



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NOTE AMENDMENT

Project Description			
Plat Name:	Metropica Plat	Application Number:	057-MP-07
Application Type:	Note Amendment	Legistar Number:	25-1442
Owner/Applicant:	Metropica Lands, LLC	Commission District:	9
Authorized Agent:	Miskel Backman, LLP / Scott Backman	Section/Twn./Range:	26,27/49/40
Location:	North side of Sunrise Boulevard, on both sides of Northwest 136 Avenue.	Folio Number (s):	4940-26-09-0010; 4940-26-09-0013; 4940-26-10-0041; 4940-26-10-0040; 4940-26-10-0020; 4940-26-10-0030; 4940-26-10-010; 4940-26-09-0030; 4940-26-09-0031
Municipality:	City of Sunrise	Platted Area:	69.24 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL		
FS 125.022 Waiver	An extension waiver was granted until August 16, 2027.		
Meeting Date:	February 3, 2026		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached (**Exhibit 4**). The Housing and Urban Planning Division (HUPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Plat History and Development Rights			
Plat Board Approval:	October 14, 2008	Plat Book and Page Number:	179-70
Date Recorded:	April 16, 2010	Current Instrument Number:	112256105
Plat Note Restriction			
Current Plat Note:	Parcels A, B and C are restricted to 2,083 high-rise units, 300 townhouse units, 485,000 square feet of commercial use and 785, 000 square feet of office use.		

	Parcel D is restricted to 417 mid-rise units. In cases where a building floor may have both commercial and office uses; the entire floor will be considered commercial use. No banks are permitted within the office use, and no free-standing or drive thru bank facilities are permitted within the commercial use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.
Proposed Note:	Parcels A, B and C are restricted to 2,083 high-rise units, 300 townhouse units, 485,000 square feet of commercial use and 785,000 square feet of office use. Parcel D is restricted to 417 mid-rise units. Further, an additional 500 high-rise units shall be permitted on Parcels A and B and an additional 140,000 square feet of office use shall be permitted on Parcel C. In cases where a building floor may have both commercial and office uses, the entire floor will be considered commercial use. No banks are permitted within the office use, and no freestanding or drive thru bank facilities are permitted within the commercial use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

In accordance with the Land Development Code, Townhouse is defined as Three (3) or more attached dwelling units, attached by a common party or fire wall, with each unit having two (2) or more residential stories (exclusive of parking levels) and direct access from the ground floor. High-rise is defined as Nine (9) or more attached dwelling units in a building with nine (9) or more residential stories, exclusive of parking levels and Midrise is defined as Four (4) or more attached dwelling units in a building with four (4) to eight (8) residential stories, exclusive of parking levels.

This plat is located within the Amerifirst-Metropica Development of Regional Impact (DRI) and the City of Sunrise recently passed Ordinance No. 732-x-25-A on September 15, 2025, which amended the existing DRI to be consistent with the proposed note amendment.

1. Land Use and Affordable Housing

Planning Council staff has reviewed this application and determined that the City of Sunrise Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the “Metropica Transit Oriented Corridor” land use category. The existing and proposed residential, commercial and office uses are in compliance with the permitted uses of the effective land use plan and subject to the executed “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Transit Oriented Corridor,” as recorded in Official Record Book 46663, Pages 1255-1260. Planning Council memorandum is attached (**Exhibit 3**).

Planning Council staff notes that this plat was the subject of Broward County Land Use Plan (BCLUP) amendments PC 07-19 and PCT 07-5, which were adopted by the Broward County Commission on February 10, 2009, recognizing the following voluntary commitments:

- Contribute \$500 per dwelling unit into the City’s affordable housing trust fund or restrict 15% (i.e. 420) of the dwelling units as affordable housing, or a combination thereof.
- Design landscape consistent with NatureScope Broward principals; and
- Completion of an archaeological survey.

2. Municipal Review

The City of Sunrise has submitted a letter of no objection dated October 31, 2025, supporting the note amendment.

3. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and have no objection to this plat note amendment.

