

August 17, 2026

Shannon Ley, P.E.
Community Development Director
City of Sunrise
10770 W. Oakland Park Boulevard
Sunrise, FL 33351

Re: Enspire at Sunrise Overall Project Narrative/Letter of Intent – Request for Site Plan, Rezoning, Vacation of Non-City Easement, and Flex Allocation

Dear Shannon:

PC GP Holdings II, LLC (“Applicant”), the developer of the 9.65-acre property generally located on the south side of W. Oakland Park Boulevard between NW 64th Avenue and NW 68th Avenue in the City of Sunrise, hereby submits this request for rezoning to Planned Unit Development (PUD), flex unit allocation, vacation of a non-city easement (cross-access), and site plan approval for the development of a 229-unit multi-family project (“Project”). The Project will create a new residential opportunity on a vacant site. A portion of the units will be designated as affordable housing units at the moderate (80%-120%) AMI level, helping meet the critical need for affordable housing in the City and the region.

Proposed Use

The Applicant is proposing a 229-unit multi-family housing project. The Property is designated Commercial on the City’s future land use map and Commerce on the County’s future land use map. The Property is designated B-3 General Business on the City’s zoning map. To develop the site with the proposed use, the Applicant is requesting a site plan approval, rezoning to PUD, vacation of a non-city easement (cross access) and allocation of flexibility units to permit residential use on the development site. The Applicant is proposing to use Broward County Land Use Plan Policy 2.16.3 for affordable housing bonus density. Per County Policy 2.16.3(7), local governments may utilize the bonus density provisions regardless of whether such provisions are incorporated within their land use elements.

Broward County Land Use Plan Policy 2.16.3 allows six (6) bonus units for every one (1) moderate-income unit that is provided. In order to obtain the proposed 229 unit count, the Applicant must provide 33 moderate-income units which allows for the following calculation: 33 moderate-income units x 6 bonus units = 198 bonus units; 33 + 198 = 231

units total¹. The applicant is voluntarily agreeing to provide a total of 57 moderate-income units which will be restricted through a Declaration of Restrictive Covenants for a minimum of 30 years. Additionally, since the land use designation of the site is commercial, the Applicant is requesting the allocation of 33 flexibility units to permit the base residential use for the project. Per the Implementation Section of the City's Comprehensive Plan, residential uses are permitted in areas designated commercial with the allocation of flexibility units.

Rezoning and Site Plan The Project area is approximately 9.65 acres net and consists of two (2) parcels identified by folio numbers 494127330010 (7.27 acres) and 494127330012 (2.38 acres). Pursuant to Section 16-38 of the City's Land Development Code (LDC), the Applicant proposes rezoning these parcels from B-3 to Planned Unit Development (PUD). Residential uses are a permitted use in the PUD district and the proposed rezoning meets the rezoning criteria outlined in Section 16-38(c) of the LDC. Refer to Exhibit A. As outlined in Exhibit A, the rezoning is consistent with multiple goals, objectives, and policies of the City's Comprehensive Plan, the proposed density, intensity, and uses are consistent with the City's future land use map through the City's flexibility provision for residential uses on commercial land use, the request is compatible with the mix of adjacent uses and through the responsible design of the site plan; and the availability of public facilities will be ensured through the review and approval process. Additionally, the Project meets the purpose of the PUD per Sec. 101(a)(1) through (9). Refer to Exhibit B.

The site plan details dwelling units contained in (2) multifamily buildings. Building 1 is situated in the northwest portion of site, is six (6) stories, and contains 71 dwelling units. Building 2 is centrally situated and features two residential wings containing a total of 158 apartments, four and five stories high, connected by a two-story clubhouse. There is a mix of 1, 2 and 3 bedroom units. A total of 390 parking spaces is proposed, including 48 that will be tandem parking spaces. Tandem parking spaces will only be assigned to units with two (2) vehicles. Therefore, the 48 tandem parking spaces will be assigned to the units with two (2) to three (3) bedrooms. Amenities for the residents include a pool, clubhouse, fitness center, coworking space, yoga room, outdoor grill, pool cabanas and a lake feature. Most of the amenities will sit in the 2 story clubhouse that is centrally located in the project. The developer will reserve 57 units for individuals and residents that qualify as moderate income. An opening on W. Oakland Park Boulevard will be the primary access to and from the project. Access from NW 68th Avenue is for emergency vehicles only. A plaza featuring public art is proposed as part of the project.

The proposed use is in conformity with the following Goals, Objectives and Policies of the City's Comprehensive Plan:

¹ 33 moderate-income units with bonus density totals 231 units. However, the developer is only proposing to build 229 units.

FUTURE LAND USE

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 1.2: Residential Densities: Regulate permitted density to ensure balanced growth patterns.

Policy 1.2.2: 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”).

Flexibility units are required to permit residential units on the commercial-designated site. Therefore, the proposed project implements the Flexibility provisions provided for in the Land Use Implementation Section of the Future Land Use Element.

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

The multi-family residential project includes 229 units, including 57 units designated as moderate-income housing, at an appropriate location. The project reflects a transitional land use between lower density residential units to the south and W. Oakland Park Boulevard to the north, and the commercial uses to the west and east. Compatibility with the existing single-family residential neighborhood to the south is enhanced by providing robust landscaping (provided landscaping significantly exceeds code requirements both in trees and in shrubs and ground covers), a minimum 20’ setback, and limiting buildings closest to the south property line to free-standing garages with the balance of the south boundary abutting a private lake with water fountain features. Additionally, the project has been carefully designed with a sensitive transition from the single family homes to the south by:

- Introducing a 6’ perimeter wall along the south as well as additional landscaping as a buffer*
- Adding a center lake to separate almost 50% of the single-family homes from any development.*

- *Introduced single story garages along the remaining southern perimeter and in observance of the required 20' setback as an additional buffer*
- *Pushing the residential buildings north 100'+ to separate them from the back yards*
- *Gradually increasing the building heights from 4 to 6 stories as it moves away from the neighboring single-family homes.*

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.

