EXHIBIT A

SUNSET STRIP SQUARE (REVISED SITE PLAN)

Summary

This is an application for a Revised Site Plan approval for a single-family residential development known as Sunset Strip Square, located at 1577 Sunset Strip, as shown on the location map. The applicant is requesting to amend one of the City Commission approved Site Plan Staff conditions regarding affordable housing units. The property is zoned RM-10 (Low Medium Multifamily Residential District) and designated Low (5) Residential land use on the City's Future Land Use Map. The Revised Site Plan requires City Commission approval per Section 16-32 of the Land Development Code (LDC).

General Information

Prior to 2017, a place of public assembly existed on the now vacant site. The site is currently surrounded by detached, single-family dwelling units zoned RS-5 (Low-Density Single-Family Residential District).

On September 12, 2023, via Resolution No. 23-132, the City of Sunrise City Commission approved a Development Agreement between the City of Sunrise and New Urban Sunset Strip, LLC for the Sunset Strip Square residential development.

On September 26, 2023, via Ordinance No. 698, the City of Sunrise City Commission approved a Rezoning to the project site. This Rezoning consisted of changing the existing (CF) Community Facilities District to RM-10 (Low Medium Multifamily Residential District) and allocating thirteen (13) flexibility units in order to construct twenty-nine (29), two-story, single-family dwelling units within an approximate three (3) acre parcel.

On November 14, 2023, City Commission approved a Site Plan for the residential development by Resolution 23-168.

Concurrently with this Revised Site Plan application, the applicant has submitted Rezoning and Development Agreement applications for review.

Project Description

On November 14, 2023 the City of Sunrise City Commission approved the Sunset Strip Square Site Plan subject to the following conditions:

1. Prior to final Site Plan approval, the applicant shall receive Plat approval from the Broward County Commission.

2. The developer and/or Home Owners Association is required to maintain the landscaping and irrigation along the eastern property line provided within the Sunset Strip Square right-of-way.

3. Developer shall be required to comply with all conditions set forth in the Development Agreement approved via City of Sunrise Resolution No. 23-132 and provide evidence of compliance including but not limited to the following:

    a. A landscaped public space with an art sculpture in the general vicinity of the location depicted on Exhibit B. The City shall assist the Developer with the selection of a public art sculpture constructed of low-maintenance materials. The selected public art shall be in the amount not less than $15,000 installed but not to exceed $20,000. The Developer shall be responsible for the installation of the art pad, lighting, and associated improvements related to the public art display. The maintenance of the art sculpture and associated improvements related to the public art display are the responsibility of the Developer.

    b. The perimeter hedge shall be maintained at 6-foot in height to obscure the perimeter fence along the north, south, and west property lines.

    c. An Affordable Housing Declaration of Restrictive Covenants consistent with that approved in the Development Agreement shall be recorded in the Public Records of Broward County, Florida prior to the issuance of any building permits for the Project. Prior to the closing of each affordable housing unit, the Developer shall record a Notice of Designation of Affordable Housing Unit consistent with that approved in the Development Agreement to identify which of the above covenants applies to that home. For the three (3) homes that are not affordable housing units, the Developer shall record a release from the Declaration of Restrictive Covenants prior to the closing of such home.

    d. Prior to the conveyance of any homes, Developer shall establish a Homeowners' Association ("HOA") which shall require the HOA to be maintained in perpetuity, unless the City agrees to terminate. The HOA documents shall at minimum provide for the maintenance of common areas.

4. Prior to final Site Plan approval through the Community Development Department, the applicant shall correct the appropriate sheets in the Site Plan set and address the outstanding comments of the Development Review Committee.

As noted, these conditions included the requirement for an Affordable Housing Declaration of Restrictive Covenants consistent with the approved Development Agreement. The applicant committed to restrict the homes in the proposed project to provide for affordable housing as detailed below:

- Restrict 25% of the total homes, specifically seven (7) homes, for households

earning between eighty percent 80% and 100% of the median income per a 30-year deed restriction;

- Restrict 25% of the total homes, specifically seven (7) homes, for households earning between 100% and 140% of the median income per a 30-year deed restriction;
- Restrict 40% of the total homes, specifically twelve (12) homes, for households earning between 100% and 140% of the median income per a 15-year deed restriction; and
- The remaining three (3) homes will not be restricted, but homes will be affordable for households earning between 100% and 140% of the median income.

