



SUNSET STRIP SQUARE (REZONING – AMENDMENT TO ZONING CONDITION)

Summary

This is an application to revise a condition relating to affordability within the previously approved rezoning application. The subject site is located at 1577 Sunset Strip, as shown on the location map. 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 proposed amendment requires City Commission approval pursuant Subsection 16-38(e) 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 application, the applicant has submitted Revised Site Plan and Development Agreement applications for review.

Project Description

On September 26, 2023, the City of Sunrise City Commission approved the Sunset Strip Square Rezoning application whereby 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.

The proposed revision to the previously City Commission approved Staff condition 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

The applicant states that the responses for criteria established in Subsection 16-38(c) of the LDC remains unchanged based upon responses provided within the approved Ordinance No. 698 as follows:

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

Applicant Response: The applicant states the proposed application is consistent with the following goals, objectives and policies of the City Comprehensive Plan:

FUTURE LAND USE ELEMENT

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

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

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

Policy 10.3.1: When extending new services to undeveloped portions of the City, priority should be given to those areas where other facilities and services are available, or are anticipated to be provided, concurrent with the extension of such new services.

HOUSING ELEMENT

Objective 1.2: Addition of New Affordable and Workforce Housing Units: Encourage and assist the provision of additional housing units by the private sector to maintain a housing supply of various types, sizes, and costs including housing affordable to very low, low and moderate-income households consistent with current economic needs of potential owners and renters.

Policy 1.2.8: The City of Sunrise shall support the development of affordable and workforce housing units in proximity to existing and future transit routes.

Policy 1.2.9: The City of Sunrise shall continue to evaluate the current land development requirements to identify methods to streamline the development process and reduce the costs associated with the development of affordable housing.

Policy 1.2.11: The City of Sunrise shall continue to utilize density bonuses for affordable housing consistent with the BrowardNext Broward County Land Use Plan to encourage an increased supply of affordable housing.

- (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: The request is consistent with the density, intensity and general uses set forth in the City's Future Land Use Map (FLUM). It is also consistent and compatible with the adjacent properties, which are detached single-family homes.

The project uses Flexibility Units which are contemplated for this type of development and provided in the Comprehensive Plan Land Use Element Policy 1.2.2, which states: "The City of Sunrise will continue to implement the Flexibility and Redevelopment Unit provisions as provided for in the Land Use Implementation Section of this Element and consistent with the BCLUP and the Administrative Rules Document: BrowardNext (hereafter "Administrative Rules Document")."

- (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: 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. Section 16-71(l)(2) provides design flexibility for the developments which incorporate affordable housing, e.g., (d) size of plot; (f) pervious area; (g) height; (i) minimum floor area and dwelling unit width; (j) setback; and (k) design standards.

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

Applicant Response: The community is surrounded on all sides by single-family detached homes. The requested waivers allow detached homes to be built on the site that will be affordable to moderate income residences.

- (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 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. The proposed project is able to use existing infrastructure without requiring any major expansions.

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

Applicant Response: There is a well-documented housing shortage in the City of Sunrise, with an inadequate supply of new housing being constructed. This application (together with proposed Plat and Site Plan applications) will allow the construction of twenty-nine (29) zero lot line homes on the property.

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

Staff recommends approval of the application to maintain the RM-10 (Low Medium Multifamily Residential District) and allocation of thirteen (13) flexibility units, with an amendment to the affordability condition as stated above, subject to the following existing condition, which enforcement mechanism shall reflect to amended affordability criteria:

1. Execution and recordation of a mutually agreed upon legally enforceable mechanism between the City of Sunrise and the applicant regarding the applicant's voluntary affordable housing commitment.

Update: This condition remains.