The multi-family residential project includes 229 units, including a total of 57 units designated as moderate-income housing with 33 moderate-income units provided consistent with Broward County Policy 2.16.3, made available within the city in order to encourage affordable housing.

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

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

The project is being developed consistent with the City's Land Development Code Sec. 16-101 Planned Unit Development (PUD) district and associated land development regulations and PUD Design Guidelines ("Guidelines"). 35% open Space is required, and 41.07% open space is provided. A public plaza is also provided as part of the project. Buffers are proposed along the south property line as described above. Landscape buffers are also provided along the east adjacent to commercial uses. An aluminum picket fence with some solid wall sections is proposed along the perimeter, except for the south property line which will contain a solid 6' wall.

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

The project is required to receive site plan approval.

GOAL 7 : Provide for opportunities to serve the current and future needs of the City of Sunrise population and economy.

OBJECTIVE 7.2: Public Schools: Support Broward County Public Schools

Policy 7.2.1: The City of Sunrise shall implement development review procedures to assure that facilities and services meet established countywide level of service (LOS) standards and are available consistent with concurrency requirements and Section 163.3180 Florida Statutes and Policy 2.15.4 of the Broward County Land Use Plan (BCLUP).

The Applicant obtained School Consistency Review Report #SBBC-4016-2025 indicating that incorporating the cumulative students anticipated from the project and the vested developments, all schools are expected to operate below the adopted LOS, and that Planning Area “5” is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed.

PHASED GROWTH

GOAL 10: Consistency with the provision of adequate regional and community services and facilities.

OBJECTIVE 10.1: Public Facilities and Phased Growth: 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 established County-wide and municipal level of service (LOS) standards and are available concurrent with the impacts of development.

Per LDC Sec. 16-64(b), all development permit applications shall be reviewed by the appropriate city departments as specified by the city manager. The city planner shall review all appropriate development permit applications for concurrency. Therefore, as part of the review and approval process, the project will be reviewed for concurrency. Additionally, during the site plan review and approval process, the applicant will coordinate with the City to ensure that all public facilities

are available and have sufficient capacity to serve the Enspire at Sunrise PUD. The applicant will provide appropriate improvements required to offset impacts.

OBJECTIVE 10.3: Efficient Use of Urban Services: Promote the efficient use of urban services by encouraging new development into areas where necessary regional and community facilities and services exist.

The proposed project promotes the efficient use of existing urban services by directing new development into an already urbanized area where regional and community facilities are available to serve the project. The site is surrounded by developed land is located along W. Oakland Park Boulevard, a major thoroughfare with existing mass transit routes. Essential public services including water, sewer, drainage, police and fire protection are available to serve the project. Availability-to-serve/no objection letters have been obtained from Crown Castle, City of Sunrise, AT&T, FPL, and Comcast.

Concentrating new residential growth in this location takes advantage of existing public investments in infrastructure. Applicant will pay the required impact fees.

TRANSPORTATION ELEMENT

GOAL 3: The City will encourage a transportation system which minimizes environmental impact and conserves energy.

OBJECTIVE 3.2: The City of Sunrise shall continue to participate in cooperative intergovernmental plans and programs that will improve energy efficiency as well as incorporate transportation strategies to reduce the production of greenhouse gas emissions.

Policy 3.2.3: The City of Sunrise will encourage development of private infrastructure and facilities to accommodate energy efficient vehicles.

Eight (8) EV charging stations are included in the project (2 % of total parking spaces)

GOAL 4: Continue to support the development of a high level of transit service which provides safe, economical, efficient, and convenient travel for the citizens of Sunrise.

OBJECTIVE 4.1: The City shall continue to work cooperatively with Broward County, the Florida Department of Transportation (FDOT), Broward Metropolitan Planning Organization (MPO), and other relevant agencies to increase the level of annual Broward County Transit (BCT) ridership.

Policy 4.1.6: The City of Sunrise may require private developers provide or contribute funding toward the construction or improvement of bus shelters that the proposed development will impact.

A Broward County Transit bus stop is adjacent to the site on W. Oakland Park Boulevard, approximately 100 feet east of NW 68th Avenue. The developer has committed to make a monetary contribution of \$125,000 to upgrade the adjacent bus stop with the addition of a bus shelter. The shelter and associated bus stop infrastructure will be designed in coordination with the City and Broward County Transit. The contribution shall be made prior to the issuance of the first building permit

GOAL 7: Protect, maintain, and where feasible improve the City of Sunrise's transportation system in a manner that provides for safety and security, convenience and energy efficiency; that coordinates and balances the transportation system with the state, regional and countywide multi-modal plans, programs and systems; that is considerate of sensitive environmental issues and areas; and that addresses the transportation needs of present and future populations including the transportation disadvantaged.

