



STAFF REPORT

ENSPIRE AT SUNRISE (REZONING)

Summary

This is an application to rezone approximately 9.7 net acres of land from the B-3 (General Business District) to a Planned Unit Development (PUD) District, and allocate thirty-three (33) flexibility units to a property generally located on the south side of W. Oakland Park Boulevard, between NW 64 Street and NW 68 Avenue, as shown on the location map. The applicant proposes to construct two residential buildings totaling 229 multi-family residential dwelling units on the existing vacant subject site. The property is designated Commercial on the City's Future Land Use Map. The proposed rezoning requires City Commission approval pursuant to Subsection 16-38(e) of the Land Development Code (LDC). The applicant has concurrently applied for Site Plan approval for the multifamily development.

General Information

The project site consists of two vacant properties. To the south of the project site are detached single-family dwelling units zoned RS-5 (Low-Density Single-Family Residential District) and to the west is a place of public assembly zoned B-3. Across W. Oakland Park Boulevard to the north, is a multifamily development within the City of Lauderdale. East of the project site are commercial uses consisting of a shopping center, various retail and office uses, as well as restaurant uses zoned B-3.

The project site consists of two plats that were previously approved and do not require any revisions.

Project Description

The applicant proposes to develop a 229-unit multi-family residential development within an approximate 9.7 net acre property. The development will consist of two (2) residential buildings. The first building is six stories and contains 71 multi-family residential dwelling units. The second building will feature two residential wings, four and five stories high, containing a total of 158 multi-family residential dwelling units, connected by a two-story clubhouse. In addition to the residential units, the proposed development will include amenities for residents and a separate public plaza featuring public art.

The applicant is requesting thirty-three (33) "flexibility" residential dwelling units from the City of Sunrise as a "base" residential use to receive additional "bonus density"

residential units. By using the Broward County Land Use Plan (BrowardNext) Policy 2.16.3 for affordable housing bonus density, for every one (1) moderate-income dwelling unit provided an applicant can receive six (6) bonus residential units. Moderate-income units are restricted to persons having a total annual income for the household that does not exceed 120 percent of the median annual income adjusted for family size households within Broward County. In order to develop a 229 unit residential development, the applicant will maintain the thirty-three (33) “flexibility” dwelling units as moderate-income units enabling an additional 198 bonus density residential units to be attained for an overall total of 231 residential units. The applicant is proposing to develop the property with 229 multi-family dwelling units.

Pursuant to Subsection 16-101(d) of the City of Sunrise Land Development Code (LDC), all development within a Planned Unit Development (PUD) district shall comply with the development standards set forth in that subsection. However, an applicant seeking rezoning to a PUD may propose alternative development standards as part of the PUD design guidelines submitted with the rezoning application. Such alternative standards are subject to City Commission approval and, if approved, shall supersede the corresponding provisions of the LDC. The applicant proposes the following alternative standards:

CODE DEVIATIONS TABLE			
DEVIATIONS FROM P.U.D. CODE (SECTION 16-101)			
ITEM NO.	CODE SECTION AND REQUIREMENT	PROPOSED ALTERNATIVE STANDARD	JUSTIFICATION
1.	16-101.(d)(6) Min. 30' building setback from perimeter edge	30' at all sides except for the following: WEST: 23'-6" setback at (6) story Building 1 EAST: 16'-6" setback from City owned gas property to garage #6. SOUTH: 20' along south property line adjacent to single family residence lots for garage buildings	The PUD includes a site wall along the southern property line adjacent to the single-family residential lots. The wall provides a buffer along the south allowing for reduced setbacks. The garages on the southern portion of the property are located 20' from the property line and are a maximum height of 14 feet. The vehicles enclosed in the garages create less noise than a surface parking condition and the proposed 20' will provide sufficient width to be able to create an adequate buffer from the single-family neighborhood. (It is important to note that over 50% of the single-family homes to the south directly abut the proposed lake and have a significant buffer from closest building. Additionally, a landscape buffer has been placed along NW 68th Ave which creates a natural break in that location, in addition a private common area is being provided at Building 1 at

