



RE: CONSISTENCY/CONCURRENCY REVIEW

Dear Applicant:

In response to the State of Florida Growth Management Act requirements, the City of Sunrise adopted the “Sunrise Comprehensive Plan”:

Furthermore, as required by Section 163.3177(10)(h), Florida Statutes, local governments must ensure that public facilities and services needed to support development are available concurrent with the impacts of development. The Land Development Code specifies the minimum requirements for a concurrency management system.

Local governments use concurrency management systems to meet these requirements and to ensure that levels of service (LOS) do not fall below those adopted in their comprehensive plans. Concurrency management systems are important planning tools because local governments cannot issue a development order or building permit if the development will degrade service levels of public facilities and services below adopted standards.

In order to ensure compliance with the above requirements, all applications for development permits must, in addition to all other City requirements, be reviewed for impact on and availability of the following services: potable water, sanitary sewer, solid waste, traffic, recreation and drainage.

To initiate the review process, an applicant must submit the attached concurrency application and service demand analysis. Please use the attached reference tables to complete the required information.

If you have any questions or need assistance, please contact the Planning and Development Department at (954) 746-3281.

**CITY OF SUNRISE
APPLICATION
CONSISTENCY/CONCURRENCY REVIEW**

APPLICANT: _____

MAILING ADDRESS: _____

_____ PHONE: _____ xt: _____

PROJECT NAME: _____

__ CONTRACTOR _____

__ ENGINEER __ ARCHITECT _____

ADDRESS: _____

_____ PHONE: _____ xt: _____

PROJECT ADDRESS: _____ ZONING ____ LAND USE _____

LEGAL DESCRIPTION: _____ LOT _____ BLOCK _____

SUBDIVISION: _____ PLAT BOOK _____ PAGE _____

DATE RECORDED/APPROVED BY BROWARD COUNTY: _____

FOLIO NUMBER: _____

EXISTING USE: COMMERCIAL INDUSTRIAL RESIDENTIAL OTHER _____

PRIMARY USE: _____ SQ. FT. _____ CAPACITY _____

ACCESSORY USE: _____ SQ. FT. _____ CAPACITY _____

NUMBER OF DWELLING UNITS: _____ POP. @ 2.45/DU _____

PROPOSED USE: COMMERCIAL INDUSTRIAL RESIDENTIAL OTHER _____

PRIMARY USE: _____ SQ. FT. _____ CAPACITY _____

ACCESSORY USE: _____ SQ. FT. _____ CAPACITY _____

ACCESSORY USE: _____ SQ. FT. _____ CAPACITY _____

TOTAL _____ TOTAL _____

NUMBER OF DWELLING UNITS _____ POP. @ 2.45/DU _____

PLANNING DEPARTMENT USE ONLY

LOG NUMBER: _____

APPROVED BY: _____ DATE: _____

__ TABLED (SEE COMMENTS ATTACHED) DATE: _____ INITIALS _____

**CITY OF SUNRISE
CONCURRENCY MONITORING SYSTEM
SERVICE DEMAND ANALYSIS**

APPLICATION NO. _____ DATE RECEIVED _____

PROJECT NAME: _____

PROPOSED USE: _____

APPLICANT: _____

MAILING ADDRESS: _____ PHONE : _____ xt: _____

PROJECT ADDRESS: _____

LEGAL DESCRIPTION: LOT _____ BLOCK _____

SUBDIVISION _____ PLAT BOOK _____ PAGE _____

DATE PLAT RECORDED: _____

ZONING DISTRICT: _____ LAND USE : _____

<u>SERVICE DEMANDS BY TYPE</u>	<u>EXISTING USE</u>	<u>PROPOSED USE</u>
1. Potable Water (see Table I attached)	_____gpd	_____gpd
2. Sanitary Sewer (see Table I attached)	_____gpd	_____gpd
3. Solid Waste (see Table II attached)	_____lbs	_____lbs
4. Transit - Broward County TRIPS rates by Land Use (see Table III attached)	_____trips	_____trips
Transit-Oriented Concurrency (TOC) District [Sawgrass/ Central Broward]	_____	_____
5. Drainage		
Finished Floor Elevation (M.S.L.)	_____ft	_____ft
Roadway Crown above mean sea level	_____ft	_____ft
6. Recreation at 3 Acres per 1,000 expected resident population	_____Ac	_____Ac

ADDITIONAL INFORMATION:

