

August 28, 2025

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**

**CRANEN THOMPSON**



**& ASSOCIATES INC.**

Engineers  
Planners  
Surveyors  
Landscape Architects

Dear Mr. Goldstein:

Please accept this rezoning application in order to revise the adopted PUD Zoning District and the associated Development Program Standards for the property known as Solterra located at 7400 NW 24 Place in the City of Sunrise (Parcel IDs: 494127010030, 494127010031, 494127010032, 494127010040, 494127380020, and 494127380021). Throughout the site development process, a number of changes have necessitated this request to update the PUD. One of the biggest changes comes from the expansion of the adjacent public park and its impact on the shape of the development itself. The total acreage of the PUD has been increased by 0.77 acres to 152.99 acres. This area includes all residential units on the site, the two clubhouses, the surrounding buffer, the wetland area, and a portion of the public park. This change in area includes a 1,052.23 square-foot portion of land in the park just north of the wetlands zoned RM-10 that is now included within the PUD. The remainder of the area added to the PUD area comes from adding portions of the park area that have been designed within the IR-9 land use area. A sketch and legal showing these areas has been provided.

Other items within the document have changed due to shifts in the layout of the site plan in order to accommodate all of the amenities and features that were promised in the current PUD program standards. There are also corrections to the program standards and deviation table to rectify scrivener's errors, omissions, and typos from the previous document. This proposal is consistent with the existing PUD and the additional 0.77 acres does not place an undue burden on the remainder of the Solterra PUD.

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Since our last PUD approval, a portion of the site (Parcel ID: 494127380021) has been acquired by a third owner, Griffin 38 - Cooper City, L.P., who took ownership of a portion of the property in order to form a wetland mitigation area. Their information has been included in the new application documents submitted with this package. Wetland mitigation areas are required to be in the same ownership as the site where impacts occurred in accordance with Florida statutes as enforced by south Florida water management district. That area is a PROMA in accordance with the permits from South Florida water management district and Broward County EPD and the ownership has been transferred to match the ownership of the impact site.

As of this date, applications for a Master Plan, an amended and restated Development Agreement, and a Plat have been approved by the City of Sunrise. A Site Plan application is currently in review.

In order to keep all of the justification statements for requested deviations in one place, this document will include all of the statements that were previously approved as part of the current PUD. Those statements will be marked "(2024)" or "Revised" if additional deviations to the same code section have been added. Any new deviations will be marked "(2025)". This information will be found in the second half of this letter after the establishing that the Solterra PUD meets the standards required of a PUD in the city of Sunrise.

**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, which was originally established in 2024, provides single-family homes, market-rate townhomes, and affordable townhomes to appeal to the ever-growing population. This development, once constructed, will result in the addition of a significant number of housing units on a currently 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.

Prior to the establishment of the PUD in 2024, this site was the subject of 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 Solterra PUD is Residential and Commercial Recreation, which is consistent with the County’s Land Use Plan. This PUD will now encompass the entirety of the IR-9 land use area. Any use within the existing 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.

No change has been made to the density or pattern of development from the Solterra PUD established in 2024. The density and development pattern continues to be 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 surrounding communities have one- to two-story townhomes. The 230’ buffer – originally established in the 2024 PUD – respects the existing communities by separating the proposed development 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.

The PUD, as established in 2024, not only provides the ability to add housing to the market, but it also includes 87 units of affordable housing within the development. No change to the unit mix is proposed under this application.

**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. This is consistent with the Solterra PUD of 2024.

**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. This reaffirms the commitments made in the original Solterra PUD.

**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.

Like the established PUD, this application provides an abundance of open space for both its residence and for those who visit. There will be a trail within the exterior buffer, lakeside areas, residential recreation areas, and an adjacent 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 has been submitted for review. Approval will be obtained prior to the submittal of building permit applications. The site plan was submitted after the original PUD rezoning, master plan, and development agreement were approved in 2024. 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 community that would otherwise not be allowed using traditional zoning district regulations. This process allows Solterra to be developed in a much higher-quality manner because of the flexibility provided. 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. The Solterra PUD was originally approved in 2024 and continues to be a high-quality proposal for a mixed housing 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 consistent with the requirements of the Land Development Code and the 2024 PUD Development Program Standards. 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 and all 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 – as originally established in 2024 – and the associated LUPA, are compatible with the built environment that surrounds the property. The subject site, currently 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 has been approved in order to change the three previous future land use designations from Commercial Recreation, Low-Medium 10, and Medium-High 25 to Commercial Recreation and Irregular Density (9). The buffer and the majority of the public park will maintain the existing Commercial Recreation land use. As with the established Solterra PUD, this