OBJECTIVE 7.1 The City of Sunrise, in coordination with the transportation planning efforts of the State of Florida, Broward County, South Florida Regional Planning Council (SFRPC), Broward Metropolitan Planning Organization (MPO), South Florida Regional Transportation Authority (SFRTA), and adjacent municipalities, shall continue to maintain and, where feasible, improve the functional relationship between the transportation system and applicable Future Land Use Maps to ensure that transportation modes and services meet the transportation needs of existing and future population densities, housing and employment patterns, and land uses.

A Broward County Transit bus stop is adjacent to the site on W. Oakland Park Boulevard, approximately 100 feet east of NW 68th Avenue. The developer has committed to make a monetary contribution of \$125,000 to upgrade the adjacent bus stop with the addition of a bus shelter. The shelter and associated bus stop infrastructure will be designed in coordination with the City and Broward County Transit. The upgraded bus stop with shelter will improve the existing bus stop condition and will help meet the transportation needs of the residents of the project and the surrounding community.

HOUSING ELEMENT

GOAL 1: To provide decent, safe, and sanitary housing in suitable locations at affordable costs to meet existing and future housing needs of City residents, by expanding and increasing meaningful partnerships with public, private, and not-for-profit housing providers.

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.

The project includes 57 units restricted to moderate-income households.

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.

The project utilizes Broward County Land Use Plan Policy 2.16.3 which allows six (6) bonus units for every one (1) moderate-income unit that is provided. In order to obtain the proposed 229 unit count, 33 moderate-income units are provided which allows for the following calculation: 33 moderate-income units x 6 bonus units = 198 bonus units; 33 + 198 = 231 units total. However, the developer is only proposing to build 229 units. The Applicant is voluntarily agreeing to provide a total of 57 moderate-income units which will be restricted through a Declaration of Restrictive Covenants for a minimum of 30 years.

The Project is designed to incorporate the following sustainable design concepts:

- Project will meet the requirements for certification by the NGBS
- The majority of the building frontages have been oriented east-west in order to minimize direct sunlight during peak heat hours and maximize natural light
- Access to three (3) public transportation routes
- Resident bike storage
- SEER 14 (or better) AC equipment
- Energy Star rated appliances

- Non-HCFC refrigerants
- All LED exterior lighting
- Interior lighting fixtures to have LED lamps
- Low-flow toilets, bathtubs/showers, and faucets
- Low VOC paint, adhesives, and sealants
- EV charging stations
- The lake is the water source for the Irrigation system

Flex Allocation

The existing future land use designation of the Property is Commercial, which does not permit residential uses by right. However, per the Implementation Section of the City's Comprehensive Plan, residential uses are permitted in areas designated commercial with the allocation of flexibility units. Therefore, the Applicant is requesting the allocation of 33 flexibility units to permit the base residential use for the project. The allocation of 33 flexibility units together with County policy 2.16.3 will permit the 229 units required for the Project.

Vacation of Non-City Easement

The Applicant is requesting the termination of the cross-access easements created pursuant to the Access, Use and Maintenance Agreement recorded in Official Records Book 37338, Page 1625, of the Public Records of Broward County, Florida, on April 29, 2004. The Agreement granted cross-access rights between the two subject parcels (Folio No. 494127330012 and Folio No. 494127330010). Given the proposed redevelopment and the anticipated single ownership and integrated use of the parcels, the existing cross-access easements will no longer serve a practical purpose and are therefore unnecessary.

In summary, to redevelop the property as described above, the Applicant is requesting approval of applications for a site plan, rezoning, vacation of non-city easement (cross-access), and allocation of 33 flexibility units. The project team looks forward to working with the City during the review process. If you should have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

GREENSPOON MARDER LLP

Kelly Ray



EXHIBIT A

RESPONSE TO SEC. 16-38 CRITERIA

Enspire at Sunrise Applicant Response to Sec. 16-38(c) Rezoning Criteria

On behalf of PC GP Holdings II, LLC, Applicant, we are requesting that the 9.65 +/- acres generally located on the south side of Oakland Park Boulevard between NW 64th Avenue and NW 68th Avenue in the City of Sunrise be rezoned from B-3 General Business to Planned Unit Development (PUD). The rezoning to PUD would allow for 229 dwelling units to be constructed on the property consistent with the proposed site plan and allocation of flexibility units also being requested. The Applicant is proposing to use Broward County Land Use Policy 2.16.3 for affordable housing bonus density. The requested rezoning is consistent with the proposed PUD regulations.

This application for rezoning is being submitted pursuant to Section 16-38 of the City's Land Development Code (LDC). This application meets the six (6) criteria for rezoning contained in Section 16-38(c) as documented below.

- (1) That the request is consistent with the goals, objectives, policies, and intent of the city's comprehensive plan.

The proposed rezoning and the resulting development are consistent with the following goals, objectives and policies of the city's comprehensive plan:

FUTURE LAND USE

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 1.2: Residential Densities: Regulate permitted density to ensure balanced growth patterns.

Policy 1.2.2: 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").

Flexibility units are required to permit residential units on the commercial-designated site. Therefore, the proposed project

implements the Flexibility provisions provided for in the Land Use Implementation Section of the Future Land Use Element.

