalf of CC Homes has made it very clear that what you intend to build on the old golf course situated immediately to the east of our building will be an attractive improvement that will add to the value of everyone's property. Your informative and professional presentations have made it easy for me to say that the Board of Quail Run II 3048 – 3050 Sunrise Lakes Drive East Sunrise 33322, has no objections to your project. We see you as a good neighbor so count this Board as supportive to your efforts to develop this property.

**Kevin J. Collins**

**President**

# QUAIL RUN OF SUNRISE UNIT TWO CONDOMINIUM ASSOCIATION

C/O PHOENIX MANAGEMENT SERVICES  
4800 N.STATE ROAD 7 SUITE 105  
LAUDERDALE LAKES FL 33319

January 28, 2021

Jimmy Wright  
CC Homes  
2020 Salzedo Street, Suite 200  
Coral Gables, Florida 33134

**Re: Sunrise Country Club**

Dear Mr. Wright:

Thank you for your presentation to our Board and membership of the Quail Run of Sunrise Unit Two Condominium Association on January 22, 2021. The proposed plan (attached) was presented, and the questions of our residents were taken and answered. Though the plan does not contain the level of detail of a final site plan, the following key points were depicted and discussed:

- The proposed development consists of 900 units, being single family homes and townhomes.
- The maximum height of the proposed residences is two stories.
- There is a 300' setback from the perimeter property line to any structure within the property.
- The perimeter of the development contains the open space and lakes (water retention) for the development.
- The entry to the proposed development is to the northwest, between QR1 and Golfview Gardens.
- There is a public park proposed near the new entrance.
- The NW 24<sup>th</sup> Place entry will be utilized for emergency access only (City vehicles) and will have a gate.

After careful review of the site plan, the Board of Directors is supportive of the attached site plan.

Sincerely,  
  
John Fulmer, President

①

**Sunrise Lakes Condominium Association Phase 1, Inc.**

**8100 Sunrise Lakes Drive North, Sunrise, FL 33322**

**Phone Number: (954) 742-5150 Fax: (954) 741-4579**

---

February 6, 2018

Joseph Jimenez  
CC Homes  
2020 Salzedo Street, Suite 200  
Coral Gables, Florida 33134

**Re: Sunrise Country Club Redevelopment**

Dear Mr. Jimenez:

Thank you for your presentation at our regular meeting on December 21<sup>st</sup>, 2017. With approximately 75 of our members in attendance, you presented the attached plan for redevelopment of the golf course into 920 units of single family and townhomes. The presentation included plans for the channelization of the northern access point (towards Oakland Park Blvd.) in lieu of access onto Sunrise Lakes Blvd. East (between Quail Run Units 2 and 3). Following the presentation, a detailed question and answer session followed, where you addressed the questions of our members. A brief summary of the topics discussed include:

- Improvements to the signal at Inverrary Blvd. West and Oakland Park Blvd including turn lanes and phasing
- Access for construction vehicles utilizing the Oakland Park entrance (not through Sunrise Lakes Phase 1)
- Working hours adhering to the City's code
- Pollution prevention adhering to City and EPA standards (runoff and dust)

Though we were unable to formally vote in support of your project due to lack of a quorum, the discussion of the members in attendance during and after the meeting was positive toward your development. It is clear that your plan has taken into account the concerns of the existing neighborhoods in the vicinity of the proposed development.

Sincerely,

*John W. Sudley*  
SEC. / TREAS.

SUNRISE LAKES CONDOMINIUM ASSOC PHASE 1

**TOWNHOMES AT ARAGON HOMEOWNERS ASSOCIATION INC**  
**C/O FLORIDA ONE**  
**Property Management**  
*The 1 to call for Community Association Management*

January 26, 2018

Jimmy Wright  
CC Homes  
2020 Salzedo Street, Suite 200  
Coral Gables, Florida 33134

**Re: Sunrise Country Club Redevelopment adjacent to Townhomes at Aragon HOA**

Dear Mr. Wright:

Thank you for your presentation of the proposed redevelopment of the former golf course property adjacent to our community. After careful review of the site plan, the Board of Directors is supportive of the attached site plan. As discussed, the project will go through numerous levels of review and public hearings between now and construction. Our comments for the proposed plan are as follow:

- In the open space/buffer area adjacent to our community we'd like to see green area/landscape space instead of canal/lake.
- Contractors shall abide by the work hours per the City of Sunrise Code.
- Contact information for the developer's representative shall be available to the HOA during the construction process to address any issues quickly.
- Developer will pay for any damage to landscaping and buildings caused by dust or debris from construction.
- Upon completion of the project developer will pay to have roofs and buildings within Townhomes at Aragon community pressure washed.

Sincerely,



William Russo  
On Behalf of the Board of Directors

Petition from Owners, Regency Club Fairway Isles Community

Re: CC Homes Development of Sunrise Golf and Country Club – 900 +  
Houses, Proposed

Dear Owners, Neighbors & Residents of Regency Club Fairway Isles Community,

You are receiving this **Petition** because you own your home &/or reside in this Community. All three hundred and twelve (312) Owners and residents will be affected. Please get actively involved by signing to preserve your home, investment and quality of life in the Regency Club Fairway Isles Community.

On Tuesday February 9<sup>th</sup>, 2021, a Public Hearing of the City Commission was held in reference to a residential development of the former Sunrise Golf and Country Club. According to the City of Sunrise and the Developer, CC Homes, the plan is to construct four hundred (400) single family houses and five hundred (500) + townhouse style apartments, 900+ units in total. The Developer, CC Homes, is expediting their plans to build on the one hundred and sixty acres (160) property, bordering our Complex and that of neighboring communities.

We, the Owners in the Regency Club Fairway Isles Community, petition and propose that the City of Sunrise purchase the land development rights to the former golf course, as a passive public park, a preserve with nature trails for the enjoyment of all residents and citizens, rather than exclusively for the proposed residential development of nine hundred (900+) units. We are committed to save the fauna, flora and natural habitat for thousands of native wildlife: bees, fish, turtles, birds, butterflies, osprey eagles and this: our last, largest remaining pristine environment.

The proposed development project will negatively impact us financially, depreciate our properties' values, and deprive us of quiet and peaceful enjoyment of our homes. This noise and disruption will continue during five and more years of construction: heavy duty construction equipment, trucks, bulldozers, cranes, resulting in 4,000 additional vehicles, creating traffic congestion. Flooding of streets in the Regency Club Fairway Isles Complex and adjacent neighborhoods will be exacerbated during and post new construction of the nine hundred (900+) houses, due to storm water runoff, floodplain and neighborhood drainage, debris and garbage.

