



EAST SUNRISE IMPROVEMENTS MASTER PLAN



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ACKNOWLEDGMENTS



Prepared for the City of Sunrise
East Sunrise Improvements Master Plan (ESIMP)

Prepared by
REDEVELOPMENT MANAGEMENT ASSOCIATES (RMA)



REINVENTING YOUR CITY



01

EXECUTIVE SUMMARY, VISION STATEMENT & PLAN HIGHLIGHTS

EXECUTIVE SUMMARY

In May 2017, the City of Sunrise commissioned Redevelopment Management Associates (RMA) to undertake the East Sunrise Improvements Master Plan (hereinafter referred to as the “Plan”) per the response to RFQ 15-04-09-MS. The goal was to develop an improvement master plan for the East Sunrise area to stimulate investment and redevelopment of non-residential areas and to revitalize existing neighborhoods.

The Plan is generally organized as follows:

SECTION 1 EXECUTIVE SUMMARY, VISION STATEMENT & PLAN HIGHLIGHTS

Executive Summary
Vision Statement
Plan Highlights

SECTION 2 RECOMMENDATIONS & STRATEGIES

Opportunity Sites
Districts
City Infrastructure & Quality of Life

SECTION 3 IMPLEMENTATION

SECTION 4 APPENDICES
Market Analysis
Mobility and Public Realm Analysis
Public Engagement
Brand Manual "How To" Guide
Neighborhood Ambassador Program "How To" Guide

STUDY AREA

The plan study area consists of a two square mile area in the eastern portion of Sunrise that extends east of University Drive (SR 817), including the University Drive corridor, to the municipal boundaries and south from West Oakland Park Boulevard (SR 816) to Sunrise Boulevard (SR 838). All parcels adjacent to the University Drive corridor are included in the boundaries of the study area. Sunset Strip, a city collector street, is a central spine and focal point for business and community services.

The City of Sunrise continues to experience strong economic growth and gains in the quality of life realm, with a diverse array of new development projects and businesses being added to the tax base each year. City leadership and staff have carefully guided new development and public projects to achieve this progress, including efforts in recent years aimed at helping east Sunrise attract its share of both public and private investments.

City leadership has also made a strong commitment to east Sunrise, with a focus on action and market-responsive strategies and plans. This plan is the next phase of that commitment, and as promised, the City has already begun to implement some of the ideas described in later sections.

While the analyses, principles, and recommendations in this plan focus on the study area, many of them will also have application citywide.

EAST SUNRISE IMPROVEMENTS MASTER PLAN STUDY AREA



PLAN OVERVIEW

Gathering extensive community and stakeholder perspectives and feedback has been a core goal during the development of this plan. Substantial efforts were made by City leaders and staff to communicate both the opportunities for such feedback, as well as the results of analyses and potential solutions as they were developed. Interviews, focus groups, workshops, public meetings, and feedback sessions were well-attended and had active participation. Online feedback mechanisms including surveys also resulted in substantial stakeholder participation, and special efforts were made to obtain feedback from the real estate and business investment communities to ensure the private sector concurred the plan was market driven and feasible. The goal was to create a shared vision from a broad base of stakeholders.

By creating consensus around a shared vision, the plan helps clarify community hopes and expectations and reduces risks for investors and developers. By identifying key opportunity sites, the team was able to craft redevelopment scenarios for each site that when developed will contribute substantially to the city’s tax base as well as brand the city as a target for private investment. The plan recognizes that different areas or districts of east Sunrise have their own unique characteristics and opportunities. The "districts" were identified based on unique physical attributes - including location and land use patterns - and focus on market perceptions. They are not related to any existing districts related to voting or elected officials. Potential improvements to mobility and infrastructure, and programs and plans that enhance the city infrastructure and quality of life in east Sunrise form the foundation for this plan.

Finally, the implementation matrix will help the city stay focused on key recommendations while providing a long term guide to follow. The matrix and the continued focus on east Sunrise will attract other civic partners, provide a general but flexible timeline, and create clearer roles and responsibilities to accelerate progress. This focus on effective implementation will help brand the city to attract outside investment more quickly and accomplish the shared vision.

MARKET OVERVIEW

To arrive at realistic market driven recommendations, an analysis was conducted of the five key drivers of Economic Development; Land, Labor, Markets, Capital, and Regulation. Below is a summary overview of the real estate market, existing workforce, prominent industries, and regulatory environment.

LAND

- The retail market showed the highest potential for new development and the most activity in the existing market. Over the past 5 years, Triple Net (NNN) rents have nearly doubled and vacancy rates have significantly dropped.
- The office market showed the least potential for new development and the least activity in the existing market. Since 2012 rents within the immediate area have decreased and vacancy rates have increased.
- Additional industrial space with light industrial/flex uses (i.e. art gallery or micro-brewery) is ideal for the community. east Sunrise has a small amount of industrial space; existing space in the market is 100% absorbed.
- There is opportunity to introduce additional multifamily product and density to the area; apartment and townhome design would complement the scale of the community.

LABOR

- Strong workforce clusters in retail and transportation/utilities exist.
- Strong employment clusters in construction, wholesale trade, transportation/utilities, arts/accommodation/food & beverage, and other services exist.

MARKETS

- There is a potential customer base that can be captured from the high traffic volume on the major corridors.
- A diverse mix of international restaurants along University Drive creates opportunity for a brand that highlights the clustering of culinary offerings.
- Low Consumer Spending Index and retail leakage to other areas is occurring.

CAPITAL

- Bank deposits in east Sunrise have grown at an average of 6.1% annually since 2013. This indicates a healthy and stable local economy.
- There’s a need for better coordination and promotion amongst the 700+ merchants and businesses to capitalize on the availability of so many establishments.

REGULATION

- The existing regulatory environment presents an opportunity to modify certain land use and zoning regulations that would encourage growth and facilitate development in east Sunrise. Conversely zoning allows for uses that are not compatible with the vision of the community therefore zoning in progress may be considered.
- Work to ensure permitting process is not difficult, expensive, and lengthy.

VISION STATEMENT

The process to develop this plan began with the identification of a shared vision for the future. Residents, businesses, civic leaders, developers, City staff, elected officials, and other stakeholders contributed their dreams and ideas to help create the following Vision Statement:

“EAST SUNRISE WILL BE A **DYNAMIC** AND **WELCOMING** COMMUNITY THAT APPRECIATES AND CELEBRATES ITS **DIVERSE** PEOPLE AND **CULTURE** THAT EMBRACES **SMART GROWTH** AND DEVELOPMENT, WHILE PRESERVING ITS **UNIQUE HERITAGE** AS SUNRISE’S ORIGINAL NEIGHBORHOOD. ALL OF SUNRISE WILL WORK TOGETHER TO CREATE EXCEPTIONALLY VIBRANT AND **WALKABLE NEIGHBORHOODS** WITH STREETSCAPES, PARKS AND RECREATIONAL AMENITIES, CIVIC BUILDINGS, AND **QUALITY PUBLIC SPACES** WHERE RESIDENTS CAN ENJOY **OPPORTUNITIES** FOR INTERACTION AND ENRICHMENT. NEW PROGRAMMING AND INITIATIVES WILL FACILITATE AND FOSTER A **THRIVING LOCAL BUSINESS COMMUNITY** AND **ENHANCED QUALITY OF LIFE**. **EAST SUNRISE WILL BE A PLACE CELEBRATED FOR YEARS TO COME.**”

*In order to capitalize on unique opportunities, some flexibility is appropriate for implementation. The Vision Statement will help the community, elected officials and staff ensure that those adjustments are still consistent with both the ultimate outcomes desired by the community and the market-responsive strategies found in this plan. All of this focus on east Sunrise has created new energy and excitement within and about the community. People are ready to...**Celebrate Sunrise!***

PLAN HIGHLIGHTS

This plan is intended to provide guidance over an extended period of time, however there are some very visible and important first steps the City can take to launch the plan and generate excitement in east Sunrise. The City does not need, nor does it have, a broad base of industry sectors to capitalize on (such as a large industrial or corporate park), nor does it need a metropolitan downtown in the classic sense of word with towering, dense office uses and corporate headquarters, to become a desirable city to live, work, invest in, and recreate. What Sunrise does have is a warm and inviting environment that celebrates and embraces a diverse and culturally rich population. In 2010 a Knight Foundation study interviewed 26 communities and nearly 14,000 people over a five year period and discovered that people are attracted to three main characteristics regarding their desired city: They are seeking a city with social offerings, openness and aesthetics.

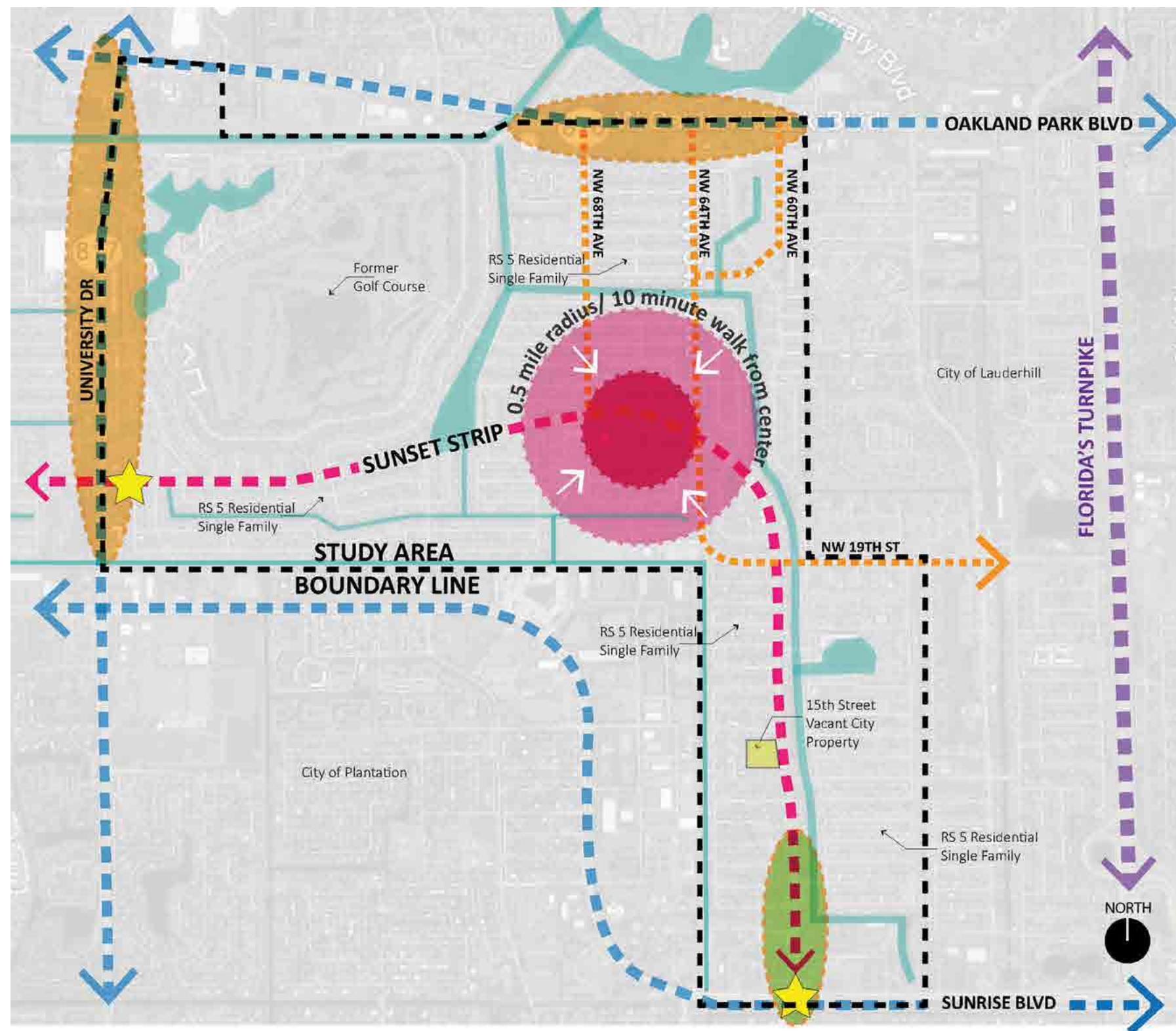
Sunrise is poised to easily offer those city characteristics and amplify them to create a desirable and enviable city brand and identification. The following are Plan highlights that respond to those city traits sought by community members to further push east Sunrise to the forefront of desirability.

Focus on the Main Gateways to the Village Center

Promote on a grand scale the gateways to Sunset Strip and the Village Center as an arrival point to a coveted and celebrated part of the city.

NEXT STEPS

- ⚙ Design dramatic entry features that attract attention and spark conversation that “something is happening” in east Sunrise.
- ⚙ Prepare and promote the parcels at each gateway as prime real estate development opportunities; engage current property owners in the process.
- ⚙ Focus intensively on attracting highly visible projects that are for future generations, i.e. entertainment and social interaction at Sunrise Boulevard, and/or drone delivery stations on the large surface parking areas at University Drive.



East Sunrise Strategic Areas of Focus

Key:

- | | | |
|----------------------|--------------------------|-----------------------|
| VILLAGE CENTER | MAIN COMMUNITY STREET | SUNSET STRIP GATEWAYS |
| COMMERCIAL CENTER | ACCESS STREETS TO CENTER | |
| COMMERCIAL CORRIDORS | ARTERIAL ROADS | |
| WATERWAYS | FLORIDA'S TURNPIKE | |



◀ Gateway at Sunrise Boulevard Concept



◀ Gateway at University Drive Concept



◀ Retrofit Landmark at 68th Avenue Concept

Develop the east Sunrise Brand

Brand east Sunrise as a unique and walkable Village Center with highly desirable places to live, work and do business nearby.

NEXT STEPS

- ⚙ Create and display bold “Vision Boards” and marketing materials; one board to be placed in city hall and the second one as a traveling display taken to homeowners meetings, special events and any public forum where the Vision can be promoted.
- ⚙ Promote the small scale and quaint pedestrian environment that draws people to the “Main Street” of Village Center.
- ⚙ Use this unique environment to brand the area as a welcoming and socially connected place for visitors.
- ⚙ Host themed “Main Street” events and programs to attract new tenants.

Focus on the Districts

Use the distinct and unique characteristics defined in each “district” to set the City of Sunrise apart from other cities.

NEXT STEPS

- ⚙ For Village Center and the surrounding neighborhoods, promote the attractive location of east Sunrise where people can choose from a wide variety of housing types, work nearby and walk to a Main Street in the heart of the city.
- ⚙ For the Commercial Center, promote the connectivity to the Village Center and development opportunities.
- ⚙ For the major Commercial Corridors, in particular University Drive, focus on the cluster of diverse and international businesses that can only be found in Sunrise.
- ⚙ Brand each of these “districts” with clearly recognizable signage, street signs and markers.

▼ Walkable Village Center Brand Campaign Concept



▼ Commercial Center Main Street Concept



Market & Develop Opportunity Sites

Use existing public and privately owned sites to create real estate development momentum in east Sunrise.

NEXT STEPS

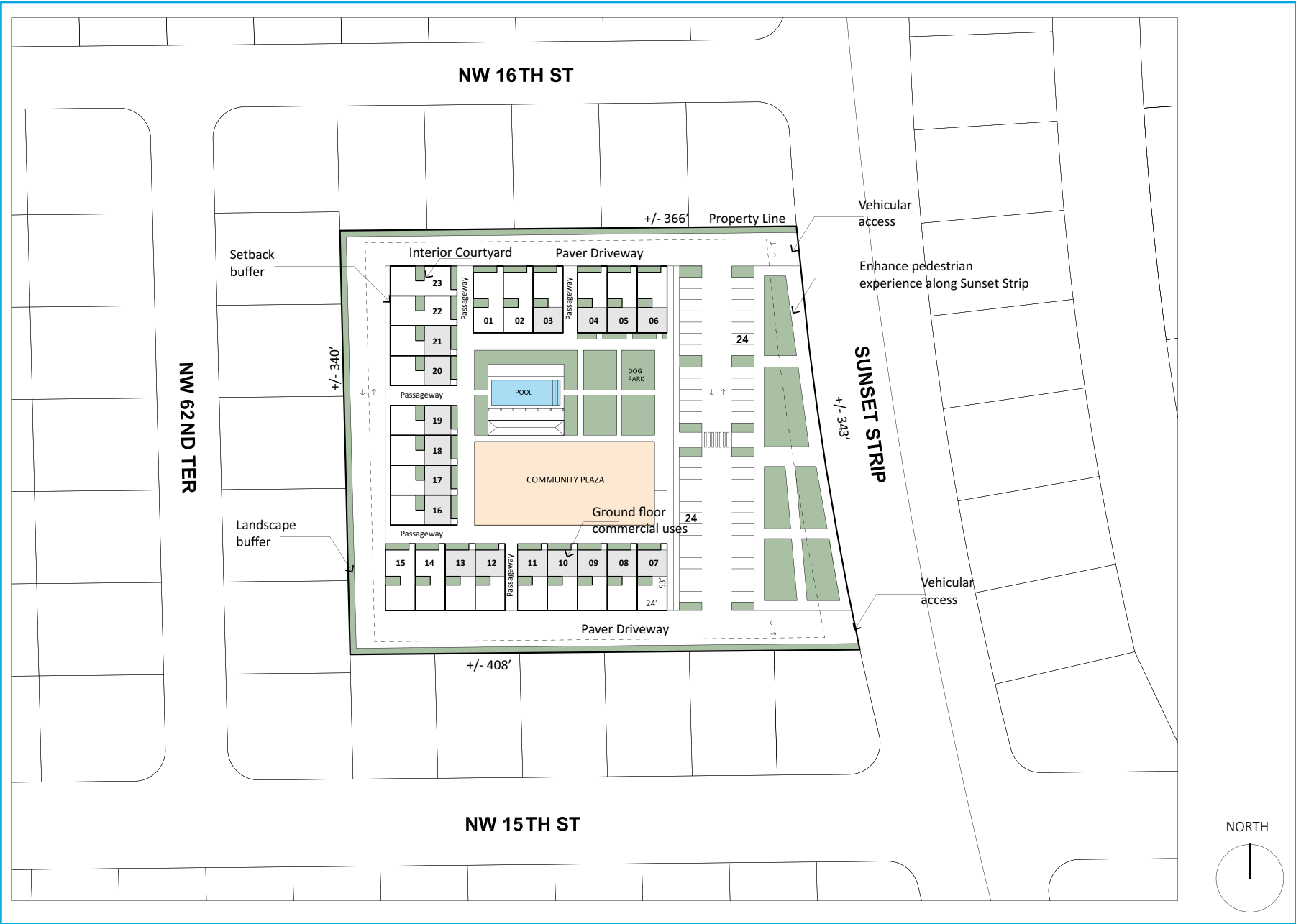
- Focus on the redevelopment of the former post office site first to provide energy and attention for the Village Center. This project can move forward quickly and will form a quality public plaza for the public to socialize and recreate.
- Target the city owned 15th Street site for immediate results by issuing an RFP for redevelopment of the site. This project will draw needed residential to the area and create real estate comparables for additional residential real estate development in east Sunrise.