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

The multi-family residential project includes 229 units, including 57 units designated as moderate-income housing, at an appropriate location. The project reflects a transitional land use between lower density residential units to the south and W. Oakland Park Boulevard to the north, and the commercial uses to the west and east. Compatibility with the existing single-family residential neighborhood to the south is enhanced by providing robust landscaping (provided landscaping significantly exceeds code requirements both in trees and in shrubs and ground covers), a minimum 20' setback, and limiting buildings closest to the south property line to free-standing garages with the balance of the south boundary abutting a private lake with water fountain features. Additionally, the project has been carefully designed with a sensitive transition from the single family homes to the south by:

- Introducing a 6' perimeter wall along the south as well as additional landscaping as a buffer*
- Adding a center lake to separate almost 50% of the single-family homes from any development.*
- Introduced single story garages along the remaining southern perimeter and in observance of the required 20' setback as an additional buffer*
- Pushing the residential buildings north 100'+ to separate them from the back yards*
- Gradually increasing the building heights from 4 to 6 stories as it moves away from the neighboring single-family homes.*

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.

The multi-family residential project includes 229 units, including a total of 57 units designated as moderate-income housing with 33 moderate-income units provided consistent with Broward County Policy 2.16.3,

made available within the city in order to encourage affordable housing.

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

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

The project is being developed consistent with the City's Land Development Code Sec. 16-101 Planned Unit Development (PUD) district and associated land development regulations and PUD Design Guidelines ("Guidelines"). 35% open Space is required, and 41.07% open space is provided. A public plaza is also provided as part of the project. Buffers are proposed along the south property line as described above. Landscape buffers are also provided along the east adjacent to commercial uses. An aluminum picket fence with some solid wall sections is proposed along the perimeter, except for the south property line which will contain a solid 6' wall.

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

The project is required to receive site plan approval.

GOAL 7 : Provide for opportunities to serve the current and future needs of the City of Sunrise population and economy.

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Policy 7.2.1: The City of Sunrise shall implement development review procedures to assure that facilities and services meet established countywide level of service (LOS) standards and are available consistent with concurrency requirements and Section 163.3180 Florida Statutes and Policy 2.15.4 of the Broward County Land Use Plan (BCLUP).

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PHASED GROWTH

GOAL 10: Consistency with the provision of adequate regional and community services and facilities.

OBJECTIVE 10.1: Public Facilities and Phased Growth: 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 established County-wide and municipal level of service (LOS) standards and are available concurrent with the impacts of development.

Per LDC Sec. 16-64(b), all development permit applications shall be reviewed by the appropriate city departments as specified by the city manager. The city planner shall review all appropriate development permit applications for concurrency. Therefore, as part of the review and approval process, the project will be reviewed for concurrency. Additionally, during the site plan review and approval process, the applicant will coordinate with the City to ensure that all public facilities are available and have sufficient capacity to serve the Enspire at Sunrise PUD. The applicant will provide appropriate improvements required to offset impacts.

OBJECTIVE 10.3: Efficient Use of Urban Services: Promote the efficient use of urban services by encouraging new development into areas where necessary regional and community facilities and services exist.

The proposed project promotes the efficient use of existing urban services by directing new development into an already urbanized area where regional and community facilities are available to serve the project. The site is surrounded by developed land is located along W. Oakland Park Boulevard, a major thoroughfare with existing mass transit routes. Essential public services including water, sewer, drainage, police and fire protection are available to serve the project.

Availability-to-serve/no objection letters have been obtained from Crown Castle, City of Sunrise, AT&T, FPL, and Comcast.

Concentrating new residential growth in this location takes advantage of existing public investments in infrastructure. Applicant will pay the required impact fees.

TRANSPORTATION ELEMENT

GOAL 3: The City will encourage a transportation system which minimizes environmental impact and conserves energy.

OBJECTIVE 3.2: The City of Sunrise shall continue to participate in cooperative intergovernmental plans and programs that will improve energy efficiency as well as incorporate transportation strategies to reduce the production of greenhouse gas emissions.

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Eight (8) EV charging stations are included in the project (2 % of total parking spaces)

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OBJECTIVE 4.1: The City shall continue to work cooperatively with Broward County, the Florida Department of Transportation (FDOT), Broward Metropolitan Planning Organization (MPO), and other relevant agencies to increase the level of annual Broward County Transit (BCT) ridership.

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A Broward County Transit bus stop is adjacent to the site on W. Oakland Park Boulevard, approximately 100 feet east of NW 68th Avenue. The developer has committed to make a monetary contribution of \$125,000 to upgrade the adjacent bus stop with the addition of a bus shelter. The shelter and associated bus stop infrastructure will be designed in coordination with the City and Broward County Transit. The contribution shall be made prior to the issuance of the first building permit.

GOAL 7: Protect, maintain, and where feasible improve the City of Sunrise's transportation system in a manner that provides for safety and security, convenience and energy efficiency; that coordinates and balances the transportation system with the state, regional and countywide multi-modal plans, programs and systems; that is considerate of sensitive environmental issues and areas; and that addresses the transportation needs of present and future populations including the transportation disadvantaged.

OBJECTIVE 7.1 The City of Sunrise, in coordination with the transportation planning efforts of the State of Florida, Broward County, South Florida Regional Planning Council (SFRPC), Broward Metropolitan Planning Organization (MPO), South Florida Regional Transportation Authority (SFRTA), and adjacent municipalities, shall continue to maintain and, where feasible, improve the functional relationship between the transportation system and applicable Future Land Use Maps to ensure that transportation modes and services meet the transportation needs of existing and future population densities, housing and employment patterns, and land uses.

A Broward County Transit bus stop is adjacent to the site on W. Oakland Park Boulevard, approximately 100 feet east of NW 68th Avenue. The developer has committed to make a monetary contribution of \$125,000 to upgrade the adjacent bus stop with the addition of a bus shelter. The shelter and associated bus stop infrastructure will be designed in coordination with the City and Broward County Transit. The upgraded bus stop with shelter will improve the existing bus stop condition and will help meet the transportation needs of the residents of the project and the surrounding community.