application maintains the proposed 900 units on a 100-acre piece of land with associated non-residential lands surrounding it. This density is consistent with the current land use designation. 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. As with the Solterra PUD that was established in 2024, 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 established PUD provided for a diversification of residential types by offering both single-family and townhome units within a cohesive, planned development. It also provided for a 230'-wide perimeter buffer between the surrounding existing multi-family developments and the PUD. The buffer will contain an undulating lake system around most of the perimeter and includes a portion of the public park to the north of the residential units. This blend of uses and housing types is not possible under traditional zoning districts. This application keeps the same housing mix and site features.
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:*** Like the 2024 PUD, the proposed Development Program Standards provides for 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 established PUD provided an extensive perimeter buffer area that includes lakes and a substantial amount of landscaping. No change is sought to these site features. These natural areas 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 are also being preserved, providing 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 revised Development Program Standards will provide the framework for the Solterra PUD 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 is modern and fresh. The site design and amenities incorporated into the community will provide a desirable development for current and future city residents. The 86.39 acres of open space and amenities - which includes a multi-purpose path, pocket parks throughout the community, a portion of the adjacent public park, and two clubhouse and pool areas - will draw the residents out of their homes to enjoy the common areas. There will also be 18.34 acres of lakes and direct access to a 7.77-acre public 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 has been incorporated in the proposed 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. Now that the property is within a single PUD zoning district, the developer can address the concerns of the neighbors and still provide a successful product. The Solterra PUD as it is now being revised still 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:*** As always, the Solterra PUD provides an extensive pedestrian and multi-modal network throughout the site and connections 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, originally approved in 2024, includes single-family homes, market-rate townhomes, and affordable townhomes. This diversified the housing stock and will provide 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. As agreed upon in the original PUD approval, 87 affordable townhomes will be provided within the development. These townhomes will be constructed in the same high quality manner 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 established Solterra PUD zoning district provides for development regulations that may not otherwise be allowed in a traditional residential zoning district. The minor changes to the regulations included in this application still 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 mix of single family and multifamily units – established in the 2024 PUD rezoning – complements the neighboring lands by providing density that is consistent with the immediately-adjacent neighbors as well as 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: The site development associated with this proposal requires approvals 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 NW 30<sup>th</sup> Place 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.**

RESPONSE: While the zoning district has been PUD for nearly a year, 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 to PUD allowed a low-intensity, context-appropriate use that benefits the City as a whole. This application follows the same proposed development, but addresses some of the inconsistencies that arose during review of various applications.

### **Alternative Development Standards for the Solterra PUD:**

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. Many of the deviations were approved as part of the 2024 Solterra PUD application. Those deviations from the 2024 approval, additional proposed deviations, revisions to previously-approved deviations, and the justifications for each, are as follows:

1. **(2024) Section 16-39(H): Master Development Plan – Design Standards (Sidewalks & Berms)** – The code required 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. **(2025) Section 16-39(H): Master Development Plan – Design Standards (Benches)** – The code requires benches, shaded from the sun, be provided along the internal collector drives and detention lake banks spaced no more than two hundred (200) feet, with an attractive refuse collector located nearby. The proposed development provides benches along the internal collector drive and multi-use path spaced no more than 500 feet, with an attractive refuse collector nearby. A minimum of 70 percent of the benches will be shaded by canopy trees.

*Justification: Due to the sheer number of lakes and the length of the collector drive, placing benches closer than 500 feet apart would require more benches than would ever be used. The code requirement would also require benches along the lake banks that are*

*between the lakes and the perimeter. This would create a maintenance burden that would outweigh the benefits of the benches. Instead, the benches would be placed along the collector drive and along the multi-use path. This path passes by the lakes, providing benches that allow users to enjoy lake views. A minimum of 70% of the benches will be shaded and a refuse collector will be installed by all benches.*

3. **(2024) Section 16-39(J): Master Development Plan – Recreational Amenities** – The code required 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 were approved as part of the 2024 PUD 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 1<sup>st</sup> residential CO (excluding dry models)*
- *Issuance of clubhouse CO (or TCO) within 14 months after issuance 1<sup>st</sup> 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.*

4. **(2024) Sections 16-39(m): Sign on-site** – Code required 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 and PUD Development Program Standards approved in 2024.

*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.*

5. **(2024) Sections 16-101(d)(4): Distance between single-family homes** – A deviation was approved as part of the 2024 Solterra PUD that reduced the separation between single-family homes 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.*

6. **(Revised) Section 16-101(d)(6): Setbacks** – The code required 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. These setbacks only apply to the residential lots along the perimeter adjacent to the park. Structures located within the public park do not have a minimum setback from the PUD boundary line, but must follow any applicable setbacks found in the Commercial Recreation Zoning District.

