

RUBY CENTER ASSOCIATES, LLC

1600 Sawgrass Corporate Parkway, #400

Sunrise, FL 33323

May 28, 2026

City of Sunrise
Community Development Department
10770 W. Oakland Park Boulevard
Sunrise, FL 33351

RE: Site Plan Application – Narrative-Letter of Intent
PROJECT DETAILS – Westerra Phase 1 -POD 4
PARCEL ID #: 4940 34 02 0011
PROPERTY OWNER: RUBY CENTRE ASSOCIATES, LLC

To whom it may concern:

The “Westerra” DRI project is a 100 acre parcel of land located at the southwest corner of Sunrise Boulevard and NW 136th Avenue. The Westerra Phase 1 Property is a +/- 32 acre portion of the Westerra development of regional impact (“Westerra DRI”) which was formally called the Harrison Park DRI. The City approved the Harrison Park DRI development order by Ordinance No. 237, dated March 2, 1982 which was amended by Ordinance No. 237-X-98-A, dated April 28, 1998; Ordinance No. 237-X-00-A, dated October 24, 2000; Ordinance No. 237-X-03-A, dated September 15, 2003; Ordinance No. 237-X-04-A, dated January 27, 2004; Ordinance No. 237-X-04-B, dated May 11, 2004; Ordinance No. 237-X-09-A dated February 10, 2009 and Ordinance 237-X-18-A dated April 10, 2018.

Additionally, a Development Agreement for Westerra Phase I was approved by the City of Sunrise Resolution 18-42-24-A on February 24, 2024. This Development Agreement was made as part of a PDD allows for this Westerra Phase I to be developed with up to the following uses and intensities:

Residential	750 high rise dwelling units
Office	750,000 square feet
Commercial	50,000 square feet
Hotel	300 rooms

Included in this approval was a Master Development Plan, and Master Development Plan Design and Development Guidelines. An application for a Master Development Plan and Master Development Design and Development Guidelines Amendment was approved on April 23, 2024.

On behalf of Ruby Center Associates, LLC, this package is an application for Site Plan Approval for approximately 5.47 acres (Pod 4 of Westerra Phase 1) of the approximately 32 acre Westerra Phase 1 site located on West Sunrise Boulevard in the City of Sunrise. A concurrent application for amending the Westerra Phase 1 Master Plan and Development Agreement has been made to reflect the change in stories for the parking garage.

Westerra Phase 1 Pod 4 is proposed to be developed for a multi family use with an 8 story, 294 unit apartment building code required parking spaces of 553 spaces and 554 spaces provided. There will be a mix of 1, 2, and 3 bedroom units, a sizable outdoor amenity area including pool, bbq area, gazebo, pickleball court and dog walk area.

Additionally, the project will have indoor amenities such as a gym, coworking space and a clubroom.

The project will a Leed Certification or equivalent standard in which the criteria will be developed during the construction drawing phase of this project. The project will also include Bike Racks and Storage, access to public transportation, EV Charging Stations, Energy rated appliances, LED exterior lighting.

Declaration of Restrictive Covenants for Westerra- OR BK 47291, PG 1466:

- 1) A Trip Generation Analysis has been prepared by Kimley Horn and provided. This analysis will demonstrate that at the total trips generated by the Westerra Phase 1-Pod 4 project will not exceed the standard set forth and at least 75% of the total trips are generated on the north 47% of the property.

It should also be noted that the full development of the 1,650 units (high rise condominium) approved in the LAC will generate 453 net new trips. This full buildout of all units is far below any threshold in this Declaration for any payment requirement.

- 2) NatureScope requirement shall be obtained by certification through Broward County.
- 3) Affordable Housing: The applicant intends to pay the City fee of \$750 per dwelling unit (indexed annually to the CPI) for the units in this pod.

Landscape/Hardscape Phasing Plan:

Pursuant to the approved Landscape and Hardscape Phasing Plan in the approved Master Development Plan dated April 23, 2024, the applicant will provide the applicable landscape and hardscape as outlined in Sheet LP-1 including the following phases: Phase A, Phase B-1, Phase B-2, Phase G-3, and Phase F-2.

