



## EXHIBIT B

### STAFF REPORT

#### SOLTERRA (REZONING)

##### **Summary**

This is an application to amend the rezoning application previously granted for the Solterra development generally located south of NW 30 Place, between Aragon Boulevard and E. Sunrise Lakes Drive, as shown on the location map. The application comprises approximately 0.77 acres of property to be rezoned from Commercial Recreation (CR) and RM-10 to Planned Unit Development (PUD) district. The property to be rezoned and incorporated in the PUD is designated as Irregular (9 DU/AC) Residential and Commercial Recreation on the City of Sunrise Future Land Use Map.. In total, the revised PUD area would include approximately 152.99 acres of property. The rezoning request also includes minor amendments to the Development Program Standards and an updated conceptual master plan for the overall Solterra project. The proposed rezoning amendment requires City Commission approval pursuant Subsection 16-38(e) of the Land Development Code (LDC).

##### **General Information**

The Solterra 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. 21-17-21A, 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. On October 22, 2024, via Resolution No. 21-17-24-A, an Amended and Restated Development Agreement was approved amending the agreement to be consistent with revisions associated with project improvements.

On November 12, 2024 the subject property received Rezoning approval changing the underlying zoning districts from CR (Commercial Recreation), RM-25 (High Density Multiple-family Residential District) and RM-10 (Low Medium Multifamily Residential District) to Planned Unit Development (PUD) District, via Ordinance No. 711, and an approved Master Plan, via Resolution No. 24-145.

Plat approval was granted by the City Commission on January 14, 2025, via Resolution No. 25-8.

### **Project Description**

The applicant is proposing to rezone an additional 0.77 acres to incorporate the subject property into the approved Solterra PUD. The Solterra PUD has been approved to construct a residential development totaling 900 residential units, consisting of between 300 to 400 single-family units and 500 to 600 townhouse units. The residential project will consist of affordable (87 units) and market rate housing options with multiple amenities including clubhouses, conservation area, open In addition to the residential units, the proposed development plan includes a 230-foot-wide open space buffer which is restricted to use as permitted in the City of Sunrise's Recreation and Open Space land use designation and a public park to be dedicated to the City.

As per the City of Sunrise Land Development Code (LDC) Subsection. 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 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 proposes minor modifications to the previously approved Solterra PUD Development Program Standards based upon project layout, clarifications, etc. as part of this rezoning application request.

In addition, the applicant has proposed revisions to the previously approved deviation table due to shifts in the project layout as detailed below. The proposed revisions are shown as underlined text within the table below.

| SOLTERRA PUD         |                                                   |                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CODE DEVIATION TABLE |                                                   |                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Code Section         | Description                                       | Code Required                                                                                                                                                                                                       | Proposed with PUD                                                                                                                                                                                                                                                                                                                                                                                                       |
| <u>16-39(h)(1)</u>   | <u>Master Development Plan – Design Standards</u> | <u>Benches, shaded from the sun, shall 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.</u> | <u>Benches shall be provided along the internal collector drives and multi-use path spaced no more than five hundred (500) feet, with an attractive refuse collector located nearby. A minimum of 70 percent of the benches will be shaded by canopy trees.</u>                                                                                                                                                         |
| 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 <u>to the lots along the</u> perimeter adjacent to the park. <u>Structures located within the public park do not have a minimum setback from the PD boundary line, but must follow any applicable setbacks found in the Commercial Recreation Zoning District.</u> |
| 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 <del>shall have decorative brick pavers. T</del> and 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).                        |
| 16-117 (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 <u>and at-grade patios</u> 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.<br><br><u>Decorative wing walls may encroach into street-side and interior side yard setbacks up to 1'-6".</u>                        |