			the northwest corner further breaking the façade.
2.	16-101.(e) (8) 1 space in a parking garage for every 2 units or $452/2=226$ garage spaces	48 garage parking spaces are provided	6 single story parking garages are being provided with a total of 48 private spaces. In addition, each of these garage spaces will have a second tandem parking space in front of it. The ratio of garage parking spaces to units is 1:5 and is in line with other recently approved multifamily developments in the City. The reduced number of garages allows for additional open space areas in the PUD that benefit the residents of the development and the community as a whole and making these truly private provides for a much better condition for residents.
3.	16-101.(e)(6) Decorative brick or concrete pavers at all driveways and walkways	Concrete pavers are being provided at the main project entrance rotunda on Oakland Park Boulevard and adjacent parking spaces as well as the secondary access point along NW 68th Avenue. Decorative pavers or tiles are provided at the pool deck. All parking areas are to be asphalt and all sidewalks are concrete.	Due to the size of the development and the extensive circulation system, providing pavers in all the required areas is not economically feasible. Concrete pavers are provided at the entry rotunda and at the pool deck, both of which are central areas of high use and traffic. Pavers are also provided along the entrance driveway on NW 68th Avenue.
4.	16-101.(e) (11) All mechanical equipment on the roof or ground shall be screened.	Landscape hedges will screen any mechanical equipment on ground except EV chargers.	All mechanical equipment is located on roofs where they will be screened by the building parapets. All other utilities will be screened with landscaping with the exception of the EV charging stations and any other items that the Authority Having Jurisdiction does not permit to be screened. Charging stations must be in the parking area and screening would interfere with the use of the charger. Landscape or other Architectural screening shall be used to ensure that no ground floor equipment shall be visible from the public right-of-way. A landscape screen will also be provided for the proposed lift station.

DEVIATIONS FROM PARKING CODE (ARTICLE VII)			
ITEM NO.	CODE SECTION AND REQUIREMENT	PROPOSED ALTERNATIVE STANDARD	JUSTIFICATION
5.	16-142(b)(1) Size of parking spaces - 10' x 20'	9' x 18'	This deviation is required to reduce the amount of pavement in the PUD and to increase the amount of open space. The reduction of pavement has a positive impact on the environment by reducing the heat island effect. The requested parking space size is typical in the apartment industry because the parking areas are not high traffic areas like a shopping center or used by the public.
6.	16-143(b) Size of accessible parking spaces. 17'x20' (12'x20' w/ 5'-0" access aisle)	17'x18' (12'x18' w/ 5'-0" access aisle)	The minimum dimensions comply with American with Disabilities Act (ADA) and the revised depth of 18" aligns with the requested deviation for the regular parking spaces.
7.	16-142(b)(12). Wheel stops shall be required for all parking spaces	None for tandem parking spaces or garages; provided for all other spaces	Tandem parking spaces need to be able to provide vehicular access to the adjacent garage. Garages will not provide wheelstops as they are proposed to be 22' deep and 10'4" wide, thereby complying with the intent of section 16-142(b)(12)(b)
8.	16-142(b)(13) Head-to-head parking: When 2 rows of parking face 1 another, an eight-foot curbed grass strip, measured from back of curb to back of curb, shall separate the parking spaces. For office buildings with 100,000 sq ft, or more, of floor area the curbed grass strip may be reduced to 6 feet in width. This grass area may be counted as part of the landscaped area and shall have 1 tree every 25 feet. See also subsection 16-169(c)	6'-2" landscape median separating head-to-head parking spaces.	Curbs and islands are being reduced to provide as much parking as possible while still allowing for sufficient landscape area to plant trees and hedges. To compensate for this diminished landscaped area, a large green area around the lake on the south of building 2 is being provided as well as additional plantings along the entrance and around the lake to enhance the aesthetics of the overall project. (20% more trees and 35% more shrubs than required by code)