Planning and Zoning Board Recommendation, October 9, 2025

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

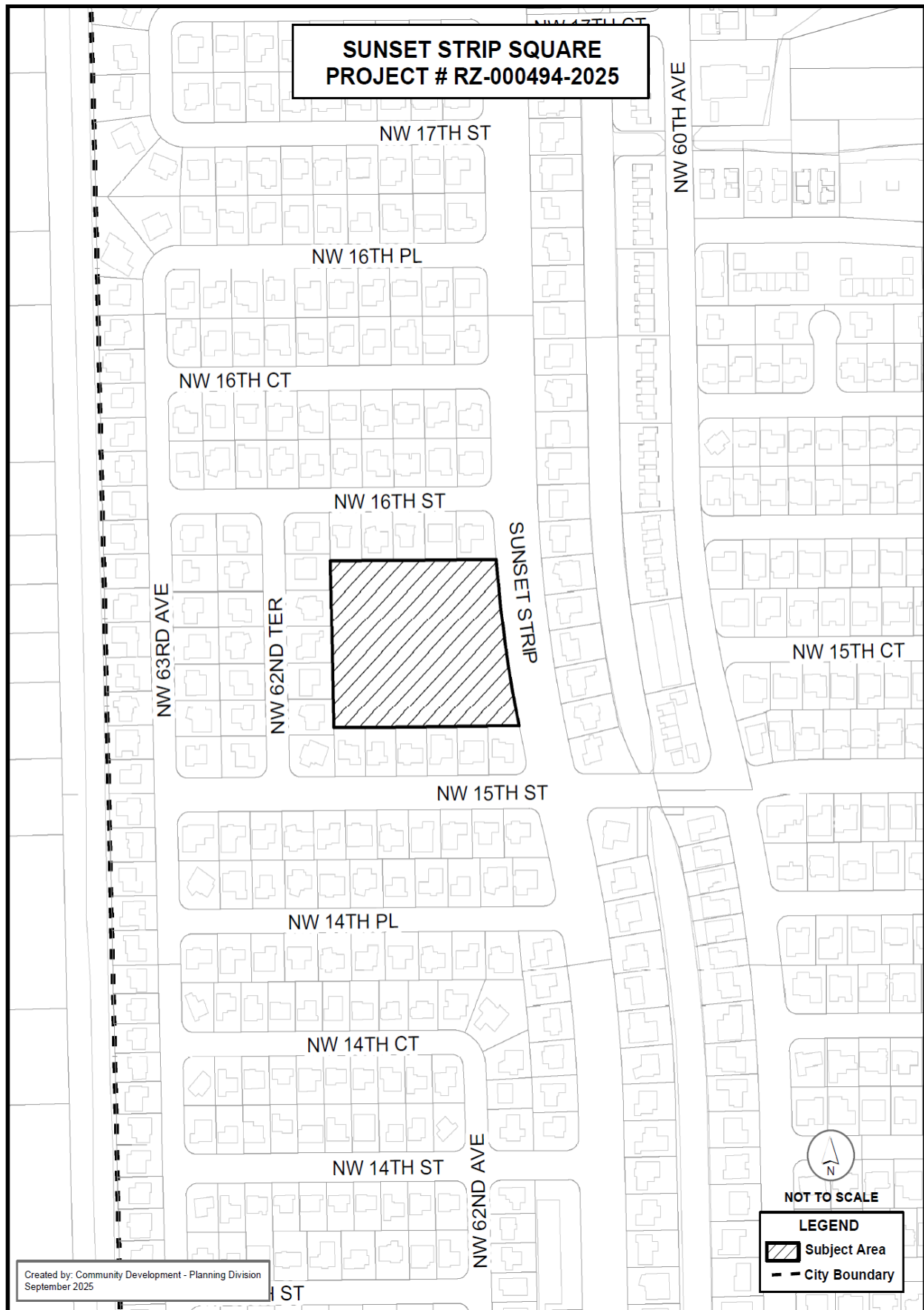
Final Staff Recommendation to the City Commission, November 12, 2025

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

Planner: Matt Goldstein

File No. RZ-000494-2025 (15:103)

Location Map



Location Map with Existing Zoning Designations