|                    |                                                                            |                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>16-125 (b)</u>  | <u>Open Storage, Garbage and Refuse</u>                                    | <u>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.</u> | <u>Recycling containers shall be stored adjacent to all dumpster enclosures in a separate area and screened to the rear by the dumpster 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.</u>                                                                                                                                                                                       |
| 16-142<br>(b)(1)   | Off-Street Parking, Location, Character and Size - Min. Parking Space Size | Ten (10) feet in width and twenty (20) feet in length                                                                                                                                                                                                               | <p><u>Consistent with the Development Agreement and in order to prioritize natural areas over paved, the minimum dimensions of parking spaces has been reduced to the following:</u></p> <p>Single Family:<br/> Parking spaces: 9' x 18'<br/> 1-car garage spaces: 10'-8" (10.67') x 18'-11" (18.92')<br/> 2-car garage (combined): 20' x 19'</p> <p>Townhomes:<br/> Parking spaces: 9' x 19'<br/> Garages: 11' x 19'-4" (19.33')</p> <p><u>Clubhouse:</u><br/> <u>Parking spaces: 9' x 18'</u></p> |
| <u>16-150 (1)a</u> | <u>Minimum Light Levels within Walkways</u>                                | <u>Walkways [...] shall be provided with a maintained minimum of one and one-half (1.5) footcandles of light measured at grade level.</u>                                                                                                                           | <u>In order to provide adequate lighting on all paths, pedestrian lighting shall be provided on all public walkways and trails by a combination of street lighting and bollards with a maintained minimum of six-tenths (0.6) footcandles of light measured at grade level. This minimum illumination level provides a clear view of the path without using lighting that would create a nuisance to the neighboring homeowners.</u>                                                                |

|                                  |                                                          |                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>16-150 (1)e.</u>              | <u>Overspill of Lighting onto Adjacent Properties</u>    | <u>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.</u> | <u>Overspill of lighting onto adjacent properties shall only exceed 0.5 footcandles along the property line of the park where it abuts a right-of-way. Specifically, where NW 30th Street intersects with NW 76th Avenue and NW 73rd Terrace and where the park abuts Solterra Boulevard. 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.</u> |
| <u>Figures VII-1 &amp; VII-2</u> | <u>Parking Stall Dimensions</u>                          | <u>The dimensions of the parking stalls must be constructed in accordance with the figures shown (no valley gutter is shown in the figures).</u>                                             | <u>The width of any proposed valley gutter that is constructed between parking spaces and a drive aisle may be included in the dimension of the parking space so long that minimum drive aisle widths are provided outside of the valley gutter</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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 public park and the abutting multi-family buildings. <u>In some instances the wall will be built within the PUD as the boundary encroaches into the public park.</u> Mid/upper level landscaping provided at 3-5 feet.                                                                                                                                                                                                                                                                                                                                                                                                 |
| <u>16-182 (g)</u>                | <u>Property Line Radii</u>                               | <u>Shall be not less than twenty-five (25) feet at street intersections.</u>                                                                                                                 | <u>Shall be not less than fifteen (15) feet at street intersections.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

## **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 density, intensity and general uses set forth in the city's future land use map (FLUM).*

## **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, 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.

Applicant Response: 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").

Applicant Response: 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.

Applicant Response: 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.

Applicant's Response: 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.

Applicant Response: 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.

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. 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: 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.

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 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.

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 – 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).*

Applicant 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.*

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. 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.*

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 - established in the 2024 PUD rezoning - complements the neighboring lands by providing density that is consistent with the immediately-adjacent 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: 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.*

Applicant 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.

#### **Staff Recommendation to the Planning and Zoning Board, September 4, 2025**

Staff recommends approval of the proposed amended rezoning from CR (Commercial Recreation District) and RM-10 (Low Medium Multifamily Residential District) zoning districts to a Planned Unit Development (PUD) district for approximately 0.77 acres of the Solterra project area, inclusive of amendments to the Design Program Standards, subject to the following conditions as listed below:

1. The applicant shall provide an executed and recorded Unified Control document prior to the first building permit issuance for vertical construction.
2. The applicant shall comply with all the requirements of the Amended and Restated Development Agreement approved via Resolution No. 21-17-24-A, as amended.
3. All voluntary commitments proffered by the applicant via Ordinance No. 711.