TABLE I

CITY OF SUNRISE

ESTIMATED WATER AND SEWER FLOWS

<u>TYPE OF ESTABLISHMENT</u>	<u>GALLONS PER DAY</u>
<u>COMMERCIAL:</u>	
Airport, bus terminal, train station, port & dock facility,	
Bathroom waste only	
a) per passenger.....	4
b) add per employee per 8 hour shift.....	15
Barber & beauty shops per service chair.....	75
Bowling alley bathroom waste	
only per lane.....	50
Country club	
a) per resident.....	100
b) add per member or patron.....	25
c) add per employee per 8 hour shift.....	15
Doctor and Dentist Office	
a) per practitioner.....	250
b) add per employee per 8 hour shift.....	15
Factory, exclusive of industrial wastes	
Gallons per employee per 8 hour shift	
a) no showers provided.....	15
b) showers provided.....	25
Flea Market open 3 or less days per week	
a) per non-food service vendor space.....	15
b) add per food service establishment	
using single service articles only	
per 100 square feet of floor space.....	50
c) per limited food service establishment.....	25
d) for flea market open more than 3 days	
per week, estimated flows shall be doubled	

Food Operation

a) restaurant operating 16 hours or less
(per day per seat).....40

b) restaurant operating more than 16 hours
(per day per seat).....60

c) restaurant using single service articles
only and operating 16 hours or less
(per day per seat).....20

d) restaurant using single service articles
only and operating more than 16 hours
(per day per seat).....35

e) bar and cocktail lounge (per seat).....20
add per pool table or video game.....15

f) drive-in restaurant (per car space).....50

g) carry-out only, including caterers
1. per 100 sq. ft. of floor space.....50
2. add per employee per 8 hour shift.....15

h) institutions per meal.....5

i) food outlets excluding deli's bakery, or meat department
(per 100 sq. ft. of floor space).....10
1. add for deli (per sq. ft. of floor space).....40
2. add for bakery (per 100 sq. ft of floor space).....40
3. add for meat department
(per 100 sq. ft. of floor space).....75
4. add per water closet.....200

Hotel & Motel

a) regular (per room).....100

b) resort hotels, camps, cottages (per room).....200

c) add for establishments with self-service
laundry facilities (per machine).....750

Mobile Home Park

a) per single-wide mobile home space, less
than 4 single-wide spaces connected
to a shared onsite system.....250

b) per single-wide mobile home space,
4 or more single-wide spaces connected
to a shared onsite system.....225

c) per double-wide mobile home space, less
than 4 double-wide spaces connected
to a shared onsite system.....300

d) per double-wide mobile home space,
4 or more double-wide spaces connected
to a shared onsite system.....275

Office Building	
Per employee per 8 hour shift or.....	15
Per 100 sq. ft. of floor space, whichever is greater.....	15
Transient Recreational Vehicle Park	
a) recreational vehicle space for overnight stay, without water & sewer hookup per vehicle space.....	50
b) recreational vehicle space for overnight stay, with water & sewer hookup per vehicle space.....	75
Service Station per water closet	
a) open 16 hours per day or less.....	250
b) open more than 16 hours per day.....	325
Shopping Center without food or laundry	
Per sq. ft. of floor space.....	0.1
Stadium, race track, ball park (per seat).....	4
Store per bathroom.....	200
Swimming & bathing facilities, (public per person).....	10
Theatre & Auditorium, (per seat).....	4
Veterinary Clinic	
a) per practitioner.....	250
b) add per employee per 8 hour shift.....	15
c) add per kennel, stall or cage.....	20
Warehouse	
a) add per employee per 8 hour shift.....	15
b) add per loading bay.....	100
c) self-storage (per unit).....	1
add 1 gallon for each unit or fraction thereof, for over 200 units and shall be in addition to employees, offices or living quarters flow rates.	