*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 majority of the public park lies outside the boundary of the PUD. The small portion of the park that lies within the PUD boundary will be held to the same standards of the rest of the park. Setbacks will follow the requirements of the Commercial Recreation zoning district. 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.*

7. **(2024) Section 16-101(d)(8): Minimum floor area (bedroom count)** – The minimum floor area that the Land Development Code allowed for a single family home was 1,650 square feet for a three-bedroom home. In 2024, a deviation was approved in order to allow a 2,298 sq ft 2-bedroom + loft model.

*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.*

8. **(2024) Section 16-101(d)(13): Open Space** – The code required that a minimum thirty-five (35) percent of the gross area of a 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 2024 Solterra PUD established that areas included within the conservation easement 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.*

9. **(Revised) Section 16-101(e)(6): Decorative Paving** – The code requirement was to provide decorative brick or concrete pavers in all driveways and walkways in all residential areas. This deviation would stipulate that all single-family homes and

townhomes will have decorative brick paver driveways and walkways. The walkways within common areas and the five-foot-wide sidewalks parallel to the roadway tracts shall be concrete. The ten-foot-wide multi-use path shall be integrally colored concrete (color and finish to be approved by City during site plan review).

*Justification: The deviation allows the development to closer resemble traditional zoning districts. Decorative brick pavers will be provided in the driveways and walkways of all residential units, consistent with PUD requirements. The common area walkways and 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.*

10. **(2024) Section 16-101(e)(7): Required garages** – This request, which was approved in the 2024 PUD rezoning, is to permit one-car garages whereas two-car garages are required by the Land Development Code 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.*

11. **(2024) Section 16-101(e)(8): Required garages** – This request, also approved as part of the 2024 PUD rezoning, provides that 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 a one-car garage is required by the Land Development Code for multi-family units.

*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.*

12. **(2024) Section 16-101(e)(13): Perimeter wall** – Code required a minimum 6-foot-high 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. As approved in the established PUD, 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.*

13. (2024) **Section 16-101(e)(18): Electrical Vehicle (EV) Charging Stations** – The code required that two (2) percent of all required parking spaces shall be EV charging spaces. In 2024, a deviation was approved as part of the Solterra PUD rezoning that set the minimum number of EV spaces as follows:

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.*

14. (2024) **Section 16-101(k)(5): Design Standards – Decorative Pavers** – The code required decorative pavers for project entryways, the intersections of internal circulation drives, and for all driveways to each required garage. As shown in the approved 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. This deviation was approved as part of the 2024 Solterra PUD.

*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.*

15. **(Revised) Section 16-117(b): Yard Encroachments** – The code does not give specific setbacks for air conditioner units, at-grade patios, or decorative wing walls. 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, at-grade patios, and decorative wing walls 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 for townhomes or 5' from a rear property line for townhomes and single-family lots and is consistent with page 10 of the PUD document. Decorative wing walls may encroach into street-side and interior side yard setbacks up to 1'-6".

*Justification: Because of the proximity of 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 for air conditioners and at-grade patios. 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. Allowing the decorative wing walls to encroach into the side yard setbacks promotes the architectural style and recognizes that the projection is not an integral part of the home, but merely an architectural projection.*

16. **(2025) Section 16-125(b): Open Storage, Garbage and Refuse** – The code requires that a garbage or refuse container and a second container, which shall be used solely for the disposal of recyclable materials, shall be stored within an architectural enclosure sufficient in height and design to screen such containers from the public view. We are proposing to store recycling containers adjacent to the dumpster enclosures and screened to the rear by the enclosure, to the sides by hedges maintained high enough to screen the containers from view, and to the front by an opaque gate that provides access to the bins.

*Justification: In order to minimize the visual impact of the dumpster enclosures from the adjacent residences, the enclosure will only be large enough to fit the dumpster. The recycling bins will still be screened from view, but will be screened using a combination of the adjacent dumpster enclosure, hedges, and gates. This provides easy access to the bins for the residents while also breaking up the view of the enclosure.*

17. **(Revised) 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. Reductions in the spaces for the units were approved as part of the 2024 PUD rezoning. The applicant is proposing a reduction to the clubhouse parking spaces so that they blend in seamlessly with the surrounding parking spaces. The requested parking space dimensions are as follows:

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')

Clubhouse:

Parking spaces: 9' x 18'

*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 enhanced, adding to the attractiveness and accessibility of the neighborhood.*

18. **(2025) Section 16-150(1)(a): Minimum Light Levels within Walkways** – The code requires walkways to be illuminated by lighting that produces no less than 1.5 foot candles at grade. The applicant is proposing to lower the minimum lighting requirement to 0.6 foot candles.