#### **Planning and Zoning Board Recommendation, September 4, 2025**

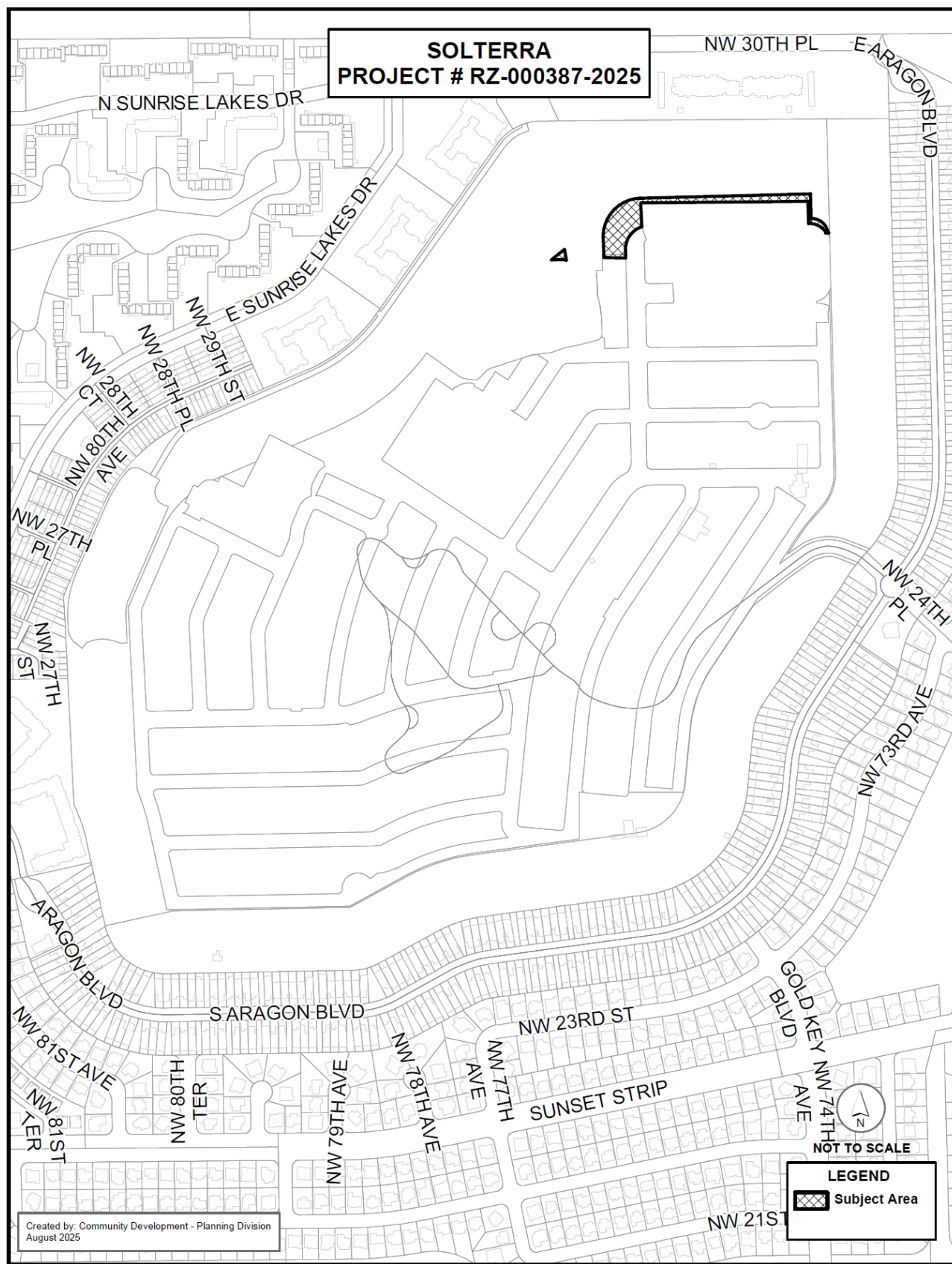
At its meeting on September 4, 2025, the Board approved Staff's recommendation subject to the conditions listed above.

#### **Final Staff Recommendation to the City Commission, September 15, 2025**

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

Planner: Kaitlyn Forbes, Complete Cities (Consultant) / Matt Goldstein (City of Sunrise)  
File No. RZ-000387-2025 (94:060002)

### Location Map



# **Location Map with Existing Zoning Districts**