**In support, please sign this Petition list attached: print your name, date, with your address and unit #. We will hand deliver the list of Owners' signatures to the City of Sunrise Commissioners and Mayor on your behalf. Thank each and every one for your support of our common interest and mutual benefit.**

Sincerely,

**Maurice Marshall**  
8051-3 S. Aragon Blvd.  
Sunrise FL, 33322  
(954) 578-8805

**Petition from Owners, Regency Club Fairway Isles**

**Re: CC Homes Development of Sunrise Golf and Country Club**

**Questions for Commissioners:**

Will the revenue from property taxes upon completion outweigh and offset the building cost, the extreme influx of traffic congestion on surrounding communities, the negative environmental impact, relocation &/or destruction of the fauna and flora that now call these 160 acres home?

Has the Environmental Engineering and Permitting Division, Urban Forester Department in the City evaluated the negative ecological footprint of this proposed CC Homes Development?

What is the plan regarding water drainage easement, storm water runoff, sanitation and garbage?

When it rains, the lakes fill and water is set to run towards the golf course to prevent the backflow of water on the Owners/residents' homes. An extreme case of this was noticed when Tropical Storm Eta passed through on Sunday November 8<sup>th</sup>, 2020. Our Community's streets and neighborhood roads were flooded, water crept up residents' driveways, approaching their garage doors.

Will the new residential development have a higher elevation?

If so, how will that elevation affect our Community's water drainage?

Where and how will the proposed CC Homes development's water drainage be handled?

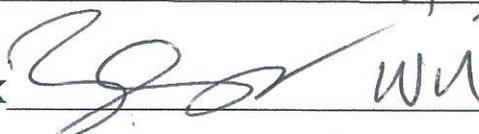
Name: Lidia Dummeigo Date: 3/1st/21  
Address: 7980 S Aragon Blvd City: Sunrise State: FL Zip: 33322  
Unit 3  
X [Signature] X \_\_\_\_\_

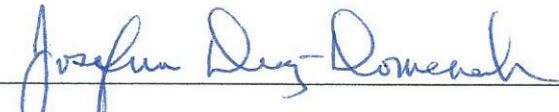
Name: [Signature] Donovan Campbell Date: 3/1/21  
Address: 7480 S Aragon Blvd #3 City: Stuart State: FL Zip: 33313  
X [Signature] X [Signature]

Name: PRIMROSE LEWIS Date: 2-2-21  
Address: A Lewis 2751-5 City: Fort State: FL Zip: 33313  
Chap Stuart  
X [Signature] X \_\_\_\_\_

Name: RAVIN SHETU Date: 3/1/21  
Address: 7501-4 S. Aragon Blvd City: Sunrise State: FL Zip: 33313  
X [Signature] X \_\_\_\_\_

Name: Shelli Baker SHELLI BAKER Date: 3/1/21  
Address: 2800-1 EAST ARAGON Blvd City: Sunrise State: FL Zip: 33313  
X [Signature] X \_\_\_\_\_

Name: ZHEYUAN WU Date: 3/1/2021  
Address: 2710-1 E Aragon Blvd City: Sunrise State: FL Zip: 33313  
X  WU X \_\_\_\_\_

Name: Josefina DIAZ-DOMENECH Date: 3/1/21  
Address: 2710 E. Aragon Blvd unit 3 City: SUNRISE State: FL Zip: 33313  
X  X \_\_\_\_\_

Name: Albert Galycharivsky Date: 3/1/21  
Address: 2890 E Aragon BLVD unit 1 City: Sunrise State: FL Zip: 33313  
X  X \_\_\_\_\_

Name: Mary Petersan Date: 3/2/2021  
Address: 2801-3 E. Aragon Blvd City: Junrise State: FL Zip: 33313  
X  X \_\_\_\_\_

Name: Xiaofang and Brad Thomas Date: 3/5/2021  
Address: 2851 E Aragon Blvd #5 City: Sunrise State: FL Zip: 33313  
X  X \_\_\_\_\_

Name: Mr Joseph Date: 3-5-21  
Address: 2320 E Aragon Blvd Sunrise City: Sunrise State: FL Zip: 33313  
X Mr Joseph Unit 2 X \_\_\_\_\_

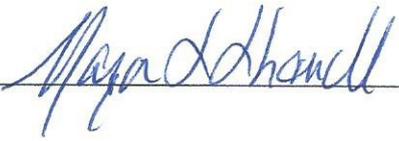
Name: Beverly Feldman Date: 3/5/21  
Address: 2351-4 E. Aragon City: Sunrise State: FL Zip: 33313  
X Beverly Feldman X \_\_\_\_\_

Name: WINSOME MARTIN Date: 3/5/21  
Address: 2751-6 E. ARAGON BLVD City: SUNRISE, FL State: FL Zip: 33313  
X Winsome H. Martin X \_\_\_\_\_

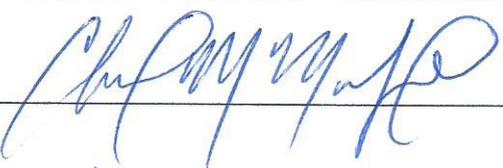
Name: CINDY RONNAU Date: 3/6/21  
Address: 7451 S Aragon Blvd City: Sunrise State: FL Zip: 33313  
X Cindy Ronnan X \_\_\_\_\_

Name: Jana Bansen Date: 3/6/21  
Address: 7451 SOUTH ARAGON BLVD #4 City: Sunrise State: FL Zip: 33313  
X Jana Bansen X \_\_\_\_\_

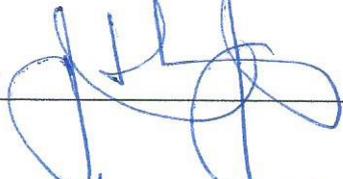
Name: Maya Sherrill Date: 3/6/21  
Address: 7440-1 S. Aragon Blvd City: Sunrise State: FL Zip: 33313

X  X \_\_\_\_\_

Name: CHANEL MUMFORD Date: 3.6.21  
Address: 7451-6 S. ARAGON BLVD City: SUNRISE State: FL Zip: 33313

X  X \_\_\_\_\_

Name: JAVIER A. LLANOS, LESBIA M. LLANOS Date: 03/07/2021  
Address: 2301 E ARAGON BLVD. City: SUNRISE State: FL Zip: 33313

X  X 

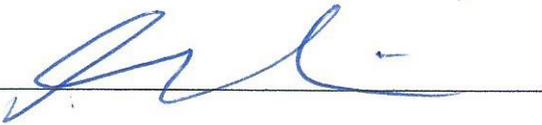
Name: JAVIER A LLANOS, LESBIA M. LLANOS Date: 03/07/2021  
Address: 2360 E ARAGON BLVD. City: SUNRISE State: FL Zip: 33313