▼ Village Center Gathering Space Concept



Preferred Enhancements to Attract Positive Community Investment

The purpose of this conceptual plan is to provide a framework for the redevelopment of Northwest 15th Street Vacant Property. Dimensions and square footages are approximate and may vary with actual construction. Modifications to the conceptual plan may vary, however the essence of the development, building placement, and program shown here, should be prioritized.



Structure the Implementation Team

Ensure there is clarity for the mission, and visibility for the department and person (s), who will be in charge of implementing the plan.

NEXT STEPS

- ⚙ Organize two teams, one internal and other external, with individuals who will be the support systems for implementing the Plan.
- ⚙ Hire a lead manager to be the point of contact for implementation of the Plan.
- ⚙ Prepare quality marketing and promotional materials that show the public at large what the goals are and promotes the “Vision” on a regular basis.
- ⚙ Create a public relations schedule to celebrate the successes of each effort of the plan.
- ⚙ Provide regular opportunities for the lead manager to update the Mayor and Commission at public meetings about progress, needed adjustments to the plan, funding strategies and requests, and other relevant opportunities.



Prepared By: RMA

02

RECOMMENDATIONS & STRATEGIES

This section of the plan focuses on the strategies for redevelopment of individual **“OPPORTUNITY SITES”**, as well as strategies for larger sections of the city or **“DISTRICTS”**. This will give the city a two-pronged approach; the Opportunity Sites section of the plan provides in-depth real estate analysis on site specific developments, whereas the recommendations for each district enables the city to create strong physical and visual connections between the disparate areas that currently lack cohesion. Finally, additional recommendations are made related to **“CITY INFRASTRUCTURE AND QUALITY OF LIFE”**. These non-site or district specific recommendations capture all other elements that are important for a comprehensive approach to the transformation of east Sunrise.

The purpose of this section is to provide guidance and insights about private development opportunities and public investments on key sites throughout east Sunrise. The most significant redevelopment opportunities were identified based on community and city staff input, location, ownership, size, land development regulations, vacancies, and recent public and private investments nearby. This section explores development scenarios appropriate on these sites based on the following:

- real estate and business market conditions,
- community goals and aspirations,
- current and potential land development regulations,
- general financial feasibility,
- transportation connectivity,
- surrounding developments and public amenities, and
- overall ownership patterns in proximity.

Using RMA’s expertise in Economic Development, Urban Design, and Identity and Branding, for each site we undertook the following effort:

- explored a variety of potential development scenarios,
- developed conceptual site plans for one or more of those scenarios,
- identified any needed amendments to land development regulations to permit each scenario,
- conducted a preliminary financial analysis to test for general feasibility,
- assessed impact on overall neighborhood place brand repositioning, overall economic impact and jobs growth,
- considered ways to minimize gentrification, and
- considered the likely marketplace phasing as the brand repositioning took place over time.

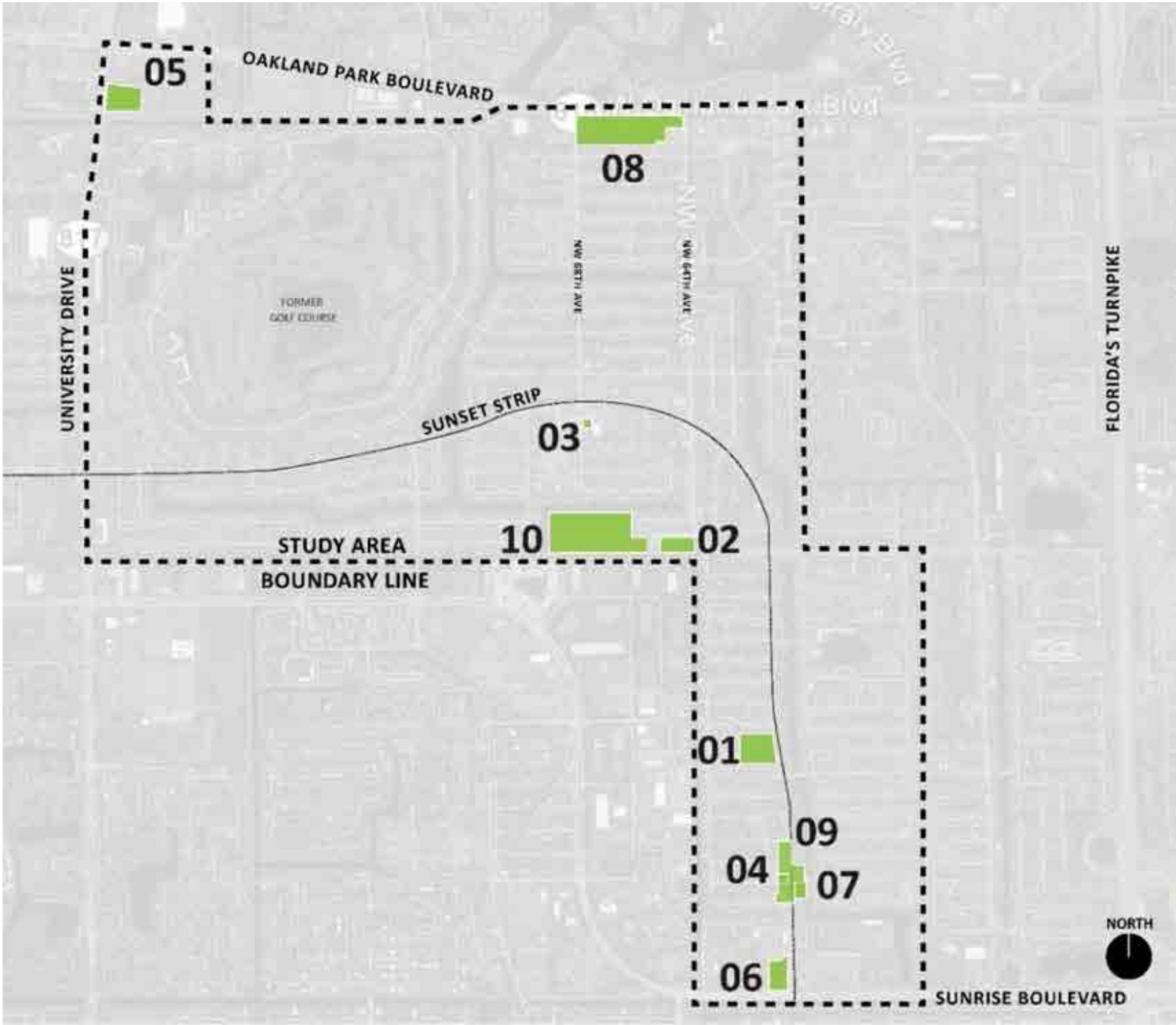
A total of 10 sites were evaluated using this approach with varying degrees of detail. The following sections summarize our work and guidance for each site with the following caveats:

- The analyses are for a particular point in time. Changing market conditions, ownership patterns, community consensus, and successful or failed projects and businesses can change the preferred development guidance over time.
- The guidance provided is not intended to support any particular development proposal or scenario. Each such proposal should be carefully evaluated against the factors above and fully vetted with community leadership and nearby property owners and residents.
- Private development is driven by perceptions of risk and return that go beyond the financial. Perceived risks related to community consensus, predictability and timeliness of development approval processes, marketplace responsiveness, and other factors often vary by developer and investor based on their own experience and investment objectives. This simply means that “feasibility” also varies and a negative response from a few developers does not mean all others will have the same perspective or reach the same conclusion. This is often the case when suburban developers approach a more urban redevelopment project.

The concepts contained here were also reviewed with city staff and others to help ensure consistency of community desires and visions, current perspectives of the development community, residents and other community members, and elected officials. The map shown here identifies the 10 sites.

A. OPPORTUNITY SITES

The following pages provide alternative scenarios for each of the sites that support overall revitalization strategies, financial feasibility, community desires, a healthy mix of housing affordability, and economic opportunities for families, businesses, and the private development community. Each suggested project works to balance these items in ways that lift the entire east Sunrise neighborhood.



Potential Investment/ Redevelopment Sites

Key:

01	15th Street Vacant City Property	05	Former Car Dealership	09	Sunrise Village Park Area
02	Former Public Works	06	Former Walgreens	10	PPG Industries Site
03	Former Post Office	07	Former Gas Station		
04	Sunrise Golf Village Park	08	Vacant Commercial		

SITE 1 – ALTERNATIVE A

NAME: NW 15TH STREET VACANT CITY PROPERTY

GROSS SITE AREA: 3.0 acres

PREFERRED PROGRAM: 30 Townhomes/Live-Work units with Community Amenities

DESCRIPTION:

The site is located along the west side of Sunset Strip between NW 15th Street and NW 16th Street, currently the site is vacant. This site is surrounded by RS-5 Residential Single Family (5 DU/AC). This site is ¼ mile from the Sunrise Golf Village Park (plaza and neighborhood commercial), ½ mile from Sunrise Boulevard (major commercial corridor), and 1 mile from the Village Center (parks, school, civic, businesses).

This site is strategically important as an opportunity to introduce visible new housing styles more responsive to current market conditions in ways that take advantage of the walkability of east Sunrise. In addition, the suggested live/work townhomes embrace the existing entrepreneurial culture of the neighborhood and encourages micro-business and small business development as a way to grow household wealth and prosperity. The added density is required to provide financial feasibility for private investment and development. It also helps improve housing affordability.

The site design carefully includes setbacks from existing single-family properties using a perimeter driveway, and a Form Based Code is suggested to further setback the taller parts of each structure from those single-family homes. In addition, significant open and community spaces have been included to enhance informal social interaction, community building, and the anticipated small business activities. This includes wider landscaping buffers from Sunset Strip, a community pool, and a dog park.

Current Entitlements

Future Land Use: Low Density (5)
Zoning: CF - Community Facilities



Land Development Regulations

Setbacks: 25' front, unless on County Trafficway: at least (50) feet from the right-of-way
20' rear
10' side
Buildable Area: 108, 455 SF (after setbacks)
Total # of units: 5 du/acre x 3.0 acres = 15 units
Max. Height: Two (2) stories or 25 FT (per comp plan)
Ten (10) stories or 100 FT (per zoning)
Parking required: 2.0/unit x 15 units = 30 spaces
Guest parking = 3 spaces (10 %)

Preferred Enhancements to Attract Positive Community Investment

Future Land Use: Low-Medium (10 DU/AC)
Zoning: Form-based code with density of 10 DU/AC



Form-based code

Setbacks: 25' front, unless on County Trafficway: at least (50) feet from the right-of-way
20' rear
10' side
Buildable Area: 108, 455 SF (after setbacks)
Total # of units: 10 du/acre x 3.0 acres = 30 units
Max. Height: Two (2) stories or 25 FT, except that: 1) Three (3) stories or 35 FT provided that it is separated from the nearest single-family residential district by at least 100 FT
Parking Provided: 2-car garage per unit= 60 spaces
Open Spaces: Communal plaza, pool amenities, dog park
Live/ Work Units: Resident may operate an office, gallery, or small (non-restaurant) retail business out of up to 30% of the unit.

Site 1 - Alternative A

Enlarged Preferred Enhancements to Attract Positive Community Investment

The purpose of this conceptual plan is to provide a framework for the redevelopment of Northwest 15th Street Vacant Property. Dimensions and square footages are approximate and may vary with actual construction. Modifications to the conceptual plan may vary, however the essence of the development, building placement, and program shown here, should be prioritized.



Site 1 - Alternative A

SITE 1 – ALTERNATIVE B

NAME: NW 15TH STREET VACANT CITY PROPERTY

GROSS SITE AREA: 3.0 acres

PREFERRED PROGRAM: 23 Townhome units, 17 small retail spaces below townhomes surrounding community spaces

DESCRIPTION:

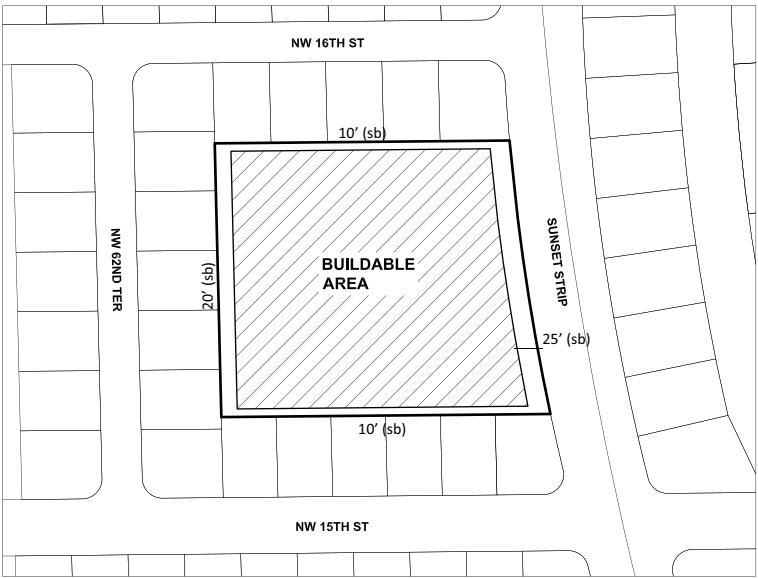
The site is located along the west side of Sunset Strip between NW 15th Street and NW 16th Street, currently the site is vacant. This site is surrounded by RS-5 Residential Single Family (5 DU/AC). This site is ¼ mile from the Sunrise Golf Village Park (plaza and neighborhood commercial), ½ mile from Sunrise Boulevard (major commercial corridor), and 1 mile from the Village Center (parks, school, civic, businesses).

This site is strategically important as an opportunity to introduce visible new housing styles more responsive to current market conditions in ways that take advantage of the walkability of east Sunrise. In addition, the suggested small retail spaces below townhomes embrace the existing entrepreneurial culture of the neighborhood and encourages micro-business and small business development as a way to grow household wealth and prosperity. The added density and inclusion of commercial spaces is required to provide financial feasibility for private investment and development. It also helps improve housing affordability by using the commercial rents to support the housing costs for each family.

The site design carefully includes setbacks from existing single-family properties using a perimeter driveway, and a Form Based Code is suggested to further setback the taller parts of each structure from those single-family homes. In addition, significant open and community spaces have been included to enhance informal social interaction, community building, and the anticipated small business activities. This includes wider landscaping buffers from Sunset Strip, a community pool, and a dog park. Extra visitor parking is included to support the small business enterprises.

Current Entitlements

Future Land Use: Low Density (5)
Zoning: CF - Community Facilities



Land Development Regulations

Setbacks: 25' front, unless on County Trafficway: at least (50) feet from the right-of-way
20' rear
10' side
Total # of units: 5 du/acre x 3.0 acres = 15 units
Max. Height: Two (2) stories or 25 FT (per comp plan)
Ten (10) stories or 100 FT (per zoning)
Parking required: 2.0/unit x 15 units = 30 spaces
Guest parking = 3 spaces (10 %)

Preferred Enhancements to Attract Positive Community Investment

Future Land Use: Low-Medium (10 DU/AC)
Zoning: Form-based code with density of 10 DU/AC



Form-based code

Setbacks: 25' front, unless on County Trafficway: at least (50) feet from the right-of-way
20' rear
10' side
Buildable Area: 108, 455 SF (after setbacks)
Total # of units: 23 units (based on concept development)
Max. Height: Two (2) stories or 25 FT, except that: 1) Three (3) stories or 35 FT provided that it is separated from the nearest single-family residential district by at least 100 FT
Parking Provided: 2-car garage per unit= 46 spaces
Guest parking = 43 spaces
Open Spaces: Communal plaza, pool amenities, dog park

Site 1 - Alternative B

Sample Developments

(APPLICABLE FOR ALTERNATIVE A & B)

Enlarged Preferred Enhancements to Attract Positive Community Investment

The purpose of this conceptual plan is to provide a framework for the redevelopment of Northwest 15th Street Vacant Property. Dimensions and square footages are approximate and may vary with actual construction. Modifications to the conceptual plan may vary, however the essence of the development, building placement, and program shown here, should be prioritized.