HOUSING ELEMENT

GOAL 1: To provide decent, safe, and sanitary housing in suitable locations at affordable costs to meet existing and future housing needs of City residents, by expanding and increasing meaningful partnerships with public, private, and not-for-profit housing providers.

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.

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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.

The project utilizes Broward County Land Use Plan Policy 2.16.3 which allows six (6) bonus units for every one (1) moderate-income unit that is provided. In order to obtain the proposed 229 unit count, 33 moderate-income units are provided which allows for the following calculation: 33 moderate-income units x 6 bonus units = 198 bonus units; 33 + 198 = 231 units total. However, the developer is only proposing to build 229 units. Applicant is voluntarily agreeing to provide a total of 57 moderate-income units which will be restricted through a Declaration of Restrictive Covenants for a minimum of 30 years.

- (2) That the request is consistent with the density, intensity and general uses set forth in the city's future land use map (FLUM).

Development will occur within the guidelines and intent of the Sunrise Comprehensive Plan. The Property's current Future Land Use designation is Commercial. The Implementation Section of the City's Comprehensive Plan allows for residential development within Commercial-designated areas through the allocation of flexibility units. The Applicant is applying for 33 flexibility units and is also proposing to utilize Broward County Land Use Plan Policy 2.16.3, which provides a bonus density incentive in exchange for affordable housing units.

Under Policy 2.16.3, the Applicant may receive six (6) bonus units for each moderate-income unit provided. To achieve the proposed 229-unit development, the Applicant must provide 33 moderate-income units. This results in a total of 198 bonus units (33 x 6), plus the 33 moderate-income units, allowing for up to 231 units. Although the calculation permits 231 units, the Applicant is only proposing 229 units. Because the bonus units generated through the County policy are not drawn from the City's flexibility unit pool, only the 33 base moderate-income units require flexibility unit allocation, thereby establishing and permitting the residential use and density on the site.

- (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.

This rezoning meets the purpose and criteria set forth in Sec. 16-101 (PUD) of the city's Land Development Code and the purpose and criteria proposed in the Planned Unit Development regulations.

The Enspire at Sunrise Planned Unit Development (PUD) has been carefully designed to fulfill the intent and purpose of the City's PUD district as outlined in Section 16-101(a)(1) through (9) of the Code. The project introduces a thoughtfully integrated mix of residential buildings, open space, and community amenities in a manner that is compatible with surrounding land uses. By concentrating development in the site's interior, stepping down building heights toward adjacent single-family homes, and incorporating landscape buffers, the PUD achieves a sensitive and attractive transition to its neighbors. The inclusion of high-quality architecture, cohesive design standards, and a publicly accessible plaza along W. Oakland Park Boulevard enhances the overall aesthetic and livability of the area while contributing to the public realm.

The Enspire at Sunrise PUD also advances City goals for sustainability, housing diversity, and efficient urban growth. The project promotes the efficient use of land and urban services through compact site planning, reduced infrastructure needs, and access to existing transit and utility networks. It incorporates sustainable building practices consistent with the National Green Building Standard (NGBS) and supports the City's Comprehensive Plan by providing moderate-income housing units, ensuring concurrency of services, and contributing to transportation improvements including a new bus shelter and pedestrian connectivity. By offering a range of unit types, high-quality amenities, and energy-efficient design, the PUD delivers a complete, balanced, and forward-looking community that exemplifies the flexibility and public benefit envisioned by the City's PUD regulations.

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

The Applicant is requesting a rezoning to facilitate development of a quality residential community with 229 mid-rise dwelling units. The proposed use reflects a transitional land use between lower density residential units to the south and Oakland Park Boulevard to the north, and the commercial uses to the west and east by acting as a middle ground and providing a gradual shift in density and activity levels. Unlike commercial uses, which often generate higher volumes of traffic, noise and lighting, the proposed mid-rise multi-family maintains a residential character while accommodating more density.

The current land use plan and zoning designations allow for a wide variety of commercial uses. The surrounding uses include residential and nonresidential uses. Specifically, there are single family units to the south and multi-family units across Oakland Park Boulevard to the north. Commercial uses are developed to the west and east and include a church separated by NW 68th Avenue to the west, and a small strip retail plaza to the east then a larger retail plaza separated by NW 64th Avenue. Compatibility with the existing single-family residential neighborhood to the south is enhanced by providing landscaping, a minimum 20' setback, and limiting buildings closest to the south property line to free-standing garages with the balance of the south boundary abutting a private lake with water fountain feature. Additionally, the project has been carefully designed with a sensitive transition, gradually increasing building heights from 4 to 6 stories as it moves away from the neighboring single-family homes.

Access to the proposed multi-family project is oriented away from the existing residential to the south. Two openings are proposed. The main access is proposed along Oakland Park Boulevard, and a second access is proposed on NW 68th Avenue for emergency vehicles only.

- (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.

During the review and approval process, the applicant will coordinate with the City to ensure that all public facilities are available and have sufficient capacity to serve the Enspire at Sunrise PUD. The applicant will provide appropriate improvements required to offset impacts. The Applicant shall continue to coordinate with the City to address the maintenance and relocation of gas infrastructure. Approval from the appropriate utility providers and municipal entities shall be required prior to the start of construction.