X  X 

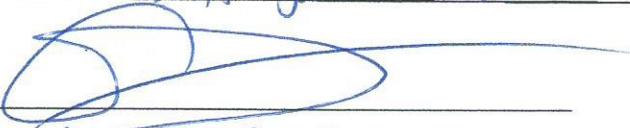
Name: Diana Gorbea Date: 3/7/21  
Address: 2351 E. Aragon Blvd. Unit 3 City: SUNRISE State: FL Zip: 33313

X  X \_\_\_\_\_

Name: Gregory HARRIS Date: 3/7/21  
Address: 2351-1 E. ARAGON BLVD City: SUNRISE State: FL Zip: 33313

X  X \_\_\_\_\_

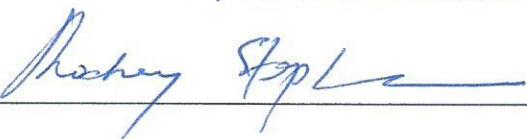
Name: Arnold Lafance Date: 3/7/21  
Address: 2830 E Aragon Blvd Unit 1 City: SUNRISE State: FL Zip: 33313

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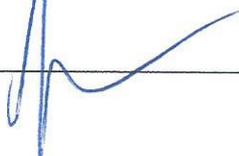
Name: Angelafhone Date: 3/07/21  
Address: 2701-1 East Aragon Blvd City: SUNRISE State: FL Zip: 33313

X  X \_\_\_\_\_

Name: Rodney Stephen Date: 3/7/2021  
Address: 2701-1 EAST ARAGON BLVD City: SUNRISE State: FL Zip: 33313

X  X \_\_\_\_\_

Name: Joe & ALLY Harrington Date: \_\_\_\_\_  
Address: 2830-2 East Aragon Blvd City: SUNRISE State: FL Zip: 33313

X  X \_\_\_\_\_

Name: Othnicl Rhoden Date: \_\_\_\_\_

Address: 2451 aragon blvd unit 4 sunrise City: FL State: FL Zip: 33322

X [Signature] X [Signature]

Name: Juan C. Dominguez Date: 03/7/21

Address: 2450 Aragon Blv. Unit 3 City: Sunrise State: FL Zip: 33322

X [Signature] X [Signature]

Name: Camille Roberts Date: March 7, 2021

Address: 2470 Aragon Blvd #1 City: Sunrise State: FL Zip: 33322

X [Signature] X \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

X \_\_\_\_\_ X \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

X \_\_\_\_\_ X \_\_\_\_\_

Name: Jeffrey Sledge Date: 3/7/21  
Address: 7701 S Aragon Blvd City: Surprise State: AZ Zip: 85372  
X [Signature] X \_\_\_\_\_

Name: Sonia Clarke Date: 3/7/21  
Address: 7701 S Aragon Blvd City: Surprise State: AZ Zip: 85372  
X [Signature] X \_\_\_\_\_

Name: Daniel Benitez Date: 3/7/21  
Address: 7651-5 S. Aragon City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
X [Signature] X \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
X \_\_\_\_\_ X \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
X \_\_\_\_\_ X \_\_\_\_\_



Name: Michele Regen Date: 3/3/21  
Address: 2410-3 S. Aragon Blvd City: Sunrise State: FL Zip: 33322  
X Michele Regen X \_\_\_\_\_

Name: [Signature] Date: 3/3/21  
Address: 8070-3 S. ARAGON BLVD City: Sunrise State: FL Zip: 33322  
X [Signature] X \_\_\_\_\_

Name: FERNANDO LESCANO Date: 3-4-21  
Address: 2430 ARAGON BLVD SUNRISE City: Sunrise State: FL Zip: 33322  
X Fernando de Lescano X \_\_\_\_\_

Name: NOVA POWELL Date: 3-4-21  
Address: 8020-3 S ARAGON BLVD City: Sunrise State: FL Zip: 33322  
X [Signature] X [Signature]

Name: HAREN LYONS Date: 3-5-2021  
Address: 8020-2 S. ARAGON BLVD City: Sunrise State: FL Zip: 33322  
X Haren Lyons X \_\_\_\_\_

Name: Mario J Gonzalez Date: 03/06/21  
Address: 7951 S Aragon Blvd City: SUNRISE State: FL Zip: 33322

X Mario J Gonzalez X \_\_\_\_\_

Name: Catherine Larson Date: 3/6/21  
Address: 7801-4 S. Aragon Blvd City: Sunrise State: FL Zip: 33322

X Catherine Larson X Catherine Larson

Name: MAURICE MARSHALL Date: 3/6/21  
Address: 8051-3 S ARAGON Blvd City: SUNRISE State: FL Zip: 33322

X [Signature] X \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

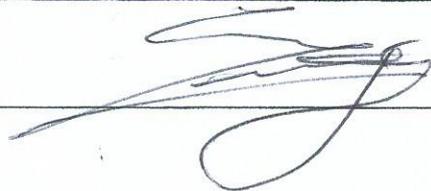
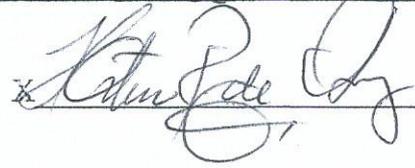
X \_\_\_\_\_ X \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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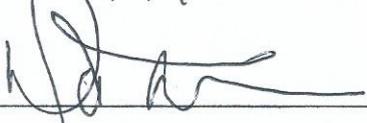
Name: MARCO & HOATENSIA ORDOÑEZ Date: 06 MAR 2021

