



STAFF REPORT

WESTERRA PHASE I – POD 4 (SITE PLAN)

Summary

This is an application for Site Plan approval for a multifamily residential development within Pod 4 of Westerra Phase I. The vacant subject property is generally located south of W. Sunrise Boulevard and west of NW 136th Avenue, as shown on the location map. The property is zoned Planned Development District (PDD) within the Western Sunrise Area and Western Sunrise Entertainment overlay districts. The underlying land use designation is Local Activity Center on the City's Future Land Use Map (FLUM) and the site is within the Westerra Development Regional Impact (DRI). The Site Plan requires City Commission approval per Section 16-31 of the Land Development Code (LDC).

General Information

The Westerra Phase I Property is within the Westerra Development of Regional Impact (DRI), which was formerly called the Harrison Park DRI. The City Commission approved the Harrison Park DRI development order by Ordinance No. 237 on March 2, 1982. The DRI has been revised multiple times, most recently on April 10, 2018 via Ordinance No. 237-X-18-A. The comprehensive subject site, identified as Westerra Phase I, is an approximately 32-acre portion of the 100-acre Westerra DRI. The Westerra DRI has entitlements for up to 1,650 high-rise dwelling units, 100 townhouse dwelling units, 300 hotel rooms, 285,000 square feet of commercial space, 170,000 square feet of industrial space, and 1,650,000 square feet of office space.

On March 27, 2018, the City of Sunrise City Commission approved the original Master Plan for the subject site, via Resolution No. 18-41, along with a Development Agreement (DA) via Resolution No. 18-42. Subsequently, on February 27, 2024, the City Commission approved a Revised Master Plan for a Planned Development District (PDD), via Resolution No. 18-41-24-A, as well as an Amended and Restated Development Agreement via Resolution No. 18-42-24-A in order to provide for the construction of up to 750 high-rise residential units, 750,000 square feet of office, 50,000 square feet of commercial, and 300 hotel rooms distributed into five (5) pods within the overall site.

To the west of the subject site is vacant land designated PDD within the Westerra Phase 1 Master Plan area, as well as in the Western Sunrise Area and Western Sunrise Entertainment overlay districts. To the east and south of this site are various industrial uses designated Light Industrial District (I-1) and Recreation/Open Space District

(R/OS).

This application is being reviewed concurrently with a Revised Master Plan application (RMP-000043-2026) and the Second Amended and Restated Development Agreement application (DEVAG-000045-2026).

Project Description

The Westerra Phase I – Pod 4 Site Plan consists of a single, eight-story building containing 294 residential units and associated amenities on an approximately 5.5 -acre site.

The proposed multifamily residential and parking garage building is designed in an L-shaped configuration and features contemporary architecture incorporating a variety of materials, textures, and colors to create a cohesive and visually engaging development. Architectural interests are achieved through articulated facades, building undulation, and projecting balconies that extend between 14 inches and 5 feet 2 inches beyond the primary facades. These elements provide visual depth and contribute to the overall character of the development.

A modern palette of white, gray, and brown tones, complemented by wood and brick inspired elements, is used throughout the project to enhance its architectural character.

The parking garage is integrated into and complements the residential component of the building. The garage incorporates extensive and varied architectural elements and screening, including decorative honeycomb style metal, mesh screen, and decorative wood siding.

The project includes a variety of residential amenities including a fitness center with dedicated areas for specialized classes, a resort-style pool and pool deck with multiple seating niches, private cabanas, a barbecue grilling area with an overhead shade trellis, a dog park, a pickleball court, a waterfront park, and an outdoor multipurpose amenity area.

The residential entry plaza and a 5,140-square-foot pocket park, both of which will be open to the public, are designed as gathering spaces featuring seating areas, landscaping, and shade elements that enhance pedestrian comfort and promote outdoor activity along the northern boundary of Pod 4. The community linear greenway, a 10-foot-wide multipurpose path, will be constructed along the eastern perimeter of the site and extend along the southern boundary of Pod 4. The multipurpose path will include benches, a bicycle repair station, and landscaping.

The overall Westerra Phase I property will be accessible via two (2) vehicular access points from West Sunrise Boulevard, as well as a cross-access connection to the existing Sawgrass Technology Park.

The Westerra Phase I Amended and Restated Development Agreement includes Design and Development Guidelines that establish the development standards for the project.

The proposed development requires 553 parking spaces in accordance with the Westerra Phase I Master Development Plan Design and Development Guidelines. A total of 554 parking spaces are provided, including six (6) electric vehicle (EV) parking spaces and thirteen (13) accessible parking spaces. Additionally, two (2) loading spaces accessed from the entry drive and nine (9) parallel parking spaces along the secondary collector drive are proposed; however, these spaces are not included in the parking count used to satisfy the minimum parking requirement.

The existing roadway and surface parking areas within Pod 5 will be removed, and the associated parking and access easements will be formally vacated as part of the proposed development.

The proposed Westerra Phase I – Pod 4 Site Plan is consistent with the Development Order for the Westerra DRI, the Westerra Phase I Amended and Restated Development Agreement, and the Westerra Phase I Revised Master Plan.

Staff Evaluation

Staff has reviewed the Site Plan and find it consistent with the applicable DRI, Development Agreement, Master Plan, and the City of Sunrise Land Development Code subject to the following conditions:

Staff Recommendation to the Planning and Zoning Board, July 9, 2026

This site plan meets the applicable DRI, Development Agreement, Master Plan, and the City of Sunrise Land Development Code requirements. Therefore, Staff recommends approval subject to the following conditions:

1. Approval of the proposed Revised Master Plan and Second Amended and Restated Development Agreement applications.
2. 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.
3. Comply with all milestone requirements of the DRI including but not limited to the following:
 - a. Comply with Section 3.6.2 of the DRI Development Order, summarized as, prior to the issuance of the first Certificate of Occupancy, the Developer shall provide, fund, or cause the construction of two (2) bus stops on southbound NW 136 Avenue.