Site 1 - Alternative B



SITE 2 – ALTERNATIVE A

NAME:	FORMER PUBLIC WORKS COMPLEX
GROSS SITE AREA:	2.1 acres
PREFERRED PROGRAM:	Flex commercial spaces with live/work townhomes and open space

DESCRIPTION:

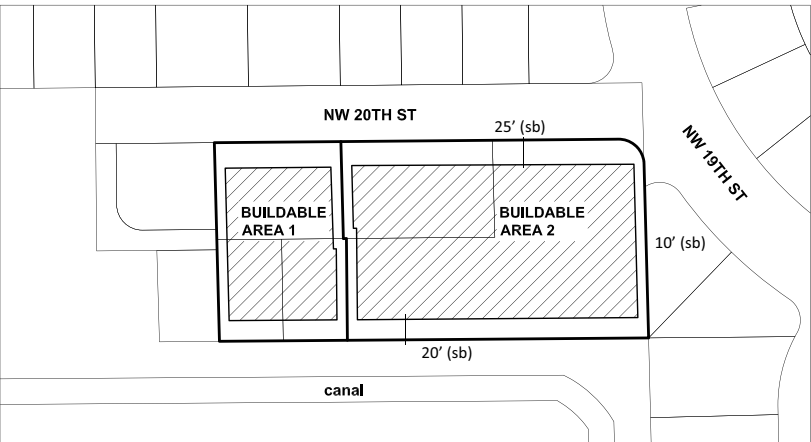
The site includes 2 parcels, is located at the southwest corner of NW 20th Street and NW 19th Street, is currently vacant, and is used by the City of Sunrise for temporary construction storage. This site is bounded on the north and east by RS-5 Residential Single Family (5 DU/AC) and by B-3 General Business District and I-1 Light Industrial on the west side. This site is ¼ mile from City Park, Village Multipurpose Center, Village Civic Center, retail, and neighborhood businesses. In addition, this site is facing a waterway on the south side giving a potential opportunity for waterfront deck amenities. Zoning to the south in the City of Plantation includes light industrial.

This site is somewhat unique in east Sunrise because of its proximity to other industrial and commercial areas and the site’s ability to provide employment opportunities within walking distance. Given the strategic goal of creating such employment opportunities, and in support of the entrepreneurial culture of east Sunrise, the suggested program is for flex commercial spaces that can house a wide variety of business enterprises from small fabrication to warehouses to offices – or any combination of these. Additionally, a small number of live/work townhomes are proposed in support of the employment/affordability strategies and as a buffer to homes east of the site. Open space for displays or business events is also provided (no outdoor storage is suggested). The 2 parcels should be combined to improve marketability.

The proposed site plan creates carefully organized and buffered parallel parking along NW 20th Street to substantially improve conditions along the rear of the existing single-family homes. It also limits building heights to 1-2 stories to minimize visual impact. Finally, the open space and boardwalk help to reposition the canal as a neighborhood amenity.

Current Entitlements

Future Land Use:	Area 1 Commercial Area 2 Community Facilities
Zoning:	Area 1 and Area 2 have both CF - Community Facilities

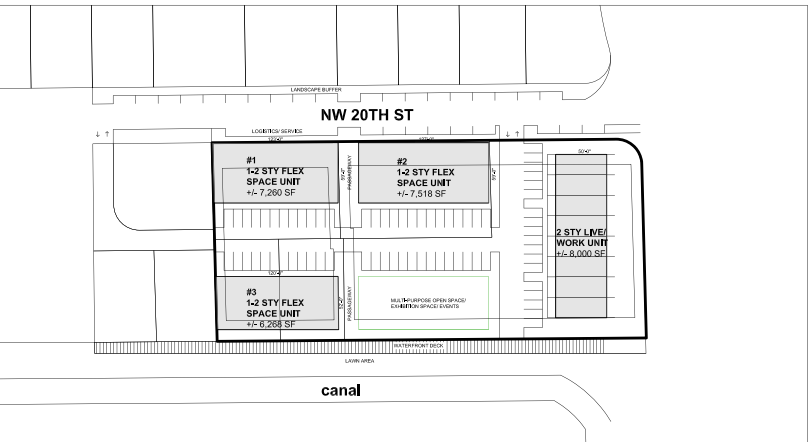


Land Development Regulations

Setbacks:	25’ front 20’ rear 10’ side
Buildable Area:	Area 1 15,685 SF (after setbacks) Area 2 41,425 SF (after setbacks)
Max. Height:	Area 1 Two hundred fifty (250) FT (per zoning) Area 2 Ten (10) stories or 100 FT (per zoning)

Preferred Enhancements to Attract Positive Community Investment

Future Land Use:	Commercial (unify the 2 areas)
Zoning:	B-2 Community Business District with Form Based Code. B-2 district: residential uses shall conform to the RM-25 district.



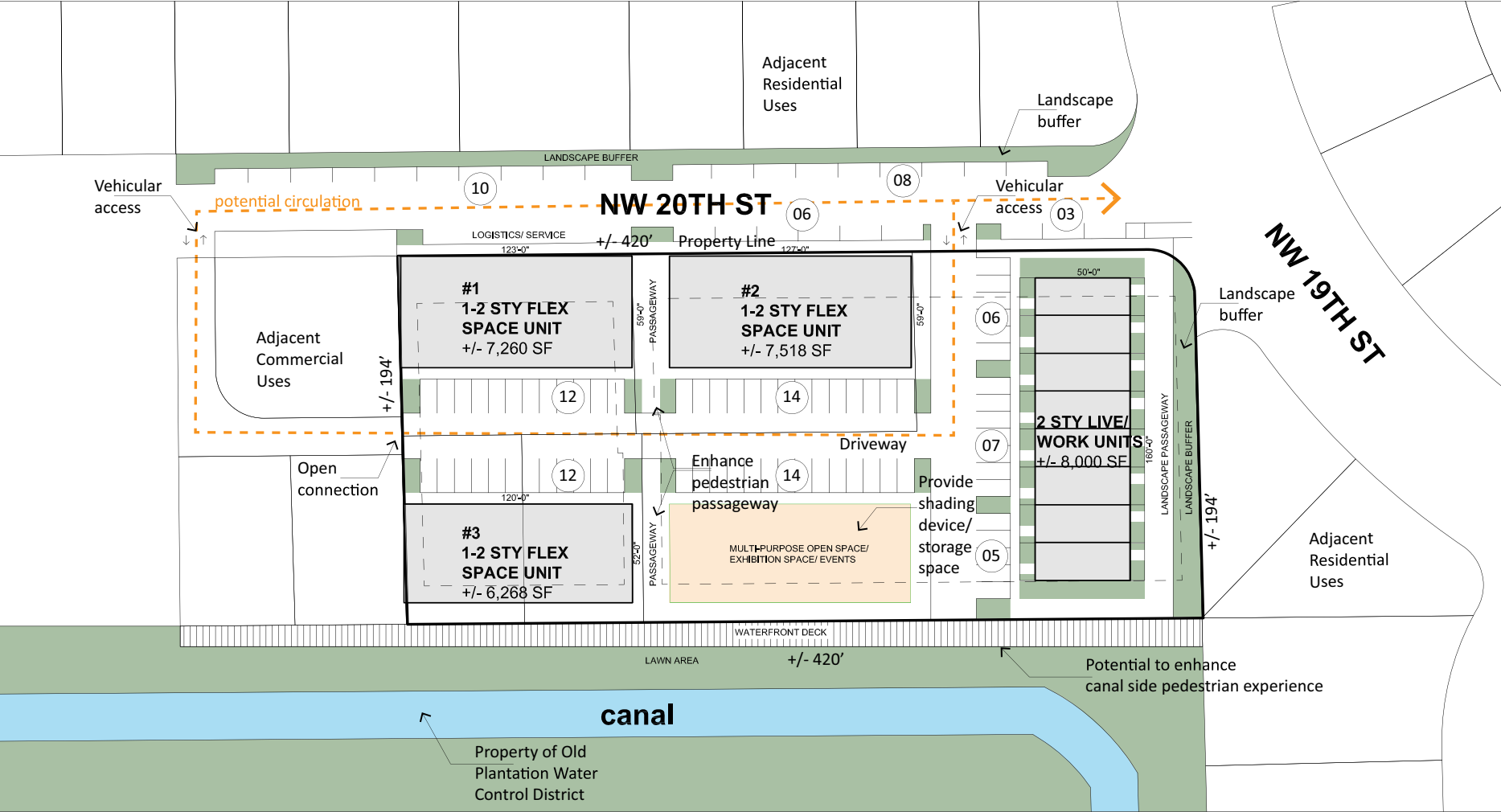
Form-based code

Setbacks Per Concept:	15’ front (max. from NW 20th Street) 10’ rear (non-residential) (new development shall accomodate any canal easements) 0’ side (non-residential) (new development shall provide adequate buffer when abutting residential areas)
Combined Lot Size:	92,545 SF/ 2.1 Acres
Potential Commercial:	21,046 SF
Potential Residential:	8 dwelling units
Proposed Max. Height:	Three (3) stories or 35 FT
Parking Provided:	+/- 98 spaces
Open Spaces:	Multipurpose open space facing the canal
Live/ Work Units:	Resident may operate an office, gallery, or small (non-restaurant) retail business out of up to 30% of the unit.
Flex Spaces:	Industrial/ warehousing type spaces with an open floor plan that may be internally subdivided and/or utilized in its entirety for a variety of uses, such as, office, gallery, artist studio, storage, and retail business.

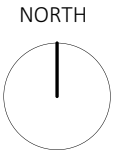
Site 2 - Alternative A

Enlarged Preferred Enhancements to Attract Positive Community Investment

The purpose of this conceptual plan is to provide a framework for the redevelopment of Northwest 15th Street Vacant Property. Dimensions and square footages are approximate and may vary with actual construction. Modifications to the conceptual plan may vary, however the essence of the development, building placement, and program shown here, should be prioritized.



Site 2 - Alternative A



SITE 2 – ALTERNATIVE B

NAME:	FORMER PUBLIC WORKS COMPLEX
GROSS SITE AREA:	2.1 acres
PREFERRED PROGRAM:	36 Multi-family apartments and a small flex commercial space building, significant new open space

DESCRIPTION:

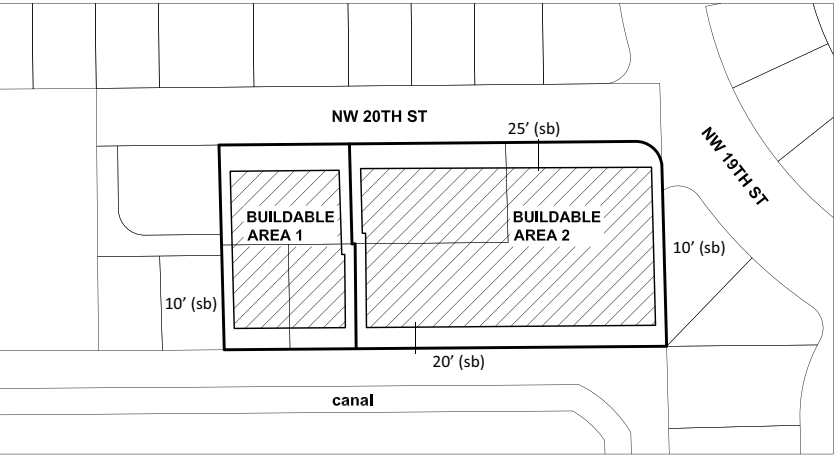
The site includes 2 parcels, is located at the southwest corner of NW 20th Street and NW 19th Street, is currently vacant, and is used by the City of Sunrise for temporary construction storage. This site is bounded on the north and east by RS-5 Residential Single Family (5 DU/AC) and by B-3 General Business District and I-1 Light Industrial on the west side. This site is ¼ mile from City Park, Village Multipurpose Center, Village Civic Center, retail, and neighborhood businesses. In addition, this site is facing a waterway on the south side giving a potential opportunity for waterfront deck amenities. Zoning to the south in the City of Plantation includes light industrial.

Given other existing commercial uses on the street, multi-family rental apartments are proposed as an appropriate and financially feasible residential use option for the site, including a potential mix of market and affordable units. They are complemented by substantial open spaces, carefully designed parallel parking to the north, and a small flex commercial building that might house a community maker space or vocational-technical training facility – or similar businesses. The two parcels should be combined to improve marketability and development potential.

The site is designed to maximize open space at the canal and along NW 19th Street as significant new neighborhood amenities. There is potential for a dog park, kayak launch, fishing area, or community garden as well. Proposed height limits have been substantially reduced (from 250 feet to 45 feet) to reduce impacts to nearby homes.

Current Entitlements

Future Land Use:	Area 1 Commercial Area 2 Community Facilities
Zoning:	Area 1 and Area 2 have both CF - Community Facilities

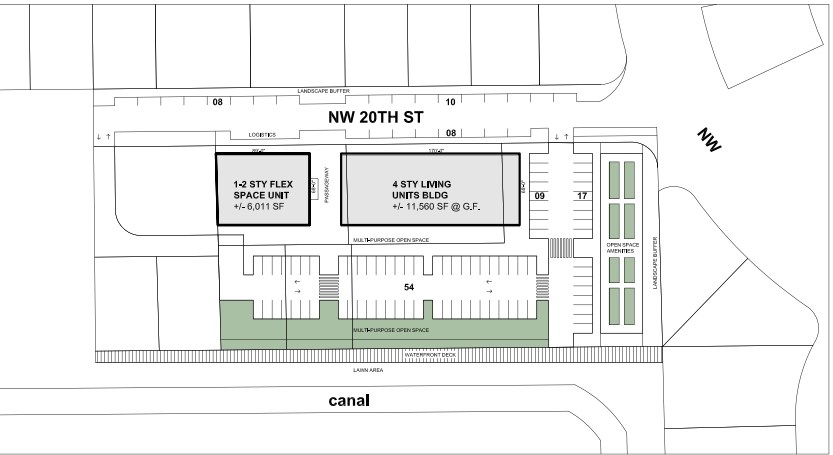


Land Development Regulations

Setbacks:	25’ front 20’ rear 10’ side
Buildable Area:	Area 1 15,685 SF (after setbacks) Area 2 41,425 SF (after setbacks)
Max. Height:	Area 1 Two hundred fifty (250) FT (per zoning) Area 2 Ten (10) stories or 100 FT (per zoning)

Preferred Enhancements to Attract Positive Community Investment

Future Land Use:	Commercial (unify the 2 areas)
Zoning:	B-2 Community Business District with Form Based Code. B-2 district: residential uses shall conform to the RM-25 district.



Form-based code

Setbacks Per Concept:	15’ front (max. from NW 20th Street) 10’ rear (non-residential) (new development shall accomodate any canal easements) 0’ side (non-residential) (new development shall provide adequate buffer when abutting residential areas)
Combined Lot Size:	92,545 SF
Buildable Area:	72,610 SF (after setbacks)
Potential Commercial:	6,011 SF
Potential Residential:	36 dwelling units
Proposed Max. Height:	Four (4) stories or 45 FT
Parking Provided:	+/- 106 spaces
Open Spaces:	Multipurpose open space facing the canal
Flex Spaces:	Industrial/ warehousing type spaces with an open floor plan that may be internally subdivided and/or utilized in its entirety for a variety of uses, such as, office, gallery, storage, and retail business.

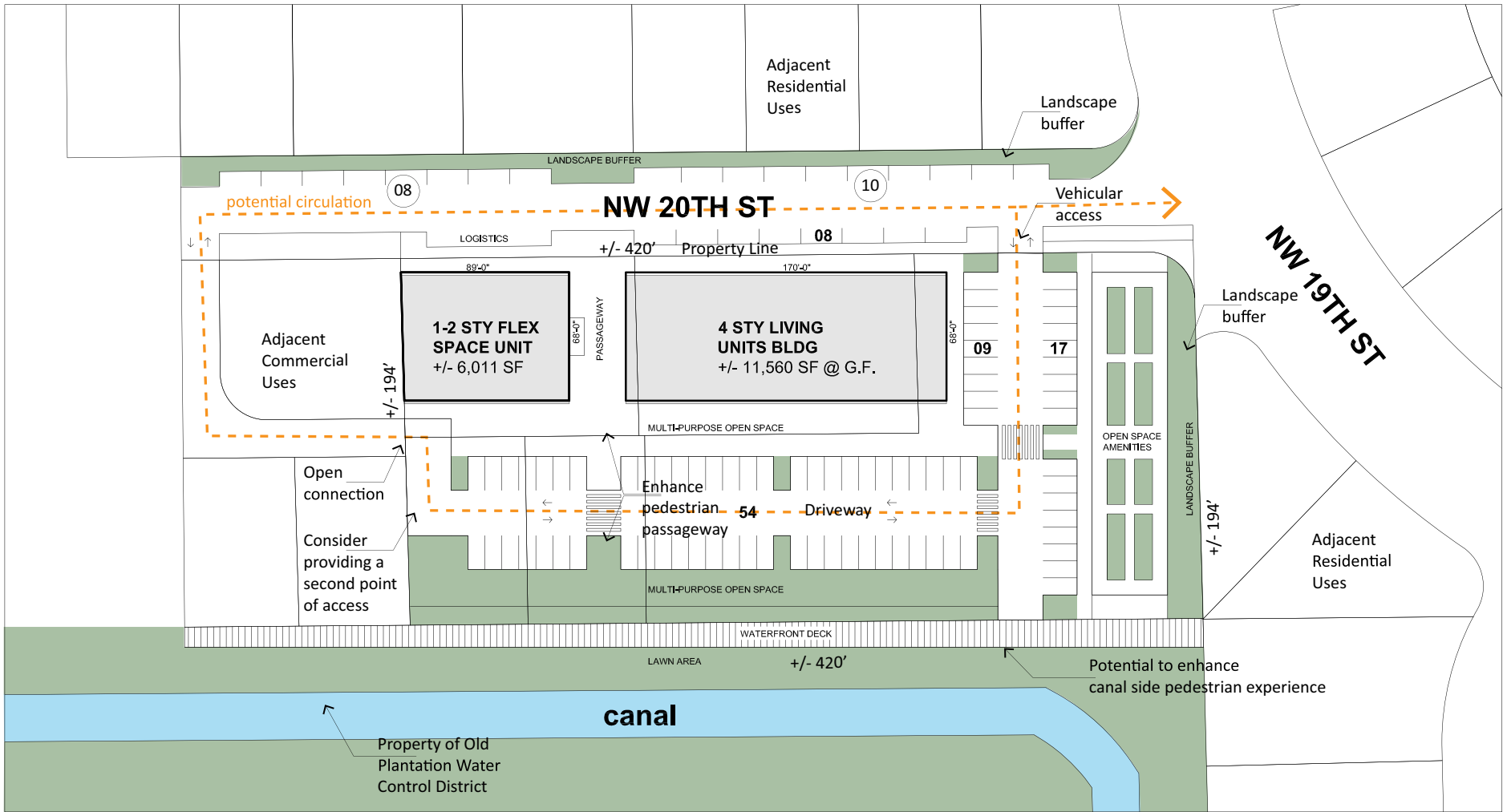
Site 2 - Alternative B

Sample Developments

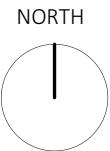
(APPLICABLE FOR ALTERNATIVE A & B)

Enlarged Preferred Enhancements to Attract Positive Community Investment

The purpose of this conceptual plan is to provide a framework for the redevelopment of Northwest 15th Street Vacant Property. Dimensions and square footages are approximate and may vary with actual construction. Modifications to the conceptual plan may vary, however the essence of the development, building placement, and program shown here, should be prioritized.



