



STAFF REPORT

MARLOWE SUNRISE (REZONING)

Summary

This is an application to rezone approximately 20 net acres from B-2 (Community Business District) and B-3 (General Business District) to PDD (Planned Development District), generally located at the southwest corner of N. University Drive and W. Oakland Park Boulevard as shown on the location map. 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).

In the future, the applicant proposes to redevelop a portion of the existing commercial site with a six-story multifamily residential building containing 270 dwelling units, which include thirty-nine (39) moderate-income dwelling units affordable to households earning up to 120% of the Area Median Income (AMI), and consistent with Broward County Land Use Plan (BCLUP) Policy 2.16.4 which provides for not requiring a Land Use Plan Amendment. This Site Plan application and associated Development Agreement is currently under Staff review. The Site Plan application will be presented to the Planning & Zoning Board at a future date.

General Information

The project site consists of approximately 20 net acres. The existing Oakland Academy Preschool and Aftercare Daycare Center, Lowe's Home Improvement store, and Oakland Village Square shopping center are existing uses on the subject site.

The daycare was originally approved by City Commission via Resolution No. 87-48 on February 17, 1987, as a 4,844-square-foot facility known as "The Clubhouse for Kids." The Lowe's Home Improvement store was subsequently approved by City Commission via Resolution No. 99-311 on October 12, 1999, as an approximately ~~424,142~~ 141,118 square-foot ~~retail building~~ home improvement center. The 37,701-square-foot Oakland Village Square shopping center was constructed in 1977.

The subject site is bordered to the west by a multifamily residential development zoned RM-25 (Higher Density Multiple-family Residential District) and an office building zoned B-3 (General Business District). To the east are commercial properties, including a fast-food restaurant with a drive-through, a bank, and a vacant parcel, all zoned B-3 (General Business District). To the south is a canal zoned Recreation/Open Space District. To the north, across W. Oakland Park Boulevard, are restaurants, retail uses, a gas station,

and a multifamily residential development zoned PDD (Planned Development District), as well as additional retail uses zoned B-2 (Community Business District).

Project Description

The proposed rezoning will facilitate the redevelopment of the Oakland Village Square Shopping Center with a six-story 270-unit multifamily residential development on Parcel A, which encompasses approximately 6.5 net acres, while maintaining approximately 13.5 net acres of commercial development.

The proposal will include thirty-nine (39) moderate-income dwelling units affordable to households earning up to 120 percent of the Area Median Income (AMI), consistent with BCLUP Policy 2.16.4. Pursuant to Broward County Land Use Plan (BrowardNext) Policy 2.16.4, a bonus density of six (6) market rate units are provided for every one (1) affordable housing unit provided at the moderate-income level. The project includes 39 moderate-income affordable dwelling units, defined as households earning up to 120 percent of Area Median Income (AMI), which results in 234 market rate bonus dwelling units; however, the project is proposed to have 231 market rate dwelling units. The 39 affordable units will be restricted for a minimum of 30 years through an Affordable Housing Declaration of Restrictive Covenant. The existing daycare facility and Lowe's Home Improvement store would remain as part of the overall mixed-use development.

Pursuant to Subsection 16-109(e) of the City of Sunrise Land Development Code (LDC), the proposed PDD rezoning requires approval of a Development Agreement and Site Plan, which have been submitted under separate applications.

The PDD zoning district provides flexibility in land development by allowing for innovative site design and development standards that may not be achievable through conventional zoning districts. Pursuant to Subsection 16-109(d) of the LDC, development within a PDD shall comply with the applicable development standards established therein. However, an applicant may propose alternative development standards through PDD design guidelines submitted as part of the rezoning application. Such alternative standards are subject to City Commission approval and, if approved, shall supersede the applicable provisions of the LDC.

