

September 20, 2024

Mr. Matthue Goldstein
Planning and Zoning Manager
City of Sunrise
1601 NW 136th Ave # A100
Sunrise, FL 33323

**RE: SOLTERRA
REZONING TO PUD
LETTER OF INTENT/CRITERIA LETTER
CTA PROJECT NO. 14-0013-003**

CRAIG THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

Dear Mr. Goldstein:

Please accept this submittal to rezone the subject site from its three current zoning districts, CR (Commercial Recreation District), RM25 (Higher Density Multiple-family Residential District, and RM10 (Low Medium Multifamily Residential District, to PUD (Planned Unit Development District). This site is currently an abandoned golf course and country club. The property is a 152.22-acre parcel located at 7400 NW 24 Place in the City of Sunrise (Parcel IDs: 494127380020, and 494127010030, and 494127010040).

The following explains how the proposal is consistent with the Rezoning Criteria found in section 16-38(c) of the Land Development Code.

Rezoning criteria. The applicant shall demonstrate conformance with the following criteria for the zoning district into which the property is to be converted:

- (1) That the request is consistent with the goals, objectives, policies, and intent of the city's comprehensive plan.**

RESPONSE:

Land Use Element:

GOAL 1: Provide an adequate amount of residential area to accommodate the existing and future residents of Sunrise and which allows for the flexibility to provide a varied mix of residential densities and housing types.

The Solterra PUD provides single-family homes, market-rate townhomes,

and affordable townhomes to appeal to the ever-growing population. This development will result in a significant number of housing units in an underutilized property.

OBJECTIVE 1.1: Residential Acreage: Designate a sufficient amount of acreage on the Sunrise Future Land Use Map (Figure A-1) for residential uses.

This PUD accompanies a Land Use Plan Amendment that increased the total residential area in the City.

Policy 1.1.1: Permitted uses in residential land use categories will continue to be consistent with the Broward County Land Use Plan (Hereafter “BCLUP”).

Land use within the PUD is Residential and Commercial Recreation, which is consistent with the County’s Land Use Plan. Structures are only proposed within the Residential portion of the site. Any use within the CR Land Use area will be compatible with both the zoning and land use.

OBJECTIVE 1.2: Residential Densities: Regulate permitted density to ensure balanced growth patterns.

The density and development pattern that is proposed is compatible with that of the surrounding lots. Though there are taller buildings and higher-density zoning districts along the boundary of this site, the majority of the neighborhood is one- to two-story townhomes. The proposed buffer respects the existing communities by separating the new construction from properties that were originally developed on a golf course.

Policy 1.2.4: Support increases in residential densities where appropriate to ensure adequate supply of affordable housing.

Not only does the rezoning provide the ability to add housing to the market, but the proposed PUD also includes affordable housing within the development.

Policy 1.2.5: Affordable housing shall be addressed consistent with Policy 2.16.2 of the BCLUP, as amended.

A minimum of 87 townhomes will be constructed to be affordable housing in accordance with BCLUP policy 2.16.2.

Policy 1.2.6: The City of Sunrise shall establish programs to provide, encourage, or enable low or moderate income housing to meet the needs of City of Sunrise's existing and future residential population and economic activities.

The developer has entered into a Development Agreement with the City of Sunrise in order to incorporate affordable housing in Solterra that is equitable and seamlessly incorporates the future residents within the community.

OBJECTIVE 1.3: Protection of Residential Areas: Develop and implement land use controls which promote residential areas that are attractive, well maintained and protect the health, safety, and welfare of residential areas.

The buffer that surrounds the development contains undulating lakes, mature trees, and scenic views to provide an amenity to both the new residents and the adjacent properties.

Policy 1.3.3: Provide, through the City of Sunrise Land Development Code (LDC), proper design regulations for residential developments, to ensure that the required amount of open space is located to serve the future residents. The required open space will be achieved through proper landscape buffering between residential land uses and the following land uses: community facilities, multi-family residential, commercial, industrial, and other land uses, as well as proper buffering from street rights-of-way and canals.

The PUD establishes an abundance of open space for both its residence and those who visit. There will be a trail within the exterior buffer, lakeside areas, residential recreation areas, and a public park.

Policy 1.3.4: All new residential developments must receive site plan approval in accordance with the City of Sunrise LDC.