- b. Comply with Section 3.6.4 of the DRI Development Order, summarized as, prior to issuance of the first Certificate of Occupancy, entering into an agreement to fund its proportionate share of the Western Sunrise Area City Shuttle.
 - c. Comply with Section 3.7.4 of the DRI Development Order, summarized as payment for City transportation and transit improvement and services to the area prior to issuance of a Certificate of Occupancy.
4. Consistent with Broward County Highway and Construction Division's memorandum, dated May 16, 2024, regarding "Delegation Request: Modify Conditions of Plat Approval (Amendment to Note) Sunrise Industrial Park Phase One (035-MP-81)," within 18 months of approval, the required easement(s) or right-of-way(s) along Sunrise Boulevard in the vicinity of the eastbound right-turn lanes shall be dedicated.
5. Prior to the first Certificate of Occupancy (CO), applicant shall place public art along Sunrise Boulevard, as generally located on the Site Plan, to the satisfaction of the City Manager or designee and in compliance with the commitment within the Development Agreement. The applicant shall be responsible for maintenance of the public art.

In addition, the applicant has voluntarily committed to the following conditions:

- 6. Seek Leadership in Energy and Environmental Design (LEED), or the equivalent standard during construction of the project.

Planning and Zoning Board Recommendation, July 9, 2026

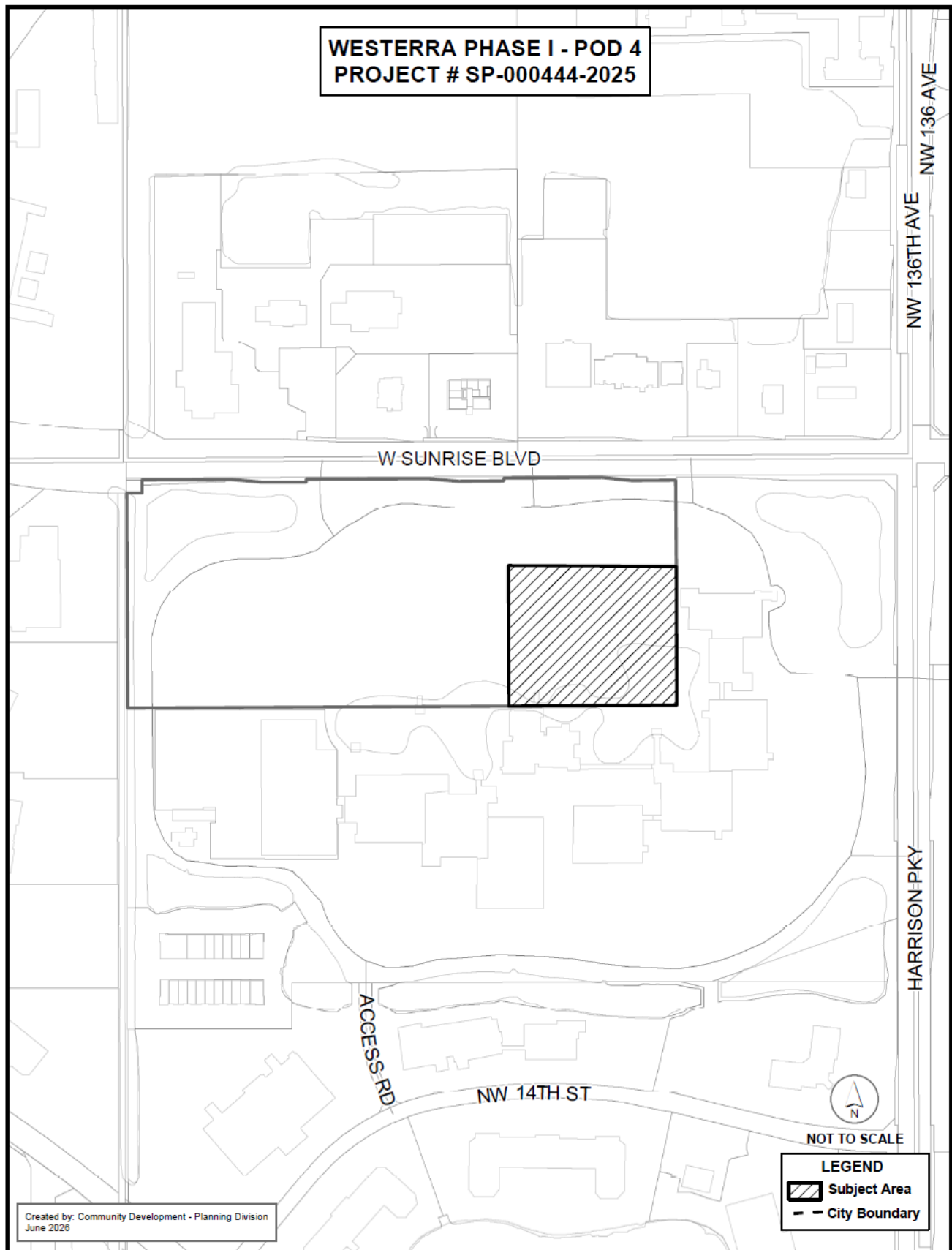
At its meeting on July 9, 2026, the Board approved Staff's recommendation subject to the conditions listed above.

Final Recommendation to the City Commission, August 11, 2026

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

Planner: Ana Parada
File No.: SP-000444-2025 (97:111701)

Location Map



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