The applicant is proposing alternative development standards including but not limited to the following:

MARLOWE SUNRISE PDD				
PDD CODE MODIFICATION TABLE				
Code Section	Description	Code Required	Proposed with PDD	Justification for Modification
16-109(d)(2)	Perimeter Development Requirement - Setbacks	None - Setbacks to be established by PDD	Refer to Section 3.D. of the Marlowe Sunrise PDD Design Guidelines	The PDD establishes site-specific perimeter setbacks and buffers that place the multifamily redevelopment inward on Parcel A and create a tailored transition along each edge of the Property. To the north, the project transitions from through a substantial setback area with streetscape landscaping, improved pedestrian connections, and the arrival plaza before reaching the residential building mass. To the east, the transition is moderated by the continued presence of the Lowe's along University Drive with the residential component set farther west and connected through internal circulation, open space, and pedestrian systems. To the south, the project provides a deep setback from the canal corridor with open space, perimeter fencing, and a pedestrian connection to the planned greenway. To the west, where the site adjoins existing multifamily residential uses, the transition is softened through setbacks, perimeter landscape buffering, and six-foot fence that provides screening and compatibility. These perimeter controls create a coordinated transition to surrounding conditions while maintaining site-specific flexibility within the PDD.
16-109(d)(2)	Development Requirement - Height	None - Height to be established by PDD	Refer to Sections 3.F and 3.G of the Marlowe Sunrise PDD Design Guidelines	The proposed height standard supports the six-story courtyard-wrap residential building contemplated by the PDD, allowing compact infill redevelopment on an already-served site while preserving and organizing meaningful open-space and amenity areas, including a public arrival plaza, a resort-style pool courtyard with grill/BBQ, pavilion, dining, and fire

				pit areas, a dog run, and interior resident amenities such as the gym, co-working space, club room, and sky lounge. By concentrating the residential mass vertically rather than spreading development more broadly across the site, the PDD creates usable common open space and pedestrian-oriented amenity areas that enhance livability, connectivity, and the overall quality of the development.
16-109(d)(2)	Development Requirement - Use	None - Use to be established by PDD	Refer to Sections 3.F and 3.G of the Marlowe Sunrise PDD Design Guidelines	The PDD use modifications are justified by the planned mixed-use redevelopment, which introduces 270 multifamily units on Parcel A while retaining the existing daycare on Parcel B and the existing home-improvement use on Parcel C, thereby creating a coordinated and symbiotic mix of residential, institutional, and commercial uses on an underutilized infill site. These uses support one another because the residential component adds a built-in population that activates and supports the existing commercial and daycare uses, while the retained daycare and commercial uses provide convenient services and daily activity that enhance the livability and functionality of the residential component. Consistent with the Design Guidelines, this arrangement promotes horizontal integration of the residential and commercial uses through cohesive pedestrian, vehicular, and open-space connections and achieves the intended synergy of a mixed-use development in a manner that complements surrounding land uses.

16-109(d)(2)	Development Requirement - Coverage	None - Coverage to be established by PDD	Refer to Section 3.A of the Marlowe Sunrise PDD Design Guidelines	The PDD establishes a maximum lot coverage and minimum pervious area tailored to the mixed use plan, enabling compact redevelopment while preserving meaningful open space and site-specific pervious area standards. By concentrating development efficiently within the PDD, the plan creates a substantial open-space network for residents and guests, including a public arrival plaza with trellises, benches, decorative paving, tropical landscaping, and public art, a resort-style pool courtyard, a dog run area, and a decorative walkway and pedestrian gate at the south boundary of Parcel A designed to accommodate future connection to the planned greenway along the canal. These open-space and amenity features help ensure that the redevelopment is not only compact, but also pedestrian-oriented, usable, and visually integrated with the overall design of the Property.
16-109(d)(2)	Development Requirement - Perimeter Wall adjacent to Existing Residential	Ten (10) foot high decorative wall along west and south perimeter adjacent to existing residential	Six (6) foot high fence with landscape screening proposed between compatible residential uses to provide a softer and more appropriate buffer along the west property line. Six (6) foot high wall with landscape screening proposed between compatible residential uses to provide a softer and more appropriate buffer along the west property lines. Refer to Section 5.C of the Marlowe Sunrise PDD Design Guidelines.	A six-foot decorative fence or wall is more consistent with the guidelines' compatibility approach because the adjacent uses are residential in character; the proposed treatment provides screening and privacy while avoiding an unnecessarily tall ten-foot wall between compatible uses.