INSTITUTIONAL:

Church (per seat) which includes kitchen wastewater flows, unless meals prepared on a routine basis.....	3
If meals served on a regular basis, add per meal prepared.....	5
Hospital (per bed) which does not include kitchen wastewater flows.....	200
Add per meal prepared.....	5

Nursing, rest home, adult congregate living facilities	
(per bed) which does not include kitchen	
wastewater flows.....	100
Add per meal prepared.....	5
Park, public picnic	
a) with toilets only (per person).....	4
b) with bathhouse, showers & toilets (per person).....	10
Public institution other than school and hospitals (per person)	
which does not include kitchen wastewater flows.....	100
add per meal prepared.....	5
School (per student)	
a) day type.....	10
b) add for showers.....	4
c) add for cafeteria.....	4
d) add for day school workers.....	15
e) boarding type.....	75
Work/construction camp, semi-permanent (per worker).....	50

RESIDENTIAL:

Residences

a) single or multi-family (per dwelling unit)	
1 bedroom with 750 sq. ft. or less of floor area.....	100
2 bedrooms with 751-1200 sq. ft. of floor area.....	200
3 bedrooms with 1201-2250 sq. ft of floor area.....	300
4 bedrooms with 2251-3300 sq. ft. of floor area.....	400
For each additional bedroom or each	
additional 750 sq. ft. of building area	
or fraction thereof in a dwelling unit,	
system sizing shall be increased by	
100 gallons per dwelling unit.	
b) other (per occupant).....	50

TABLE II

CITY OF SUNRISE

SOLID WASTE GENERATION RATES

<u>FACILITY TYPE</u>	<u>GENERATION PER DAY</u>
Residential	
Single-family	12 lbs. per unit
Multi-family	7 lbs. per unit
Industrial & Commercial	
Factory/Warehouse	2 lbs. per 100 square feet
Office Building	1 lb. Per 100 square feet
Department Store	4 lbs. per 100 square feet
Supermarket	9 lbs. per 100 square feet
Restaurant	2 lbs. per meal per day
Drug Store	5 lbs. per 100 square feet
School	
Grade School	10 lbs. per room & 1/4 lb. per pupil
High School	8 lbs. per room & 1/4 lb. per pupil
Institution	
Hospital	8 lbs. per bed
Nursing Home	3 lbs. per person
Home for Aged	3 lbs. per person
Rest Home	3 lbs. per person

TABLE III - TRIP RATES BY PURPOSE
EFFECTIVE MARCH 1, 2004

Land Use Type (units)	Homebased Work	Homebased Shopping	Homebased Other	Non Home Based	Total
<u>Residential</u> (dwelling units)					
Single Family	0.38	0.12	0.41	0.10	1.01
Townhouse	0.20	0.07	0.22	0.05	0.54
Garden Apartment	0.23	0.07	0.25	0.06	0.61
Mobile Home	0.22	0.07	0.25	0.05	0.59
High Rise	0.14	0.04	0.14	0.04	0.36
Retirement Community	0.08	0.02	0.08	0.02	0.20
Hotel	0.24	0.07	0.25	0.06	0.62
ALF	0.09	0.03	0.11	0.03	0.26
<u>Office, Institutional and Financial</u> (1,000 sq. ft.)					
Office					
Less than 100,000 sq. ft. Ln(T)= 0.737 Ln(FA) + 1.831	31 %	1 %	33 %	35 %	
GE 100,000 sq. ft. (T) = 1.12(FA) + 78.81	31 %	1 %	33 %	35 %	
Hospital (1,000 sq.ft.) (T) = 0.71(FA) + 233.89	32 %	0 %	33 %	35 %	
Bank (1,000 sq.ft.)	3.87	0.00	17.15	17.68	38.70
Church (weekday) (1,000 sq. ft.)	0.13	0.00	0.40	0.13	0.66
Community Facility (1,000 sq. ft)	0.16	0.00	1.15	0.33	1.64
Library (1,000 sq. ft)	0.71	0.00	3.14	3.24	7.09
Nursing Home (bed)	0.06	0.00	0.08	0.08	0.22
Elementary School (School)	8.50	0.00	25.50	51.00	85.00
Secondary School (1,000 sq. ft.)	0.10	0.00	0.31	0.62	1.03
Passive Park (acre)	0.35	0.00	0.61	0.35	1.31
Active Park (acre)	0.90	0.00	1.54	0.90	3.34
Marina (boat berth)	0.02	0.00	0.13	0.04	0.19
Golf Course (acre)	0.03	0.00	0.21	0.06	0.30
<u>Industrial</u> (1,000 sq.ft.)					
General Industrial	0.43	0.00	0.15	0.19	0.77
General Industrial (acre)	4.70	0.00	1.64	1.99	8.33
Mini-warehouse	0.15	0.00	0.05	0.06	0.26
Flex Industrial	2.10	0.00	0.73	0.93	3.76
<u>Retail</u> (1,000 sq.ft.)					
Restaurant	1.63	2.21	1.82	3.93	9.59
Fast Food Restaurant	3.33	4.50	3.72	8.02	19.57
Convenience Store	3.40	4.61	3.81	8.21	20.03
Service Station/ Conv. Store	1.67	2.26	1.87	4.03	9.83
Drug Store	1.47	1.98	1.64	3.53	8.62
Day Care	2.64	0.00	2.64	7.90	13.18
Auto Dealership (1,000 sq. ft.)	0.45	0.61	0.48	1.10	2.64
Health/Fitness Club (1,000 sq. ft)	0.47	0.00	2.10	2.16	4.73
Nursery (1,000 sq. ft)	0.52	0.00	2.29	2.36	5.17
Auto Care Center (1,000 sq. ft)	0.57	0.78	0.64	1.39	3.38
Commercial Recreation (acre)	2.12	0.00	3.61	2.12	7.85
Other Specific Commercial					
LT 20,000 sq. ft.	1.27	1.73	1.42	3.08	7.50
Unrestricted Commercial					
LT 20,000 sq. ft.	3.41	4.61	3.80	8.21	20.03
GE 20,000 sq. ft. Ln(T)=0.660 Ln(FA)+3.403	17 %	23 %	19 %	41 %	