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

The subject property has been vacant for many years. This prolonged vacancy suggests that the market does not support the type of commercial development originally envisioned for the site, despite its location along a major throughfare. While the property's longstanding vacancy alone does not constitute a changing condition, it is symptomatic of broader economic and demographic shifts that make the proposed rezoning appropriate. Population growth and demand for housing, coupled with the growth of e-commerce, have contributed to changing conditions. According to the latest population projections by Broward County, the City's population is expected to grow by 10,303 people between 2025 (106,717 people) and 2050 (117,020 people). A multifamily residential use

represents a logical and responsive adaptation, addressing both the need for additional housing supply and the opportunity for infill redevelopment on a long-vacant, underutilized parcel served by existing urban infrastructure and transit.

Sincerely,

GREENSPOON MARDER LLP

A handwritten signature in blue ink, appearing to read 'K. Ray', with a stylized flourish at the end.

Kelly Ray
For the Firm

EXHIBIT B

RESPONSE TO SEC. 16-101(A)(1) THROUGH (9)

ENSPIRE AT SUNRISE

RESPONSE TO SEC. 16-101(A)(1) THROUGH (9)

1. To allow diversification of uses, structures, and open spaces when not in conflict with existing and permitted land uses on abutting properties.

The Enspire at Sunrise Planned Unit Development (PUD) thoughtfully integrates a diverse range of uses, building types, and dwelling sizes, all while ensuring compatibility with neighboring properties. The project offers a mix of one-, two-, and three-bedroom units across two distinct residential buildings.

Building 1 is a six-story structure generally situated in the northwest area of the Property, offering 71 apartments and a private co-working/club room exclusively for residents.

Building 2 is centrally situated and features two residential wings containing a total of 158 apartments, four and five stories high, connected by a two-story clubhouse. This clubhouse serves as a central hub for residents, providing a leasing office, clubroom, co-working space, fitness center, yoga room, and conference room.

Each wing of Building 2 includes an attached private garage on its south side. Additionally, the project includes four freestanding private garages along its southern edge, each observing the required 20-foot setback. These garages are available for residents to rent, with storage and car washing prohibited through lease terms and periodic management inspections.

The PUD employs multiple strategies to provide a sensitive transition to the adjacent single-family residential neighborhood to the south. Development along the south observes the required 20' setback and is limited to detached garages, and the rest of this boundary is buffered by a private lake with fountain features. Further separation and screening are achieved through landscape buffers and fencing for privacy. Building 1 is situated over 200 feet from the southern perimeter, further reducing its impact. A robust landscape buffer, including a site wall, will be constructed along the southern property line to enhance this separation. Building 2 massing steps down toward the south to minimize visual impact and sightlines. Furthermore, active uses and recreational facilities are deliberately oriented away from nearby homes to mitigate potential noise and light disturbances.

Beyond the residential offerings, the project also enhances the public realm with the construction of a public plaza along W. Oakland Park Boulevard. This plaza, featuring artwork, seating, a trellis, and shaded landscape areas, will be accessible to the public and completed prior to the issuance of the first residential Certificate of Occupancy.

2. Reducing improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through application of standards contained in conventional land development regulations and site designs;

All public facilities are available and have sufficient capacity to serve the Enspire at Sunrise PUD. The PUD provides a program with a smaller network of utilities and streets than would be constructed under a typical standard zoning district. The Enspire at Sunrise PUD provides for a smaller building footprint and more efficient use of land than would be provided in a lower density/intensity development (2-3 stories). Also, by placing a larger building at the center of the project, the overall development footprint is minimized while avoiding additional undesirable height. In other words, the design strategy concentrates the building mass to reduce the spread of development across the site, without making the building unacceptably tall.

3. To conserve the natural amenities of the land by encouraging the preservation and improvement of scenic and functional space.

The property does not currently contain any significant natural amenities. However, the PUD capitalizes on the central lake by maximizing the number of units with lake views and creating a walking trail around the lake. The Enspire at Sunrise PUD also includes a public plaza adjacent to W. Oakland Park Boulevard with artwork, seating and shaded landscaped areas. All these elements create improved open space areas that provide scenic and functional space.

4. To provide a high quality of design and materials to create aesthetically pleasing environments for living, shopping, and working in the City;

The PUD Design Guidelines provide the framework for Enspire at Sunrise PUD to ensure the community has high quality design and materials that will be an asset to the city. The buildings showcase a modern architectural style, with clean lines, neutral tones, and varied façade treatments. Key design elements include the following:

- Recessed balconies with black railings
- Large energy-efficient windows

- White and gray exterior palettes with textured stone accents at the base
- Vertical and horizontal articulation to break up massing
- Defined entryways and covered walkways for pedestrian comfort

The design's strategic placement of the central building (Building 2) around a lake, with direct access to amenities, creates an ideal and highly desirable living environment. A coworking/club room is introduced as an extra amenity in Building 1 to provide the residents of that building with a convenient amenity without leaving their building and being exposed to the elements. The high-end amenities proposed for the project significantly exceed that of similar sized communities in the market and will provide a desirable development for current and future City residents.

5. To promote sustainable development.

The development meets the requirements for certification by NGBS. NGBS is a green building certification system for multifamily developments and includes requirements for energy efficiency (advanced insulation, high efficiency HVAC systems), water efficiency (reduced water consumption fixtures), resource efficiency (use of sustainable materials), lot development (open space exceeds requirements), operation and maintenance (LED fixtures for reduced power consumption), indoor air quality (improved air quality and reduced use of toxic materials), and addition of Electric Vehicle chargers, . A green building consultant will complete the certification process. A preliminary report regarding the applicable certification level shall be included with the first building permit application for a residential building.