16-109(d)(3)(b)	Internal Development Requirement - Separation	None	Refer to Section 3.D. of the Marlowe Sunrise PDD Design Guidelines	The PDD establishes a clear internal building-separation standard that supports coordinated site planning, pedestrian circulation, and compatibility among the residential, daycare, and commercial components by ensuring adequate spacing between structures while allowing the site to function as an integrated mixed-use development. The required building separation works together with the PDD's internal circulation and design framework to create a safer and more comfortable pedestrian environment, preserve a sense of space, and form interior courtyards and pedestrian zones rather than crowded building relationships. In addition, this standard helps organize the relationship between Parcel A and the retained uses on Parcels B and C so that buildings and open spaces can be oriented to promote a visual and physical link between the commercial and residential areas while maintaining appropriate separation, access, and compatibility among the different uses.
16-109(d)(4)(d)	Off-Street Parking	Minimum parking space requirement and design shall be determined on a project basis	1.6 parking spaces per dwelling unit required for residential, Refer to Section 3.E of the Marlowe Sunrise PDD Design Guidelines	The residential ratio is supported by the site-specific PDD parking framework and parking study referenced in the guidelines. The project also emphasizes compact, pedestrian-oriented development and reduced internal vehicle trips, supporting a project-specific residential parking ratio.
16-109(d)(4)(d)	Off-Street Parking	Minimum parking space requirement and design shall be determined on a project basis	For parcels A and B Only: Minimum parking space size to be 9 feet by 18 feet. Refer to Section 3.E of the Marlowe Sunrise PDD Design Guidelines	The 9-foot by 18-foot stall dimension is justified as part of the PDD's compact-development strategy, intended to reduce impervious paved area and maximize green area and open space.

16-109(d)(4)(d)	Off-Street Parking	Minimum parking space requirement and design shall be determined on a project basis	For parcels A and B Only: Minimum drive aisle widths to be 24 foot two-way where serving as fire access, 22 foot two-way within gated residential area, and 15 foot one-way. Refer to Section 3.E of the Marlowe Sunrise PDD Design Guidelines	The proposed drive aisle widths are justified by the project's emphasis on compact, pedestrian-oriented design: narrower internal aisles help slow vehicle traffic while maintaining fire-access widths where required.
16-109(d)(5)	Landscaping and Buffering	Landscaping shall meet all requirements of Article VIII of the Land Development Code	See specific modifications under Article VIII, Landscaping Requirements, below	The landscaping modifications are justified because the PDD reallocates certain site-specific landscape requirements to create larger, more usable open-space areas while still providing the required tree quantity on site.
16-109(d)(9)	Minimum Floor Area Requirements	One Bedroom Unit - 850 SF	740 SF - Refer to Sections 3.F of the Marlowe Sunrise PDD Design Guidelines	The reduced one-bedroom minimum supports the PDD's compact multifamily redevelopment and housing-supply goals while the guidelines require quality finishes, amenities, balconies, and sustainable design features to maintain residential quality.
16-109(d)(9)	Minimum Floor Area Requirements	Two Bedroom Unit - 1000 SF	950 Square Feet for a maximum of 15% of the two-bedroom units - Refer to Sections 3.F of the Marlowe Sunrise PDD Design Guidelines	The limited reduction for a maximum of 15% of two-bedroom units supports unit-type flexibility and compact housing design, while the remaining two-bedroom units retain the 1,000-square-foot minimum and the overall project provides required amenities and quality standards.
16-109(d)(14)	Compliance with Regulations at Time of Development	Comply with regulations, ordinance and resolutions in effect at the time of PDD Master Plan Approval	Compliant except where otherwise noted in this table, the Design Guidelines or the Development Agreement	The PDD remains generally subject to applicable codes, with only the specific deviations identified in the table, Design Guidelines, or Development Agreement governing where tailored standards are needed for the approved plan. Those limited, site-specific modifications are intended to facilitate well-planned compact development on an underutilized infill site by allowing more efficient use of land, reducing unnecessary paving and conventional layout constraints, and supporting an