9.	16-142(b)(1) Figure VII-1, Minimum drive isle width is 24 feet for two way traffic and 15 feet for one way traffic.	22 feet for two-way traffic	The reduction in the driveway width from 24' to 22' is being requested to maximize the landscape areas around the buildings and to accommodate the 6'2" landscape median in the head-to-head parking conditions. The reduced width still provides for sufficient vehicular circulation and emergency vehicle access throughout the site.
10.	16-144(a)(2) Amount of off-street parking: 1.75 spaces/1BR units 2.0 spaces / 2BR units 2.50 spaces/3BR units + 10% / guests 1.75 spaces * 116br = 203 2.0 spaces * 92 2BR = 184 2.50 spaces * 21 3BR = 52.5 + 10% / guests = 44 Total Required=484	1.703 spaces per residential unit.	The number of spaces/unit is in accordance with traffic study and Parking Supply Documentation submitted by applicant which includes 48 tandem spaces which are intended to be allocated to residents who lease a garage The property is in the service area of 3 Broward County transit routes and the PUD design promotes transit use. Multi-modal trips using bicycles and mass transit are encouraged with the provision of bicycle storage at each building. The applicant submitted a traffic study and Parking Supply Documentation to comply with 15% parking reduction Section 16-144(a)(10). As shown in such parking study, the overall ratio of 1.703 spaces per unit is consistent with other parking reductions approved in the City and is adequate for the proposed unit mix.

DEVIATIONS FROM LANDSCAPING (ARTICLE VIII)

ITEM NO.	CODE SECTION AND REQUIREMENT	PROPOSED ALTERNATIVE STANDARD	JUSTIFICATION
11.	Section 16-169 (a) (1) (a) A bermed landscaped strip at least 15' in width is required abutting a street right-of-way, except that when abutting a trafficway, a bermed landscaped strip at least 20' in width is required.	No berms provided along the public roads adjacent to the property. Instead, a perimeter decorative picket fence with columns spread out no further than 20' apart and some solid wall sections will be installed along the roadways and trafficways. A 6' masonry perimeter wall is included around the southern perimeter. The wall/fence setback varies based on certain conditions but it does encroach into the 10'	In general, a berm adjacent to public rights-of-way is a suburban design feature and this PUD has urban characteristics. The public plaza being proposed (with seating areas, shade structure, landscaping and public art) located along West Oakland Park Boulevard also makes it impractical to have a 25' berm in the landscape area there. The design of the plaza creates an urban pedestrian friendly environment. A berm in this location would be contrary to the design intent. A berm would also limit natural surveillance and would not allow police or the public to have sufficient visibility into this area. The proposed perimeter fence with columns is

		buffer depending on location.	intended to be 6' tall and it would have landscaping located on both sides (fence condition) and on the outside (wall condition) , thereby creating a more desirable urban condition than an elevated berm. The PUD Code requires a wall only adjacent to single family uses, and the development meets this requirement.
12.	Section 16-169 (a) (1) (c) Berm design specifications: The required landscaped berm shall be constructed so that the average height of the berm plus hedge or shrub line shall be at least 4'. The berm must be a minimum 24" inches in height and may be continuous or rolling.	No berms provided along the public roads adjacent to the property. Instead, a perimeter decorative picket fence with columns spread out no further than 20' apart and some solid wall sections will be installed along the roadways and trafficways.	In general, a berm adjacent to public rights-of-way is a suburban design feature and this PUD has urban characteristics. The public plaza located along West Oakland Park Boulevard also makes it impractical to have a 25' berm in the landscape area there. The design of the plaza creates an urban pedestrian friendly environment. A berm in this location would be contrary to the design intent. A berm would also limit natural surveillance and would not allow police or the public to have sufficient visibility into this area. The proposed perimeter fence with columns is intended to be 6' tall and it would have landscaping located on both sides of the fence, thereby creating a more desirable urban condition than an elevated berm. The PUD Code requires a wall only adjacent to single family uses and the development meets this requirement.
13.	Section 16-169 (a) (1) (d) Where residential developments abut a street right-of-way or designated open space abutting such rights-of-way, a bermed landscaped strip at least 20 feet in width is required. Where residential developments abut a trafficway or designated open space abutting a trafficway, a bermed landscaped strip at least 25 feet in width is required. Such	No berms provided along the public roads adjacent to the property. Instead, a perimeter decorative picket fence with columns spread out no further than 20' apart and some solid wall sections will be installed along the roadways and trafficways.	In general, a berm adjacent to public rights-of-way is a suburban design feature and this PUD has urban characteristics. The public plaza located along West Oakland Park Boulevard also makes it impractical to have a 25' berm in the landscape area there. The design of the plaza creates an urban pedestrian friendly environment. A berm in this location would be contrary to the design intent. A berm would also limit natural surveillance and would not allow police or the public to have sufficient visibility into this area. The proposed perimeter fence with columns is intended to be 6' tall and it would have landscaping located on both sides of the fence, thereby creating a more desirable urban condition than