Address: 2491 ARAGON BLVD UNIT 6 City: SUNRISE State: FL Zip: 33322

X  X 

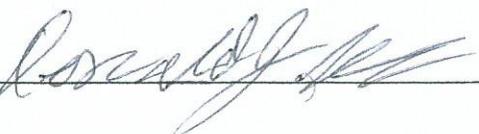
Name: DAVID & TRACY FARRER Date: 3/6/21

Address: 2491 ARAGON BLVD City: sunrise State: FL Zip: 33322

X  X \_\_\_\_\_

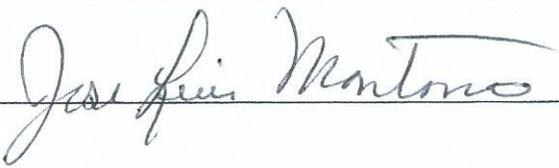
Name: DONALD J. GLASSER Date: 3/6/21

Address: 2651-1 E. ARAGON BLVD City: SUNRISE State: FL Zip: 33313

X  X \_\_\_\_\_

Name: JOSE L. MONTANO CRISTINA BLANCO Date: 3/6/21

Address: 2751 E. ARAGON BLVD UNIT 2 City: SUNRISE State: FL Zip: 33313

X  X 

Name: CONSTANCE D. SEDDON Date: 3/6/21

Address: 7500 - 3 S. ARAGON City: Sunrise State: FL Zip: \_\_\_\_\_

X  X \_\_\_\_\_

Name: Barbara Sawi Date: 3/7/21

Address: 7520-1 S Aragon Blvd City: Sumner State: FL Zip: \_\_\_\_\_

X [Signature] X \_\_\_\_\_

Name: Damian Maitland Date: 3/7/21

Address: 2500-1 East Aragon Blvd City: Sumner State: FL Zip: \_\_\_\_\_

X [Signature] X \_\_\_\_\_

Name: Damian Maitland Date: 3/7/21

Address: 2501-3 East Aragon Blvd City: Sumner State: FL Zip: \_\_\_\_\_

X [Signature] X \_\_\_\_\_

Name: Rosie L. Collins Date: 3/7/21

Address: 2851 E. Aragon Blvd 3E City: Sumner State: FL Zip: \_\_\_\_\_

X Rosie L. Collins X \_\_\_\_\_

Name: THAIAN TRAN Date: 3/7/21

Address: 2651 E ARAGON Blvd #4 City: Sumner State: FL Zip: \_\_\_\_\_

X Thaiphan X \_\_\_\_\_

Name: TEREI FRISONI Date: 3/7/21  
Address: 2650-01 E. Aragon Blvd City: Sunrise State: FL Zip: 33313

X Teri Frisoni X

Name: Lillian Cruz Date: 3/7/21  
Address: 2561 E. Aragon Blvd 'Unit 3' City: Sunrise State: FL Zip: 33313

X Lillian Cruz X

Name: Geneva Borad Date: March 4, 2021  
Address: 2561 E Aragon Blvd #4 City: Sunrise State: FL Zip: 33313

X Geneva Borad X

Name: Brian and Carol Pickard Date: 3/7/2021  
Address: 2620-3 E. Aragon Blvd. City: Sunrise State: FL Zip: 33313

X B.P. X Brian Pickard

Name: Myrna P. Sanchez Date: 3/7/2021  
Address: 2561 E Aragon Blvd. Unit 3 City: Sunrise State: FL Zip: ~~33313~~ 33313

X Myrna P. Sanchez X

Name: Ahina M Perez Date: 3/7/21  
Address: 8001-4 S ARAGON BLVD. City: SUNRISE State: FL Zip: 33322

X Ahina M Perez X \_\_\_\_\_

Name: Joey Ottavegini Date: 3/7/21  
Address: 8001-3 S Aragon Blvd City: SUNRISE State: FL Zip: 33322

X Joey Ottavegini X \_\_\_\_\_

Name: J. Yaciaz Date: 3/7/21  
Address: 7951 S ANTHONY BL. Unit 2 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

X J. Yaciaz X \_\_\_\_\_

Name: Shey Kotun Date: 03/07/21  
Address: 7951 S Aragon Blvd Unit 5 City: SUNRISE State: FL Zip: 33322

X Shey Kotun X \_\_\_\_\_

Name: Christina Garcia Date: 3/7/21  
Address: 7701 S Aragon Blvd. Unit 5 City: SUNRISE State: FL Zip: 33322

X Christina Garcia X \_\_\_\_\_

Name: Anthony Palma Date: 3-3-21  
Address: 8051-1 S. ARAGON BLVD, Sunrise FL 33322 City: Sunrise State: FL Zip: 33322

X Anthony Palma X \_\_\_\_\_

Name: Henry Lopez Date: 3-3-21  
Address: 8051-5 S. ARAGON BLVD City: Sunrise State: FL Zip: 33322

X Henry Lopez X \_\_\_\_\_

Name: MARIA M. ALBERTO Date: 03-03-21  
Address: 2411-04 S. ARAGON Blvd City: \_\_\_\_\_ State: FL Zip: 33322

X Maria Alberto X \_\_\_\_\_

Name: FERNANDO BEDOYA Date: 03/03/21  
Address: 2411 S. ARAGON BLVD, UNIT 3 City: Sunrise State: FL Zip: 33322

X Fernando Bedoya X \_\_\_\_\_

Name: JAMES BULL Date: 3/3/21  
Address: 8090-1 S. ARAGON BLVD City: Sunrise State: FL Zip: 33322

X James Bull X \_\_\_\_\_

Name: A. J. Trodick Date: 3/3/21  
Address: 2410 - 1 SARAGON Blvd. City: \_\_\_\_\_ State: FL Zip: 33322

X A. J. TRODICK X \_\_\_\_\_

Name: Selmary Cochran Date: 3/3/21  
Address: 8051-1 S Aragon Blvd. City: Sunrise State: FL Zip: 33322

X [Signature] X \_\_\_\_\_

Name: RITA LANGEVIN Date: 3/3/21  
Address: 8051-2 S. ARAGON BLVD City: SUNRISE State: FL Zip: 33322

X Rita Langevin X \_\_\_\_\_

Name: [Signature] Date: 3/3/2021  
Address: 7460-1 S. ARAGON BLVD City: Sunrise State: FL Zip: 33323

X [Signature] X \_\_\_\_\_

Name: Loly I Negrete Date: \_\_\_\_\_  
Address: 8051-5 Aragon Blvd City: Sunrise State: FL Zip: 33322

X Loly Negrete X \_\_\_\_\_

To: Goldstein, Matthue <[MGoldstein@sunrisefl.gov](mailto:MGoldstein@sunrisefl.gov)>; Lubelski, Mark <[MLubelski@sunrisefl.gov](mailto:MLubelski@sunrisefl.gov)>

Subject: Sunrise Golf and Country Club Redevelopment Meeting on 7-1-21

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Goldstein and Mr. Lubelski,

I am a new resident (since June 2020) here in Regency Club, now residing with my 88 year old mother who has been living here for over 20 years and loves her home and community immensely. I had the opportunity to meet several residents here while walking my dogs who shared their grave concerns about the upcoming construction that was to take place here behind our homes. One can only understand the ramifications of the quality of life concerns if they were living with their elderly parent who so loves their home with the tranquility of a golf course behind them and even one that has been left unattended (to some degree) with its beautiful birds and privacy. The benefits of an increased value to one's property doesn't mean much to an 88 year old who possibly may suffer their last years plagued with construction noises.

Because of this, I offered to go door to door and present the petitions to the residents regarding this project and, although I only jumped onboard with this endeavor getting the petition signed the last two days it was due to be turned into your office, I considered myself a very strong advocate against this endeavor. I also attended the city council meeting online but chose not to interject during the question and answer period as I didn't consider myself a legitimate homeowner nor was I completely familiar with the entire "picture" of this project.