Additionally, a Broward County Transit bus stop is adjacent to the site on W. Oakland Park Boulevard, approximately 100 feet east of NW 68th Avenue. The developer has committed to make a monetary contribution of \$125,000 to upgrade the adjacent bus stop with the addition of a new bus shelter meeting the new City standards. The payment will be made prior to the issuance of the first building permit

6. To ensure that development will occur within the guidelines and intent of the Sunrise Comprehensive Plan and this chapter. Planned unit developments are equally adaptable to new development or redevelopment;

Development will occur within the guidelines and intent of the Sunrise Comprehensive Plan. The PUD is consistent with the following goals, objectives and policies of the Sunrise Comprehensive Plan:

FUTURE LAND USE

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 1.2: Residential Densities: Regulate permitted density to ensure balanced growth patterns.

Policy 1.2.2: 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”).

Flexibility units are required to permit residential units on the commercial-designated site. Therefore, the proposed project implements the Flexibility provisions provided for in the Land Use Implementation Section of the Future Land Use Element.

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

The multi-family residential project includes 229 units, including 57 units designated as moderate-income housing, at an appropriate location. The project reflects a transitional land use between lower density residential units to the south and W. Oakland Park Boulevard to the north, and the commercial uses to the west and east. Compatibility with the existing single-family residential neighborhood to the south is enhanced by providing robust landscaping (provided landscaping significantly exceeds code requirements both in trees and in shrubs and ground covers), a minimum 20’ setback, and limiting buildings closest to the south property line to free-standing garages with the balance of the south boundary abutting a private lake with water fountain features. Additionally, the project has been carefully designed with a sensitive transition from the single family homes to the south by:

- *Introducing a 6’ perimeter wall along the south as well as additional landscaping as a buffer*
- *Adding a center lake to separate almost 50% of the single-family homes from any development.*

- *Introduced single story garages along the remaining southern perimeter and in observance of the required 20' setback as an additional buffer*
- *Pushing the residential buildings north 100'+ to separate them from the back yards*
- *Gradually increasing the building heights from 4 to 6 stories as it moves away from the neighboring single-family homes.*

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.

The multi-family residential project includes 229 units, including a total of 57 units designated as moderate-income housing with 33 moderate-income units provided consistent with Broward County Policy 2.16.3, made available within the city in order to encourage affordable housing.

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

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

The project is being developed consistent with the City's Land Development Code Sec. 16-101 Planned Unit Development (PUD) district and associated land development regulations and PUD Design Guidelines ("Guidelines"). 35% open Space is required, and 41.07% open space is provided. A public plaza is also provided as part of the project. Buffers are proposed along the south property line as described above. Landscape buffers are also provided along the east adjacent to commercial uses. An aluminum picket fence with some solid wall sections is proposed along the perimeter, except for the south property line which will contain a solid 6' wall.

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

The project is required to receive site plan approval.

GOAL 7 : Provide for opportunities to serve the current and future needs of the City of Sunrise population and economy.

OBJECTIVE 7.2: Public Schools: Support Broward County Public Schools

Policy 7.2.1: The City of Sunrise shall implement development review procedures to assure that facilities and services meet established countywide level of service (LOS) standards and are available consistent with concurrency requirements and Section 163.3180 Florida Statutes and Policy 2.15.4 of the Broward County Land Use Plan (BCLUP).

The Applicant obtained School Consistency Review Report #SBBC-4016-2025 indicating that incorporating the cumulative students anticipated from the project and the vested developments, all schools are expected to operate below the adopted LOS, and that Planning Area “5” is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed.

PHASED GROWTH

GOAL 10: Consistency with the provision of adequate regional and community services and facilities. OBJECTIVE 10.1: Public Facilities and Phased Growth: 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 established County-wide and municipal level of service (LOS) standards and are available concurrent with the impacts of development.

Per LDC Sec. 16-64(b), all development permit applications shall be reviewed by the appropriate city departments as specified by the city manager. The city planner shall review all appropriate development permit applications for concurrency. Therefore, as part of the review and approval process, the project will be reviewed for concurrency. Additionally, during the site plan review and approval process, the applicant will coordinate with the City to ensure that all public facilities are available and have sufficient capacity to serve the Enspire at

Sunrise PUD. The applicant will provide appropriate improvements required to offset impacts.

OBJECTIVE 10.3: Efficient Use of Urban Services: Promote the efficient use of urban services by encouraging new development into areas where necessary regional and community facilities and services exist.

The proposed project promotes the efficient use of existing urban services by directing new development into an already urbanized area where regional and community facilities are available to serve the project. The site is surrounded by developed land is located along W. Oakland Park Boulevard, a major thoroughfare with existing mass transit routes. Essential public services including water, sewer, drainage, police and fire protection are available to serve the project. Availability-to-serve/no objection letters have been obtained from Crown Castle, City of Sunrise, AT&T, FPL, and Comcast.

Concentrating new residential growth in this location takes advantage of existing public investments in infrastructure. Applicant will pay the required impact fees.

TRANSPORTATION ELEMENT

GOAL 3: The City will encourage a transportation system which minimizes environmental impact and conserves energy.

OBJECTIVE 3.2: The City of Sunrise shall continue to participate in cooperative intergovernmental plans and programs that will improve energy efficiency as well as incorporate transportation strategies to reduce the production of greenhouse gas emissions.

Policy 3.2.3: The City of Sunrise will encourage development of private infrastructure and facilities to accommodate energy efficient vehicles.