	landscaped strips shall contain a combination of berm and masonry or concrete wall at least 6 feet in height where abutting a street right-of-way and at least 8 feet in height where abutting a trafficway. The wall shall be set back 10 feet from the sidewalk. Low, mid, and upper level landscaping and 1 tree per 25 feet shall be planted on the exterior side of the wall. Walls required under this section shall conform to section 16-192. No portion of any wall required by this section shall encroach into any landscape buffer unless said buffer is greater than 10 feet in width.		an elevated berm. The proposed fence is proposed to sit 5' off the property line.
14.	16-169(c)(2) Parking area landscape islands: No grouping of parking spaces shall exceed 8 in a row and a tree shall be planted every 25 feet.	Maximum 10 parking spaces in a row.	This request is in combination with a reduction of the parking stall width from 10' to 9'. The result is 18' additional width between islands. Allows for as much parking as possible to be provided while still allowing for sufficient landscape area to plant trees and hedges. To compensate for this diminished landscaped area, a large green area around the lake on the south of building 2 is being provided.
15.	16-169(c)(2)(a) Parking area exterior landscape islands 20'-0" long	18'-0" long (to match 18' parking spaces)	18' long landscape islands are provided to match the proposed 18' parking spaces.
16.	16-169(d)(1) Pedestrian zone (PZ). In no case shall the required PZ have a foundation planting area less than 8 feet in width; nor	Required pedestrian zones shall have a foundation planting area of no less than 5'-10" feet in width (one location in Building #1)	Building height for the six (6) story apartment building is 68'. A landscape zone of 50% of the building height provides greater separation between buildings and parking and pedestrian areas than is desirable. It is desirable to have the building entrances close

	shall more than 5 feet of the width of the required PZ be paved except for necessary access perpendicular to building entries. The width of the PZ used to satisfy these requirements shall be no less than 10 feet. The min. average width of PZs shall be as follows ... Up to and including 60 feet: 50% of height, or 10 feet, whichever is greatest	The width of the pedestrian zones used to satisfy requirements shall be no less than an average of 10 feet in width for the length of the pedestrian zone. Up to and Including 60': Shall be no less than 10-foot average for the length of the pedestrian zone.	to the parking areas to protect residents from inclement weather while still providing sufficient landscape area and material to soften the façade of the buildings. The design of the pedestrian zone strives to provide an aesthetically pleasing built environment that is also convenient for the residents. Extensive architectural details are included on the buildings to create an architecturally pleasing design which, combined with the multiple layers of landscaping provided, more than makes up for the deviations requested. This deviation does not result in a reduction in the number of trees provided.
17.	Sec.16-165. (h) Lawn Grass. All grass areas shall be sodded using St. Augustine Floratam only. Excessively large turf areas, such as play fields, or retention areas may be seeded or sodded with alternative grass species with approval of the department.	Bahia sod shall be permitted for the area of the lake bank and the lake maintenance area.	Based on slope of this area and the potential fluctuation of the lakes water level, bahia sod will perform better in this location.
18.	16-169(d)(2). Plant Materials. ... Foundation landscaping in these pedestrian zones shall include ... and shall cover not less than 8 feet or	Foundation landscaping in these pedestrian zones shall include ... and shall cover not less than five feet nine inches (5'-10")	Based on current site constraints with location of proposed buildings and vicinity of the adjacent parking for the residential units. <u>Pedestrian Zone Widths</u> Building #1 – 5'-10" from back of Sidewalk to Patio; 12'-0" from back of Sidewalk to face of Building. Building #2 – 6'-0" from back of Sidewalk to Patio; 9'-0" from back of Sidewalk to face of Building. Building #3 - 6'-0" from back of Sidewalk to Patio; 8'-2" from back of Sidewalk to face of Building.
19.	16-169(d)(3) Tree dimensions. Façade Height: 36' and greater:	Façade Height: 36' and greater: Evergreen Tree Height: 18' Tree Spread: 8'	Deviation is requested for tree spread (not height) due to the available nursery stock.