Design Guidelines Point by Point:

- 1) All setbacks will be complied with.
- 2) Building Heights and Garage Heights will be complied with. Note that a separate application is being submitted to amend Design Guidelines and the garage heights to meet the requirements of this project; whereas, the garage heights can meet but not exceed the heights of the building.

- 3) Open Space will be complied with over 45% open space provided.
- 4) Pocket Park: 1 of 2 required pocket parks shall be located on Pod 4 which has been relocated from the south side to the north portion of Pod 4.
- 5) Parking shall be provided at minimum of 1.7 spaces per unit plus 10% as guest and meet all parking design requirements.
- 6) No display will be visible to the public right of way.
- 7) All unit minimum sizes of 725 sf for 1Bed, 1,000 sf for 2Bed, and 1,200 sf for 3Bed are met in our design. Project will include all project amenities
- 8) N/A
- 9) N/A
- 10) Building Facades will mix the color palette of bright and dark accents within the limitation of 20%.
No service doors shall be visible to the public right of way.
Parking garage has significant architectural treatments as identified in Building Elevation in Sheets A-3.1 through A-3.3C
- 11) Pedestrian Connectivity is obtained through sidewalk connections and our 10 multipurpose Community Linear Greenway path.
- 12) All photometric requirements are met.
- 13) Developer will include green standards of building.
- 14) A Uniform Sign Criteria will be submitted to the City of Sunrise separate from this Site Plan Application.
- 15) Pod 4 will have a freestanding sign incorporated into this Pod.
- 16) The multifamily building will include finishes such as washer/dryer, dishwasher, refrigerator, range, microwave oven. Additionally, there will be amenities throughout the project including gym, pool, and outdoor space.
- 17) Hardscape and street sections have been approved as part of the Master Development Plan.

Trash Collection:

Trash shall be collected and disposed of as follows:

- Trash shall be disposed of via a trash chute located on the southwest portion of the building into compactors.
- Trash will be collected and/or sorted in the trash room located on the first floor.
- Trash will be picked up by trash collection service on a scheduled basis with building staff moving the trash bin out to the “loading” area for pick up.
- All trash will remain in a secure and closed trash room until such time as pick up occurs. Building management staff will be responsible for coordinating the trash pick up. This is a typical condition of a multifamily project.

City of Sunrise Comprehensive Plan

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.

Objective 1.1: Designate a sufficient amount of acreage on the Sunrise Future Land Use Map for residential uses.

Response: Project is consistent for Future Land Use as a Local Activity Center pursuant to the Future Land Use Map.

Policy 1.1.1: Permitted uses in residential land use categories will continue to be consistent with the Broward County Land Use Plan

Response: Project is consistent with Future Land Use as a Local Activity Center

Policy 1.1.2: Permitted uses for residential areas are set forth in Implementation Section of this Element

Response: Project with its residential areas are implemented that promote attractive, well maintained areas that protect the health, safety and welfare of residential areas.

Objective 1.2: Regulate permitted density to ensure balanced growth patterns.

Policy 1.2.1: Permitted densities are established per the Sunrise Future Land Use Map

Response: Project complies with the permitted densities as established in the FLU Map

Objective 1.3: Develop and implement land use controls which promote residential areas that are attractive, well maintained and protect health, safety, and welfare of residential areas.

Policy 1.3.1: Provide, through the City of Sunrise Land Development code (LDC), buffering requirements between residential and non-residential land uses.

Response: This project is a PDD in a Local Activity Center with the intent to have mixed uses throughout the overall project. A 25' buffer will be created along the frontage of Sunrise Boulevard to create a buffer between this site and the public right of way.

Policy 1.3.3: Provide, through 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 follow land uses: community facilities, multi-family residential, commercial, industrial and other land uses, as well as proper buffering from street rights of way canals.