After the meeting on July 1st, I have come to realize that this is not the "horrible nightmare" I once thought it would be. Aside from the construction noises, all the other concerns were addressed at this meeting in a very professional manner and with, what I would consider, complete concern for the residents of Regency Club. Mr. Wright presented everything in such a positive light that I realize now that this community will benefit greatly from this endeavor. The concerns about the noise that will be experienced is a given. It is my upmost hope that there will be a special consideration, in whatever manner it can be done, whereby the residents that face the golf course will have "breaks" from the constant construction that may go on for years. I don't know if that is possible or even reasonable, but I must present that to you here as most of these residents are older and this would be extremely difficult to endure.

Thank you for your support of this community and the residents that are, from all I've met, so happy to live in this little oasis away from the busy activity of the surrounding areas. If you have any other questions or concerns, please feel free to contact me at 804-898-1803.

Sincerely and respectfully,

Victoria Twisdale

(Catherine Larson is my mother and homeowner at 7801-4 S. Aragon Blvd.)

## ATTACHMENT 19



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 Park and Recreation Agencies (CAPRA)*

### MEMORANDUM

July 5, 2022

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

Thru: Dan West, Director  
Parks and Recreation Division

West, Dan

Digitally signed by West,  
Dan  
Date: 2022.07.06  
13:44:51 -04'00'

From: Linda Briggs Thompson, Environmental Program Manager *LBT*  
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**  
**Proposed Amendment PC 22-4, Sunrise Country Club (Sunrise)**

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan for Sunrise Country Club (Sunrise). Our comment is as follows:

**PC 22-4** No objections to the Land Use Plan Amendment. However, regional park impact fees will be required for the additional 467 dwelling units planned for this project.

If you or your staff has any questions about our comments, please call me at 954-357-8120.

**ATTACHMENT 20**



Public Works Department

**WATER MANAGEMENT DIVISION**

2555 W. Copans Road • Pompano Beach, Florida 33069 • 954-831-0751 • FAX 954-831-3285



DATE: June 29, 2022

TO: Julie Bernal, Planner  
Broward County Planning Council

FROM: Susan Juncosa  
Broward County Water Management Division

SUBJECT: PC 22-4 Sunrise Country Club - Land Use Amendment  
Drainage Analysis

Dear Ms. Bernal:

The information in the above-captioned Land Use Plan Amendment (LUPA) application is essentially correct.

Our office has no objection to this Land Use Plan Amendment.

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

Susan Juncosa  
Natural Resource Specialist  
Broward County Water Management Division  
2555 W. Copans Road, Pompano Beach, FL 33069  
Office:(954)-831-0778  
E-mail: [sjuncosa@Broward.org](mailto:sjuncosa@Broward.org)

# ATTACHMENT 21

**From:** [Dennis Mele](#)  
**To:** [Blake Boy, Barbara](#)  
**Cc:** [Jimmy Wright](#); [Joe Handley](#)  
**Subject:** Land-use plan amendment PC 22-4, city of sunrise  
**Date:** Monday, September 12, 2022 11:00:16 AM

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## External Email Warning

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As you know, we have outstanding traffic comments for the above referenced land-use plan amendment. We are hopeful that we will have a resolution of this item prior to the September 22 BROWARD COUNTY PLANNING COUNCIL meeting. If not we are committed to resolving this issue prior to a second planning Council public hearing.

Thank you for your consideration.

## GREENSPOON MARDER LLP LEGAL NOTICE

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Unless specifically indicated otherwise, any discussion of tax issues contained in this e-mail, including any attachments, is not, and is not intended to be, "written advice" as defined in Section 10.37 of Treasury Department Circular 230.

A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.

## ATTACHMENT 22

# DAVID PLUMMER & ASSOCIATES

TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

1750 PONCE DE LEON BOULEVARD | CORAL GABLES, FLORIDA 33134  
305•447•0900 | DPA@DPLUMMER.COM

September 30, 2022

Mr. Jimmy Wright, P.E.  
Vice President, Land  
CC Homes - A Codina-Carr Company  
135 San Lorenzo Avenue, Suite 740  
Coral Gables, FL 33146  
786.453.3013 (O) 305.632.2990 (C)  
[jwright@cchomes.com](mailto:jwright@cchomes.com)



**Re: Sunrise Country Club Redevelopment Intersection Analysis - #16202**

Dear Jimmy,

The Sunrise Country Club is an 18-hole golf club located at 7400 NW 24<sup>th</sup> Place in Sunrise, Florida. The project is proposing to redevelop the site with a residential development consisting of 400 single family homes, 500 townhomes, and a 3.209-acre park. The existing golf course will be reduced to a 9-hole golf course.

As part of the project approval process with the City of Sunrise, a traffic study was conducted and approved by the City. The traffic study suggested the following off-site improvements be made to the Inverrary Boulevard W / W Oakland Park Boulevard intersection (see conceptual graphic in Attachment A):

- Northbound Approach: add an additional lane for a total of three lanes and the provision of exclusive left, through and right turn lanes;
- Southbound Approach: reconfigure and re-align the approach to provide exclusive left, through and right turn lanes; and,
- Eastbound Approach: Add an exclusive eastbound right turn lane.
- Westbound Approach: Increase left turn lane storage by reducing the taper length to FDOT's 50 feet standard.
- Signal phasing and timing improvements.

## Intersection Capacity Analysis

In accordance with the approved Sunrise Country Club Redevelopment traffic study, an intersection analysis was performed to determine the impact of the suggested improvements at the Inverrary Boulevard W / W Oakland Park Boulevard intersection. The analysis was performed based on the requirements of the City of Sunrise.

Morning and afternoon peak hour vehicle turning movement counts were collected on Thursday, August 9, 2018 at the Inverrary Boulevard W / W Oakland Park Boulevard intersection. The appropriate Florida Department of Transportation (FDOT) peak season conversion factor of 1.05 was applied to the traffic counts to adjust for peak season conditions. The counts were grown to 2022 using a 0.5% annual growth rate, consistent with the Average Daily Traffic counts published by Broward County and the FDOT. Future with project conditions were obtained by adding background traffic (2025) and project trips to the existing condition volumes. Traffic volumes, historical growth data, and volume development worksheets are provided in Attachment B.

The intersection capacity analysis was completed at the studied intersection based on the procedures of the Highway Capacity Manual, using the Synchro Software. Exhibit 1 shows the results of the intersection capacity analysis for the existing and future with project volumes with the existing roadway conditions. Exhibit 2 shows the results of the intersection capacity analysis for future with project conditions with the roadway improvements. The intersection capacity worksheets are provided in Attachment C.