Eight (8) EV charging stations are included in the project (2 % of total parking spaces)

GOAL 4: Continue to support the development of a high level of transit service which provides safe, economical, efficient, and convenient travel for the citizens of Sunrise.

OBJECTIVE 4.1: The City shall continue to work cooperatively with Broward County, the Florida Department of Transportation (FDOT), Broward Metropolitan Planning Organization (MPO), and other relevant agencies to increase the level of annual Broward County Transit (BCT) ridership.

Policy 4.1.6: The City of Sunrise may require private developers provide or contribute funding toward the construction or improvement of bus shelters that the proposed development will impact.

A Broward County Transit bus stop is adjacent to the site on W. Oakland Park Boulevard, approximately 100 feet east of NW 68th Avenue. The developer has committed to make a monetary contribution of \$125,000 to upgrade the adjacent bus stop with the addition of a bus shelter. The shelter and associated bus stop infrastructure will be designed in coordination with the City and Broward County Transit. The contribution shall be made prior to the issuance of the first building permit

GOAL 7: Protect, maintain, and where feasible improve the City of Sunrise’s transportation system in a manner that provides for safety and security, convenience and energy efficiency; that coordinates and balances the transportation system with the state, regional and countywide multi-modal plans, programs and systems; that is considerate of sensitive environmental issues and areas; and that addresses the transportation needs of present and future populations including the transportation disadvantaged.

OBJECTIVE 7.1 The City of Sunrise, in coordination with the transportation planning efforts of the State of Florida, Broward County, South Florida Regional Planning Council (SFRPC), Broward Metropolitan Planning Organization (MPO), South Florida Regional Transportation Authority (SFRTA), and adjacent municipalities, shall continue to maintain and, where feasible, improve the functional relationship between the transportation system and applicable Future Land Use Maps to ensure that transportation modes and services meet the transportation needs of existing and future population densities, housing and employment patterns, and land uses.

A Broward County Transit bus stop is adjacent to the site on W. Oakland Park Boulevard, approximately 100 feet east of NW 68th Avenue. The developer has committed to make a monetary contribution of \$125,000 to upgrade the adjacent bus stop with the addition of a bus shelter. The shelter and associated bus stop infrastructure will be designed in coordination with the City and Broward County Transit. The upgraded bus stop with shelter will improve the existing bus stop condition and will help meet the transportation needs of the residents of the project and the surrounding community.

HOUSING ELEMENT

GOAL 1: To provide decent, safe, and sanitary housing in suitable locations at affordable costs to meet existing and future housing needs of City residents, by expanding and increasing meaningful partnerships with public, private, and not-for-profit housing providers.

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.

The project includes 57 units restricted to moderate-income households.

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.

The project utilizes Broward County Land Use Plan Policy 2.16.3 which allows six (6) bonus units for every one (1) moderate-income unit that is provided. In order to obtain the proposed 229 unit count, 33 moderate-income units are provided which allows for the following calculation: 33 moderate-income units x 6 bonus units = 198 bonus units; 33 + 198 = 231 units total. However, the developer is only proposing to build 229 units. Applicant is voluntarily agreeing to provide a total of 57 moderate-income units which will be restricted through a Declaration of Restrictive Covenants for a minimum of 30 years.

7. To promote a more efficient use of the roadway system, encourage multi-modal trips and pedestrian mobility.

Bicycle parking facilities are included in the PUD to encourage the use of non-motorized transportation and help take vehicle trips off the regional roadway network. The bicycle facilities also encourage multi-modal trips in combination with the mass transit routes in the area.

The project significantly enhances pedestrian and bicycle connectivity, both internally and with the surrounding area. It directly connects to the existing

bicycle lanes along W. Oakland Park Boulevard. Inside the development, a safe pedestrian network promotes walkability. Residents will find multiple direct connections to adjacent sidewalks: one to NW 68th Avenue to the west, and three to the 6-foot sidewalk running parallel to W. Oakland Park Boulevard. All of these connections provide direct, convenient access to the existing bus stop adjacent to the site on W. Oakland Park Boulevard. The developer has committed to contributing \$125,000 for the enhancement of the bus stop and the addition of a new bus shelter that meets the current City standard, per coordination with the City and Broward County Transit. This bus stop is served by BCT Route 72 which operates with 20 to 25-minute headways in the eastbound and westbound directions during the A.M and P.M. peak hours. Detailed transit route information was included with the traffic impact analysis. The pedestrian facilities also encourage both pedestrian mobility and the use of mass transit by way of access to multiple other existing bus stops along W. Oakland Park Boulevard, at least four (4) of which are located within 250 feet of the site.

8. To provide a broader range of housing opportunities within the city, including affordable housing opportunities consistent with City and Broward County guidelines; and

The Enspire at Sunrise PUD provides a variety of dwelling unit sizes and types to accommodate a variety of renter households. The PUD reserves 57 units for those individuals and families who qualify at the moderate-income level as defined in the Broward County Land Use Plan (under 120% of Area Median Income or “AMI”). This commitment is required for a minimum of 30 years and will be included in a declaration that will be recorded in the public records.

9. To provide for other limitations, restrictions, and requirements as deemed necessary due to the uniqueness of the development.

The PUD Design Guidelines and any conditions of approval imposed by the City provide for any limitations, restrictions, and requirements as deemed necessary due to the uniqueness of the development. The PUD Design Guidelines are not a complete summary of all applicable code requirements. The applicable Code requirements shall apply to any criteria not included in these guidelines and conditions of approval.