A Site Plan application will be submitted for review and approval prior to the submittal of building permit applications. This will be done after approval of the PUD rezoning, master plan, and development agreement approval. The developer will abide by all City and County requirements for construction.

Policy 1.4.1: The land development regulations shall encourage This increased use of mixed densities and housing product types within a development to increase the diversity of housing choices.

The Land Development Regulations (LDR) of the City of Sunrise provide a mechanism to create a Planned Unit Development for proposed development that would otherwise not be allowed per the letter of the code. This process will allow Solterra to be developed in a much higher-quality manner because of the deviations requested. When a PUD is approved, it is taken as a whole and must prove to be a development that makes the best use of the land and provides an asset to the community.

Policy 3.2.3: The City of Sunrise will encourage development of private infrastructure and facilities to accommodate energy efficient vehicles.

Electric Vehicle (EV) parking will be provided within the community. Future residents will be encouraged to add additional charging facilities within their homes.

OBJECTIVE 7.2: Public Schools: Support Broward County Public Schools

Policy 7.2.1: The City of Sunrise shall implement development review procedures to assure that facilities and services meet established countywide level of service (LOS) standards and are available consistent with concurrency requirements and Section 163.3180 Florida Statutes and Policy 2.15. 4 of the BCLUP.

The Solterra community will bring much-needed housing to the community. In doing so, we will work with the Broward County School Board to ensure that school capacity is addressed. A Preliminary School Capacity Availability Determination (SCAD) letter has been received on July 18, 2024 that confirms that there is sufficient capacity for the additional students this development would bring.

OBJECTIVE 10.1: Public Facilities and Phased Growth: Coordinate future land uses with availability of regional and community facilities and services sufficient to meet the current and future needs of the City of Sunrise population and economy without endangering its environmental resources.

Capacity of local and regional facilities were studied as part of the associated LUPA. As part of the development of this site, the developer will be treating any contaminated portions and preserving wetlands. If any wildlife is found prior to construction, the developer will make sure the animals are properly removed in accordance with all laws and regulations.

Policy 10.1.1: The City of Sunrise shall implement development review procedures to assure that facilities and services meet established County-wide and municipal level of service (LOS) standards and are available concurrent with the impacts of the development.

The developer will coordinate any required improvements to the infrastructure with the City of Sunrise.

OBJECTIVE 10.3: Efficient Use of Urban Services: Promote the efficient use of urban services by encouraging new development into areas where necessary regional and community facilities and services exist.

The development is proposed on what was once a functioning golf course. There are existing facilities that have been run to the property and there are already several residential developments that encompass the site. All utility connections will take into account existing service and established routes.

Policy 11.1.3: To prevent future incompatible land uses the established character of predominantly developed adjacent areas shall be a primary consideration when amendments to the City of Sunrise's or the Broward County Land Use Plan (BCLUP) are proposed. Future incompatibilities shall be minimized using buffers and setbacks.

This rezoning, and the associated LUPA, are consistent with the built environment that surrounds the property. The property – which is now a vacant golf course – will reflect the density and housing types that are already present in the area.

(2) That the request is consistent with the density, intensity and general uses set forth in the city's future land use map (FLUM).

RESPONSE: A change to the Future Land Use Map for this property is currently being reviewed. This Land Use Plan Amendment (LUPA) changes the future land use designations from Commercial Recreation, Low-Medium 10, and Medium-High 25 to Commercial Recreation and Irregular Density (9). The buffer and public park will maintain the existing Commercial Recreation land use. This PUD proposes 900 units on a 100-acre parcel. This density is consistent with the land use that is amended by the proposed LUPA and no development will occur unless both applications are adopted. Uses within the Commercial Recreation land use are limited to those permitted in the Recreation/Open Space districts as required by the land use plan amendment approval.

(3) That the request meets the purpose and criteria set forth in the city's land development code for the zoning district into which the property is to be converted.