Broward County's Transit Oriented Concurrency System

The Transit Oriented Concurrency Management System divides Broward County into ten (10) Concurrency Districts (see Broward County's **Concurrency District Map**,* page 11). Two (2) of these districts (Northwest and Southwest Districts) maintain the existing roadway concurrency system. The remaining eight (8) districts are designated as Transit Oriented Concurrency (TOC) Districts. The District boundaries, as well as the transit improvements within the districts, are the result of extensive consultations with the municipalities. Transit Oriented Concurrency assessments are based on a five-year Transit Development Plan (TDP) adopted by the County Commission. The Transit Concurrency Assessment is calculated as the total peak-hour trip generation of the proposed development, multiplied by a constant dollar figure for each District, that represents the cost per trip of all the TDP enhancements in that District. The revenues from Transit Concurrency Assessments must be used to fund transit enhancements in the District.

The table on page 12 of this packet – **Examples of Concurrency Fees by Land Use and District*** – shows examples of transit concurrency assessments for various land uses in the eight (8) Transit Concurrency Districts. In order to calculate a transit concurrency fee, a proposed use must be multiplied by the peak hour trips generation rate (see **TRIP Rates by Land Use**,* page 13). Once the number of trips has been calculated, the number (rounded to the nearest hundredth) is multiplied by the appropriate Trip Length Factor and multiplied by the appropriate Cost per Trip by District (see **Trip Length Factors and Cost per Trip by District Table and 10% Credit Criteria**,* page 14). Refer to the **Concurrency District Map*** (page 11) to determine which district the proposed site is located within.

It is important to note, however, that there are opportunities for substantial credit against these fees for projects which are designed to encourage transit usage. The criteria for credit are addressed in the Administrative Code. In addition, the program provides waivers for "low" and "very low" affordable housing and for governmental uses which promote the health and safety needs of the general public.

Within the new Transit Oriented Districts, instead of assessing concurrency at the plat stage, the system assesses development prior to the application for a building permit. This broadens the County's concurrency program to cover all new development and redevelopment, not only development subject to platting. Since the proposed concurrency assessments are calculated to represent mitigation for all project trips, no road or transit impact fees are assessed on projects paying transit concurrency fees.

Prior to the application for a building permit with any local government within Broward County, an applicant must obtain a Transportation Concurrency Satisfaction Certificate from Broward County. No municipal government can accept a building permit application, or issue a building permit, unless the corresponding Transportation Concurrency Satisfaction Certificate is presented. Enforcement of the proposed concurrency system is connected to the County's environmental review/approval of construction plans.