### **Exhibit 1: Intersection Capacity Analysis with the Existing Roadway Conditions**

#### **Existing Conditions**

Intersection	Signalized / Un-signalized	Approach	AM Peak Hour		PM Peak Hour	
			LOS	Delay (sec)	LOS	Delay (sec)
Inverrary Boulevard W / W Oakland Park Boulevard	Signalized	NB	F	83.4	F	85.4
		SB	F	84.1	F	85.5
		EB	B	19.8	C	32.2
		WB	B	13.8	D	37.4
		<b>Overall</b>	<b>C</b>	<b>27.9</b>	<b>D</b>	<b>42.9</b>

**Future with Project Conditions**

Intersection	Signalized / Un-signalized	Approach	AM Peak Hour		PM Peak Hour	
			LOS	Delay (sec)	LOS	Delay (sec)
Inverrary Boulevard W / W Oakland Park Boulevard	Signalized	NB	E	79.9	F	81.8
		SB	F	84.0	F	86.6
		EB	D	37.5	F	143.8
		WB	C	26.0	D	53.1
		<b>Overall</b>	<b>D</b>	<b>42.6</b>	<b>F</b>	<b>94.1</b>

**Exhibit 2: Intersection Capacity Analysis with the Improvement Conditions**

**Future with Project with Improvement Conditions**

Intersection	Signalized / Un-signalized	Approach	AM Peak Hour		PM Peak Hour	
			LOS	Delay (sec)	LOS	Delay (sec)
Inverrary Boulevard W / W Oakland Park Boulevard	Signalized	NB	E	69.5	E	64.5
		SB	E	67.5	E	68.1
		EB	C	25.5	E	78.1
		WB	B	19.1	D	38.5
		<b>Overall</b>	<b>C</b>	<b>32.4</b>	<b>E</b>	<b>59.1</b>

Results of the analysis with the existing roadway conditions show that the Inverrary Boulevard W / W Oakland Park Boulevard intersection currently operates within the overall adopted level of service (LOS) standards during the AM and PM peak hours for existing conditions and during the AM peak hour for future with project conditions. The results also show that the Inverrary Boulevard W / W Oakland Park Boulevard intersection is projected to operate below the overall adopted LOS standards during the PM peak hour for future with project conditions.

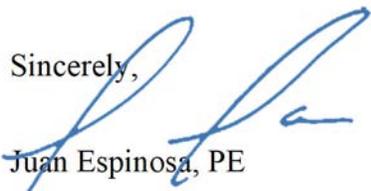
The northbound and southbound approaches of the Inverrary Boulevard W / W Oakland Park Boulevard intersection experience delays during the AM and PM peak hours at existing and future with project conditions. The eastbound approach also experiences delays during the PM peak hour at future with project conditions.

The results of the analysis show that the proposed roadway improvements to the Inverrary Boulevard W / W Oakland Park Boulevard intersection reduces all approach delays during the AM and PM peak hours. The roadway improvements also increase the intersection's overall LOS

during the AM and PM peak hours.

### **Conclusions**

Consistent with the approved Sunrise Country Club traffic study, the proposed roadway improvements for the Inverrary Boulevard W / W Oakland Park Boulevard intersection mitigates some of the impact caused by the proposed development. The results of the intersection analysis show that the improvements reduce approach delays and increase the intersection's overall LOS during the AM and PM peak hours. We stand ready to provide any support needed for this proposed project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,  
  
Juan Espinosa, PE  
Vice President – Transportation

### Attachments

w:\16\16202\intersection analysis september 2022\capacity letter\traffic statement letter.docx

# ATTACHMENT 23

**From:** [Sebo, Andrew](#)  
**To:** [Dennis Mele](#); [Blake Boy, Barbara](#)  
**Cc:** [Jimmy Wright](#); [Kansas Goodrum](#); [Teetsel, Dawn](#); [Von Stetina, Deanne](#); [Bernal, Julie](#); [Zhu, Charlie](#)  
**Subject:** RE: Traffic mitigation for land-use plan amendment in Sunrise - 16202  
**Date:** Thursday, October 6, 2022 9:23:14 AM  
**Attachments:** [image006.png](#)

---

Good Morning,

The Broward County Traffic Engineering Division finds that the proposed mitigation satisfies the traffic impacts associated with this application. Thank you,

Andrew



Andrew G. Sebo, P.E., PTOE, Assistant Director  
Broward County Traffic Engineering Division  
2300 West Commercial Boulevard, Fort Lauderdale, FL 33309  
Office Tel. No.: 954.847.2600, Facsimile Transmittal No.: 954.847.2700  
[asebo@broward.org](mailto:asebo@broward.org) [www.broward.org](http://www.broward.org)

---

**From:** Dennis Mele <dennis.mele@gmlaw.com>  
**Sent:** Wednesday, October 5, 2022 12:02 PM  
**To:** Sebo, Andrew <ASEBO@broward.org>  
**Cc:** Blake Boy, Barbara <BBLAKEBOY@broward.org>; Jimmy Wright <jwright@cchomes.com>; Kansas Goodrum <Kansas.Goodrum@dplummer.com>  
**Subject:** Fwd: Traffic mitigation for land-use plan amendment in Sunrise - 16202

Andrew, please see the email below. Does this mean we have satisfied the requirement to mitigate the traffic impact for the land use plan amendment? Or is there something else that needs to be done before we get to that point? Thank you very much for your consideration.

Begin forwarded message:

**From:** "Li, Jiamin" <[jili@broward.org](mailto:jili@broward.org)>  
**Date:** October 5, 2022 at 9:00:48 AM EDT  
**To:** Kansas Goodrum <[Kansas.Goodrum@dplummer.com](mailto:Kansas.Goodrum@dplummer.com)>  
**Cc:** "Zhu, Charlie" <[CZHU@broward.org](mailto:CZHU@broward.org)>, Jimmy Wright <[jwright@cchomes.com](mailto:jwright@cchomes.com)>, Juan Espinosa <[Juan.Espinosa@dplummer.com](mailto:Juan.Espinosa@dplummer.com)>, "Sebo, Andrew" <[ASEBO@broward.org](mailto:ASEBO@broward.org)>, Dennis Mele <[dennis.mele@gmlaw.com](mailto:dennis.mele@gmlaw.com)>  
**Subject:** RE: Traffic mitigation for land-use plan amendment in Sunrise - 16202

Good Morning Kansas,

Thank you for the clarification. I do not have any more comments regarding the Synchro Model. If you have any questions or believe a meeting is needed, please feel free to contact me.