RESPONSE: According to Sec. 16-101 of the Land Development Code (LDC), "The primary purpose of the planned unit development (PUD) district is to promote quality development with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning." The reasons PUDs are encouraged are then listed in the subsection. This proposal shares the following reasons for rezoning to a PUD:

1. ***To allow diversification of uses, structures, and open spaces when not in conflict with existing and permitted land uses on abutting properties:*** The proposed PUD will provide for a diversification of residential types by providing both single-family and townhome units within a cohesive, planned development. The PUD provides for a 230' wide perimeter buffer between the surrounding existing multi-family developments and the PUD. The buffer will also contain an undulating lake around most of the perimeter. This blend of uses and housing types is not possible under traditional zoning districts.
2. ***To reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through application of standards contained in conventional land development regulations and site designs:*** The proposed development provides a residential density that results in a smaller network of utilities and streets than would be provided under one of the standard zoning districts in the city. Because of the size of the property, construction will be phased. This allows a more efficient development of this area by clustering the improvements. The number of units that will be built allows each trade to work on several sites at the same time, reducing commuting time and the costs associated with time on the road.
3. ***To conserve the natural amenities of the land by encouraging and improvement of scenic and functional space:*** The proposed PUD provides an extensive perimeter buffer area that includes lakes and a substantial amount of landscaping. This will serve to conserve and improve the natural amenities and preserve and enhance the existing wetland. This creates a space that is both scenic and functional. Numerous native specimen trees will also be preserved, creating shade and beauty throughout the project.
4. ***To provide a high quality of design and materials to create aesthetically pleasing environments for living, shopping, and working in the City:*** These Design Guidelines will provide the framework for the Solterra PUD development to ensure that the resulting community is constructed with high quality design and materials that will be an asset to the city. The proposed architecture will be modern and fresh. The site design and amenities incorporated into the community will provide a desirable development for current and future city residents. The 59.01-acres of

open space and amenities, which includes a multi-purpose path, pocket parks throughout the community, and two club house and pool areas will draw the residents out of their homes to enjoy the common areas. There is also 7.03 acres of lake and access to a 7.77-acre park. The streetscapes will include thoughtful design to provide a beautiful driving, biking, and walking experience.

5. ***To promote sustainable development:*** The development will adhere to the most recent edition of the Florida Building Code, providing housing that is resilient and built to last. Where possible, the design of the property will include certain sustainability measures to provide a better development product and to add value to the new homes. A list of sustainable practices and features that will be incorporated in the development includes, but is not limited to, tile roofs, optional solar power on single-family homes, re-use water for irrigation (when available from the City), rough electric for electric vehicles in single-family homes and townhomes with garages, optional electric vehicle charging station in single-family homes and townhomes with garages, water-saving fixtures, compact building design, more efficient use of land, redevelopment of underutilized property, a safe pedestrian network, and provisions for bike racks.
6. ***To ensure that development will occur within the guidelines and intent of the Sunrise Comprehensive Plan and this chapter. Planned unit developments are equally adaptable to new development or redevelopment:*** The City of Sunrise Comprehensive Plan illustrates a vision of the future that brings smart growth and good city-building practices to the forefront. With the South Florida's ever-growing population still on the rise and developable land at a premium, it is important to ensure that developers have the citizen's best interests in mind and put in place certain policies that allow development that enhances the City's tax base and livability. By developing this site as a PUD, the development will be an asset to the surrounding communities and the region as a whole, while minimally impacting the quality of life for the residents in the surrounding communities. The shape of the golf course does not allow the most efficient use of the land. By developing the property within a single PUD zoning district, the developer can address the concerns of the neighbors and still provide a successful product. The Solterra PUD provides for redevelopment of an abandoned golf course site and is consistent with the goals, objectives, and policies of the Sunrise Comprehensive Plan as listed within the PUD document.
7. ***To promote a more efficient use of the roadway system, encourage multi-modal trips and pedestrian mobility:*** The Solterra PUD provides an extensive pedestrian and multi-modal network throughout the site and connecting to adjacent roadways and mass transit facilities. Traffic improvements will be constructed to allow the residents of the Solterra PUD to exit to the north, reducing the impact on the single-family neighborhood to the east. The pedestrian amenities throughout the site will allow residents to exercise and use the amenities on site without

having to drive. A multiuse path will be provided through the buffer area that residents can use to enjoy the lakes, visit neighbors, and access amenity areas and parks. A direct connection to the public park will also be provided.