				integrated mixed-use plan with coordinated open space, circulation, and building placement. In this way, the PDD preserves the applicability of the City's broader regulatory framework while allowing targeted adjustments necessary to implement the approved redevelopment in a manner that is efficient, cohesive, and consistent with the site-specific design objectives of the PDD.
Article VIII - Landscaping Requirements				
16-169(c)(1)	Parking Area Interior Landscaping	1 tree per 8 required parking spaces	1 tree per 10 required parking spaces	The modification supports more efficient parking-area design and consolidates landscaping into more meaningful open-space areas, while the guidelines state that the code-required quantity of trees will still be provided on site.
16-169(c)(2)	Parking Area Interior Landscaping	No more than 8 parking spaces in a row without a landscape island	No more than 10 parking spaces in a row without a landscape island	The ten-space grouping is justified as a site-specific efficiency measure that allows the project to create more meaningful consolidated open spaces instead of dispersing small pervious areas throughout the parking field.
16-169(c)(2)(a)	Parking Area Interior Landscaping	Exterior landscape islands to be 20 feet long inclusive of curbing	Exterior landscape islands to be 18 feet long inclusive of curbing	The 18-foot island length is justified because it matches the proposed 18-foot parking stall depth, creating a coordinated parking-field design consistent with the compact-development approach.

16-169(d)(1)	Foundation or Pedestrian Zone Landscaping	8 foot minimum foundation planting width in pedestrian zone	8 foot average foundation planting width in pedestrian zone inclusive of 5 foot wide paved pedestrian path and no pedestrian zone required where adjacent to garage	The foundation/pedestrian-zone modification is justified by the resulting aggregation of usable open space while still providing meaningful façade plantings and pleasant pedestrian areas along the building edges. Rather than dispersing small strips of planting throughout less functional portions of the site, the PDD concentrates landscaping and pedestrian amenities in locations where they create a more active and aesthetically pleasing environment, including the arrival plaza with trellises, benches, decorative paving, tropical landscaping, and public art, as well as adjacent seating and gathering areas associated with the open-space and amenity program. In this way, the façade plantings remain meaningful because they continue to soften and enhance the building frontage and pedestrian experience, while the concentrated plaza area and shaded seating elements create more usable, visually attractive, and intentional outdoor spaces for residents and visitors.
Article VI - Supplemental Regulations				
Sec. 16-138	Exterior building color	The use of bright or dark accent and trim colors shall be limited to a maximum of ten (10) percent of the total façade area.	Dark accent paint colors on walls may not cumulatively exceed fifteen percent (15%) of the cumulative façade area of all sides of a building. Refer to Section 5.B.2 of the Marlowe Sunrise PDD Design Guidelines	The increased dark-accent allowance is justified as it provides cohesive, contemporary design using coordinated color, materials, scale, and proportion, while still capping dark accents at 15% of cumulative façade area.

Note: Final approved alternative development standards are located within the corresponding Development Agreement for the Marlow project.

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.

Applicant Response: The implementation of the PDD zoning district provides the City the flexibility to create the Marlowe Sunrise PDD, which helps the City to ensure provision of an adequate amount of residential area to address critical housing needs. The Project will provide much needed housing and further long-term planning goals and redevelopment objectives in this important location. Pursuant to BCLUP Policy 2.16.4, 39 units will be provided up to 120% AMI.

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

Applicant Response: Approval of the Marlowe Sunrise PDD allows the City to regulate density to ensure balanced growth by providing much needed affordable housing and furthering long-term planning goals and redevelopment objectives in this important location. The proposed residential density is achieved through the implementation of BrowardNext Land Use Policy 2.16.4, which provides for multifamily residential development on parcels that are designated Commerce on the Broward County Land Use Map and have frontage on and access to a roadway classified as a State Road, County arterial, or other Qualified Road. The Property is designated Commerce on the Broward County Land Use Map and has frontage on and access to Oakland Park Boulevard, which is a County Principal Arterial, and University Boulevard, which is a State Principal Arterial. As such, the Property is eligible for residential density. The Project will provide thirty-nine (39) dwelling units at up to 120% AMI, and the units will not be different in design or quality from the market rate units.