Response: A 15% Open Space and (2) Pocket Parks are required as part of the Development Agreement for the overall property. This particular pod has approximately 100,000 square feet of open space plus one pocket park.

Policy 1.3.4: All new residential developments must received site plan approval in accordance with the City of Sunrise Land Development Code (LDC).

Response: This application is for site plan approval for this residential development.

Policy 1.3.6: Regulate signs in order to promote community aesthetics and scenic beauty in the City and protect the health, safety and welfare of City residents.

Response: The project will have a consistent sign package to promote uniformity while in compliance with regulations.

Goal 10: 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.

Policy 10.1.1: The City of Sunrise shall implement development review procedures to assure that facilities and services meet the established County-wide and municipal level of services (LOS) standards and are available concurrent with the impact of development.

Response: Project through the Development Agreement and DRI meet all required Level of Service.

Policy 10.1.3: The City of Sunrise in authorizing development permits shall maintain a Concurrency Management System which identifies the cumulative impacts of proposed development on public services and facilities.

Response: This application provides traffic impact study that the City may use to maintain its management system.

Policy 10.1.5: The City of Sunrise shall continue to administer development regulations, as necessary, to promote well planned developments, which are consistent with the Broward County Land Use Plan (BCLUP)

Response: The City of Sunrise conducted a very in depth review of this application to ensure compliance with the development regulations.

Policy 10.1.8: The City of Sunrise shall not issue a building permit, unless the applicant presents evidence from Broward County either that the impact of the proposed development on the regional transportation network has been mitigated by payment of road impact fees or transit impact fees, based on the appropriate provisions of the Broward County Land Development Code, or that no such payment is due. The County Commission may adopt land development regulations which exempt from this requirement categories of building permits that clearly do not create additional transportation impacts.

Response: All required impact fees pursuant to the Development Agreement and DRI shall be paid as required.

Objective 10.4: Public facilities and services will be available at a level of service (LOS) established within the City of Sunrise Comprehensive Plan concurrent with impacts of development (Concurrency Management System)

Policy 10.4.2: Those facilities which are subject to concurrency requirements include traffic circulation, drainage, potable water, wastewater facilities, solid waste and parks.

Response: The City has a comprehensive review of this application through the DRC process and the Engineering Department to ensure application is in compliance.

Policy 10.4.3: To ensure that the necessary facilities and services are available concurrent with the impacts of development, the City shall continue to implement, and amend as necessary, the City of Sunrise Code of Ordinances.

Response: The City reviews this application to ensure compliance.

Goal 15: To minimize off-site runoff, flooding and erosion

Objective: Eliminate flooring problems while preserving groundwater quality through planned growth. Provide drainage and stormwater management systems through the adoption of appropriate development regulations.

Policy 15.1.1: Development shall provide water storage capacity consistent with the regulations and plans of the South Florida Water Management District (SFWMD), Broward County Environmental Protections and Growth Management Department (BCEPGMD), independent drainage districts and the City.

Response: This application has been submitted to SFWDM and City of Sunrise Engineering to ensure full compliance with this policy.

Policy 15.1.2: Commercial, industrial, mixed use and development, as defined by Broward County, shall provide dry pre-treatment for stormwater runoff through grassy swales, ex-filtration trenches, or other means consistent with the best management practices of the South Florida Water Management District (SFWMD), Broward County, independent drainage districts and the City.

Response: This project has been designed by our Civil Engineering to ensure it complies with all applicable drainage requirements.

Policy 15.3.1: The City of Sunrise shall continue to participate in the Broward County Joint Municipal National Pollution Discharge Elimination System Permit (NPDES) and perform monitoring activities required by the permit as well as require all stormwater management activities affected by the permit to be constructed, designed and/or performed in accordance with the NPDES specifications.

Response: The applicator shall submit for and receive a NPDES permit for this project.

Objective 15.3 Regulate all new development and redevelopment which minimizes flood damage by meeting regulations and plans of federal, state, South Florida Water Management District (SFWMD), Broward County, independent drainage districts and the City.