Sincerely,



Jiamin Li (Carmen), P.E.  
Broward County Public Works/Traffic Engineering Division  
2300 W. Commercial Blvd, Fort Lauderdale, FL 33309  
Office: 954-847-2600  
[jili@broward.org](mailto:jili@broward.org)

---

**From:** Kansas Goodrum <[Kansas.Goodrum@dplummer.com](mailto:Kansas.Goodrum@dplummer.com)>  
**Sent:** Tuesday, October 4, 2022 4:10 PM  
**To:** Li, Jiamin <[jili@broward.org](mailto:jili@broward.org)>  
**Cc:** Zhu, Charlie <[CZHU@broward.org](mailto:CZHU@broward.org)>  
**Subject:** RE: Traffic mitigation for land-use plan amendment in Sunrise - 16202

Good Afternoon,

Yes the 0.5% growth rate was a typo from the original submittal. I had updated the statement with the 1.9% growth rate after the rate was recalculated using the 2015-2019 AADT data. This change should be reflected in the volume growth sheets in the appendix.

Appropriate signage will be used and reviewed by the FDOT to mitigate the conflicts.

Regards,  
Kansas

**Kansas Goodrum**  
Senior Transportation Engineer

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---

**From:** Li, Jiamin <[JILI@broward.org](mailto:JILI@broward.org)>  
**Sent:** Tuesday, October 4, 2022 4:02 PM  
**To:** Kansas Goodrum <[Kansas.Goodrum@dplummer.com](mailto:Kansas.Goodrum@dplummer.com)>  
**Cc:** Zhu, Charlie <[CZHU@broward.org](mailto:CZHU@broward.org)>  
**Subject:** RE: Traffic mitigation for land-use plan amendment in Sunrise - 16202

Good afternoon Kansas,

Thank you for following up with me regarding my comments. I have completed my review of the revised Synchro model and report. Overall the Synchro models look good. I don't have further comments regarding the Synchro models. However, I see that the northbound right turn and southbound right turn is using permissive/overlap operation. The overlap phase comes up together with the eastbound left turn and westbound left turn. There are some volume for the westbound U turn movement, please make sure appropriate signage is being used to help prevent the conflict between the U-turn and right turn movements.

Also, your response to my comment regarding AADT data indicated 2015 to 2019 was used and resulted in a historic growth rate of 1.9%; however, the report indicates 0.5% annual growth rate is used. I am guessing it's a typo?

If you have any questions, please feel free to contact me.

Sincerely,



Jiamin Li (Carmen), P.E.  
Broward County Public Works/Traffic Engineering Division  
2300 W. Commercial Blvd, Fort Lauderdale, FL 33309  
Office: 954-847-2600  
[jili@broward.org](mailto:jili@broward.org)

---

**From:** Kansas Goodrum <[Kansas.Goodrum@dplummer.com](mailto:Kansas.Goodrum@dplummer.com)>  
**Sent:** Friday, September 30, 2022 2:59 PM  
**To:** Li, Jiamin <[JILI@broward.org](mailto:JILI@broward.org)>  
**Cc:** Jimmy Wright <[jwright@cchomes.com](mailto:jwright@cchomes.com)>; Nicole Sandoval <[Nicole.Sandoval@dplummer.com](mailto:Nicole.Sandoval@dplummer.com)>; Juan Espinosa <[Juan.Espinosa@dplummer.com](mailto:Juan.Espinosa@dplummer.com)>; Zhu, Charlie <[CZHU@broward.org](mailto:CZHU@broward.org)>; Sebo, Andrew <[ASEBO@broward.org](mailto:ASEBO@broward.org)>; Blake Boy, Barbara <[BBLAKEBOY@broward.org](mailto:BBLAKEBOY@broward.org)>; Terrier, Brad <[BTERRIER@broward.org](mailto:BTERRIER@broward.org)>; Dennis Mele <[dennis.mele@gmlaw.com](mailto:dennis.mele@gmlaw.com)>; Von Stetina, Deanne <[DVONSTETINA@broward.org](mailto:DVONSTETINA@broward.org)>; Teetsel, Dawn <[DTETSSEL@broward.org](mailto:DTETSSEL@broward.org)>; Bernal, Julie <[JUBERNAL@broward.org](mailto:JUBERNAL@broward.org)>; Timothy J. Plummer <[tim.plummer@dplummer.com](mailto:tim.plummer@dplummer.com)>  
**Subject:** RE: Traffic mitigation for land-use plan amendment in Sunrise - 16202

Good Afternoon Jiamin Li,

I hope you had a safe week. Please see the attached responses to comments and the revised traffic statement and Synchro files.

Have a good weekend,  
Kansas

**Kansas Goodrum**  
Senior Transportation Engineer

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**From:** Li, Jiamin <[JILI@broward.org](mailto:JILI@broward.org)>  
**Sent:** Tuesday, September 27, 2022 2:01 PM  
**To:** Kansas Goodrum <[Kansas.Goodrum@dplummer.com](mailto:Kansas.Goodrum@dplummer.com)>  
**Cc:** Jimmy Wright <[jwright@cchomes.com](mailto:jwright@cchomes.com)>; Nicole Sandoval <[Nicole.Sandoval@dplummer.com](mailto:Nicole.Sandoval@dplummer.com)>; Juan Espinosa <[Juan.Espinosa@dplummer.com](mailto:Juan.Espinosa@dplummer.com)>; Zhu, Charlie <[CZHU@broward.org](mailto:CZHU@broward.org)>; Sebo, Andrew <[ASEBO@broward.org](mailto:ASEBO@broward.org)>; Blake Boy, Barbara <[BBLAKEBOY@broward.org](mailto:BBLAKEBOY@broward.org)>; Terrier, Brad <[BTERRIER@broward.org](mailto:BTERRIER@broward.org)>; Dennis Mele <[dennis.mele@gmlaw.com](mailto:dennis.mele@gmlaw.com)>; Von Stetina, Deanne <[DVONSTETINA@broward.org](mailto:DVONSTETINA@broward.org)>; Teetsel, Dawn

<[DTEETSEL@broward.org](mailto:DTEETSEL@broward.org)>; Bernal, Julie <[JUBERNAL@broward.org](mailto:JUBERNAL@broward.org)>; Timothy J. Plummer <[tim.plummer@dplummer.com](mailto:tim.plummer@dplummer.com)>

**Subject:** RE: Traffic mitigation for land-use plan amendment in Sunrise - 16202

Good afternoon Kansas,

I have completed my review of the attached report and synchro model of the subject project. Please see below for my comments:

Synchro Models Comments:

1. Reference needs to be corrected to begin of yellow.
2. Please use Leading Detector 30 ft and Trailing Detector -10 ft for detection settings.
3. The Synchro model included the adjacent signals; however, the signalized intersection is missing at Oakland Park Blvd and Atrium Way. This intersection is to the west of Inverrary Blvd W.
4. Ped "Flash Don't Walk" time for the PM model (The Proposed project with proposed improvement) is incorrect.