8. ***To provide a broader range of housing opportunities within the City, including affordable housing opportunities consistent with City and Broward County guidelines:*** The Solterra PUD will include single-family homes, market-rate townhomes, and affordable townhomes. This diversifies the housing stock and provides much-needed housing affordability. Affordable housing will be provided in accordance with the requirements of Broward County, the City of Sunrise, and as required in the associated Development Agreement. 87 affordable townhomes will be provided within the development. These townhomes will be constructed in the same high quality as the rest of the development and will feature an exclusive amenity area.
9. ***To provide for other limitations, restrictions, and requirements as deemed necessary due to the uniqueness of the development:*** The Solterra PUD zoning district provides for development regulations that may not otherwise be allowed in a traditional residential zoning district. The regulations that are included in our proposal allow for a high-quality residential development that will appeal to many different users while providing the extensive buffer to the surrounding multi-family residential communities.

(4) That the request is compatible with existing and proposed uses in the general vicinity.

RESPONSE: The subject property is lined by various types of residential properties including:

Golfview Gardens Apartments – a 6-story apartment complex to the north of the site.

Regency Club – a townhome community to the east and south.

Aragon – a 4-story pair of condo buildings located on the southwest of the site.

Townhomes at Aragon – a community of 2-story townhomes just north of Aragon.

Fairways of Sunrise Townhomes - a community of 2-story townhomes lining the west boundary of the site.

Quail Run – Three 4-story condo buildings located to the northeast of the site.

To the south and east of these properties are single family neighborhoods. The proposed mix of single family and multifamily units complements the neighboring lands by providing density that is consistent with the immediate neighbors and housing types that are consistent with this portion of the city.

- (5) That the request will not place an undue burden on existing infrastructure and existing capacity for the property or its general vicinity or that the applicant will provide appropriate improvements to offset the impacts.**

RESPONSE: This proposal will require approval from various utility and municipal entities before and during permitting. Through the LUPA approval we received capacity analysis letters from City Water and Sewer departments, Broward County Mass Transit, and Broward County Environmental Engineering and Permitting Division. These entities acknowledged that capacity exists in their respective infrastructure to support the proposed development. We understand and agree that the impact this rezoning will have on adjacent properties will be addressed by the developer. The proposed development that is only possible with the proposed rezoning will contribute to the area by providing a public park, recreational spaces, and a beautiful community for future residents to enjoy. Improvements to Aragon Boulevard at the bridge and the intersection with Okland Park Boulevard will help to ease the pressures of additional vehicular traffic. These agreements are in accordance with the recorded Development Agreement.

- (6) That the request shall document any changed or changing conditions which make approval of the request appropriate.**

RESPONSE: The most recent use of this land was for a golf course and country club. The decline of golf courses is well documented and a property of this size and condition is difficult to develop piecemeal. The rezoning of this property allows a low-intensity, context-appropriate use that benefits the City as a whole.

In accordance with Section 16-101(d), Planned Unit Development; Development Standards, an applicant may propose alternative development standards that are different than the requirements of the code. This PUD application proposes several such alternative development standards which are shown on the Code Deviation Table submitted as part of this application. Those deviations, and their justifications, are as follows:

- 1. Section 16-39(H): Master Development Plan – Design Standards** – The code requires that internal collector drives include curvilinear sidewalks and landscaped berms along both sides of the drives. The proposed development provides straight sidewalks and does not provide a berm along the internal collector drive.

Justification: Solterra is a walkable community that is designed in a way to connect the entire community through multiple paths, streets, and walkways. In order for this design

to be effective, the paths need to be interconnected and easily traversed. A berm not only introduces a change of elevation, it also requires more distance between each side of the road. A curvilinear sidewalk also contributes to a streetscape that is inefficient for pedestrians and bicyclists. Both would increase the length of street crossings. Our plan makes walking and biking throughout Solterra an easy, pleasant, and safe experience.

2. **Section 16-39(J): Master Development Plan – Recreational Amenities** – The code requires that any recreational facilities to serve the project shall be complete prior to the first residential Certificate of Occupancy. Since the project includes a variety of recreational facilities, the phasing of their construction is complex and are as follows:

Main Clubhouse: Prior to the issuance of the first Certificate of Occupancy for a residential dwelling unit (excluding dry models), the Permit for the Main Clubhouse must have been issued by the City of Sunrise Building Department. A Certificate of Occupancy (or T.C.O.) for the Main Clubhouse must have been issued by the City of Sunrise Building Department within 14 months after the issuance of the first Certificate of Occupancy for a residential dwelling unit (excluding dry models), otherwise no further Certificates of Occupancy will be issued until such time as the C.O. (or T.C.O.) for the Main Clubhouse is issued.