Policy 15.3.1: Minimum road crown elevations standards shall meet criteria set forth by the South Florida Water Management District (SFWMD), Broward County, independent drainage districts and the City.

Response: Project has been designed by Civil Engineer with approved minimum road crown elevations.

Policy 15.3.4: City of Sunrise Land Development Code shall require public roads and all parking lots to be designed consistent with the criteria of the South Florida Water Management District (SFWMD), Broward County, and independent drainage districts.

Response: Project has been designed to all such standards by Civil Engineer.

Policy 15.3.4: Minimum floor elevation standards for all developments shall meet the criteria set forth by the Federal Emergency Management Agency (FEMA), Florida Building Code (FBC), the South Florida Water Management District (SFWMD), Broward County, independent drainage districts and the City.

Response: All floor elevations have been met as designed by Civil Engineer.

Thank you for your review and consideration of this application.

Regards,

Mike Friedman

Mike Friedman

On behalf of Ruby Center Associates, LLC

LOCAL ACTIVITY CENTER POINT BY POINT RESPONSE

POLICY 16.3.1 – 16.3.16

City of Sunrise Comprehensive Plan- Objective 16.3 LOCAL ACTIVITY CENTER

Local Activity Center: Encourage compact development reflecting characteristics which includes a mixture of community-serving uses such as commercial, office, employment, civic, and institutional, recreation and open space and residential, characterized by an efficient infrastructure, close-knit neighborhoods and sense of community, preservation of natural systems, promotion of pedestrian circulation and convenient access to mass transit facilities through the Local Activity Center (LAC) land use category.

Land Use Criteria for LAC

Policy 16.3.1 A Local Activity Center (LAC) shall be a specific geographic area not exceeding 160 gross contiguous acres, unless located within an approved Chapter 163, Florida Statutes, Redevelopment Area. At such time as 75% of the originally designated LAC is developed/ redevelopment an expansion to a subject LAC up to 100% may be proposed.

Response: The Westerra Phase I Property is 100 acres and meets this policy.

Policy 16.3.2 The density and intensity of land uses permitted within a proposed Local Activity Center (LAC) shall be specified in the City of Sunrise Future Land Use Element:

Response: The Westerra Phase I property shall comply with the City of Sunrise Future Land Use Element.

Policy 16.3.3 Uses proposed within a Local Activity Center (LAC) shall include residential uses and park land and/or open space. One or more uses such as commercial, civic, institutional, or employment-based activity shall also be included within a LAC.

Response: The Westerra Phase I Property may include residential uses in Pod 1, 4 & 5. 15% is allocated for Open Space plus the requirement for a 1.6 acre park. Pod 1, 2, 3, & 5 may include commercial and/or employment based activity. This submittal complies with this policy.

Policy 16.3.4 Park land must reflect not net loss of acreage of existing and designated parks within the proposed Local Activity Center (LAC). Park and open

spaces land may include squares, greenbelts, greenways and playgrounds; ill-defined residual areas such as buffers, and berms, for purposes of this criteria, are not considered park land or open space.

Response: The Development Agreement shall require a 1.6 acre park which is the prorata share of the overall 5 acre requirement in the DRI for park/open space. The Master Plan submittal provides for several areas for community parks/open space including a greenway on the west side of the site and along with water along the south side of the site. This submittal complies with this policy.

Policy 16.3.5 A proposed Local Activity Center (LAC) shall demonstrate consistency with the goals, objectives and policies and other requirements of the City of Sunrise Future Land Use Element.

Response: This submittal meets all policies outlined in the City of Sunrise Comprehensive Plan.

Policy 16.3.6 An interlocal agreement between the City and Broward County shall be executed no later than six (6)_ months from the effective date of the adoption of a Local Activity Center (LAC) which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the City.

Response: City to enter to agreement to meet this policy. Developer shall provide City with monitoring of the development activity. This submittal meets this policy.

Design Guidelines Principals for LAC

Policy 16.3.7 Local Activity Centers (LAC) shall support the location of uses in a manner oriented around the five-minute (i.e. quarter mile) walk with multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk.