Site 2 - Alternative B



▲ Photo Source: Abacoa Townhouses (live/work units). Jupiter, FL (applicable to live/ work units and townhouses)



▲ Photo Source: Propeller coworking flex spaces. New Orleans, LA (applicable to flex spaces)



▲ Photo Source: Watermere Frisco. Image from National Association of Home Builders website. Frisco, TX (applicable to Alternative B multi-family)



▲ Photo Source: Icehouse coworking flex spaces. New Orleans, LA (applicable to flex spaces)

SITE 3 – ALTERNATIVE A

NAME: FORMER POST OFFICE

GROSS SITE AREA: 0.4 acres

PREFERRED PROGRAM: Large Public Plaza

DESCRIPTION:

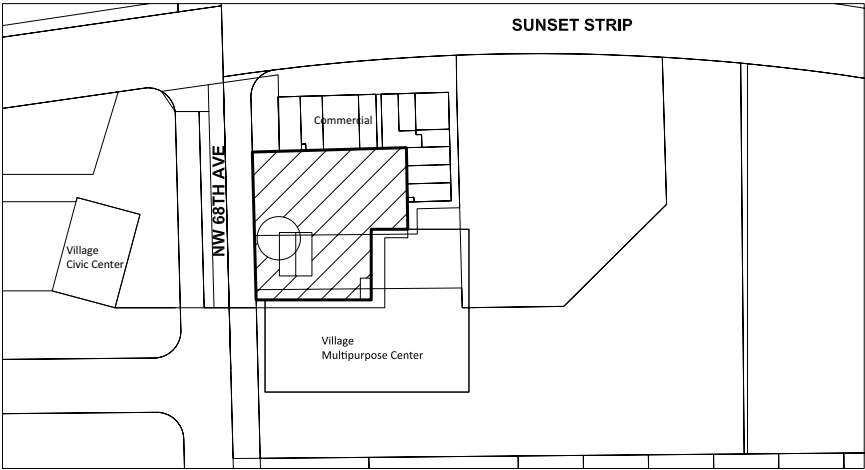
The site is located on NW 68th Avenue just south of Sunset Strip, and currently the former post office building is on site. This site is surrounded by CF Community Facilities, B-3A General Business Overlay District, and B-3 General Business District. This site is in proximity to City Park, Village Multipurpose Center, Village Civic Center, retail, an elementary school, and neighborhood businesses. Parts of the site are used to access both businesses and the recreation center.

Proposed use of this site includes removal of the existing structure, upgrading of lighting and electrical systems, and construction of public plaza unifying the Civic complexes and parks/open spaces on two sides of the street. The plaza will serve as a prominent central gathering place for events and other celebrations and community activities. Along with temporary street closures, a farmers’ market, food truck events, and weekend vendors are just a few possible uses. Public art should be integrated throughout the plaza, including using the existing tree to remain as well as the potential for projected public art onto building walls at night. The Plaza should be formally named using a public process to create excitement and reinforce positive branding efforts.

Access for emergency vehicles would be maintained, and residential street traffic would be rerouted around the Civic Center during events. These temporary closures are not expected to impact Fire Station operations since NW 69th Avenue and NW 22nd Court will remain open at all times.

Current Entitlements

Future Land Use: Low Density (5)
Zoning: B-3 A General Business Overlay District

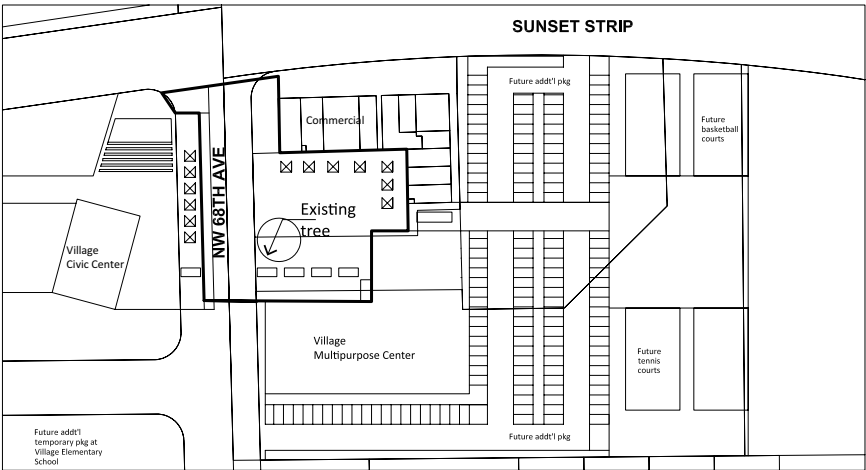


Current Conditions

Area size: 17,319 SF
Parking provided: 15 spaces

Preferred Enhancements to Attract Positive Community Investment

Future Land Use: Commercial
Zoning: B-3 A General Business Overlay District



Site Improvements

New paver area: 31,499 SF (expand to the street)
Parking provided: 15 spaces (allowed on non-event days)
Removal: 1,200 SF existing structure
Proposed Street Use: Use as a shared path street with closure to regular vehicular traffic on special events and celebrations. Allow access to fire and emergency vehicles at all times.
Open space use: Public plaza for community events and public art.

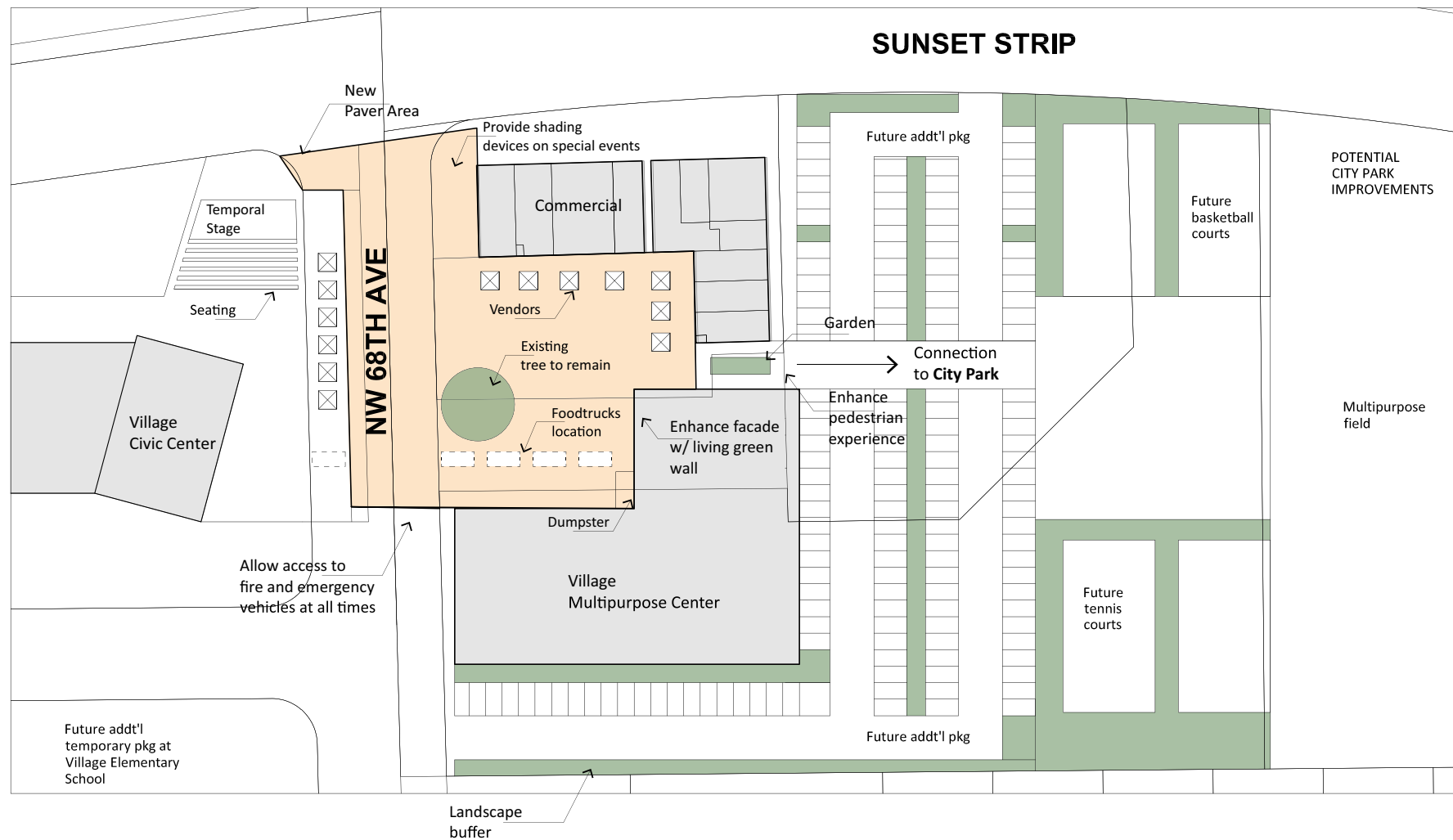
Site 3 - Alternative A

Sample Developments

(APPLICABLE FOR ALTERNATIVE A AND B)

Enlarged Preferred Enhancements to Attract Positive Community Investment

The purpose of this conceptual plan is to provide a framework for the redevelopment of Former Post Office Site. Dimensions and square footages are approximate and may vary with actual construction. Modifications to the conceptual plan may vary, however the essence of the development, building placement, and program shown here, should be prioritized.



NORTH



Site 3 - Alternative A



▲ Photo Source: Village Farmer's Market. Mount Pleasant, Brampton, Ontario



▲ Former Post Office Site Conceptual Vision Plan

SITE 3 – ALTERNATIVE B

NAME: FORMER POST OFFICE

GROSS SITE AREA: 0.4 acres

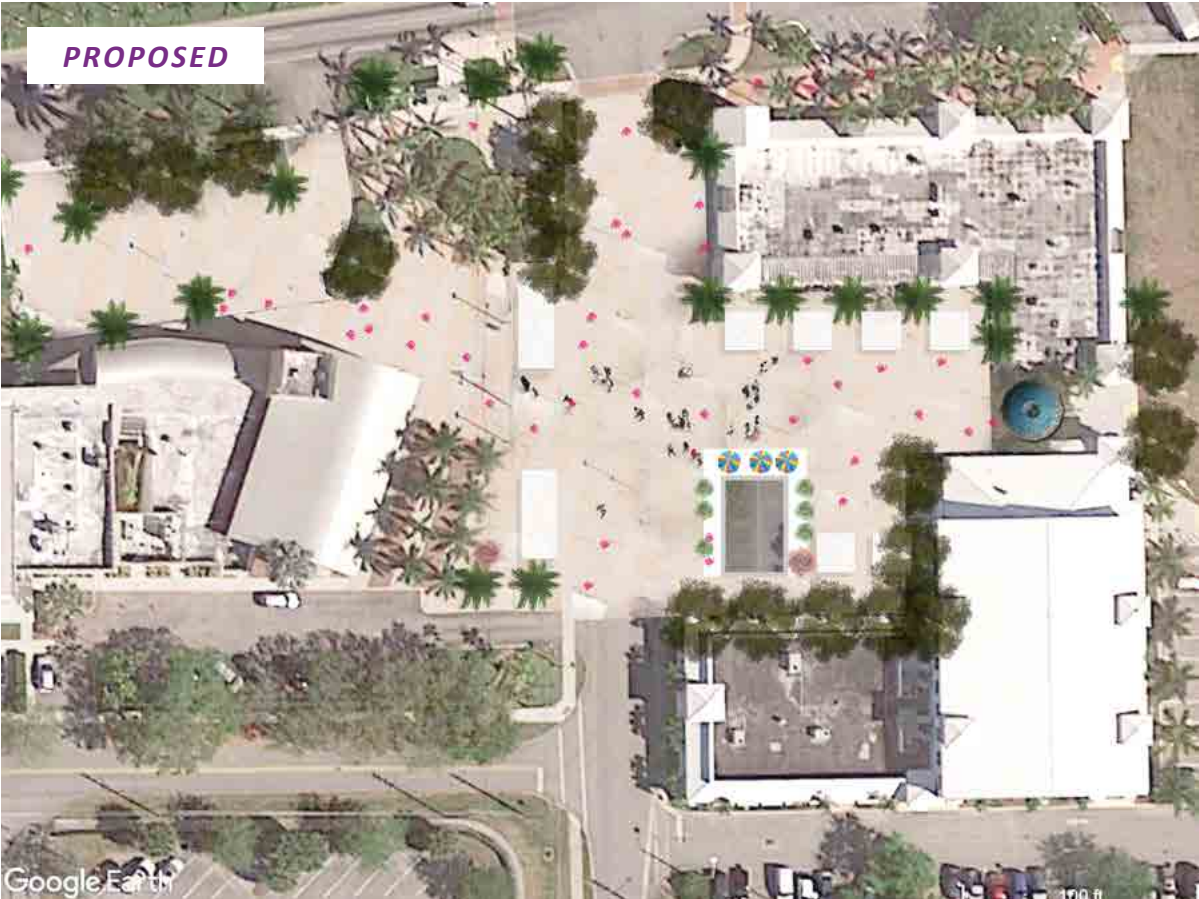
PREFERRED PROGRAM: Restoration for civic use

ESTIMATED PROJECT COST: \$1.5 to \$2.5 million (including 5 years of operations)

DESCRIPTION:

The site is located on NW 68th Avenue just south of Sunset Strip, and currently the former post office building is on site. This site is surrounded by CF Community Facilities, B-3A General Business Overlay District, and B-3 General Business District. This site is in proximity to City Park, Village Multipurpose Center, Village Civic Center, retail, a school, and neighborhood businesses. Parts of the site are used to access both businesses and the recreation center.

Proposed use includes substantially upgrading the structure for ADA accessibility, building code requirements, aesthetics, landscaping, group congregation code requirements, and lighting to house a very small civic use such as recreation, historical museum, or cultural organization with operating subsidies by the City. No private investment or revenue generation is anticipated for these functions given the very limited space available and the very limited aesthetic qualities of the structure.



Site 3 - Alternative B



SITE 4 – ALTERNATIVE A

NAME:	SUNRISE GOLF VILLAGE PARK
GROSS SITE AREA:	0.4 acres
PREFERRED PROGRAM:	Improved public open space, plaza
ESTIMATED PROJECT COST:	\$175,000 (including 5 years of operations)

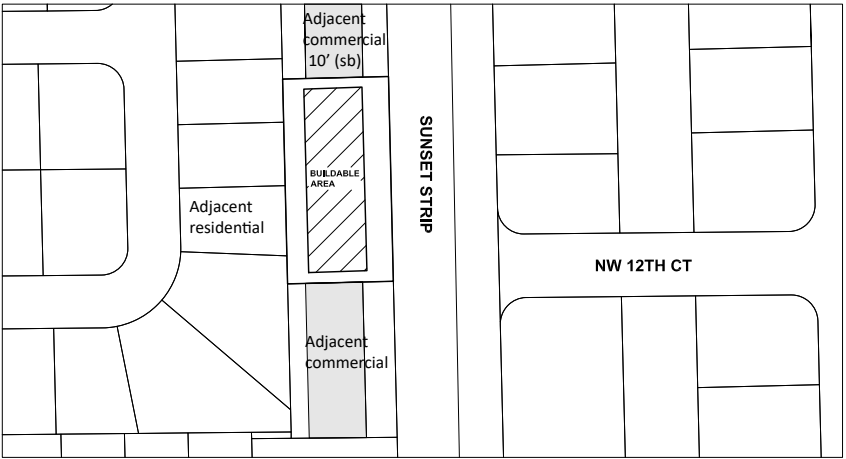
DESCRIPTION:

The site is located on Sunset Strip and NW 12th Court, currently the site is an open public space. This site is bounded by RS-5 Residential Single Family (5 DU/AC) on the west side, and B-3 General Business District on the north south and east sides. This site is in proximity to retail, neighborhood businesses and ¼ mile from Sunrise Blvd (major commercial corridor).