	Evergreen Tree Height: 18-20' Tree Spread: 9' Palm Height: 24-30'	Palm Height: 24'	
DEVIATIONS FROM WALLS, FENCES, AND BUFFERS CODE (ARTICLE X)			
ITEM NO.	CODE SECTION AND REQUIREMENT	PROPOSED ALTERNATIVE STANDARD	JUSTIFICATION
20.	16-192(d). Wall design. A required wall shall be a masonry or solid concrete block and stucco (CBS) steel-reinforced wall, with a continuous footing. The wall shall be a uniform type and design and be compatible with similar structures in the surrounding area. Said wall shall be set back a minimum of 10 feet from sidewalks to allow room for trees, low, mid and upper level landscaping on the exterior side of the wall. All walls shall, in addition to the above, incorporate the following design features.	A solid precast concrete wall with columns spread out no further than every 20' shall be erected along the southern property line abutting single family residential lots. A 6' decorative aluminum picket fence with columns spread every 20' on center and intermittent sections of solid concrete block and stucco (CBS) (at corners, entrance and public plaza) shall be erected at the north, east, and west property lines abutting the right of way. The fence shall be set back up to 5 feet from the property line to allow for a landscape buffer between the right of way and the property. In case of the wall along the south, the wall is proposed with 0' setback to eliminate the "dead area" between the wall and the adjacent single family homes' fences.	Space is limited and as much open landscaped areas is being provided for the residents as possible. The fences will be set back with enough space to still provide a landscape belt, but with reduced encroachment into the residents' common areas. The southern condition is preferred to eliminate a 10' alley that is difficult to maintain and creates security issues. Finally, the request to change from a block wall with continuous footing to a precast wall with panels in order to minimize the foundation impact on adjacent properties and the proposed gas facilities to remain.
DEVIATIONS FROM RM-25 (Section 16-73 of LDC) Excluding those requirements superseded by PUD regulations			
ITEM NO.	CODE SECTION AND REQUIREMENT	PROPOSED ALTERNATIVE STANDARD	JUSTIFICATION
21.	16-73(k)(4) At least 75% of all units shall have private balconies or patios. The minimum usable area of each	Minimum balcony area @ 60sf	Code requires only 75% of units to have balconies. The size of the balconies is reduced in order to provide this amenity for all units in the development.

	balcony shall be 80 square feet		
22.	16-73(j)(7)Circulation Between building and parking area 20 feet	17' around buildings	The area to provide parking is limited. Requesting 17' to accommodate as much parking as possible while still allowing for a reasonable amount of landscaping around building.

Staff Evaluation

The applicant has addressed the criteria established in Subsection 16-38(c) of the LDC for approval of the proposed rezoning as follows:

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

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

FUTURE LAND USE ELEMENT

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").

Applicant Response: 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.

Applicant Response: The multi-family residential project includes 229 units, including 33 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.