Secondary Amenity (Affordable Townhomes Amenity): Prior to the issuance of the 1st Certificate of Occupancy for an Affordable Townhome, the Certificate of Occupancy (or T.C.O.) for the Secondary Amenity shall have been issued by the City of Sunrise Building Department.

Pocket Parks: Pocket parks shall be completed prior to the issuance of the first Certificate of Occupancy for a residential dwelling unit (excluding dry models) adjacent to the pocket park.

Justification: Solterra consists of a 900-unit master-planned development with parks, linear buffers, outdoor and indoor recreational opportunities, as well as pocket parks and a trail system. The project site is a former golf course mostly surrounded by existing residential communities. Construction of the full community will take 3 to 4 years. The entry road, entry area, guardhouse, perimeter buffer (excluding tree relocation) shall all be completed prior to the first Certificate of Occupancy for a residential unit (excluding dry models). Because the main amenity (clubhouse) will take 18 months to construct, whereas homes take 4 months to construct, delaying completion of homes until clubhouse completion would extend the project by over a year. To reduce the duration of unavoidable construction impacts on the surrounding neighbors, the Developer proposes the following schedule commitments:

- *Issuance of clubhouse Permit required prior to 1st residential CO (excluding dry models)*

- *Issuance of clubhouse CO (or TCO) within 14 months after issuance 1st residential CO (excluding dry models)*

With respect to the secondary amenity (serving the affordable units), the CO (or TCO) for the secondary clubhouse shall be completed prior to issuance of the first CO for an affordable unit. To reduce construction/residential conflicts within the Solterra community, pocket parks shall be completed prior to the issuance of a CO for any of the residential units adjacent to the common area.

3. **Sections 16-39(m): Sign on-site** – Code requires signs to be placed on-site. The Solterra sign will be placed at the intersection of Sunrise Lake Drive North and Solterra Boulevard in accordance with the Development Agreement.

Justification: The City has entered into an agreement with the developer to allow both the signage for the Solterra community (and the public park) to be located off-site in order to be easily seen from the adjacent roadways and in order to make it easier to find the community. Since there is only one public entrance to the community, it is important to residents, guests, and emergency vehicles to make the entrance highly visible.

4. **Sections 16-101(d)(4): Distance between single-family homes** – Request is to reduce the separation from fifteen (15) feet to ten (10) feet.

Justification: Consistent with separation requirements previously agreed upon with the City and in the recorded Development Agreement. The flexibility results in the reduction of open space on the private lot and increased open space in the common areas.

5. **Section 16-101(d)(6): Setbacks** – The code requires a 30-foot setback from the perimeter of the P.U.D. We are proposing a 15-foot rear setback and a 5-foot side setback along the portion of the P.U.D. perimeter that abuts the park.

Justification: While the rest of the P.U.D. has a setback of over 300', the portion that abuts the park is designed to be a bit different. This is to provide easy access to the park. The perimeter buffer continues to the north of the park, providing the same experience from all other abutting properties. The City of Sunrise has requested that the park not be included within the P.U.D. as it will be owned by the City and should not be inhibited by the residential development's restrictions. A 15-foot rear setback and a 5-foot side setback still provides plenty of separation between the townhomes and the park and is more typical of a setback between a park and a building in a residential neighborhood. It also aligns with the yard setbacks for the residential buildings.

6. **Section 16-101(d)(8): Minimum floor area (bedroom count)** – The minimum floor area for a single family home is 1,650 square feet for a three-bedroom home. A 2,298 sq ft 2-bedroom + loft model is proposed.

Justification: In order to provide more variety in housing type within the Solterra community, one of the single-family models includes a 2-bedroom home that includes a loft area. The square footage of the model exceeds the minimum required for 3-bedroom homes.

7. **Section 16-101(d)(13): Open Space** – The code requires that a minimum thirty-five (35) percent of the gross area of the PUD Open space is defined as pervious surfaces, plus plazas, pool decks, sidewalks and other outdoor use areas, except that lakes or other water area shall not count for more than twenty-five (25) percent of the open space requirement, unless such water area is within a recorded wetlands conservation easement in which not more than thirty-five (35) percent of the water area shall count toward the open space requirement. The applicant is proposing that areas included within the conservation easement are to count one-hundred (100) percent towards the open space requirement.