Response: All Pods of activity are within the five-minute walk or quarter mile. No pod is more than 1000 linear feet from another pod and has multiple means of connection via sidewalks and/or multipurpose path to create a harmonious connection within the LAC. This submittal complies with this policy.

Policy 16.3.8 Local Activity Centers (LAC) shall support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in a LAC shall be directly assessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

Response: This LAC shall have primary sidewalks of 7' that will connect all pods. Additionally there will be 5' sidewalks throughout to add secondary connection points. All pods will be interconnected and will have access to Sunrise Boulevard. In addition, there will be a 10' multipurpose path that connects all parcels, excluding Pod 2, to Sunrise Boulevard on the east and west of site. All pods within the LAC are conveniently connected to each other and the public ROW and public transit system. This submittal complies with this policy.

Policy 16.3.9 The City shall adopt design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully connected routes to all destinations within the Local Activity Center (LAC). The paths should be spatially defined by buildings, trees, and lighting, and should incorporate designs, which discourage high speed traffic.

Response: This project has proposed Design Guidelines that will provide for pedestrian connections, a 10' multi-purpose pathway, a greenway on the west side of the site. All pods of this project shall be interconnected with naturescape landscaping lining all connections that will encourage pedestrian and bicycle mobility. The roadway network has been designed to provide a streetscape feel with on street parking to encourage a small street feel and limit any high speed traffic. The overall design of this project promotes a sense of community, pedestrian friendly circulation and a harmonious mix of buildings, pathways, and landscaping. This project complies with this policy.

Policy 16.3.10 The City of Sunrise shall ensure convenient access to mass transit or Multi-modal facilities within the Local Activity Center (LAC).

Response: This site is conveniently located near the Broward County Transit Routes 22, 23, and 36. The site will have sidewalk connectivity to Sunrise Boulevard to access all mass transit facilities. The Developer shall also install any bus shelters in accordance with the requirements of the Westerra DRI Development Order and installed per the City's approved design standards. This submittal complies with this policy.

Policy 16.3.11 Encourage internal transit systems such as community shuttle, to serve the residents and employees within the proposed Local Activity Centers (LAC).

Response: Pursuant to the Westerra DRI Development Order, the Transportation Demand Management Plan (TDM), "Westerra", "Metropica" and "Sawgrass International Corporate Park" shall enter into an agreement with the City of Sunrise to participate in an ADA

compliant alternative fuel shuttle between Westerra and other points of interest. Additionally, “Freebee” has started service in the City of Sunrise to provide a community shuttle. Pursuant to that this site is a LAC, all nodes are within a 5 minute or ¼ mile so no need for an internal site shuttle. This submittal complies with this policy.

Policy 16.3.12 Transit shelters shall be designed to provide safe, comfortable, and Element (i.e. rain, sun) protection service and encourage transit usage.

Response: All transit shelters shall be designed in accordance with the City of Sunrise development standards. This submittal complies with this policy.

Policy 16.3.13 The City of Sunrise shall promote development of key intersections or major transit stopes to create nodes of development.

Response: The development of Westerra Phase I shall help the City in this policy by creating the need for a future traffic signal that can serve as a key intersection in the City. This submittal complies with this policy.

Policy 16.3.14 Park land and/or open space that is accessible to the public shall be included as a functional component within a Local Activity Center (LAC).

Response: The open space, including the 10’ multipurpose path shall be accessible to the public. This submittal complies with this policy.

Policy 16.3.15 Housing opportunities shall be included as a functional component of a Local Activity Center (LAC).

Response: Westerra Phase I has the ability to develop up to 1650 high Rise dwelling units plus 100 townhomes. This submittal will comply with this section and provide housing.

Policy 16.3.16 Encourage affordable housing opportunities through various mechanisms such as the utilization of “affordable housing units”, the directions of public housing program funds into the Local Activity center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock.

Response: No affordable dwelling units will be provided.