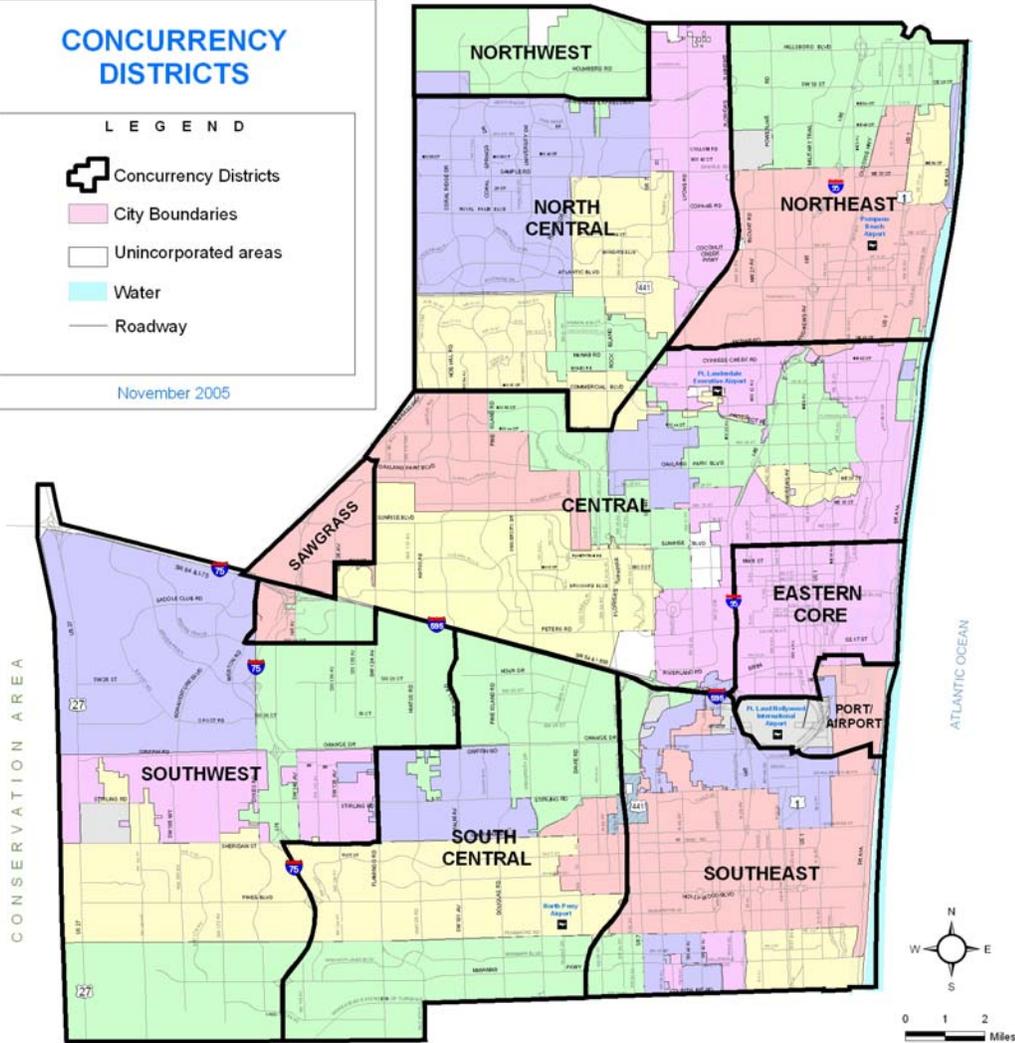
*This data – the Concurrency District Map; Examples of Transit Concurrency Fees by Land Use and District; TRIP Rates by Land Use; and Trip Length Factors, Cost per Trip by District Table, and 10% Credit Criteria – is reproduced from the Web site of Broward County's Department of Urban Planning and Redevelopment, Development Management Division [<http://www.co.broward.fl.us//development/devreviewsvcs.htm>]. Please visit their site for the most up-to-date information regarding the Transit Oriented Concurrency (TOC) process.

CONCURRENCY DISTRICTS

LEGEND

-  Concurrency Districts
-  City Boundaries
-  Unincorporated areas
-  Water
-  Roadway

November 2005




Prepared by:
 DEPARTMENT OF URBAN PLANNING AND REDEVELOPMENT,
 TRANSPORTATION PLANNING DIVISION
 (c) - Concurrency_Districts_2005.mxd