4. Concurrency – Transportation

This plat is located in the Sawgrass Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in term of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code. The proposed development generates an increase of 402 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	1,179	200
Non-residential	3,114	202
Total	4,293 + 402 = 4,695	

This plat was recorded with a note requiring development to occur before five (5) years from the date of the plat approval. This note is no longer required by the Land Development Code.

5. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Sunrise	City of Sunrise
Plant name:	Sawgrass WTP (05/25)	Sunrise Sawgrass (SSA) (03/25)
Design Capacity:	24 MGD	21.8 MGD
Annual Average Flow:	18.756 MGD	12.33 MGD
Estimated Project Flow:	1.302 MGD	1.302 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this Plat Note Amendment does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system, or that sufficient capacity will exist at time of building permit approval.

6. Concurrency – Regional Parks

Broward County reviews all projects for Regional Park impacts (and only projects in the Broward Municipal Service Districts/unincorporated area for local park impacts.)

	Land Dedication (Acres)
Regional	3.75
Local	0

7. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 3,300 units will generate 159 (71 elementary, 32 middle, 56 high school) students. This plat will be subject to school impact fees which will be assessed in accordance with the fee schedule specified in the Land

Development Code. **This determination will expire on April 21, 2026.**

8. Impact Fee

All impact fees (school impact fees, park impact fees, transportation impact fees and administrative fee) will be calculated by Housing and Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

At the time of the plat note application school impact fees, park impact fees, transportation impact fees and administrative fee for 417 mid-rise units and 263 high-rise units were satisfied.

9. Environmental Review

This plat was reviewed by Environmental Permitting Division and has the following recommendations regarding environmental permitting for the future development.

A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat note amendment. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat note amendment because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLICENSE@broward.org for specific code requirements.

In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or SWMLicense@broward.org for specific code requirements.

B. Aquatic and Wetland Resources

Environmental Resource License No. DF87-1127, modification 2, was issued on 3/23/1988. The modification authorized 410 acres of impacts to wetlands and 40 acres of wetland mitigation. A portion of this mitigation is located on Folio #494026090031.

Environmental Resource License No. DF15-1029 was issued on 5/13/2019. The expiration date was later extended to 5/13/2024. The license authorized the filling of 8.35 acres of wetlands. The license also required a Conservation Easement amendment to protect the 0.78 acre of wetlands remaining on site (Folio # 494026100010). A modification request was received prior to the expiration of the license and remains under review.

Because this plat has substantial differences with the approved Environmental Resource Licenses, a new license would be required for any impacts to Folio #494026090031 and modification of DF15-1029 is necessary for

impacts to Folio #494026100010. There are no wetlands on the other parcels. For additional information please contact the environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org.

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 Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).

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 for specific code requirements.

C. Tree Preservation

This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

D. Clean-Up and Waste Regulation

The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (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.

E. Air Program

If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at: <https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>.

Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.

F. Natural Resources Division

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

10. Additional Environmental Protection Actions

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

11. Historical and Archaeological Resource Review

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, 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 sensitivity.

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 contact Historic Preservation Officer for additional information about historical preservation regulations.

In the event any unmarked human burial remains are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. The district medical examiner can be reached via email at Med_Exam_Trauma@broward.org or via phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

12. Aviation

The Broward County Aviation Department (BCAD) has no objection to this plat note amendment. The applicant is advised that any proposed construction on this property with a height exceeding 200 feet or use of cranes or other high-lift equipment must be reviewed to determine if the following apply: Federal Aviation Regulation Part 77; Florida Statutes Chapter 333; and/or the Broward County Code of Ordinance's Chapter 5 (Building Regulations and Land Use).

13. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application and did not provide a response.

14. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Housing and Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Sawgrass Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)(a) of the Land Development Code.
2. This plat was reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code.
3. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
4. This plat satisfies the regional park concurrency requirement of Section 5-182.7 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall ensure compliance with the standards and requirements of the Land Development Code.

1. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **February 3, 2027**.
2. Delete the plat note that references expiration of the Findings of Adequacy.
3. Prior to the recordation of the Plat Note Amendment Agreement, the companion NVAL application for this plat must be reviewed, approved, and recorded.
4. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

[DM]