Justification: This project is unique in that it includes a large existing wetland (conservation area) within the PUD boundaries.

8. **Section 16-101(e)(6): Decorative Paving** – The code requirement is to provide decorative brick or concrete pavers in all driveways and walkways in all residential areas. The applicant is requesting a deviation to provide that all single-family homes and townhomes shall have decorative brick paver driveways and walkways. The walkways within common areas shall have decorative brick pavers. The five (5) foot wide sidewalks parallel to the roadway tracts shall be concrete. The ten (10) foot wide multi-use path shall be integrally colored concrete (color and finish to be approved by City during site plan review).

Justification: Decorative brick pavers will be provided in the driveways and walkways of all residential units, consistent with PUD requirements. The five (5) foot wide sidewalks parallel to the roadway tracts shall be concrete in accordance with Section 16-182(d) of the Land Development Code. The multi-use path shall be colored concrete since concrete surfaces are better suited for areas where wheeled activities and increased pedestrian traffic is expected.

9. **Sections 16-101(e)(7): Required garages** – Request is to require one car garage whereas two garages are required for single-family homes.

Justification: Consistent with garage requirements previously agreed upon with the City and in the recorded Development Agreement. Houses with one-car garages can be built with a narrower frontage than that of a house with a two-car garage. This promotes a more walkable neighborhood with shorter distances between homes and open space.

10. **Sections 16-101(e)(8): Required garages** – Request is to require up to fifty (50) percent of the multi-family units are not required to have a garage or access to on-site parking garage whereas one car garage is required for multi-family.

Justification: Consistent with garage requirements previously agreed upon with the City and in the recorded Development Agreement. Allowing townhomes to be built without a garage permits a mix of housing types within the P.U.D. that can address the availability of affordable housing. Sufficient parking will be provided adjacent to every unit.

11. **Sections 16-101(e)(13): Perimeter wall** – Code requires a minimum 6-foot decorative precast or concrete wall along the perimeter of the PUD that is directly adjacent to any single family uses. The City defines fee simple townhomes as a single family use. No perimeter wall will be provided between the adjacent townhomes and the PUD.

Justification: The provided buffer was thoughtfully designed after multiple meetings with the surrounding developments in order to provide a visually appealing separation between the PUD and the adjacent properties. A six-foot-high wall would obscure the view into the natural areas on the site. It would also require more maintenance and – most importantly – is not wanted by the neighbors. The 230' buffer provides more than enough separation and screening.

12. **Section 16-101(e)(18): Electrical Vehicle (EV) Charging Stations** – The code requires that two (2) percent of all required parking spaces shall be EV charging spaces. The applicant is proposing that the minimum number of EV spaces shall be the following:

Single family: One rough electrical (conduit/box) for future EV station per garage. An optional EV charging station will be offered.

Townhome with garage: One rough electrical (conduit/box) for future EV station per garage. An optional EV charging station will be offered.

Townhome without garage: Minimum two (2) percent of total required parking

Clubhouse: Minimum two (2) percent of total required parking

Justification: All surface parking will meet the PUD's requirement of two (2) percent EV charging spaces. In addition, all garage parking spaces will have an option for an EV charging station. Providing the EV charging station as an option allows for the buyers to select if currently needed, while avoiding additional costs for buyers that don't have a need for it now. All homes will have rough electrical installed for future EV stations, so that an EV charging station can easily be added in the future when needed.

13. **Section 16-101(k)(5): Design Standards – Decorative Pavers** – The code requires decorative pavers for project entryways, the intersections of internal circulation drives, and for all driveways to each required garage. In the proposed master plan, pavers will be installed at project entryway, but will not be installed at the intersection of internal circulation drives. Driveways to all garages will be made of decorative pavers.

Justification: Due to the size of the development, providing decorative pavers at each intersection would create an unnecessary maintenance burden during the multi-phased construction of the site. Traffic and circulation would be impacted while the pavers were installed and construction equipment could damage the pavers, requiring additional repairs. The streetscapes – including intersections – will be elegantly framed by beautiful landscaping, creating a pleasant pedestrian experience without the need for additional pavers.