EXAMPLES OF CONCURRENCY FEES BY LAND USE AND DISTRICT

Column #	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Land Use	# of Trips	Trip Length Factor	NORTH EAST DISTRICT	NORTH CENTRAL DISTRICT	SOUTH CENTRAL DISTRICT	CENTRAL DISTRICT	EASTERN CORE DISTRICT	SOUTH EAST DISTRICT	SAW GRASS DISTRICT	PORT AIRPORT DISTRICT
Cost per trip --->			\$902	\$1,130	\$1,074	\$1,346	\$1,786	\$1,196	\$1,551	\$1,219
50 Single Family Units	50.5	0.88	\$40,085 (See example below)	\$50,217	\$47,729	\$59,816	\$79,370	\$53,150	\$68,926	\$54,172
50 Garden Apts.	30.5	0.88	\$24,210	\$30,329	\$28,826	\$36,127	\$47,936	\$32,101	\$41,629	\$32,718
50,000 sq ft industrial	38.5	1.00	\$34,727	\$43,505	\$41,349	\$51,821	\$68,761	\$46,046	\$69,714	\$46,932
50,000 sq ft Office	111.52	0.77	\$77,455	\$97,033	\$92,224	\$115,581	\$153,364	\$102,701	\$133,184	\$104,676
50,000 sq ft Retail	397.4	0.65	\$232,996	\$291,890	\$277,425	\$347,685	\$461,342	\$308,939	\$400,639	\$314,880

Please note: Broward County Staff will be recommending substantial credits be made available for projects designed to encourage transit usage.

Notes:

- (1) All trips are p.m. peak hour trips.
- (2) Trip generation rates used are those adopted by Broward County Commission for TRIPS model (see attached).

TRIP RATES BY LAND USE
EFFECTIVE MARCH 1, 2004

Land Use Type (units)	Trip Rate / P.M. Peak Hour
<u>Residential</u> (dwelling units)	
Single Family	1.01
Townhouse	0.54
Garden Apartment	0.61
Mobile Home	0.59
High Rise	0.36
Retirement Community	0.20
Hotel	0.62
ALF	0.26
<u>Office, Institutional and Recreational</u> (1,000 sq. ft.)	
Office	
Less than 100,000 sq. ft.	$\ln(T) = 0.737 \ln(FA) + 1.831$
Greater than or Equal to 100,000 sq. ft.	$T = 1.12(FA) + 78.81$
Hospital	$T = 0.71(FA) + 233.89$
Bank	38.70
Church (weekday)	0.66
Community Facility	1.64
Library	7.09
Nursing Home (bed)	0.22
Elementary School (School)	85.00
Secondary School	1.03
Passive Park (acre)	1.31
Active Park (acre)	3.34
Marina (boat berth)	0.19
Golf Course (acre)	0.30
<u>Industrial</u> (1,000 sq. ft.)	
General Industrial	0.77
General Industrial (acre)	8.33
Mini-warehouse	0.26
Flex Industrial	3.76
<u>Commercial/Retail</u> (1,000 sq. ft.)	
Restaurant	9.59
Fast Food Restaurant	19.57 (43% pass-by)
Convenience Store	20.03 (60% pass-by)
Service Station w/ Conv. Store (fuel positions)	9.83 (26.5% pass-by)
Drug Store	8.62
Day Care	13.18
Auto Dealership	2.64
Health/Fitness Club	4.73
Nursery/Garden Center	5.17
Auto Care Center	3.38
Other Specific Commercial LT 20,000 sq. ft.	7.50
Commercial (Unrestricted) LT 20,000 sq. ft.	20.03
Commercial GE 20,000 sq. ft.	$\ln(T) = 0.660 \ln(FA) + 3.403$
Commercial Recreation (acre)	7.85

NOTE: For uses not listed above, consult with staff.

**TRIP LENGTH FACTORS, COST PER TRIP BY DISTRICT,
AND 10% CREDIT CRITERIA**

Trip Length Factors by Land Use

Industrial	1.00
Residential	0.88
Office, hospital, nursing home, park	0.77
Retail, bank, church, day care	0.65
Community facility, library, school, marina, golf course	0.59

Cost Per TRIP by District

Concurrency District	Fee Per Peak-Hour Trip
Northeast	\$975
North Central	\$986
Eastern Core	\$1,641
Port/Airport	\$1,219
Central	\$1,430
Sawgrass	\$1,579
Southeast	\$1,535
South Central	\$1,334

10% Credit Criteria (contact Broward County Development Management Division staff for further credits)

Project Site within ¼ mile of BCT bus route: (existing or programmed) unless an auto-oriented use.

Auto-oriented uses include: automobile sales, service, repairs, leasing, storage, washing, parts sales, and similar uses for other motorized vehicles, including trucks and motorcycles; gasoline stations and/or convenience stores; banks with drive-thru windows; retail stores and restaurants with drive-thru windows; towing services; RV and travel trailer parks; and truck stops.