Applicant Response: The multi-family residential project includes 229 units, including 33 units designated as moderate-income housing through the use of Broward County Policy 2.16.3, made available to 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.

Applicant Response: 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).

Applicant Response: *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).

Applicant Response: *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.

Applicant Response: *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.

Applicant Response: *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.

Applicant Response: *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.

Applicant Response: 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.

Applicant Response: 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.

Applicant Response: The project includes 33 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.

Applicant Response: 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.

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

Applicant Response: 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 will 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.

Applicant Response: 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.

Applicant Response: 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.**

Applicant Response: 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.**

Applicant Response: 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.

Staff Recommendation to the Planning and Zoning Board, April 2, 2026

Staff recommends approval of the proposed rezoning from Community Business District (B-2) to Planned Development District (PDD) subject to the following conditions as listed below:

1. Prior to the first building permit issuance for vertical construction, the applicant shall provide an executed and recorded Unified Control document.
2. The applicant shall execute and record the Affordable Housing Declaration of Restrictive Covenant upon approval of the rezoning should the rezoning be approved.
3. City Commission approval of the associated Site Plan (SP-000462-2025).
4. Prior to any form of Certificate of Occupancy, the applicant shall design, seek approval of, and construct improvements to the City's wastewater infrastructure to accommodate the flow demands of the project. The determination, design and approval of improvements shall be completed during the engineering plan review process.
5. Applicant shall follow all conditions listed within the Development Program Standards for the Planned Unit Development (PUD) rezoning application (RZ-000463-2025).
6. The allocation of bonus density units are consistent with the requirements of Policies 2.16.3 Broward County Land Use Plan, including but not limited to the conditions listed below.
 - a. One hundred percent (100%) of "affordable" units must receive certificates of occupancy before the final fifty percent (50%) of bonus units receive their certificate of occupancy; or
 - b. The local government must require that "affordable" units are available before or concurrently with bonus units.

The applicant has voluntarily committed to the following conditions that are more specifically described in the Development Program Standards for the Planned Unit Development (PUD):

7. Three months prior to the issuance of a building permit, the applicant shall reimburse the City for the cost of the 6-inch and 2-inch gas line relocation. The 6-inch line may not be relocated if the City determines the relocation is not necessary.

8. Prior to the issuance of the first building permit for a residential building, provide a monetary contribution of \$125,000.00 to the City to upgrade the existing bus shelter on W. Oakland Park Boulevard adjacent to the subject site to the City's bus shelter design.
9. Prior to the issuance of the first Certificate of Occupancy (CO), construction of a public plaza along W. Oakland Park Boulevard including but not limited to art, seating areas, a trellis, and landscaped areas, and will be maintained by the developer.
10. Prior to the issuance of the first building permit for a residential building, a preliminary report regarding the development certification under the National Green Building Standard (NGBS) Bronze level shall be submitted. The final certification achievement is required upon issuance of a Certificate of Occupancy.
11. Prior to the issuance of the first Certificate of Occupancy, construction of off-site improvements including extension of NW 68th Avenue northbound right-turn lane and associated sidewalk improvements.
12. Prior to the issuance of the first Certificate of Occupancy, installation of public art in amount not less than \$35,000, not including the associated lighting and pedestal.

Planning and Zoning Board Recommendation, April 2, 2026

At its meeting on April 2, 2026, the Board approved Staff's recommendation subject to the conditions listed above.

Final Recommendation to the City Commission, April 28, 2026

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

City Commission Action, April 28, 2026

Upon the applicant's request, this item was not considered at the April 28, 2026 meeting.

Final Recommendation to the City Commission, September 8, 2026

Subsequent to the Planning and Zoning Board, the applicant revised the voluntary commitments of the application to increase the number of moderate-income affordable housing units from 33 to 57, restricting all 57 to a Declaration of Restrictive Covenant for Affordable Housing. Thirty-three (33) of the affordable housing units will continue to be in compliance with Broward County Land Use Plan Policy 2.16.3. The additional 24 affordable housing units being added, while not complying with all aspects of Broward County Land Use Plan Policy 2.16.3, will meet the moderate-income affordable housing standard.

