

**STAFF REPORT****SOLTERRA (REZONING)****Summary**

This is an application to rezone approximately 152 acres from CR (Commercial Recreation District), RM-25 (Higher Density Multiple-family Residential District) and RM-10 (Low Medium Multifamily Residential District) zoning districts to a Planned Unit Development District (PUD) for a site generally located south of NW 30 Place, between Aragon Boulevard and E. Sunrise Lakes Drive, as shown on the location map. The applicant is proposing to construct a 900 residential unit development on the subject site. The property is designated Irregular (9 du/ac) and Commercial Recreation on the City's Future Land Use Map. The proposed rezoning requires City Commission approval pursuant Subsection 16-38(e) of the Land Development Code (LDC).

General Information

The subject property is the site of the former Sunrise Golf and Country Club, which closed in 2015 and is currently vacant. The golf course is surrounded by several multi-family residential developments. On June 11, 2024, via Ordinance No. 385-24-A, the City of Sunrise City Commission adopted a land use plan map amendment for approximately 103 gross acres of the subject site changing the existing land use designations from Commercial Recreation, Low-Medium (10) Residential and Medium-High (25) Residential to Commercial Recreation and Irregular (9 du/ac) Residential. (The difference of approximately 50+ acres remaining a land use designation of Commercial Recreation.) The overall site is within the Solterra Community Development District as approved via Ordinance No. 673 on March 9, 2021.

A Development Agreement for the proposed residential development was approved, via Resolution No. 21-17, on February 9, 2021. On July 13, 2021, via Resolution No. 21-17-21-A, the effective date of the original adopted Resolution for the Development Agreement was amended to be retroactive to the February 9, 2021 date, as opposed to upon the approval of future development applications; no changes were made to the Development Agreement itself. The applicant has also concurrently submitted a separate Amended Development Agreement for approval.

Concurrently the applicant has applied for and is seeking approval for a PUD Master Plan

for approximately 159-acres of the project area. (The approximate 7-acre difference between the Rezoning and PUD Master Plan is based upon a proposed public park included within the PUD Master Plan.)

Additional applications have been submitted by the applicant which are currently under review and consist of a Site Plan application and Plat application for the proposed project site.

Project Description

The applicant is proposing to rezone an area approximately 152-acres, generally located south of NW 30 Place, between Aragon Boulevard and E. Sunrise Lakes Drive, in order to construct a residential development totaling 900 residential units, consisting of between 300 to 400 single-family units and 500 to 600 townhouse units, all with a maximum height of two (2) stories. The residential project will consist of affordable and market rate housing options with multiple amenities including clubhouses, conservation, open space and wetland areas. The residential development will be surrounding by a 230-foot wide open space buffer which is restricted to uses as permitted in the City of Sunrise's Recreation and Open Space land use designation.

As per Sec. 16-101(c)(2)(d) for Planned Unit Development (PUD) Development Standards, all development in the PUD shall comply with the development standards contained in this subsection. However, an applicant requesting a rezoning to PUD may propose alternative development standards as part of the PUD design guidelines of the uniform control document submitted with the rezoning application. These alternative development standards are subject to City Commission approval and shall supersede the development standards in the LDC. The applicant is proposing the following alternative standards:

SOLTERRA PUD			
CODE DEVIATION TABLE			
Code Section	Description	Code Required	Proposed with PUD
16-39 (H)	Master Development Plan - Design Standards	The internal collector drive shall include [...] curvilinear sidewalks and landscaped berms along both sides of the drives.	The sidewalks that line the internal collector drive will be straight and no berm will be provided

16-39 (J)	Master Development Plan - Recreational Amenities	Any recreational facilities to serve the project shall be complete prior to the first residential Certificate of Occupancy issuance.	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.
16-39 (m)	Master Development Plan - Sign On-Site	Signage shall be placed on the property.	Signage will be installed off-site at the intersection of NW 30th Place and Solterra Boulevard in accordance with the Development Agreement.
16-101 (d)(4)	P.U.D. - Distance between single-family homes	15 feet	10 feet