*Justification: The requirement of a minimum 1.5 footcandles of light is equivalent to the City's requirement for public roads and parking lots. Solterra provides sidewalks flanking each street and a walking path that winds through the development and into the buffer. Requiring such bright lighting would be a nuisance to the adjacent homes and necessitate either spots with incredibly high footcandles at the light source or so many bollard lights that the walkways and paths would become an eyesore. The proposed minimum of 0.6 foot candle of light at grade provides safety while at the same time preserving the aesthetics of the multi-family development. It should be noted that the lighting on the majority of the walkways will exceed the original 1.5 foot candle requirement.*

19. **(2025) Section 16-150(1)(e): Overspill of Lighting onto Adjacent Properties** – The code states that overspill of lighting onto adjacent properties shall not exceed five tenths (0.5) footcandles measured on a vertical plane beginning three (3) feet above grade at the property line. Since the right-of-way that abuts the public park includes well-lit pedestrian paths, the applicant is proposing a deviation in only these areas. There shall be no spillover from residential lots. The three areas where this deviation applies are as follows: 1) where NW 30th Street intersects with NW 76th Avenue; 2) where NW 30th Street intersects with NW 73rd Terrace; and 3) where the park abuts Solterra Boulevard.

*Justification: This is to provide enhanced security by lighting the sidewalks that are adjacent to the park with pedestrian-scale lighting that is bright enough to meet the proposed minimum foot-candles for pedestrian walkways. Pedestrians will be able to see along the sidewalks and along the entrances to the public park without having to go through poorly lit areas. It also allows a better view inside the property lines of the park, providing additional security between a public space and a residential development.*

20. **(2025) Figures VII-1 & VII-2: Parking Stall Dimensions** – The dimensions shown in figures VII-1 and VII-2 are not inclusive of any curbing. We are allowing the width of the valley gutter that runs along the outside of the drive aisles to be included in the minimum depth of the adjacent parking spaces.

*Justification: The code requires valley gutters along all rights-of-way. In order to provide the valley gutters in the areas with abutting parking stalls, the depth of the parking stalls includes the width of the valley gutter. This reduces the amount of paved surface needed in order to provide sufficient parking dimensions. The gutters will be aligned with the very back of the parking space, allowing it to remain unobstructed even when a car is parked.*

21. **(2024) Section 16-165(d)(2) & (3): Plant Material: Slow Growing & Size at Maturity –**  
The code required no more than 25% of the total trees counted for code to be slow-growing. In the 2024 PUD Development Program Standards, a deviation was granted that allowed trees for the townhomes with garages to 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.*

22. **(Revised) 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. A 6-foot-high wall will only be provided between the adjacent public park and the abutting multi-family buildings. In some instances, the wall will be built within the PUD as the boundary encroaches into the public park.*

23. **(2024) Section 16-169(d)(1): Min. Landscape Requirements for Multi-family – Pedestrian Zone Size –**  
The code required a pedestrian zone landscaping area between building façades and parking areas. The width was required to be half height of building or ten (10) feet, whichever is greater. In the 2024 Solterra PUD, a deviation was granted to allow the length of the LPZ to be reduced due to the constraints of the area created by required driveways and walkways. NOTE: 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.*

- 24. (2024) Section 16-169(d)(2): Min. Landscape Requirements for Multi-family – Plant Material and Tree Spacing/Number in Pedestrian Zones** – The code required a tree every 30 feet in the pedestrian zone along with upper, mid, and low-level plantings. The following deviation was approved as part of the 2024 PUD rezoning.

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.*

25. **(2024) Section 16-169(d)(3): Min. Landscape Requirements for Multi-family – Tree Height in Pedestrian Zones** – The code required trees to be 14-16ft when the façade height is 15-25ft. Palms to be 16-20ft. In 2024, a deviation was granted as part of the rezoning to allow small to medium sized trees/palms to be used. Trees must be 12-14ft at installation. Palms must be 16-20ft at installation.

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

26. **(2024) Section 16-172(f)(1)(b): Tree Preservation – Tree mitigation for relocated trees** – The code only provided for half credit for relocated trees. A deviation was granted to provide full credit toward equivalent replacement if the trees are non-specimen trees (trees less than eighteen (18) inches in caliper) in the 2024 PUD rezoning.

*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 an incentive to relocate the trees to keep the canopy.*

27. **(2025) Section 16-182(g): Property Line Radii** – The code requires a minimum of 25-foot radius at street intersections. The applicant is proposing property line radii no less than 15-feet at intersections.

*Justification: Smaller radii at intersections provides a safer crossing for pedestrians and requires automobiles to drive slower to avoid hitting the curb. Since Solterra is being designed to be a walkable community, the smaller radii is needed.*

28. **(2024) Section 16-182(i): Access Location, Character and Size - Drive Aisles** – Before the approved 2024 Solterra PUD, all residential streets, both public and private, were required to comply with the requirements as set forth in Figure IX-6 of the Land Development Code. 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 that is required of Planned Unit Developments 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](mailto:medge@craventhompson.com).

Sincerely,

**CRAVEN THOMPSON & ASSOCIATES, INC.**



MATTHEW R. EDGE, CNU-A  
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