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

Applicant Response: As noted above, the Property is partially vacant and otherwise developed with aging strip retail uses that are no longer serving a beneficial to the City, which emphasize the appropriateness of its

redevelopment with a vibrant mixed-use residential development that will serve a public benefit to the City. The Property's adjacency to childcare and commercial recreation (the existing City golf course immediately across Oakland Park Boulevard to the north), and proximity to the University Drive and Oakland Park Boulevard roadways and Broward County bus lines make it an ideal location for the introduction of much needed housing inventory. The Project will provide thirty-nine (39) dwelling units at up to 120% AMI, and the units will not be different in design or quality from the market rate units.

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: Approval of the Marlowe Sunrise PDD under BrowardNext Land Use Policy 2.16.4 provides another mechanism for the City to enable development of moderate income housing to meet the needs of the City's existing and future population.

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.

Applicant Response: The proposed multifamily development is located on the western portion of the PDD Property in a manner that maintains the existing commercial character along the W Oakland Park Boulevard corridor while providing an appropriate transition in development pattern. The Project incorporates substantial perimeter setbacks and landscape buffers, including a 75-foot front setback along W. Oakland Park Boulevard, 150-foot rear setbacks for Parcels A and B (20 feet for Parcel C), 70-foot side street setbacks, and perimeter landscape buffers ranging from 8 to 20 feet in width. These standards provide physical separation between the proposed residential development and adjacent properties, soften the visual appearance of the Project, and reduce potential impacts associated with building mass, vehicle activity, and lighting. The Project incorporates controlled access and internal circulation improvements intended to minimize impacts on surrounding properties. The establishment of the Design Guidelines provides a land use control framework to ensure that the proposed residential use will be attractive, well maintained and in the positive interest of 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 establishment of these Design Guidelines provides proper design regulations to ensure that the required amount of open space and buffering is located to serve the future residents. The Project provides +/- 5.06 acres (25.3% of the PDD Property) of open space, exceeding the minimum requirement of 4.0 acres (20%). Of this total, 3.28 acres (16.4%) is provided as common open space for use by residents and employees, while an additional 1.78 acres (8.9%) is provided as other open space for residents and their guests. The open space network includes the Arrival Plaza, Resort Style Pool Courtyard with Grill/BBQ Area, Pavilion and Dining Area, Fire Pit, Dog Run Area, landscaped pedestrian connections, and other passive recreational areas that are distributed throughout the development to provide convenient recreational opportunities for future residents. The Project incorporates substantial setbacks and landscape buffering, including perimeter landscape buffers ranging from 8 to 20 feet in width and setbacks of up to 150 feet along portions of the PDD boundary, creating an appropriate transition to adjacent uses while preserving usable open space within the development. The Design Guidelines establish standards governing landscaping, buffering, architectural design, and site organization to ensure a coordinated and compatible development pattern within the PDD Property.

The Project also satisfies applicable park level of service (“LOS”) standards. The City of Sunrise Park Inventory, recertified on August 26, 2021 and effective May 23, 2023, identifies a total of 333.5 acres of parkland within the City, exceeding the 297 acres needed to serve the City’s projected 2025 population of 98,868 persons. Based on the City’s park LOS standard of three (3) acres per 1,000 residents, the proposed 270 dwelling units, generating an estimated population of 729 persons based on 2.7 persons per household, would create demand for 2.187 acres of parkland. Given the City’s existing surplus of park acreage, the Project will not adversely impact the City’s ability to maintain the adopted park LOS standard. Accordingly, future residents will have access not only to the on-site recreational amenities provided within the Project, but also to the City’s existing park system, which exceeds the adopted park LOS standard and provides a variety of recreational opportunities.

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 Marlowe Sunrise PDD is required to receive site plan approval in accordance with the City’s Land Development Code.