Other Comments:

1. The proposed improvement will need to re-configure the intersection to eliminate the NB/SB split phase. Please consider evaluating the EBLT to use protected/permissive operation instead of protected only. This evaluation is FDOT's decision because Oakland Park Blvd and Inverrary Blvd W intersection is part of the Start Highway system. Also, please consider offsetting the EB/WB left turn lanes to provide better sight distances.
2. The report uses 2017 to 2021 traffic volume to calculate the growth Trend, which shows a significant decrease in traffic volume in 2020 due to the pandemic. This might impact the result of the growth Trend if under normal conditions. I would recommend using 2015 to 2019 traffic conditions to calculate the growth Trend.

If you have any questions regarding the above comments, please contact me.

Sincerely,



Jiamin Li (Carmen), P.E.

Broward County Public Works/Traffic Engineering Division

2300 W. Commercial Blvd, Fort Lauderdale, FL 33309

Office: 954-847-2600

[jili@broward.org](mailto:jili@broward.org)

---

**From:** Kansas Goodrum <[Kansas.Goodrum@dplummer.com](mailto:Kansas.Goodrum@dplummer.com)>

**Sent:** Friday, September 16, 2022 4:08 PM

**To:** Zhu, Charlie <[CZHU@broward.org](mailto:CZHU@broward.org)>; Sebo, Andrew <[ASEBO@broward.org](mailto:ASEBO@broward.org)>

**Cc:** Jimmy Wright <[jwright@cchomes.com](mailto:jwright@cchomes.com)>; Nicole Sandoval <[Nicole.Sandoval@dplummer.com](mailto:Nicole.Sandoval@dplummer.com)>; Juan Espinosa <[Juan.Espinosa@dplummer.com](mailto:Juan.Espinosa@dplummer.com)>; Blake Boy, Barbara <[BBLAKEBOY@broward.org](mailto:BBLAKEBOY@broward.org)>; Terrier, Brad <[BTERRIER@broward.org](mailto:BTERRIER@broward.org)>; Dennis Mele <[dennis.mele@gmlaw.com](mailto:dennis.mele@gmlaw.com)>; Von Stetina, Deanne <[DVONSTETINA@broward.org](mailto:DVONSTETINA@broward.org)>; Teetsel, Dawn <[DTEETSEL@broward.org](mailto:DTEETSEL@broward.org)>; Bernal, Julie <[JUBERNAL@broward.org](mailto:JUBERNAL@broward.org)>; Timothy J. Plummer <[tim.plummer@dplummer.com](mailto:tim.plummer@dplummer.com)>

**Subject:** RE: Traffic mitigation for land-use plan amendment in Sunrise - 16202

Please let me know if the attachments have went through.

Thanks,  
Kansas

**Kansas Goodrum**

Senior Transportation Engineer

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---

**From:** Zhu, Charlie <[CZHU@broward.org](mailto:CZHU@broward.org)>

**Sent:** Friday, September 16, 2022 4:03 PM

**To:** Kansas Goodrum <[Kansas.Goodrum@dplummer.com](mailto:Kansas.Goodrum@dplummer.com)>; Sebo, Andrew <[ASEBO@broward.org](mailto:ASEBO@broward.org)>

**Cc:** Jimmy Wright <[jwright@cchomes.com](mailto:jwright@cchomes.com)>; Nicole Sandoval <[Nicole.Sandoval@dplummer.com](mailto:Nicole.Sandoval@dplummer.com)>; Juan Espinosa <[Juan.Espinosa@dplummer.com](mailto:Juan.Espinosa@dplummer.com)>; Blake Boy, Barbara <[BBLAKEBOY@broward.org](mailto:BBLAKEBOY@broward.org)>; Terrier, Brad <[BTERRIER@broward.org](mailto:BTERRIER@broward.org)>; Dennis Mele <[dennis.mele@gmlaw.com](mailto:dennis.mele@gmlaw.com)>; Von Stetina, Deanne <[DVONSTETINA@broward.org](mailto:DVONSTETINA@broward.org)>; Teetsel, Dawn <[DTEETSEL@broward.org](mailto:DTEETSEL@broward.org)>; Bernal, Julie <[JUBERNAL@broward.org](mailto:JUBERNAL@broward.org)>; Timothy J. Plummer <[tim.plummer@dplummer.com](mailto:tim.plummer@dplummer.com)>

**Subject:** RE: Traffic mitigation for land-use plan amendment in Sunrise - 16202

Hi Kansas,

The Dropbox link is not accessible from the county network. Can you send it through email? Thanks.



Charlie Zhu, P.E.  
Broward County Traffic Engineering Division  
2300 W. Commercial Blvd, Fort Lauderdale, FL 33309  
Office: 954-847-2600  
[czhu@broward.org](mailto:czhu@broward.org) [www.broward.org](http://www.broward.org) [[broward.org](http://www.broward.org)]

**From:** Kansas Goodrum <[Kansas.Goodrum@dplummer.com](mailto:Kansas.Goodrum@dplummer.com)>  
**Sent:** Friday, September 16, 2022 3:51 PM  
**To:** Sebo, Andrew <[ASEBO@broward.org](mailto:ASEBO@broward.org)>  
**Cc:** Jimmy Wright <[jwright@cchomes.com](mailto:jwright@cchomes.com)>; Nicole Sandoval <[Nicole.Sandoval@dplummer.com](mailto:Nicole.Sandoval@dplummer.com)>; Juan Espinosa <[Juan.Espinosa@dplummer.com](mailto:Juan.Espinosa@dplummer.com)>; Blake Boy, Barbara <[BBLAKEBOY@broward.org](mailto:BBLAKEBOY@broward.org)>; Terrier, Brad <[BTERRIER@broward.org](mailto:BTERRIER@broward.org)>; Zhu, Charlie <[CZHU@broward.org](mailto:CZHU@broward.org)>; Dennis Mele <[dennis.mele@gmlaw.com](mailto:dennis.mele@gmlaw.com)>; Von Stetina, Deanne <[DVONSTETINA@broward.org](mailto:DVONSTETINA@broward.org)>; Teetsel, Dawn <[DTEETSEL@broward.org](mailto:DTEETSEL@broward.org)>; Bernal, Julie <[JUBERNAL@broward.org](mailto:JUBERNAL@broward.org)>; Timothy J. Plummer <[tim.plummer@dplummer.com](mailto:tim.plummer@dplummer.com)>  
**Subject:** RE: Traffic mitigation for land-use plan amendment in Sunrise - 16202

Good Afternoon Andrew,

Please use the Dropbox link below to access the revised synchro files for the updated traffic statement.

<https://www.dropbox.com/sh/ok4sp0yxxcj8iqy/AABI3YAmMq7WknSotoCuZDWPa?dl=0>

Regards,

Kansas

**Kansas Goodrum**  
Senior Transportation Engineer

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