Golf Village Park has the potential to be the center of a vibrant mixed-use node on Sunset Strip. Suggested improvements include added public art (temporary so it can be changed regularly to increase interest), lighting, landscaping, security cameras, and more open areas to accommodate events. Removal of the current concrete benches helps make the park more open and inviting and provides an opportunity for adjacent restaurants to place seating at the edge of the park. This provides positive activity and natural surveillance to improve both real and perceived safety. Colorful flowers and shrubs in key locations will help improve a sense of care and concern and help reduce inappropriate behaviors. Keeping the park space as open as possible gives added flexibility for more events and programming, including the regular kinds of events hosted by the Police Department, potential holiday displays, and community gardening.

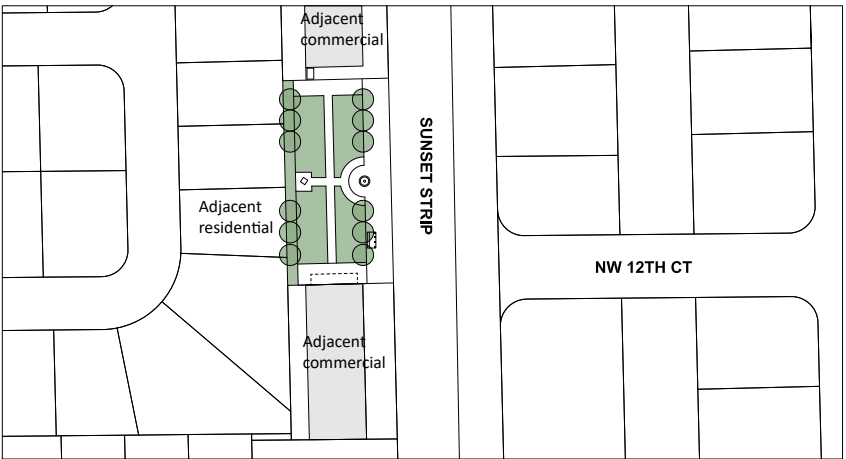
Current Entitlements

Future Land Use:	Commercial
Zoning:	CF - Community Facilities



Preferred Enhancements to Attract Positive Community Investment

Future Land Use:	Commercial
Zoning:	CF - Community Facilities



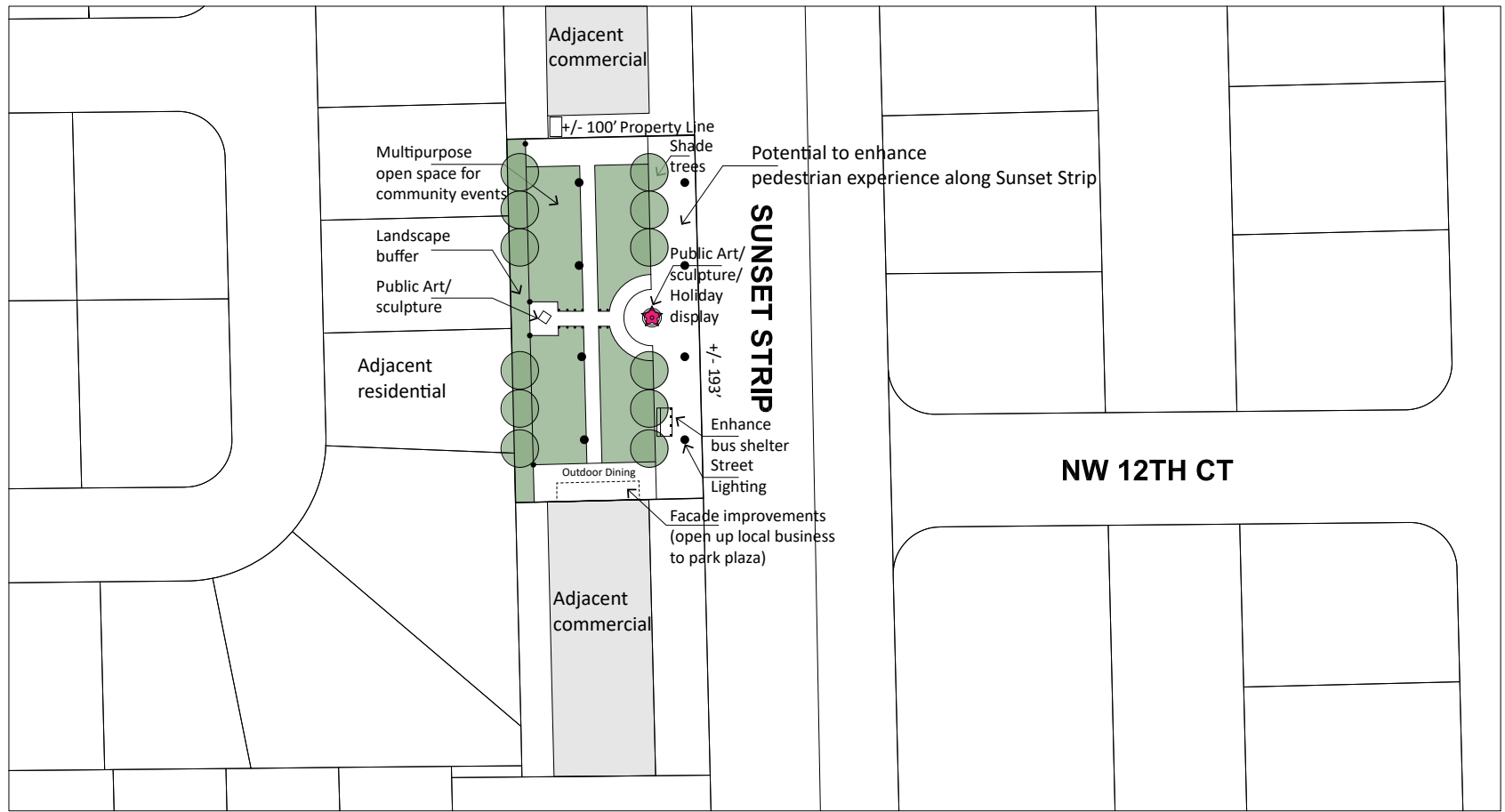
Site Improvements

Proposed Use:	Community plaza and/or community garden
New lawn area:	9,853 SF
New paver area:	9,505 SF
Potential # of trees:	12 @ 20' O.C.
Type of trees:	Shade trees
Potential # of lights:	8
Type of lights:	Street lights
Other potential elements:	Public art, sculpture, small lights, security cameras, and landscaping

Site 4 - Alternative A

Enlarged Preferred Enhancements to Attract Positive Community Investment

The purpose of this conceptual plan is to provide a framework for the redevelopment of Sunrise Village Golf Park. Dimensions and square footages are approximate and may vary with actual construction. Modifications to the conceptual plan may vary, however the essence of the development, building placement, and program shown here, should be prioritized.



Site 4 - Alternative A

Sample Developments

(APPLICABLE FOR ALTERNATIVE A)



▲ Photo Source: Sunset Triangle Plaza (interactive plaza). Los Angeles, CA



▲ Photo Source: Interactive plaza with chess games. Melbourne, Australia



▲ Photo Source: Community gardens grow flowers, herbs, vegetables, and community. Photo courtesy of Kristen McIvor

SITE 5 – ALTERNATIVE A

NAME:	FORMER CAR DEALERSHIP (ALONG UNIVERSITY DRIVE)
GROSS SITE AREA:	3.2 acres
PREFERRED PROGRAM:	Three (3) restaurants, retail, and public open spaces

DESCRIPTION:

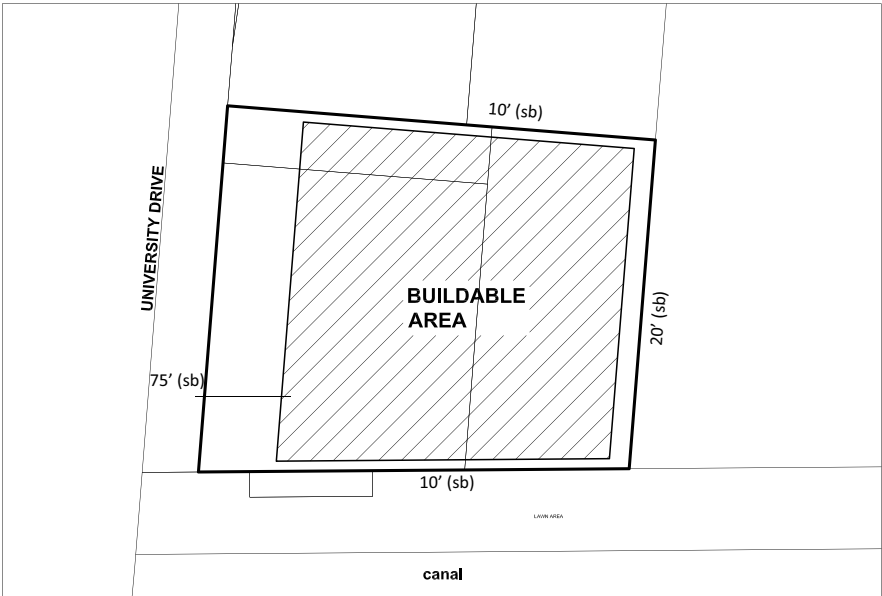
This privately-owned site is located on the east side of University Drive south of Oakland Park Boulevard. Currently the site is vacant and has abandoned buildings that the current owner has permits to demolish. This site is surrounded by B-3 General Business District, and R/OS Recreation/ Open Space, with RM-25 Residential Multi Family (16-25 DU/AC) nearby. It consists of three parcels under one ownership.

Given the unique location along a major roadway and a significant waterway (C13/Middle River), the site presents an opportunity to bring additional sit-down restaurants into east Sunrise in a highly marketable configuration. This takes full advantage of the existing strong mix of international restaurants, and it creates a new kind of dining destination with a cluster of such restaurants. Similar clusters have been successful along major roadways in North Miami Beach and elsewhere.

The site plan suggests outdoor dining overlooking the canal, unique signage along University Drive, and ample landscape buffering to communicate a higher quality kind of dining experience. Such clustering typically reduces the amount of parking needed, and the site plan shows slightly less than current regulations require, so some kind of regulatory relief may be needed. Suggested heights are significantly lower than permitted, minimizing visual impacts for nearby homes. Consolidation of parcels is also suggested as a way to maximize investment value.

Current Entitlements

Future Land Use:	Commercial
Zoning:	B-3 General Business District



Land Development Regulations

Setbacks:	75' front (adjacent to any trafficway) 20' rear 10' side
Buildable Area:	103,015 SF (after setbacks)
Max. Lot Coverage:	49,935 SF (35%)
Max. Height:	250 FT
Parking Required:	Res/bar = 1/50 SF

Preferred Enhancements to Attract Positive Community Investment

Future Land Use:	Commercial
Zoning:	B-3 General Business District



Proposed Land Redevelopment

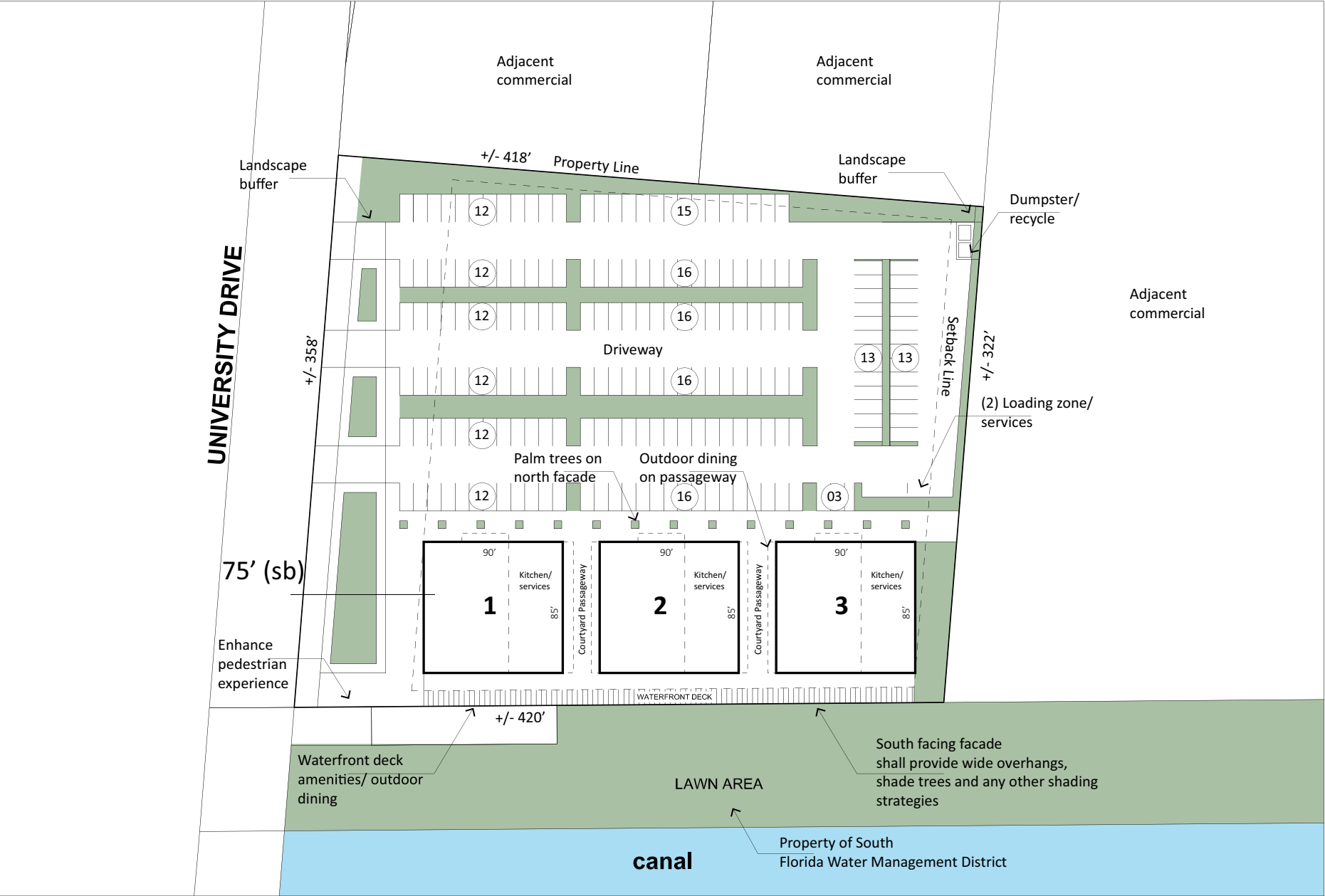
Setbacks:	75' front (adjacent to any trafficway) 20' rear 10' side
Building 1 Gross Area:	7,650 SF
Building 2 Gross Area:	7,650 SF
Building 3 Gross Area:	7,650 SF
Gross Building Area:	22,950 SF
Proposed Max. Height:	1 sty or 25 FT
Parking Provided:	+/- 195 spaces

Sample Developments

(APPLICABLE FOR ALTERNATIVE A)

Enlarged Preferred Enhancements to Attract Positive Community Investment

The purpose of this conceptual plan is to provide a framework for the redevelopment of Former Car Dealership Site. Dimensions and square footages are approximate and may vary with actual construction. Modifications to the conceptual plan may vary, however the essence of the development, building placement, and program shown here, should be prioritized.



Site 5 - Alternative A



▲ Photo Source: Proposed Ridgedale Center (3-restaurants). Minnetonka, MN



▲ Photo Source: The Manor at Flagler Village (restaurants and open spaces). Fort Lauderdale, FL



▲ Photo Source: Ideas for waterfront dining. Shooters Waterfront Cafe. Fort Lauderdale, FL



▲ Photo Source: Ideas for waterfront dining. Shooters Waterfront Cafe. Fort Lauderdale, FL

SITE 6 – ALTERNATIVE A

NAME:	FORMER WALGREENS (ALONG SUNRISE BOULEVARD)
GROSS SITE AREA:	1.9 acres
PREFERRED PROGRAM:	Adaptive reuse of existing building for a micro-brewery and outdoor dining and events space

DESCRIPTION:

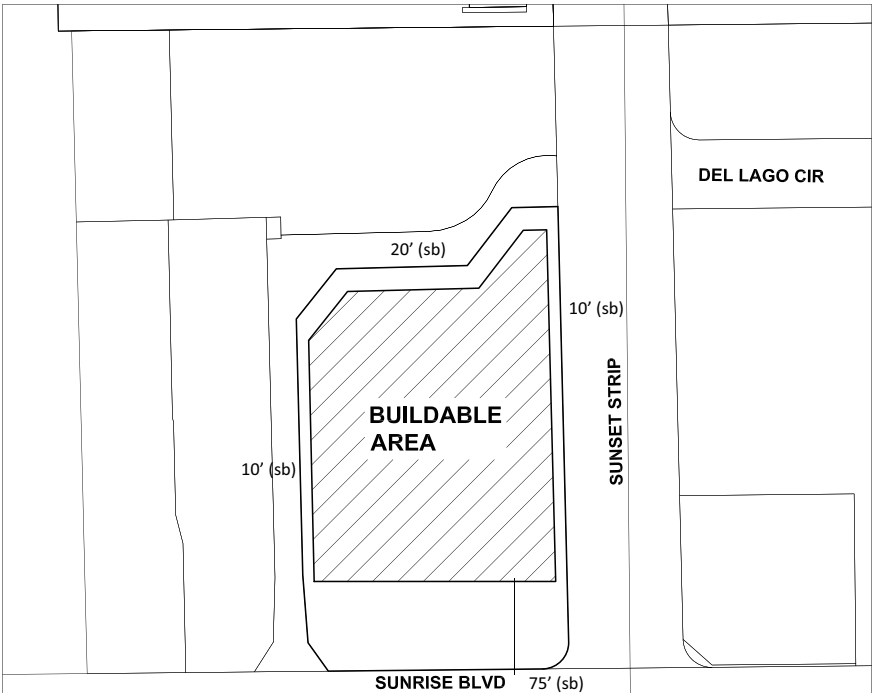
The site is located at Sunrise Boulevard and Sunset Strip, a key gateway into east Sunrise. Currently, the site has a vacant building, but the former tenant is still paying rent. This site is surrounded by B-3 General Business District, with RM-25 Residential Multi Family (16-25 DU/AC) nearby. This site is in proximity to interstate highways and ¼ mile to Sunrise Golf Village Park area.