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

Applicant Response: The Marlowe Sunrise PDD is proposed to comply with the City’s sign regulations, which will ensure that community aesthetics and

scenic beauty are promoted and the health, safety, and welfare of the City's residents are protected. A separate uniform sign plan may be submitted in connection to the Project.

GOAL 2: Provide for a varied and diverse mix of commercial opportunities to serve the residents of the City of Sunrise and the South Florida Region.

Applicant Response: The Marlowe Sunrise PDD incorporates the existing Lowe's Home Improvement center and daycare, which provide for commercial variety and diversity.

Policy 2.1.3: The City of Sunrise shall continue to encourage integration of mixed land uses by utilizing innovative environmental protection regulations and zoning techniques such as planned Commercial/Office development with Residential, public schools and environmental areas where suitable.

Applicant Response: The Marlowe Sunrise PDD establishes a vibrant mix of uses on the Property, which encourages integration of mixed land uses through the innovative density allowance permitted by BrowardNext Land Use Policy 2.16.4.

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 Marlowe Sunrise PDD furthers this objective by locating density in an area already served by the necessary regional and community facilities.

Applicant Response: The Marlowe Sunrise PDD furthers this objective by locating density in an area already served by the necessary regional and community facilities. The Property is located within an established urbanized area where public infrastructure and services are already available, including roadway, water, wastewater, stormwater, police, fire rescue, schools, parks, and other municipal services.

The Project will utilize this existing infrastructure without requiring the extension of urban services, thereby promoting the efficient use of public facilities consistent with this Objective.

(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: The proposed rezoning is consistent with the underlying Commercial future land use designation, which allows for both commercial and residential uses. The Project maintains the site's overall commercial intensity by preserving the existing Lowe's Home Improvement store and daycare facility and retaining a majority of the property for commercial use. The residential component is introduced on a defined portion of the site and does not alter the Commercial designation as residential uses are permitted without the need to amend the City of

Sunrise Future Land Use Plan map. To accomplish this, the Applicant is utilizing Policy 2.16.4 of the Broward County Land Use Plan. Further details on County Policy 2.16.4 are attached hereto as Exhibit “A.”

(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: Section 16-109(a) of the Land Development Code states the purpose and intent of the PDD district “. . . is to promote and regulate the planned development of large projects, by allowing greater freedom of design, by improving the opportunity for flexibility, creativity and innovation in land development, by limiting the expenditure of public funds, and by achieving the intent of land use regulations.” The mix of dwelling unit types within the proposed PDD was designed with careful consideration of existing and permitted land uses on adjoining properties. The residential units are located on the western portion of the site, adjacent to existing multifamily developments, while preserving the commercial character of the corridor along W Oakland Park Boulevard. Setbacks and buffers along the property perimeter are provided to ensure appropriate separation from neighboring properties, maintain privacy, and minimize potential conflicts. The development incorporates quality design principles through thoughtfully arranged site layout, pedestrian-oriented pathways, and landscaping that complement both the residential and commercial components of the Project. In addition, the Project will comply with the requirements of Section 16-109(b)(2), as more particularly described in Exhibit “B.”

This section specifically lists the below criteria as the intent and purpose of the PDD district.

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

Applicant Response: The proposed PDD allows for a diversification of uses and structures that complements the surrounding area without creating land use conflicts. The multifamily residential building introduces a new housing option to a corridor largely characterized by commercial development, while also complementing the apartments located immediately to the west. The Project maintains important existing community-serving uses, including the Oakland Academy daycare and the Lowe’s Home Improvement store, while replacing the obsolete Oakland Village Square shopping center and the long-vacant Baby Love store with modern residential development. This coordinated approach results in a more efficient and balanced use of the property that is compatible with adjacent commercial and residential land uses.

Consistent with this objective, the Applicant conducted outreach to neighboring residential communities throughout the application process.