In addition, the applicant removed the commitment to fund the relocation of gas lines, while adding the commitment to fund and replace the entry features along NW 68th Avenue at the intersections near the project as well as Sunset Strip. The flex allocation remains unchanged at 33 units. These changes do not alter the review of the application previously completed by staff. Therefore, condition No.7 shall be replaced with the condition below. Conditions No.1 through No 6 and No.8 through No.12 remain the same. Additional conditions #13 and #14 have been added as detailed below.

Therefore, staff recommends approval of this application, subject to the conditions listed below, as well as the following voluntary commitments offered by the Applicant:

1. Prior to the first building permit issuance for vertical construction, the applicant shall provide an executed and recorded Unified Control document.
2. The applicant shall execute and record the Affordable Housing Declaration of Restrictive Covenant upon approval of the rezoning should the rezoning be approved.
3. City Commission approval of the associated Site Plan (SP-000462-2025).
4. Prior to any form of Certificate of Occupancy, the applicant shall design, seek approval of, and construct improvements to the City's wastewater infrastructure to accommodate the flow demands of the project. The determination, design and approval of improvements shall be completed during the engineering plan review process.
5. Applicant shall follow all conditions listed within the Development Program Standards for the Planned Unit Development (PUD) rezoning application (RZ-000463-2025).
6. The allocation of bonus density units are consistent with the requirements of Policies 2.16.3 Broward County Land Use Plan, including but not limited to the conditions listed below.
 - c. One hundred percent (100%) of "affordable" units must receive certificates of occupancy before the final fifty percent (50%) of bonus units receive their certificate of occupancy; or
 - d. The local government must require that "affordable" units are available before or concurrently with bonus units.

The applicant has voluntarily committed to the following conditions that are more specifically described in the Development Program Standards for the Planned Unit Development (PUD):

7. ~~Three months prior to the issuance of a building permit, the applicant shall reimburse the City for the cost of the 6-inch and 2-inch gas line relocation. The 6-inch line may not be relocated if the City determines the relocation is not necessary. The~~ Developer shall utilize the City's natural gas for the BBQ grills and pool heater in the common areas, if the following criteria are met: (i) the connection point to the main gas line is within 200 feet of the devices that rely on gas and (ii) the connection is available at the time of building permit.
8. Prior to the issuance of the first building permit for a residential building, provide a monetary contribution of \$125,000.00 to the City to upgrade the existing bus shelter on W. Oakland Park Boulevard adjacent to the subject site to the City's bus shelter design.
9. Prior to the issuance of the first Certificate of Occupancy (CO), construction of a public plaza along W. Oakland Park Boulevard including but not limited to art, seating areas, a trellis, and landscaped areas, and will be maintained by the