14. **Section 16-117(b): Yard Encroachments** – The code does not give specific setbacks for air conditioner units or at-grade patios. Instead, the code requires that no improvement may be made within any required yard unless expressly provided within the code. We are proposing setbacks for air conditioner units and at-grade patios as follows:

Air conditioners and at-grade patios may encroach into street-side, interior side, and rear yard setbacks, provided that no slab shall be closer than 1' from a side property line or 5' from a rear property line and is consistent with page 10 of the PUD document.

Justification: Because of the proximity of the single-family homes and townhome units to each other and the effort to make the rear yards as usable as possible, a 1-foot setback from the side yards is necessary. The rear yard setback is more restrictive than the accepted 3-foot setback used in other districts. This ensures that the noise

produced by the units will not severely affect back-to-back properties. These setbacks prohibit the installation of units in front of buildings and create an easy-to-follow rule for the location of new units within the community.

15. **Section 16-142(b)(1): Off-Street Parking, Location, Character and Size – Minimum Parking Space Size** – The code requires parking spaces in residential districts to be a minimum of ten (10) feet wide and twenty (20) feet long. The applicant is proposing a reduction to the following:

Single Family:

Parking spaces: 9' x 18'

1-car garage spaces: 10'-8" (10.67') x 18'-11" (18.92')

2-car garage (combined): 20' x 19'

Townhomes:

Parking spaces: 9' x 19'

Garages: 11' x 19'-4" (19.33')

Justification: Consistent with the parking requirements previously agreed upon with the City and in the recorded Development Agreement. These reduced parking space sizes are consistent with the minimum sizes in various local municipalities and serves to prioritize landscaping over paved parking or oversized garages. By reducing the amount of space wasted on parking, more natural areas can be enhances, adding to the attractiveness and accessibility of the neighborhood.

16. **Section 16-165(d)(2) & (3): Plant Material: Slow Growing & Size at Maturity** – The code requires no more than 25% of the total trees counted for code to be slow growing. Our proposal is that trees for the townhomes with garages will not count against the overall total for slow growing trees.

Justification: Because of the limited amount of planting space in front of townhomes with garages, there is no option to provide large canopy trees. The majority of the pedestrian zone will be occupied by driveways, making planting large trees impossible. Exempting these trees from the 25% limit on slow-growing trees allows a normal mix of trees throughout the development.

17. **Section 16-169(b)(1): Min. Landscape Requirements for Multi-family – Perimeter** – The code requires a ten (10) foot wide landscape buffer with one (1) tree every twenty-five (25), a six (6) foot wall, and mid-level landscaping. The applicant is proposing no additional buffer required between the townhomes (with or without

garages) and the perimeter open space or adjacent development as well as mid/upper level landscaping maintained at 3- to 5-feet.

Justification: There is a 300-foot setback from the boundary of the property with 230-foot buffer along the east, south and west and a public park along the northern boundary of the site. The entire buffer will include the code-required trees. A perimeter wall would prevent either the adjacent development or the proposed multi-family from benefiting from the views into the wide, landscaped buffer including a meandering lake system. Providing perimeter landscaping between 3-5 feet provides a sense of division between the lots without relying on a wall.

18. Section 16-169(d)(1): Min. Landscape Requirements for Multi-family – Pedestrian

Zone Size – The code requires a pedestrian zone landscaping required between building façade and parking area. Width to be half height of building or ten (10) feet, whichever is greater. The applicant is proposing the following changes to the length of the LPZ due to driveways and walkways. The width as described in the code is actually depth and the length is really width. We have corrected this in the PUD document and the deviation table.

Pedestrian Zone Landscaping Size: Townhomes with garages: the minimum width shall be five (5) feet in total as the lot is twenty-three (23) feet wide and the driveway is eighteen (18) feet. The minimum depth of the pedestrian zone landscaping shall be ten (10) feet at the front façade and five (5) feet at the side and rear façade. The pedestrian zone does not extend the whole length of the side façade.

Justification: The townhome lot is twenty-three (23) feet wide and the driveway serving the townhome with a garage is eighteen (18) feet wide leaving on a five (5) foot minimum total width. The size of the pedestrian zone allows a consistent amount of landscaping around the buildings while accounting for the small sizes of the landscape areas.

