



STAFF REPORT

WESTERRA PHASE I (REVISED MASTER PLAN)

Summary

This is an application for a Revised Master Plan approval for an approximately 32-acre site. The subject property is generally located along W. Sunrise Boulevard, between Sawgrass Corporate Parkway and NW 136 Avenue, as shown on the location map. The Revised Master Plan includes entitlements for 750 high-rise residential units, 750,000 square feet of office, 50,000 square feet of commercial uses, and 300 hotel rooms. The property is currently zoned Planned Development District (PDD) within the Western Sunrise Area and Western Sunrise Entertainment overlay districts. The property is designated Local Activity Center (LAC) on the City's Future Land Use Map (FLUM). The proposed Revised Master Plan requires City Commission approval per Section 16-109 of the Land Development Code.

General Information

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) approved 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 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.

The subject site is also located within the Westerra Development of Regional Impact (DRI), consisting of approximately 100-acres. The Westerra Phase 1 property is an approximately 32-acre portion of the DRI, which was formally called the Harrison Park DRI. Based on entitlements in the DRI Development Order, the applicant may construct up to 1,650 high-rise dwelling units, 100 townhouse dwelling units, 300 hotel rooms, 285,000 square feet of commercial uses, 170,000 square feet of industrial uses, and 1,650,000 square feet of office uses. The DRI Development Order was originally approved by the City Commission on March 2, 1982, by Ordinance No. 237. The DRI has been revised multiple times, recently amended on April 10, 2018 by Ordinance No. 237-X-18-A.

Applications for a Site Plan regarding Westerra Phase I – Pod 4 (SP-000444-2025) and a Second Amended and Restated Development Agreement (DEVAG-000045-2026), are currently under staff review and will require City Commission approval.

Project Description

The proposed Revised Master Plan for Westerra Phase I consists of five (5) distinct pods which include parameters for uses and heights. The overall proposed development program for this Revised Master Plan includes 750,000 square feet of office, 50,000 square feet of commercial, 750 high-rise residential units, and 300 hotel rooms.

The maximum use parameters are as follows:

- Pod 1 includes 250,000 square feet of office uses, inclusive of a flight training center, 300 hotel rooms, and 7,000 square feet of commercial uses;
- Pod 2 includes 380,000 square feet of office uses;
- Pod 3 includes 33,000 square feet of commercial uses;
- Pod 4 includes 375 residential high-rise units; and
- Pod 5 includes 375 residential high-rise units, 120,000 square feet of office uses, and 10,000 square feet of commercial uses.

The proposed Revised Master Plan's primary changes include the following:

- 1) The original Master Plan included curb cuts for ingress and egress to each of the five pods; however, the curb cuts have been removed from all pods for greater flexibility except for Pod 4 which is being modified to be consistent with the current site plan application in review.
- 2) The maximum garage height standards have been revised on Sheet A-1.03 (Site Data) to state: "The stories and height of the parking garage shall not exceed those of the principal building it serves."
- 3) The pocket park within Pod 4 has been relocated from the southern end of the pod to its northeast corner, as reflected on Sheet LP-1 (Landscape & Hardscape Phasing Plan), which identifies the revised location of Phase F-2 (Pocket Park).
- 4) A "Parking – Dwelling Unit" note has been modified to be consistent with the Westerra Phase I Master Development Plan Design and Development Guidelines, Design Standards, Section 5 (Parking Regulations) located with the Development Agreement, which establish that "any dwelling unit project shall provide 1.7 parking spaces per unit."
- 5) New Community Linear Greenway phases, G-4 and G-5, have been identified on Sheet LP-1 (Landscape and Hardscape Phasing Plan) to require the pedestrian connectivity along the eastern boundary of the property be installed concurrent with

the development of Pod 4 or Pod 5. The plan also establishes the landscape design criteria for these phases.

No modifications to the perimeter setbacks have been proposed.

Staff Evaluation

The applicant has addressed the criteria established in Section 16-109 of the Land Development Code for approval of a PDD Revised Master Plan.

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

Staff finds this application meets the DRI development order, is consistent with the Site Plan and Second Amended and Restated Development Agreement applications currently being processed, and all applicable Land Development Code requirements for the approval of the PDD Revised Master Plan. Therefore, Staff recommends approval subject to the following conditions:

1. City Commission approval of the associated Second Amended and Restated Development Agreement application.

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: RMP-000043-2026 (97:111701)

Location Map