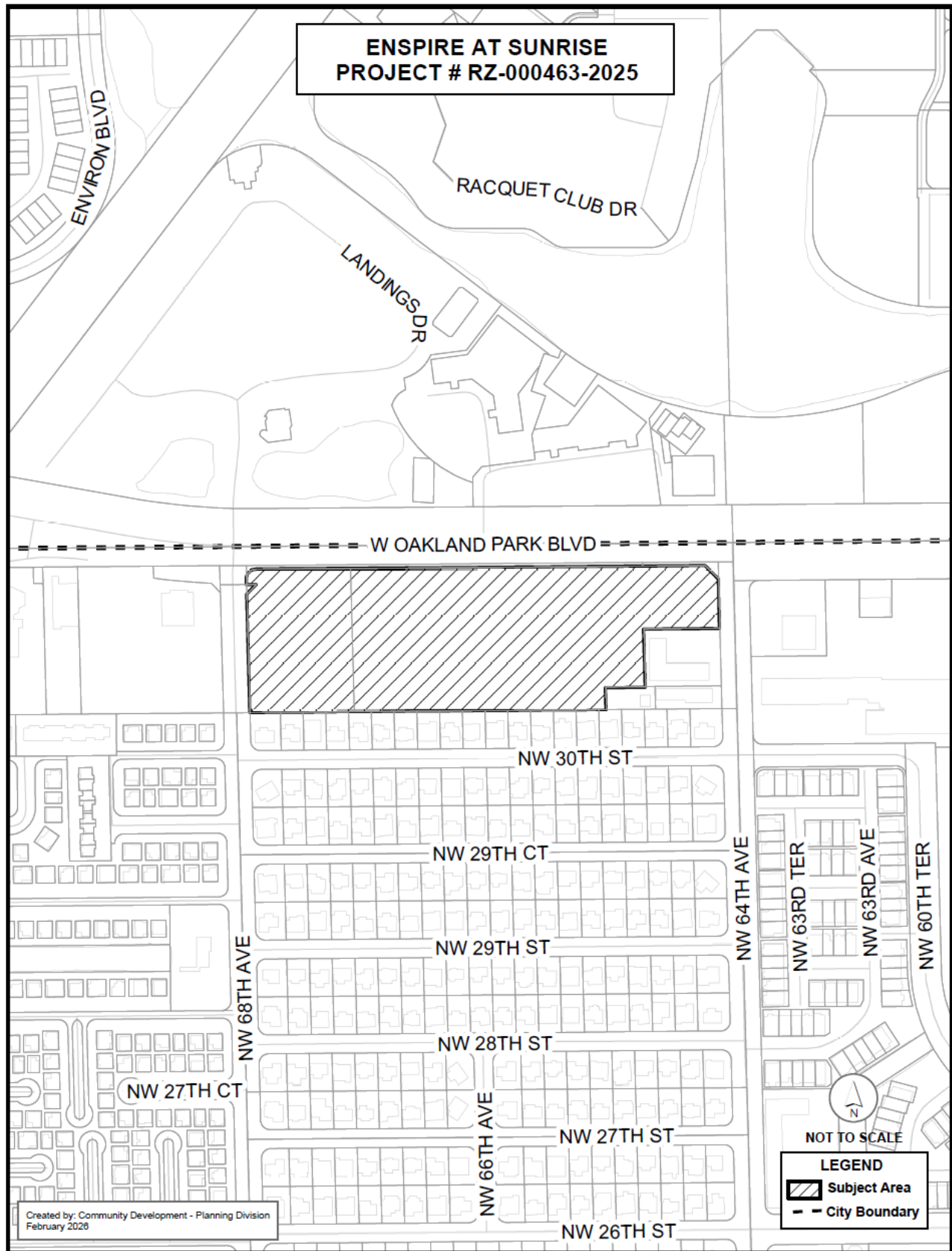
developer.

10. Prior to the issuance of the first building permit for a residential building, a preliminary report regarding the development certification under the National Green Building Standard (NGBS) Bronze level shall be submitted. The final certification achievement is required upon issuance of a Certificate of Occupancy.
11. Prior to the issuance of the first Certificate of Occupancy, construction of off-site improvements including extension of NW 68th Avenue northbound right-turn lane and associated sidewalk improvements.
12. Prior to the issuance of the first Certificate of Occupancy, installation of public art in amount not less than \$35,000, not including the associated lighting and pedestal.
13. The Developer shall substantially demolish the entry features on the east and west side of NW 68th Avenue, at the southern portion of the Project and at the intersection of NW 68th Avenue and Sunset Strip. The Developer will reconfigure and construct the entry features in accordance with the exhibits of the Development Program Standards for the Planned Unit Development (PUD) rezoning application (RZ-000463-2025). Such work shall be completed within 60 days of the first certificate of occupancy for the project.
14. The project shall comply with all other applicable agreements and ordinances.

Planner: Ana Parada

File No. RZ-000463-2025 (02:08001)

Location Map



Location Map with Existing Zoning Districts