The applicant has requested an amendment to the proposed project in order to be in conformance with the Broward County requirements for the project's financing. Therefore, the applicant has revised the commitment to restrict all units within the project as detailed below:

- Restrict 100% of the total homes, twenty-nine (29) homes in total, for households earning no more than 120% of the Broward County median household income for a period of fifteen (15) years.

Therefore, the applicant proposes to amend the condition below, based upon the underlined language, as follows:

3. Developer shall be required to comply with all conditions set forth in the Development Agreement ~~approved via City of Sunrise Resolution No. 23-132~~ and provide evidence of compliance including but not limited to the following:
    c. An Affordable Housing Declaration of Restrictive Covenants consistent with that approved in the Development Agreement shall be recorded in the Public Records of Broward County, Florida prior to the issuance of any building permits for the Project. Prior to the closing of each affordable housing unit, the Developer shall record a Notice of Designation of Affordable Housing Unit consistent with that approved in the Development Agreement to identify ~~which of the above covenants~~ the affordability restrictions that apply ~~applies~~ to that home. ~~For the three (3) homes that are not affordable housing units, the Developer shall record a release from the Declaration of Restrictive Covenants prior to the closing of such home.~~

The proposed revision to one of the previously City Commission approved Staff conditions will allow for the language to be consistent with the proposed revision to the Development Agreement.

The applicant is not requesting to make any additional changes to any other conditions nor are there any additional revisions to the single-family residential development proposed.

Staff Evaluation

Staff has reviewed the Revised Site Plan and find it consistent with the Land Development Code and the Development Agreement subject to conditions.

Staff Recommendation to the Planning and Zoning Board, October 9, 2025

Staff has reviewed the proposed Revised Site Plan and find it consistent with the criteria established for the approved subject site and subject to the following:

1. Prior to final Site Plan approval, the applicant shall receive Plat approval from the Broward County Commission.

   Update: Condition has been addressed.

2. The developer and/or Home Owners Association is required to maintain the landscaping and irrigation along the eastern property line provided within the Sunset Strip Square right-of-way.

   Update: This condition will remain in perpetuity unless amended.

3. Developer shall be required to comply with all conditions set forth in the Development Agreement ~~approved via City of Sunrise Resolution No. 23-132~~ and provide evidence of compliance including but not limited to the following:

   Update: This condition remains in accordance with the Development Agreement.

   a. A landscaped public space with an art sculpture in the general vicinity of the location depicted on Exhibit B. The City shall assist the Developer with the selection of a public art sculpture constructed of low-maintenance materials. The selected public art shall be in the amount not less than $15,000 installed but not to exceed $20,000. The Developer shall be responsible for the installation of the art pad, lighting, and associated improvements related to the public art display. The maintenance of the art sculpture and associated improvements related to the public art display are the responsibility of the Developer.

      Update: This condition remains.

   b. The perimeter hedge shall be maintained at 6-foot in height to obscure the perimeter fence along the north, south, and west property lines.

      Update: This condition remains.

   c. An Affordable Housing Declaration of Restrictive Covenants consistent with that approved in the Development Agreement shall be recorded in

the Public Records of Broward County, Florida prior to the issuance of any building permits for the Project. Prior to the closing of each affordable housing unit, the Developer shall record a Notice of Designation of Affordable Housing Unit consistent with that approved in the Development Agreement to identify ~~which of the above covenants~~ the affordability restrictions that apply ~~applies~~ to that home. ~~For the three (3) homes that are not affordable housing units, the Developer shall record a release from the Declaration of Restrictive Covenants prior to the closing of such home.~~

Update: This condition remains and is updated per strikethrough and underline as shown above.

d. Prior to the conveyance of any homes, Developer shall establish a Homeowners' Association ("HOA") which shall require the HOA to be maintained in perpetuity, unless the City agrees to terminate. The HOA documents shall at minimum provide for the maintenance of common areas.

Update: This condition remains.

4. Prior to final Site Plan approval through the Community Development Department, the applicant shall correct the appropriate sheets in the Site Plan set and address the outstanding comments of the Development Review Committee.

Update: Condition has been addressed.

In addition, the Revised Site Plan is subject to the following condition:

5. The "First Amendment to Development Agreement" between the City of Sunrise and New Urban Sunset Strip, LLC regarding Sunset Strip Square shall be approved prior to the proposed Revised Site Plan approval.

Planning and Zoning Board Recommendation, October 9, 2025

At its meeting on October 9, 2025, the Board approved Staff's recommendation subject to the conditions listed above.

Final Staff Recommendation to the City Commission, November 12, 2025

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

Planner: Matt Goldstein
File No. RSP-000526-2025 (15:103)

Location Map