16-101 (d)(6)	P.U.D. - Setbacks	There are no required setbacks or yards except there shall be a building setback or yard of not less than thirty (30) feet in depth from the perimeter edge of the PUD.	The rear yard setback is 15' from the perimeter of the P.U.D. The side yard setback is 5' from the perimeter of the P.U.D. These setbacks only apply to the perimeter adjacent to the park.
16-101 (d)(8)	P.U.D. - Minimum floor area (bedroom count)	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.
16-101 (d)(13)	P.U.D. - Open Space	Min. 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.	Areas included within the conservation easement are to count one-hundred (100) percent towards the open space requirement.
16-101 (e)(6)	P.U.D. - Decorative Paving	Decorative brick or concrete pavers in all driveways and walkways in all residential areas	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 5' wide sidewalks parallel to the roadway tracts shall be concrete. The 10' wide multiuse path shall be integrally colored concrete (color and finish to be approved by City during site plan review).
16-101(e)(7)	P.U.D. - Required garages	Two car garage required	Minimum one car garage required

16-101(e)(8)	P.U.D. - Required garages	One car garage required	Up to 50% of the multi-family units are not required to have a garage or access to on-site parking garage
16-101 (e)(13)	P.U.D. - Perimeter wall	Min. 6-foot tall decorative precast or concrete wall required along perimeter of PUD that is adjacent to any single family uses.	While the properties adjacent to the PUD are either townhomes, apartments, or condominiums, the City considers the fee simple townhomes a single family use. No wall will be constructed along the perimeter of the PUD where the boundary abuts the fee simple townhomes.
16-101 (e)(18)	P.U.D. - Electrical Vehicle Charging Spaces	Two (2) percent of all required parking spaces shall be electric vehicle (EV) charging spaces.	The min. number of EV spaces shall be: 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: Min. 2% of total required parking; Clubhouse: Min. 2% of total required parking
16-101 (k)(5)	Design Standards Decorative Pavers	Decorative pavers shall be required for project entryways, the intersections of internal circulation drives, and for all driveways to each garage required pursuant to subsection (11) below.	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.
16-117 (b)	Yard Encroachments	Every part of every required yard shall be open and unobstructed from the ground to the sky, except as hereinafter provided or as otherwise permitted in this chapter	Air conditioners may encroach into street-side, interior side, and rear yard setbacks, provided that no slab shall be closer than 1' for from a side property line for Townhomes or 5' from a rear property line for Townhomes and Single Family lots.

16-142 (b)(1)	Off-Street Parking, Location, Character and Size - Min. Parking Space Size	Ten (10) feet in width and twenty (20) feet in length	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')
16-165(d)(2) & (3)	Plant Material: Slow growing & Size at Maturity	No more than 25% of the total trees counted for code to be slow growing	Trees for the townhomes with garages will not count against the overall total for slow growing trees.
16-169 (b)(1)	Min. Landscape Requirements for Multi-Family - Perimeter	Ten (10) foot wide landscape buffer with one (1) tree every twenty-five (25) and a six (6) foot wall, and mid-level landscaping.	No additional buffer required between the townhomes (with or without garages) and the perimeter open space or adjacent development. A 6-foot-high wall will only be provided between the adjacent park and the abutting multi-family buildings. Mid/upper level landscaping provided at 3-5 feet.
16-169 (d)(1)	Min. Landscape Requirements for Multi-Family - Pedestrian Zone Size	Pedestrian zone landscaping required on any building façade facing a parking area, drive, or residential district. Width to be half height of building or ten (10) feet, whichever is greater. Foundation plant area minimum of 8 ft width at each façade. No more than 5 ft of the width paved. Max of 5 feet overhang.	Townhomes with garages: the minimum width shall be five (5) feet of front facade as the lot is twenty-three (23) feet and the driveway is eighteen (18) feet. Ten (10) feet in depth for the front facade. Five (5) feet in depth on rear and side facades. Does not extend the whole length of the side facade. 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.