Informational emails were sent to the owners of Sunrise Lake Views on April 21, 2026, and June 2, 2026, and to Sunrise Lakes Phase II on May 8, May 15, May 27, June 17, and June 22, 2026. The Applicant also spoke with the Sunrise Lakes Phase II management office on two occasions and made several additional telephone attempts that were not returned. The outreach provided neighboring property owners and residents with information regarding the proposed development and an opportunity to provide comments and ask questions regarding the Project.

2) Reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through the application of standards contained in conventional land development regulations.

Applicant Response: The proposed PDD will reduce improvement costs by creating a unified mixed-use development that relies on existing roadways and infrastructure. Existing utility connections and roadway access serving the Lowe's store and daycare are preserved and integrated into the overall plan. This coordinated design reduces the extent of new streets and utility infrastructure required, which in turn lowers improvement costs while still providing safe and functional access to the site.

In addition, the allocation of compatible residential and commercial uses within the PDD promotes internal connectivity and walkability. The residential component is located within the same unified development as the commercial uses, allowing residents to walk to on-site commercial services rather than relying on external vehicle trips between separately developed parcels. The integrated site design includes internal pedestrian connections between uses, which reduces dependence on vehicles for short trips within the PDD and supports a more pedestrian-oriented environment.

3) Conserve the natural amenities of land by encouraging the preservation of environmentally significant, scenic or functional open space.

Applicant Response: There are no environmentally significant or scenic lands within the Project site. However, the proposed PDD enhances functional open space by incorporating pedestrian-oriented design elements and a new public arrival plaza that supports walkability and reinforces the mixed-use character of the development.

The public arrival plaza will provide a centrally located open space within the development and will be designed with decorative paving, landscaping, and pedestrian-scale features that enhance site aesthetics. Sidewalks are provided on all sides of the residential building, and internal pedestrian pathways and parking areas are arranged to encourage walking between buildings and on-site amenities, reducing the need for short internal vehicle trips. Narrower internal drive aisles are incorporated to calm traffic and create a more pedestrian-oriented environment. The Project will provide approximately 5.06 acres of open space, representing approximately 25.3% of the PDD Property.

With respect to tree preservation, the Project preserves two (2) specimen trees within the multifamily parcel and nine (9) specimen trees within the daycare parcel, in addition to fifteen (15) existing trees and palms that will remain within the daycare parcel. Further, the Project includes a pedestrian access path and gated connection to the canal located along the southern property boundary adjacent to the proposed dog park, providing residents with access to the canal and further enhancing connectivity within the PDD Property.

4) Provide the maximum opportunity for the application of innovative site planning concepts to the creation of aesthetically pleasing environments for living, shopping, and working on properties of adequate size, shape and location.

Applicant Response: The proposed PDD allows for innovative site planning that accommodates a balanced mix of residential, commercial, and community-serving uses. The six-story multifamily building introduces new housing opportunities to the area, providing modern residential options that complement the surrounding neighborhood. At the same time, the Project preserves the existing Oakland Academy daycare and the Lowe's Home Improvement store, ensuring that important services and shopping amenities remain accessible to both residents and the broader community. By combining living, shopping, and working uses within a single coordinated plan, the Project promotes convenience, efficiency, and compatibility, while making effective use of the property's size, shape, and location. This approach fosters a balanced environment that serves residents, employees, and visitors alike, enhancing the overall character use utility of the site.

5) Ensure that development will occur according to the land use, site design, population density, building coverage, improvement standards, and construction phasing as authorized through the approval of a PDD master plan.

Applicant Response: All development within PDD Property will occur in accordance with the overall plan of the PDD and Design Guidelines adopted concurrently, the Development Agreement, and all applicable provisions of the City's Land Development Code. Approvals from the appropriate utility providers and municipal entities will be required prior to the start of construction

6) Provide the city commission a greater opportunity to enforce the goals, objectives and policies of the Comprehensive Plan on site-specific projects.

Applicant Response: Please refer to the response to Section 16-38(c)(1) above, outlining the goals, objectives, and policies of the Comprehensive Plan that are may be furthered and enforced by the City Commission through approval of the Project.

7) Ensure that concurrent development of all uses will occur as the project is developed, so that the presumed synergy of the mixed uses will be achieved.