Pedestrian Zone Landscaping Size: Townhomes without garages: the minimum length shall be fifteen (15) feet as the lot is nineteen (19) feet and the walkway is four (4) feet. Pedestrian zone shall include mid and low-level planting.

Justification: The townhome lot is nineteen (19) feet wide, and the walkway is five (5) feet. The trees provided for the LPZ are greater than what is required by code. The reduction in the façade foundation planting allows greater flexibility in the landscape design for the building facades that do not face the street.

19. **Section 16-169(d)(2): Min. Landscape Requirements for Multi-family – Plant Material and Tree Spacing/Number in Pedestrian Zones** – The code requires a tree every 30 feet in the pedestrian zone along with upper, mid, and low-level plantings.

Pedestrian Zone Landscaping Materials: Townhomes with garages: One (1) tree shall be provided for every two units, or fraction thereof, and shall be located within the adjacent Access and Utility Tract. One (1) tree, or one (1) palm, or a cluster of at least three (3) palms, shall be provided for every unit but does not necessarily need to be planted on each unit's lot. For example, a 7-unit building shall have at least 7 trees or cluster of three palms for each building.

Pedestrian Zone Landscaping Materials: Townhomes without garages: One (1) tree shall be provided for every eight (8) parking spaces. These trees shall be provided within the adjacent Access and Utility Tract. One (1) tree, or one (1) palm or a cluster of at least three (3) Palms shall be provided for every unit and are to be located on the lot.

Justification: The change in required material reflects the size and shape of the pervious areas in which the plants will be installed. The options provide flexibility for the species of trees installed and the availability when ordered.

20. **Section 16-169(d)(3): Min. Landscape Requirements for Multi-family – Tree Height in Pedestrian Zones** – The code requires trees to be 14-16ft when the façade height is 15-25ft. Palms to be 16-20ft. We are proposing small to medium sized trees/palms will be used. Trees must be 12-14ft at instillation. Palms must be 16-20ft at installation.

Justification: A smaller size minimum for trees accounts for the availability of trees when they are installed.

21. **Section 16-172(f)(1)(b): Tree Preservation – Tree mitigation for relocated trees** – The code only provides for half credit for relocated trees. The applicant is requesting full credit toward equivalent replacement if the trees are non-specimen trees (trees less than eighteen (18) inches in caliper).

Justification: The requirement of only receiving half credit toward equivalent replacement financially disincentivizes the relocation of non-specimen trees. The proposed plan includes the relocation and preservation of non-specimen trees as opposed to removing the existing trees and installing all new trees. There is a high environmental value in relocating even non-specimen trees and allowing them to

count for equivalent value provides and incentive to relocate the trees to keep the canopy.

22. Section 16-182(i): Access Location, Character and Size - Drive Aisles – All residential streets, both public and private, shall comply with the requirements as set forth in Figure IX-6. The streets in the Solterra PUD are designed based on street hierarchy, location, existing conditions, and the context of its use. Because of this, the following deviations from Figure IX-6 are proposed:

- a. Curbs shall be either valley gutter, Type “F” curb and gutter, or Type “D” curb
- b. Overall ROW width for emergency access: 28’
- c. Minimum overall ROW width for Local Roadways: 40’
- d. Minimum lane width: 11’
- e. Sidewalk options: two sidewalks, one 10-foot-wide multi-use path, or a combination of one sidewalk and one 10-foot-wide multi-use path
- f. Minimum sodded swale: 0’ where on-street parking abuts a sidewalk

Justification: Narrower drive aisles provide safety and walkability. Cars typically drive slower in lanes that are narrow. An 11-foot-wide travel lane is sufficient for cars to navigate, while creating a safer pedestrian experience through the use of shorter crosswalks. The changes in curbing and sodded swale are necessary to account for the various street types and uses adjacent to them. Total combined sidewalk width never drops below 10-feet, which is the amount required by code (5’ + 5’). Providing various streetscape designs allows more use of the sidewalks/paths by providing more width in places that need it.

I hope this letter clearly illustrates how our application meets the criteria required of any Planned Unit Development in the City of Sunrise. If you have any questions or concerns, please contact me at (954) 739-6400 x344 or by email at medge@craventhompson.com.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.


MATTHEW R. EDGE, CNU-A
Land Planner