Given the importance of this highly-visible gateway site to the image and brand of the entire east Sunrise community, a Microbrewery is proposed using the existing building with significant outdoor seating and site amenities. This includes significant public art, strong pedestrian amenities, excellent lighting and signage, and colorful landscaping consistent with such facilities in more vibrant urban environments. This development pattern will help people recognize east Sunrise for its urban qualities and vibrancy, a major attraction in the current marketplace. It also helps broaden the mix of entertainment and dining options on Sunset Strip and provides good employment opportunities for area residents.

An additional vacant parcel to the north may also present an expansion opportunity in the future. Nearby public improvements on Sunset Strip will also help enhance this key gateway.

Current Entitlements

Future Land Use:	Commercial
Zoning:	B-3 General Business District

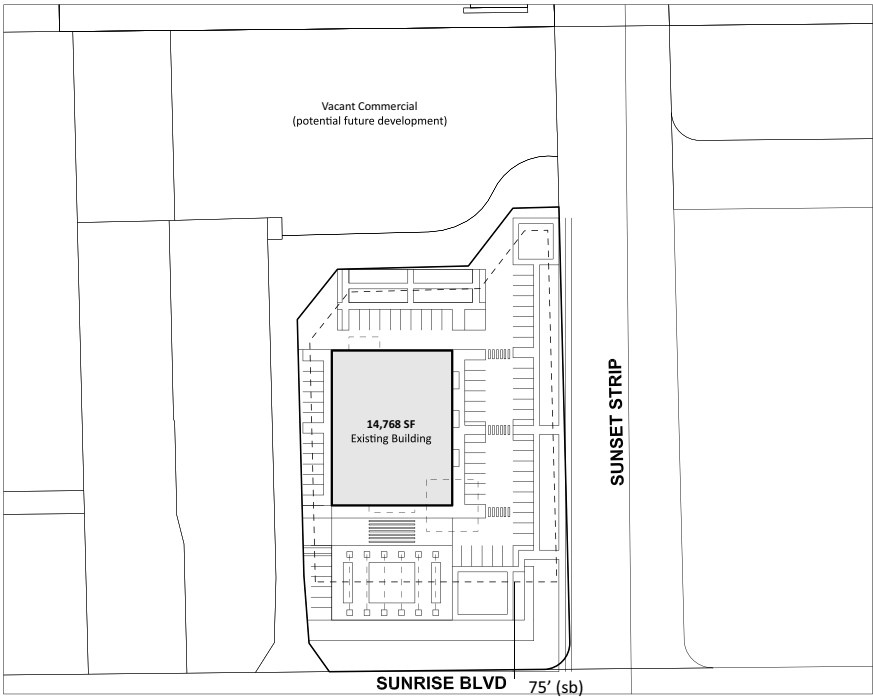


Land Development Regulations

Setbacks:	75' front (adjacent to any trafficway) 20' rear 10' side
Buildable Area:	54,756 SF (after setbacks)
Max. Height:	250 FT
Parking Required:	Restaurant/bar = 1/50 SF

Preferred Enhancements to Attract Positive Community Investment

Future Land Use:	Commercial
Zoning:	B-3 General Business District

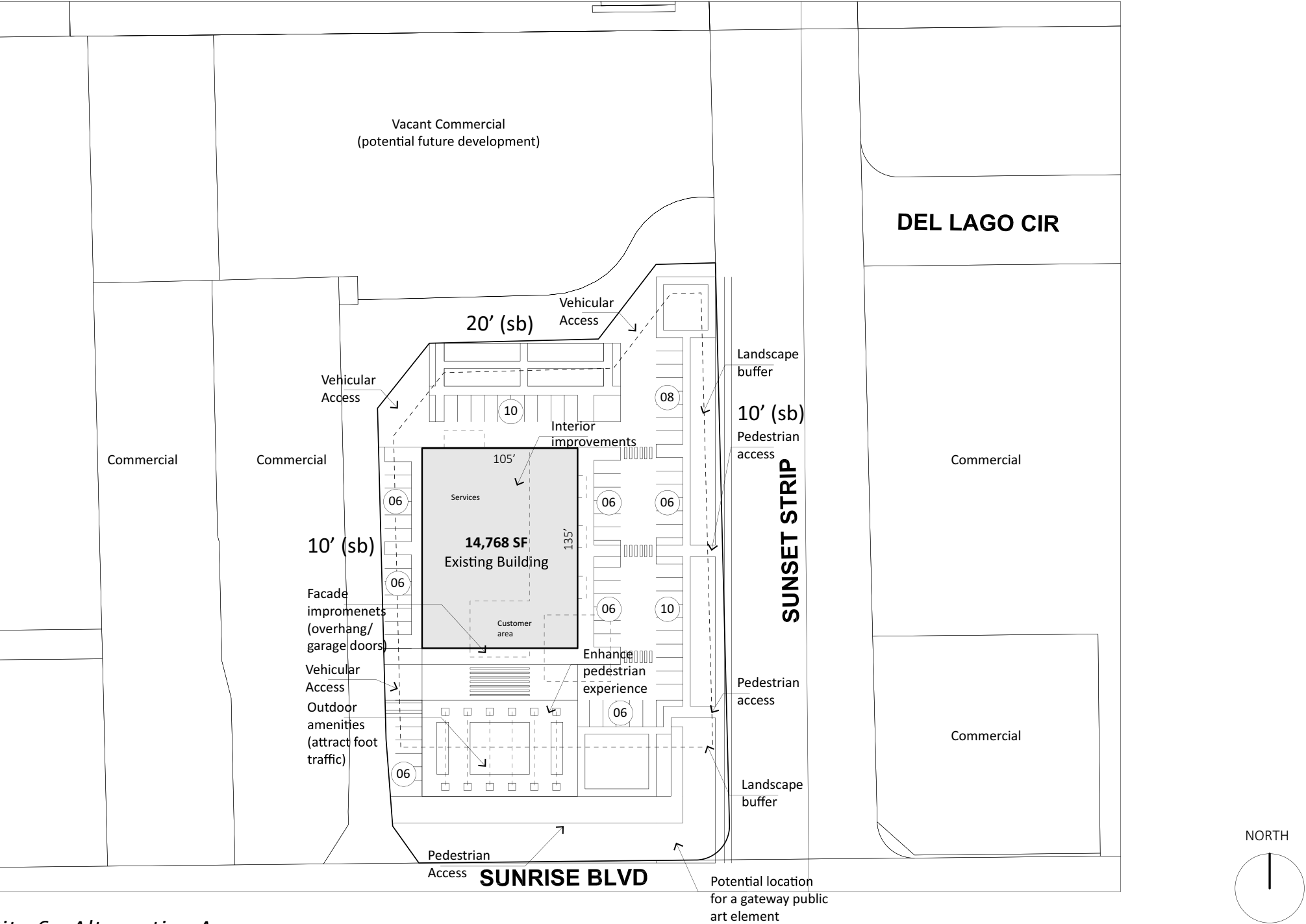


Proposed Renovation Improvements

Proposed Use:	Micro brewery/ tap room should be opened/ expanded closer to Sunrise Boulevard with outdoor seating.
Building Gross Area:	14,768 SF (re-use existing building)
Parking Provided:	+/- 70 spaces (on-site)

Enlarged Preferred Enhancements to Attract Positive Community Investment

The purpose of this conceptual plan is to provide a framework for the redevelopment of former Walgreens Site. Dimensions and square footages are approximate and may vary with actual construction. Modifications to the conceptual plan may vary, however the essence of the development, building placement, and program shown here, should be prioritized.



Site 6 - Alternative A

SITE 6 – ALTERNATIVE B

NAME:	FORMER WALGREENS (ALONG SUNRISE BOULEVARD)
GROSS SITE AREA:	1.9 acres
PREFERRED PROGRAM:	Office building, retail, and open public space

DESCRIPTION:

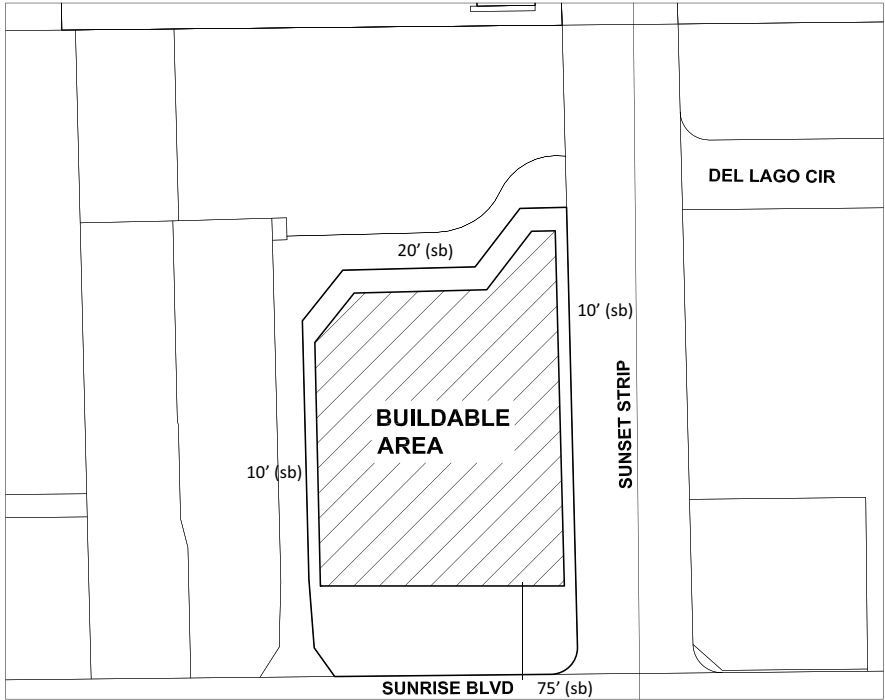
The site is located at Sunrise Boulevard and Sunset Strip, a key gateway into east Sunrise. Currently, the site has a vacant building, but the former tenant is still paying rent. This site is surrounded by B-3 General Business District, with RM-25 Residential Multi Family (16-25 DU/AC) nearby. This site is in proximity to interstate highways and ¼ mile to Sunrise Golf Village Park area.

Given the importance of this highly-visible gateway site to the image and brand of the entire east Sunrise community, a new signature office building carefully positioned on the corner of the site is proposed. With a major tenant occupying most of the building, a well-designed building with significant signage and quality site amenities will help create an image of new investment, provide new jobs, and help support nearby retail and restaurant businesses. The first floor of the office building will have retail space and outdoor seating to help create vibrancy. Pedestrian amenities will reinforce the walkability of Sunset Strip, and public art, landscaping, and architectural lighting will help tell a new story about east Sunrise. These features will be complemented by nearby public improvements as part of an overall Gateway improvements approach.

Note that a standard multi-tenant office building will not have the same impact or likely be financially feasible here given current office market rents.

Current Entitlements

Future Land Use:	Commercial
Zoning:	B-3 General Business District



Land Development Regulations

Setbacks:	75' front (adjacent to any trafficway) 20' rear 10' side
Buildable Area:	54,756 SF (after setbacks)
Max. Height:	250 FT
Parking Required:	Restaurant/bar = 1/50 SF

Preferred Enhancements to Attract Positive Community Investment

Future Land Use:	Commercial
Zoning:	B-3 General Business District



Proposed Redevelopment

Proposed Use:	Office/ Retail
Building Ground Floor:	16,094 SF
Proposed Height:	Four (4) Stories or 45 FT
Parking Provided:	+/- 93 spaces

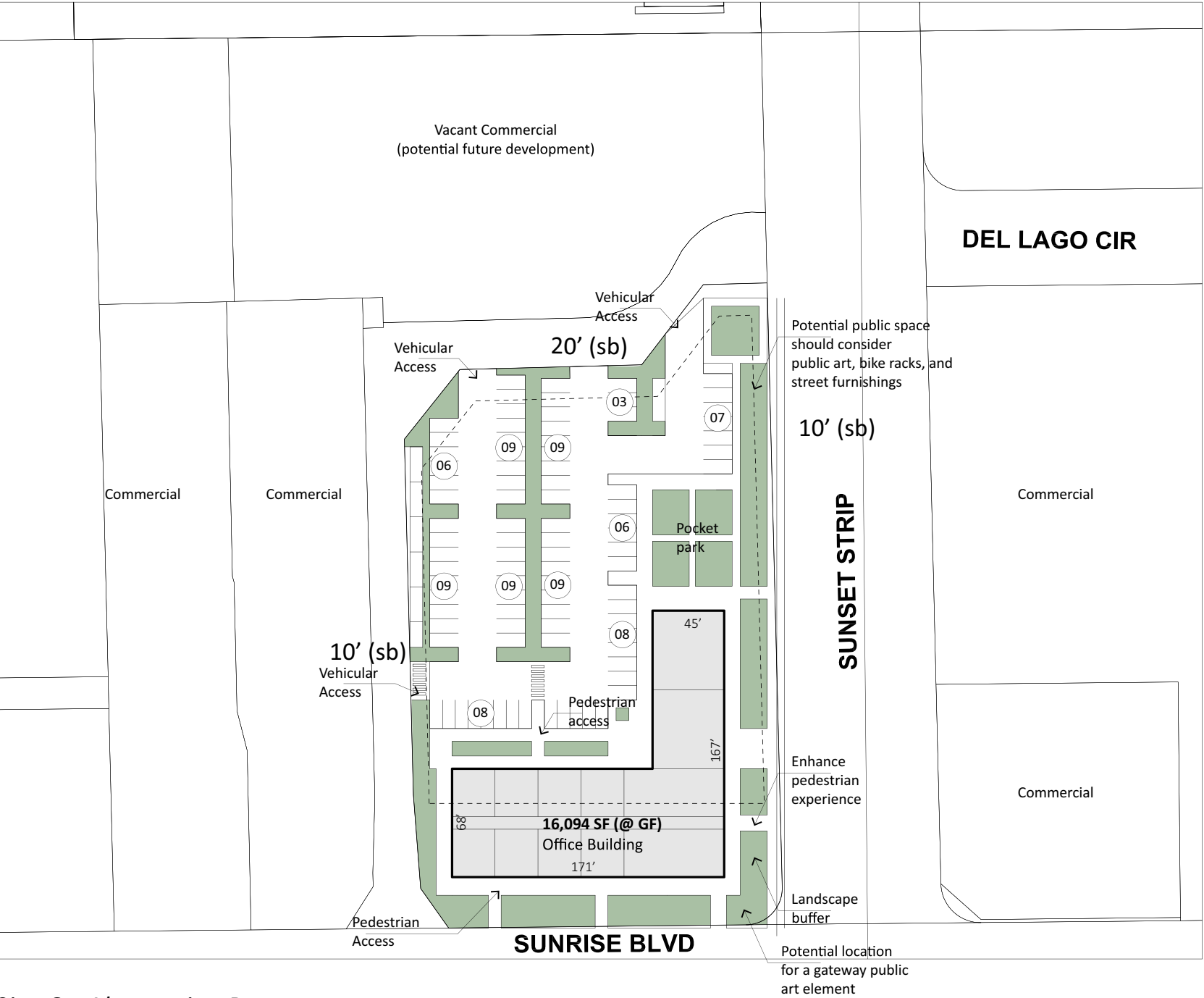
**Note: Allow sizable signage to act as a landmark (reference point) to the district.*

Sample Developments

(APPLICABLE FOR ALTERNATIVE A AND B)

Enlarged Preferred Enhancements to Attract Positive Community Investment

The purpose of this conceptual plan is to provide a framework for the redevelopment of former Walgreens Site. Dimensions and square footages are approximate and may vary with actual construction. Modifications to the conceptual plan may vary, however the essence of the development, building placement, and program shown here, should be prioritized.



Site 6 - Alternative B



▲ Photo Source: Funky Buddha Brewery. Oakland Park, FL (applicable to Alternative A)



▲ Photo Source: Sweetwater Brewing Company (in and outdoor active spaces). Atlanta, GA (applicable to Alternative A)



▲ Photo Source: Idea for signature small office building with highly impactful signage for a major tenant. Rendering by Elion Partners and Kraus Anderson from Finance and Commerce digital magazine. (applicable to Alternative B)

SITE 7 – ALTERNATIVE A

NAME:	FORMER GAS STATION
GROSS SITE AREA:	0.4 acres
PREFERRED PROGRAM:	City-controlled Parking lot

DESCRIPTION:

The site is located at Sunset Strip and NW 12th Court. Currently the site is vacant and has an abandoned building. The site contains chemicals below ground from the former gas station operations. This site is surrounded by B-3 General Business District, CF Community Facilities, and RS-5 Residential Single Family (5 DU/AC). This site is in proximity to Sunrise Golf Village Park area and ¼ mile from Sunrise Boulevard (major east-west commercial corridor and connector to interstate highways).

