



TO: Darby Delsalle, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read 'BBB'.

RE: Plat Note Amendment for Metropica
(057-MP-07) City of Sunrise

DATE: September 17, 2025

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

The Future Land Use Element of the City of Sunrise Comprehensive Plan is the effective land use plan for the City of Sunrise. That plan designates the area covered by this plat for the uses permitted in the "Metropica Transit Oriented Corridor" land use category. This plat is generally located on the north side of Sunrise Boulevard, on both sides of Northwest 136 Avenue.

The existing and proposed residential, commercial and office uses are in compliance with 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 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 NatureScape Broward principals; and
- Completion of an archaeological survey.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:HHA

cc: Mark S. Lubelski, P.E., City Manager
City of Sunrise

Shannon Ley, P.E., Director, Community Development Department
City of Sunrise