16-169 (d)(2)	Min. Landscape Requirements for Multi-Family - Plant Material and Tree Spacing/Number in Pedestrian Zones	A tree every 30 ft in the pedestrian zone and upper, mid, and low-level plantings.	Townhomes with garages: One (1) tree per two (2) units installed in an access and utility tract AND One (1) tree OR One (1) palm OR a cluster of three (3) palms per unit installed around the building. Mid- and low-level landscaping required the entire length of the pedestrian zone. Townhomes without garages: One (1) tree per eight (8) parking spaces installed in an access and utility tract AND One (1) tree OR One (1) palm OR a cluster of three (3) palms per unit installed in front of the unit within the front yard. Mid- and low-level landscaping required the entire length of the pedestrian zone.
16-169 (d)(3)	Min. Landscape Requirements for Multi-Family - Tree Height in Pedestrian Zone	Trees to be 14-16 ft when the façade height is 15-25 ft Palms to be 16-20 ft	For townhomes with and without garages: Small to medium sized trees/palms will be used. Trees must be 12-14 ft at installation. Palms must be 16-20 ft at installation.
16-172 (f)(1)(b)	Tree Preservation - Tree Mitigation for Relocated Trees	Relocation of trees on-site shall be counted as half credit toward equivalent replacement.	Relocation of trees on-site shall be counted as full credit toward equivalent replacement if the trees are non-specimen trees (trees less than eighteen (18) inch caliper). This only applies during initial development.
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. Components/Dimensions include: Overall ROW Width: 50' Lane Width: 12' Sidewalk Width: 4' (2 provided) Valley Gutter: 2' Sod Swale: 7' (between sidewalk and street)	Streets have been designed in accordance with the hierarchy required of the code, but there are certain locations that do not adhere to the cross-section found in Figure IX-6 exactly. Type "F" curb and gutter used in addition to valley gutter. A Type "D" curb is used to separate parking spaces from sidewalks. Emergency Access: 28' Overall Width; No Sidewalks Min. Overall ROW Width: 40' Local Roadways Min. Lane Width: 11' One sidewalk provided at entrance drive (10' multi-use path) Min. Sod Swale: 0' where parking abuts a sidewalk

Staff Evaluation

The applicant has addressed the criteria established in Subsection 16-38(c) of the LDC for approval of the proposed rezoning as follows:

- (1) *That the request is consistent with the goals, objectives, policies, and intent of the City's Comprehensive Plan.*

FUTURE 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.

Applicant Response: 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.

Applicant Response: 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").

Applicant Response: 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, land use, and any restrictive covenant.

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

Applicant Response: 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.

Applicant's Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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).*

Applicant Response: A change to the Future Land Use Map for this property was recently adopted. This Land Use Plan Amendment (LUPA) changed 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 maintains 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 was amended by the LUPA. 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.*

Applicant 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:

- a. 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.
- b. 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.
- c. 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.

- d. 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.
- e. 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.
- f. 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.

- g. 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.
 - h. 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.
 - i. 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.*

Applicant 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.*

Applicant 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 Oakland 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.*

Applicant 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.

Staff Recommendation to the Planning and Zoning Board, October 1, 2024

Staff recommends approval of the proposed rezoning from CR (Commercial Recreation District), RM-25 (Higher Density Multiple-family Residential District) and RM-10 (Low Medium Multifamily Residential District) zoning districts to a Planned Unit Development District (PUD) subject to the following conditions listed below:

1. The applicant shall provide an executed and recorded Unified Control document prior

to first building permit issuance for above ground construction.

2. The applicant shall comply with all requirements of the Development Agreement approved via Resolution No. 21-17-21-A, and as amended.

In addition, the applicant has voluntarily committed to the following conditions:

3. Install public art at the entrance to the community at Solterra Boulevard and NW 30th Place as approved by City Manager or designee.
4. A \$150,000 contribution to the City of Sunrise for transit improvements (i.e. bus shelter) to be paid prior to the first certificate of occupancy being issued within the Solterra development.

Planning and Zoning Board Recommendation, October 1, 2024

At its meeting on October 1, 2024 the Board approved Staff's recommendation subject to the conditions listed above.

Final Staff Recommendation to the City Commission, October 22, 2024

Staff recommends the approval of the application subject to the conditions listed above.

Planner: Kaitlyn Forbes, Complete Cities (Consultant) / Matt Goldstein (City of Sunrise)
File No. RZ-000097-2023 (94:060002)

**SOLTERRA
PROJECT # RZ-000097-2023**

W OAKLAND PARK BLVD

W INVERRAR BLVD

NW 30TH PL

N SUNRISE LAKES DR

E SUNRISE LAKES DR

SUNRISE LAKES DR

NW 29TH ST

NW 80TH AVE

NW 27TH CT

NW 27TH ST

NW 26TH ST

ARAGON BLVD

NW 81ST AVE

NW 81ST TER

NW 82ND AVE

NW 82ND TER

NW 21ST CT

S ARAGON BLVD

NW 80TH TER

NW 79TH AVE

NW 78TH AVE

NW 77TH AVE

NW 23RD ST

SUNSET STRIP

NW 21ST ST

NW 74TH AVE

GOLD KEY BLVD

NW 72ND AVE

NW 24TH PL

NW 24TH CT

NW 24TH ST

NW 22ND ST

NOT TO SCALE

LEGEND

Subject Area

City Boundary

Created by: Community Development - Planning Division
September 2024

Location Map with Existing Zoning Districts