Nearby businesses, including one popular restaurant, struggle with parking in this area. By converting this site to a City-controlled parking lot, this proposal will remove the eyesore of the old gas station building and make lighting, public art, and landscaping improvements to improve aesthetics and safety. This will also support multiple small businesses in the process. By obtaining site control in this way through a lease-option or purchase, the City also creates new options for future mixed-use development in the immediate area.

The lot can also be used to host or support events in the area that celebrate Sunrise Village Park and the small businesses in the area. Carefully designed access control, signage, and lighting can help police manage past loitering issues.

Current Entitlements

Future Land Use:	Commercial
Zoning:	B-3 General Business District

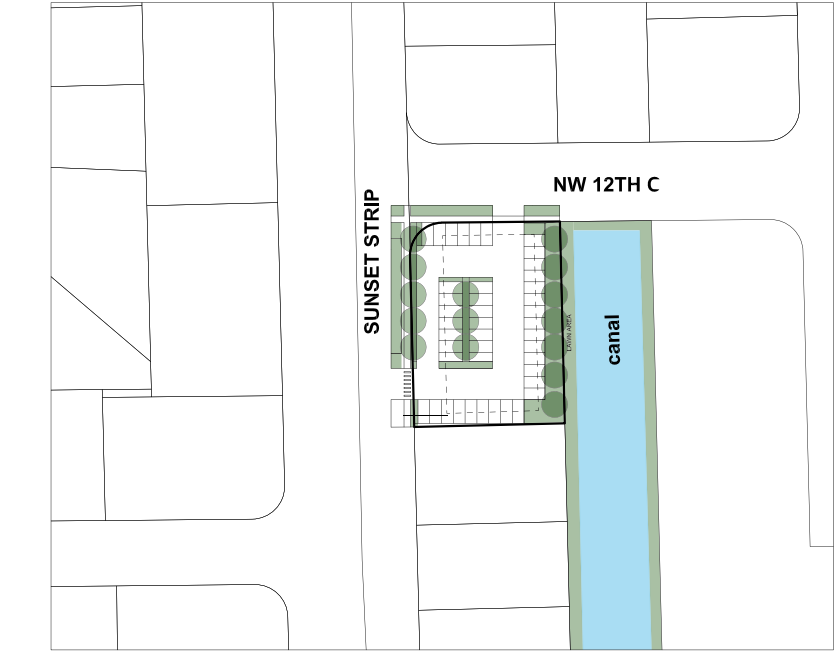


Land Development Regulations

Setbacks:	25' front 20' rear 10' side
Buildable Area:	9,459 SF (after setbacks)
Max. Lot Coverage:	6,191 SF (35%)
Max. Height:	250 FT
Parking Required:	Restaurant/bar = 1/50 SF

Preferred Enhancements to Attract Positive Community Investment

Future Land Use:	Commercial
Zoning:	B-3 General Business District



Proposed Improvements

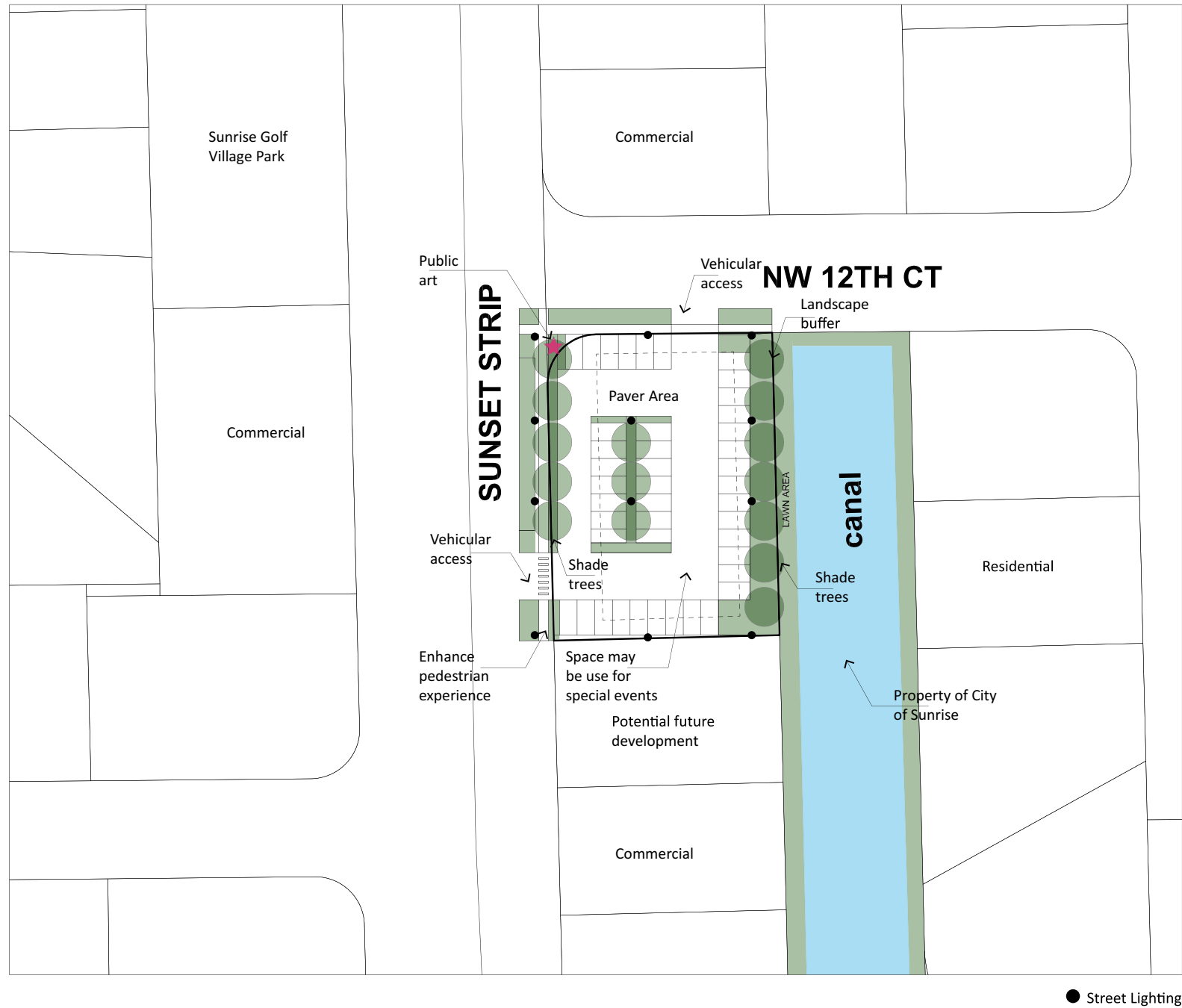
Primary Use:	Parking Lot
Secondary Use:	Community Events
Parking Provided:	+/- 40 spaces
Paver Area:	15,725 SF
Potential # of Trees:	15 @ 20' O.C.
Type of Trees:	Shade trees along street edge
Landscape Area:	2,500 SF
Street Lighting:	+/- 12 new units

Sample Developments

(APPLICABLE FOR ALTERNATIVE A)

Enlarged Preferred Enhancements to Attract Positive Community Investment

The purpose of this conceptual plan is to provide a framework for the redevelopment of former Gas Station (along Sunset Strip). Dimensions and square footages are approximate and may vary with actual construction. Modifications to the conceptual plan may vary, however the essence of the development, building placement, and program shown here, should be prioritized.



Site 7 - Alternative A



▲ Photo Source: Idea for public art. Painted Cow Homenaje to Marito Mortadela. San Jose, Costa Rica



▲ Photo Source: Permeable Surface Parking Lot. Ateliertern.com. France



▲ Photo Source: UC Davis Arboretum. Parking lot retrofit. Davis, CA

SITE 8 – ALTERNATIVE A

NAME:	OAKLAND PARK VACANT PROPERTY
GROSS SITE AREA:	7.2 acres
PREFERRED PROGRAM:	Mixed-use with townhomes, multi-family rental apartments, retail, and commercial

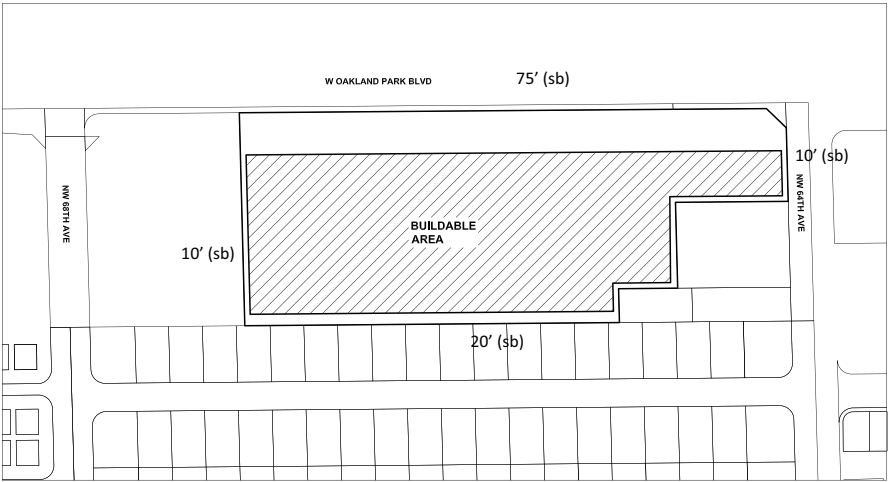
DESCRIPTION:

This privately-owned site is located along Oakland Park Boulevard one parcel east of NW 68th Avenue and west of NW 64th Avenue. Currently the site is vacant and does not include a second site adjacent to 68th Avenue. This site is surrounded by B-3 General Business District, and RS-5 Residential Single Family (5 DU/AC). This site is adjacent to retail, and ½ mile to City Park, Village Multipurpose Center, Village Civic Center, and neighborhood businesses.

This highly visible site provides a unique opportunity to introduce new and higher quality rental housing and urban oriented retail – and make a clear statement about new investment in the area. By mixing a small percentage of affordable units with market rate units, including townhomes and one small mid-rise apartment building for a total of 126 units, the proposed project will add a significant number of new residents and their buying power for nearby businesses. The approximately 12,000 sf of commercial space would include retail and office uses situated along the sidewalk with parking in the rear. To help buffer existing homes, low rise townhomes are positioned on the south end of the site, proposed heights are substantially less than the 250 feet permitted, commercial spaces are limited to the northern portions of the site, and lighting will be carefully designed to minimize impacts to existing homes. Access points onto Oakland Park Boulevard will also minimize traffic impacts inside the neighborhood.

Current Entitlements

Future Land Use:	Commercial
Zoning:	B-3 General Business District

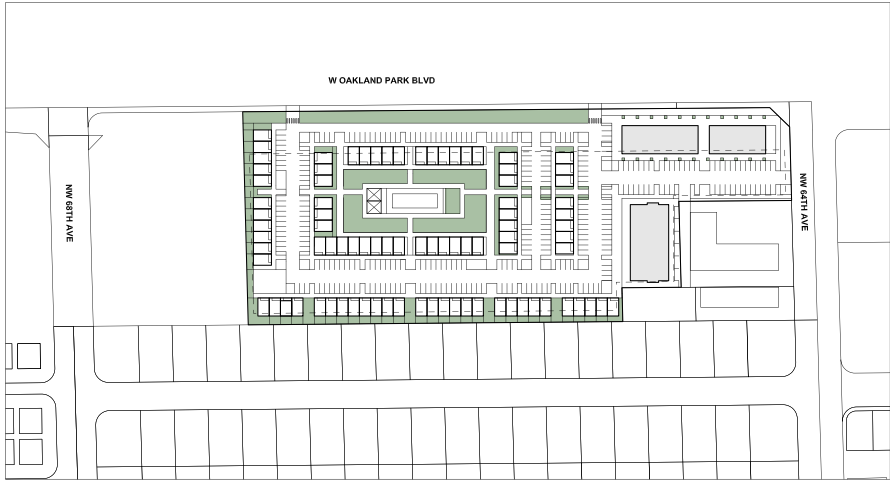


Land Development Regulations

Setbacks:	75’ front (adjacent to county trafficways) 20’ rear 10’ side
Buildable Area:	222,404 SF (after setbacks)
Density:	25 du/acre x 7.2 acres = 180 units
Max. Height:	Two hundred fifty (250) FT (per zoning)

Preferred Enhancements to Attract Positive Community Investment

Future Land Use:	Commercial
Zoning:	B-3 General Business District with Form Based Code. B-3 district: residential uses shall conform to the RM-25 district.



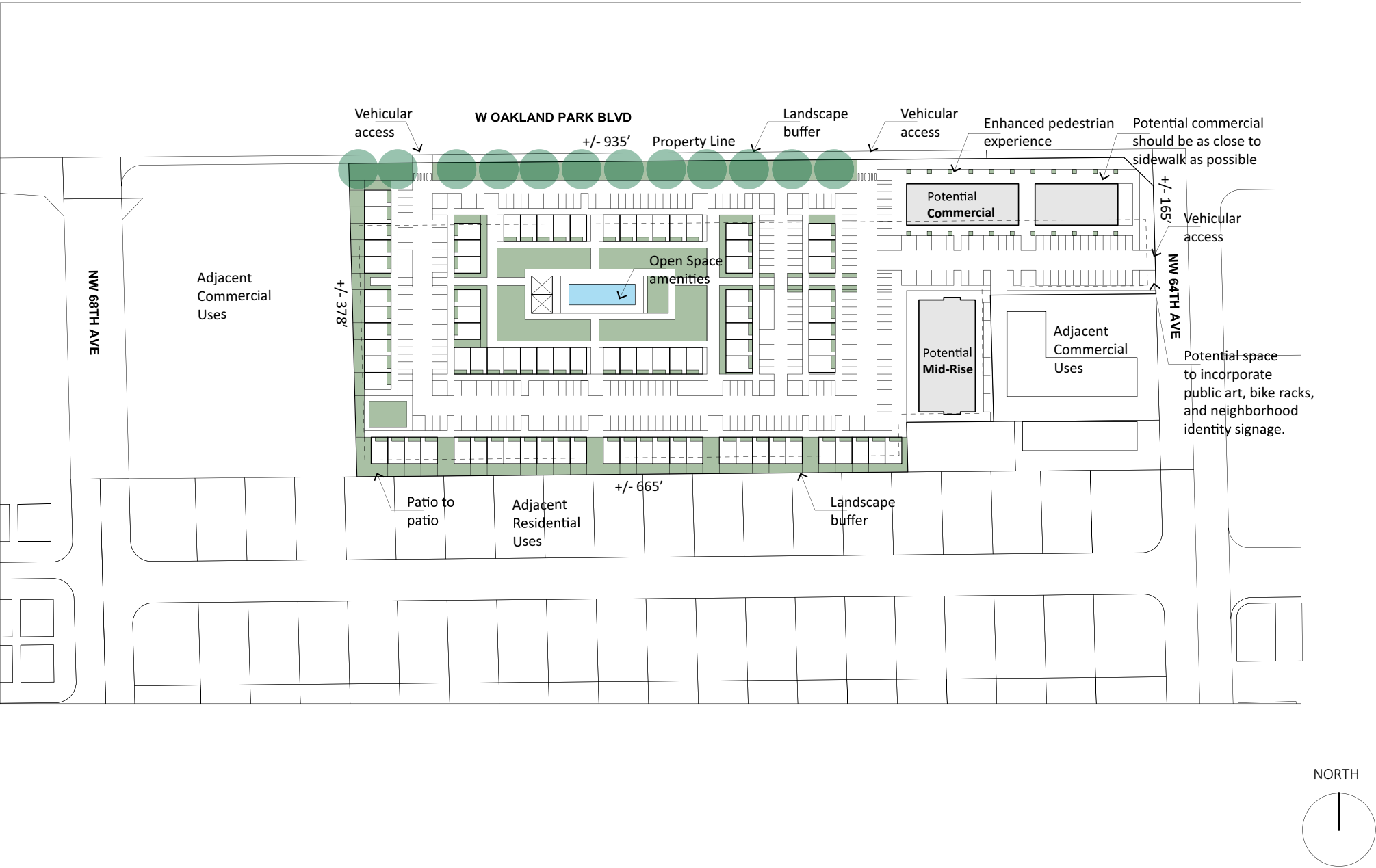
Proposed Improvements

Potential Commercial:	11,750 SF
Potential Residential:	126 dwelling units mixed of townhouses and apartments
Parking Provided:	326 spaces
Open Spaces:	Amenities

Site 8 - Alternative A

Enlarged Preferred Enhancements to Attract Positive Community Investment

The purpose of this conceptual plan is to provide a framework for the redevelopment of former Vacant Commercial site (along Oakland Park Blvd). Dimensions and square footages are approximate and may vary with actual construction. Modifications to the conceptual plan may vary, however the essence of the development, building placement, and program shown here, should be prioritized.



Site 8 - Alternative A

SITE 8 – ALTERNATIVE B

NAME:	OAKLAND PARK VACANT PROPERTY
GROSS SITE AREA:	7.2 acres
PREFERRED PROGRAM:	Mixed-use with townhomes, hotel, multi-family apartments, retail, and commercial

DESCRIPTION:

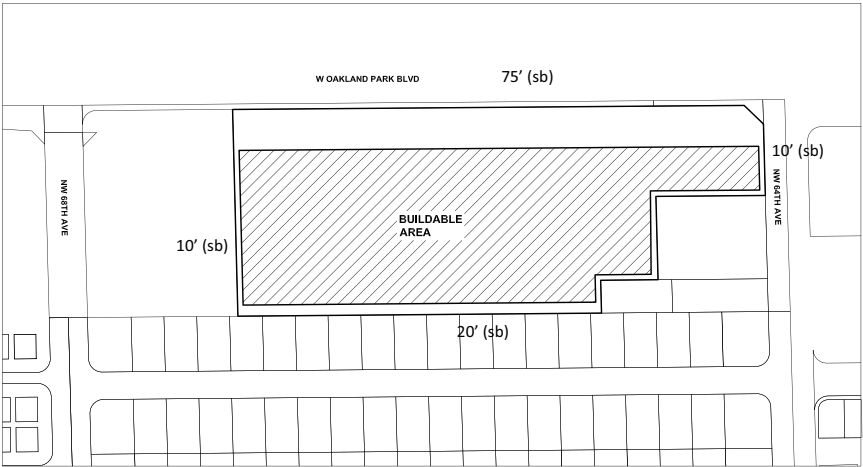
This privately-owned site is located along Oakland Park Boulevard one parcel east of NW 68th Avenue and west of NW 64th Avenue. Currently the site is vacant and does not include a second site adjacent to 68th Avenue. This site is surrounded by B-3 General Business District, and RS-5 Residential Single Family (5 DU/AC). This site is in adjacent to retail, and ½ mile to City Park, Village Multipurpose Center, Village Civic Center, and neighborhood businesses.

This highly visible site provides a unique opportunity to introduce new and higher quality rental housing, a quality hotel, and urban oriented retail and offices – and make a clear statement about new investment in the area. By including a 120-room hotel and mixing a small percentage of affordable units with market rate units, including townhomes and one small mid-rise apartment building for a total of 87 units, the proposed project will add a significant number of new residents and visitors and their buying power for nearby businesses. The approximately 12,000 sf of commercial space would include retail and office uses situated along the sidewalk with parking in the rear. To help buffer existing homes, low rise townhomes are positioned on the south end of the site, proposed heights are substantially less than the 250 feet permitted, commercial spaces are limited to the northern portions of the site, and lighting will be carefully designed to minimize impacts to existing homes. Access points onto Oakland Park Boulevard will also minimize traffic impacts inside the neighborhood.

Structured parking allows significant open space on the western portion of the site that will also help create community interactions and permit some small events.

Current Entitlements

Future Land Use:	Commercial
Zoning:	B-3 General Business District

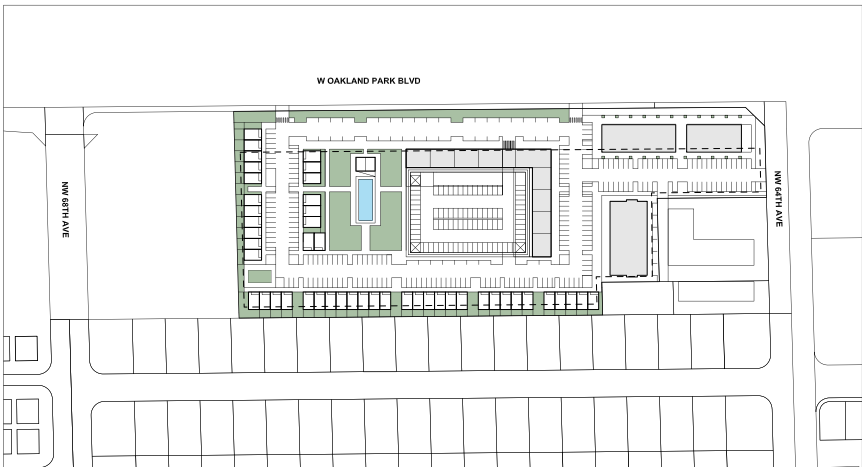


Land Development Regulations

Setbacks:	75' front (adjacent to county trafficways) 20' rear 10' side
Buildable Area:	222,404 SF (after setbacks)
Density:	25 du/acre x 7.2 acres = 180 units
Max. Height:	Two hundred fifty (250) FT (per zoning)

Preferred Enhancements to Attract Positive Community Investment

Future Land Use:	Commercial
Zoning:	B-3 General Business District with Form Based Code. B-3 district: residential uses shall conform to the RM-25 district.



Proposed Improvements

Potential Commercial:	11,750 SF
Potential Residential:	87 dwelling units mixed of townhouses and apartments
Hotel:	120 rooms
Proposed Hotel Height:	5 stories
Gross Parking Provided:	+/- 430 spaces
Open Space:	Amenities

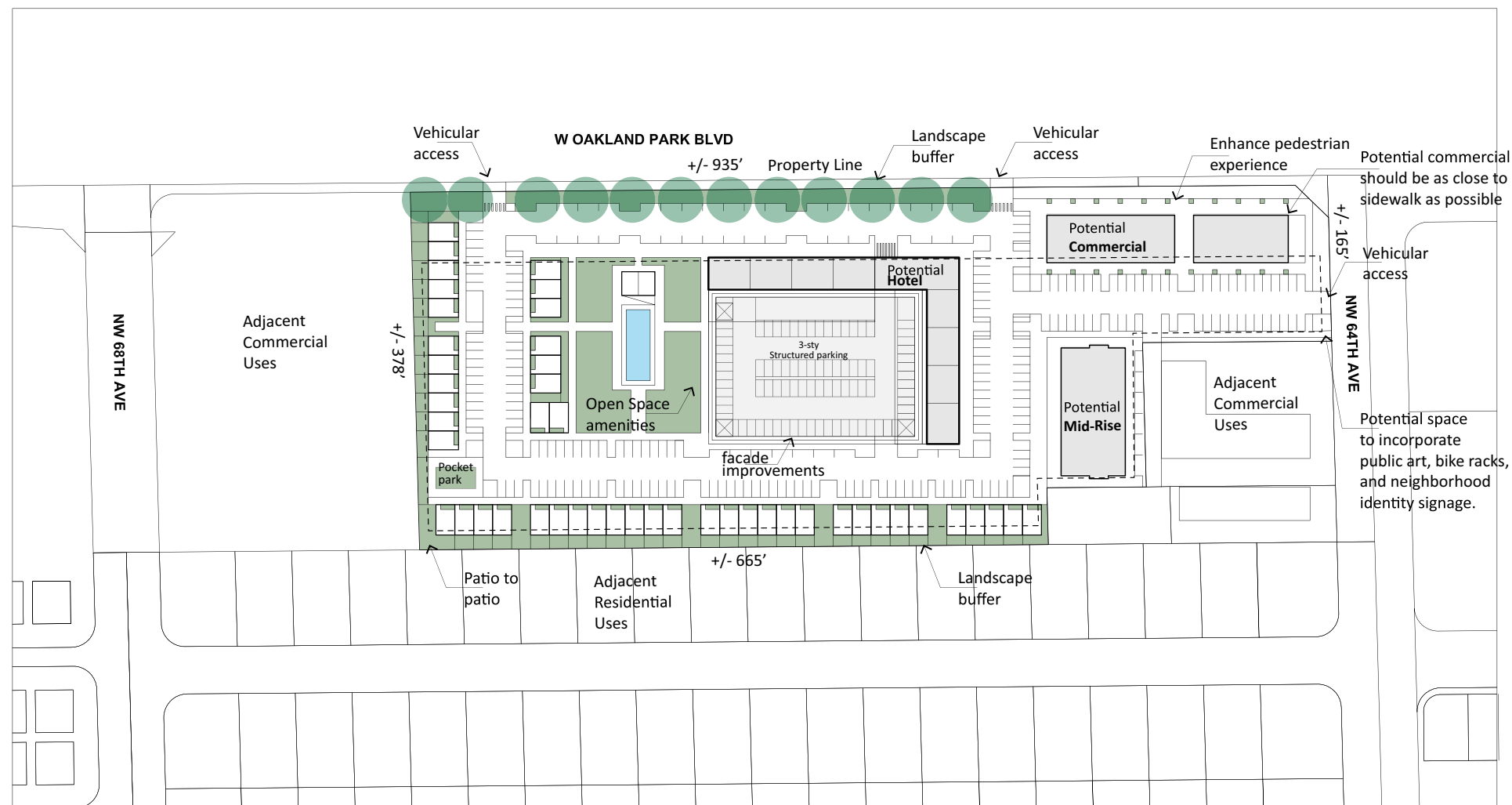
Site 8 - Alternative B

Sample Developments

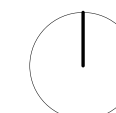
(APPLICABLE FOR ALTERNATIVE A AND B)

Enlarged Preferred Enhancements to Attract Positive Community Investment

The purpose of this conceptual plan is to provide a framework for the redevelopment of former Vacant Commercial site (along Oakland Park Blvd). Dimensions and square footages are approximate and may vary with actual construction. Modifications to the conceptual plan may vary, however the essence of the development, building placement, and program shown here, should be prioritized.



NORTH



Site 8 - Alternative B

▼ Photo Source: Idea for 5-story quality hotel. Rendering by AC Hotel, Portsmouth, NH (designed by PROCON) (applicable to Alternative B)



▲ Photo Source: Idea for traditional 2 - 3 story townhomes. Image of Brush Hill Townhomes at Evening Rose. Tallahassee, FL (applicable to Alternative A and Alternative B)



▲ Photo Source: Idea for mixed-use development. Paseo Verde TOD Development with affordable housing. Philadelphia, PA. CNU Public Square. (applicable to Alternative A and Alternative B)



▲ Photo Source: Idea for modern 2 - 3 story townhomes. Rendering by Trolley Bus Urban Development (applicable to Alternative A and Alternative B)

SITE 9 – ALTERNATIVE A

NAME:	SUNRISE VILLAGE PARK MIXED-USE NODE
GROSS SITE AREA:	4.5 acres
PREFERRED PROGRAM:	Mixed-use district with retail, commercial, housing, and open public spaces

DESCRIPTION:

The site is located on both sides of Sunset Strip between NW 12th Street and NW 14th Street. This site is surrounded by B-3 General Business District, RS-5 Residential Single Family (5 DU/AC), and CF Community Facilities.

With appropriate private site assembly, this part of Sunset Strip can become a vibrant and unique mixed-use development that enhances the walkability, image, and prosperity of east Sunrise. This includes the potential for affordable living options, small business opportunities, and great park/civic spaces. While the exact size and configuration will depend on the extent and timing of private site assembly, including any City incentives for such assembly, the redevelopment of the area into an urban, mixed-use pattern is suggested.

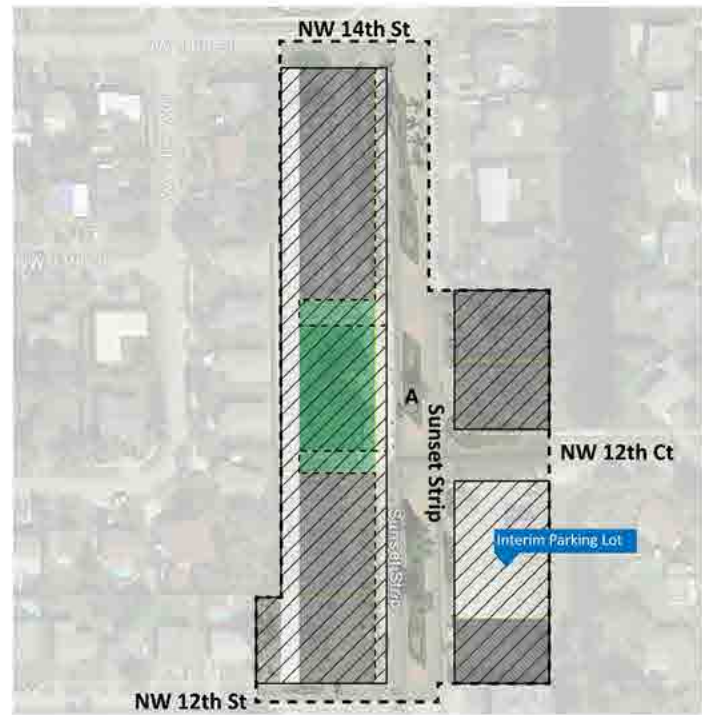
Current Entitlements

Future Land Use:	Commercial
Zoning:	B-3 General Business District and CF Community Facilities



Preferred Enhancements to Attract Positive Community Investment

Future Land Use:	Commercial
Zoning:	Form-based code mixed-use development



Proposed Area Improvements

Proposed program:	A. Mixed-use District
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Sample Developments

(APPLICABLE FOR ALTERNATIVE A AND B)

Enlarged Preferred Enhancements to Attract Positive Community Investment

The purpose of this conceptual plan is to provide a framework for the redevelopment of former Sunrise Village Park Area. Dimensions and square footages are approximate and may vary with actual construction. Modifications to the conceptual plan may vary, however the essence of the development, building placement, and program shown here, should be prioritized.



Site 9 - Alternative A



SITE 10 - ALTERNATIVE A

NAME:	PPG INDUSTRIES – POTENTIAL RELOCATION AND REUSE
GROSS SITE AREA:	13.4 acres
PREFERRED PROGRAM:	Redevelopment as commercial or light industrial uses, including an entrepreneurial village with small business development opportunities for local residents.

DESCRIPTION:

This privately-owned site is located along NW 20th Street west of NW 19th Street. This site is bounded by Light Industrial, RS-5 Residential Single Family (5 DU/AC), B-3 General Business District, and CF Community Facilities. This site is bounded by canals along its north and west borders.

To expand employment and small business opportunities for area residents, a highly flexible commercial space project is suggested. It would include some space for business assistance/incubator/accelerator programs, the availability of shorter-term leases, and partnerships with area trade schools and universities.

The site will be heavily buffered adjacent to residential areas, buildings will not exceed 2 stories to minimize visual impacts, and the site will include a secondary emergency access point for Fire Department responses. It will also contain a major open space for potential small business events. No heavy fabricating or outdoor storage will be permitted, but some specialty retail and gallery space could be included.

Current Entitlements

Future Land Use:	Industrial
Zoning:	I-1 Light Industrial



Preferred Enhancements to Attract Positive Community Investment

Future Land Use:	Industrial
Zoning:	Form-based code commercial development



Proposed Land Development

Proposed Use:	Commercial Development and Entrepreneurial Village
Potential Flex Space:	+/- 111,500 SF
Proposed Height:	1-2 stories
Parking Provided:	+/- 320 spaces
Flex Spaces Definition:	Industrial/ warehousing type spaces with an open floor plan that may be internally subdivided and/or utilized in its entirety for a variety of uses, such as, office, gallery, artist studio, storage, and specialty retail business.

Sample Developments

(APPLICABLE FOR ALTERNATIVE A AND B)

Enlarged Preferred Enhancements to Attract Positive Community Investment

The purpose of this conceptual plan is to provide a framework for the redevelopment of former PPG Industries Site. Dimensions and square footages are approximate and may vary with actual construction. Modifications to the conceptual plan may vary, however the essence of the development, building placement, and program shown here, should be prioritized.



A. Commercial Development

Site 10 - Alternative A



◀ Photo Source: Idea for co-working spaces. Entrepreneurial Hub Catapult. Lakeland Economic Development Council. Lakeland, FL (applicable to flex spaces)



▲ Photo Source: Idea for flex spaces exterior. Family owned company that improves the lifestyle and efficiencies of organizations and their employees by creating integrated, flexible, and custom tailored workspaces. By One Workplace. California



▲ Photo Source: Idea for technical school. MICA's Open Works Entrepreneur Residence Program. Baltimore, MD (applicable to flex spaces)



▲ Photo Source: Idea for small scale multi-family residential. San Mateo EDI International Sixteen5Hundred Inc. The Registry. San Francisco, CA (applicable to Alternative B apartments)



▲ Photo Source: Idea for business incubator. WeWork Security Building. (applicable to flex spaces)

SITE 10 - ALTERNATIVE B

NAME:	PPG INDUSTRIES – POTENTIAL RELOCATION AND REUSE
GROSS SITE AREA:	13.4 acres
PREFERRED PROGRAM:	Redevelopment as residential use that provides several housing types focused on affordability.

DESCRIPTION:

This privately-owned site is located along NW 20th Street west of NW 19th Street. This site is bounded by Light Industrial, RS-5 Residential Single Family (5 DU/AC), B-3 General Business District, and CF Community Facilities. This site is bounded by canals along its north and west borders.

Because of the size of this site, it provides a unique opportunity to introduce a mix of housing types focused on both homeownership and affordability. The suggested development includes duplexes that would be owner-occupied and create an income stream from the rental side to improve affordability. In addition, owner-occupied live/work units will create opportunities for small businesses that produce secondary income and improve affordability. Finally, higher-density rental apartments would include electric car-sharing, a small day care facility, and community amenities like a pool and central green space. All units will be constructed for low energy use to enhance affordability as well. City transit shuttles would have a stop inside the site. In the near future, an automated electric vehicle may be available to transport youth and seniors unable to drive themselves.

Current Entitlements

Future Land Use:	Industrial
Zoning:	I-1 Light Industrial



Preferred Enhancements to Attract Positive Community Investment

Future Land Use:	Residential
Zoning:	Form-based code with density of 20 du/acre



Proposed Land Development

Proposed Use:	A. Apartments
Potential # of Apartments:	180 units
Proposed Apartments Height:	2-3 stories
	B. Duplexes
Potential # of Duplexes:	16 units
Proposed Duplexes Height:	1-2 stories
	C. Live/ Work Units
Potential # of Units:	28
Proposed Live/ Work Height:	1-2 stories
Potential Gross Residential:	224 dwelling units
Parking Provided:	+/- 332 spaces

Site 10 - Alternative B

Enlarged Preferred Enhancements to Attract Positive Community Investment

The purpose of this conceptual plan is to provide a framework for the redevelopment of former PPG Industries Site. Dimensions and square footages are approximate and may vary with actual construction. Modifications to the conceptual plan may vary, however the essence of the development, building placement, and program shown here, should be prioritized.



Site 10 - Alternative B