Applicant Response: The proposed PDD ensures that the residential, commercial, and community-serving components of the Project will be developed in a coordinated manner, allowing the intended synergy of mixed

uses to be achieved. The multifamily building, along with the preserved Oakland Academy daycare and Lowe's Home Improvement store, will be integrated into a single phased development plan that maintains continuous operation of existing uses while new construction occurs. This coordinated approach ensures that residents, employees, and visitors will have immediate access to both housing and essential services, achieving the functional and practical benefits anticipated from a mixed-use development.

8) Provide for other limitations, restrictions and requirements as deemed necessary.

Applicant Response: All design requirements for the proposed PDD are listed in the Design Guidelines, which provide clear criteria for architecture, landscaping, lighting, signage, and other site elements. Uses within the PDD are limited to those outlined in the proposed Design Guidelines.

In addition, the Development Agreement will require the recording of appropriate affordable housing deed restrictions consistent with Broward County Land Use Plan Policy 2.16.4, ensuring compliance with all applicable affordability requirements.

9) To reduce the effects of natural disasters and to promote safer environments through strategic urban design.

Applicant Response: The proposed PDD promotes a safer and more resilient environment through strategic site planning and building design. The multifamily building will be constructed to meet current building codes and safety standards, reducing vulnerability to natural disasters such as hurricanes and flooding. By preserving the existing daycare and Lowe's store and thoughtfully organizing circulation, access, and parking, the Project ensures safe and efficient movement throughout the site for residents, employees, and visitors. This coordinated approach to urban design enhances both safety and functionality, creating a development that is better prepared to withstand natural hazards while providing a secure environment for the community.

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

Applicant Response: The proposed PDD is fully compatible with existing and proposed uses in the surrounding area. The PDD Property is located at the southwest corner of W Oakland Park Boulevard and N University Drive, an intersection characterized by commercial development and multifamily residential uses. Adjacent and nearby properties include large-format retail, neighborhood commercial centers, and existing apartment communities.

The multifamily building introduces residential units that complement the nearby apartments to the west, reinforcing the residential character in that portion of the corridor. The proposed six-story building is appropriate for its location along a major arterial intersection and serves as a transition between the established residential communities to the west and the more intensive commercial uses at W Oakland Park Boulevard and N University Drive. While the proposed building is taller than some

adjacent residential development, the surrounding area already includes multifamily residential uses, and the Project's location at a prominent commercial intersection supports a greater intensity and scale of development than would otherwise be appropriate within an interior residential neighborhood. At the same time, the Project preserves the Oakland Academy daycare and the Lowe's Home Improvement store, maintaining important community-serving and commercial uses that continue to serve both local residents and the broader community. Redevelopment of the underutilized Oakland Village Square and former Baby Love stores improves site function and aesthetics without creating conflicts with surrounding properties.

The proposed residential building is located on the western portion of the site, away from the primary commercial frontage, while the Lowe's Home Improvement store and daycare facility are preserved along the corridor. This placement maintains the commercial character at the intersection while introducing residential density that is consistent with the surrounding development. In addition, measures have been incorporated to mitigate the visual impact of the proposed building, including landscape placement, building articulation, and the use of complementary materials and colors designed to visually reduce the impact of the building height, consistent with the Marlowe Sunrise PDD standards.

Overall, by integrating residential, commercial, and community-serving uses within a unified plan, the Project respects the scale, character, and function of neighboring developments while enhancing the surrounding area.

(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: The proposed PDD will not place an undue burden on existing infrastructure or capacity in the surrounding area. The site is already developed with significant commercial uses, including the Lowe's Home Improvement store and Oakland Academy daycare, and is currently served by established roadway access, utilities, and public services along W Oakland Park Boulevard. Capacity to Serve Letters from the applicable utility and service providers confirming the availability of capacity to serve the proposed Project are included with this application. Utilities serving the existing commercial development will be utilized and extended as necessary to support the residential component. Any required utility upgrades or service adjustments identified through the development review process will be completed in coordination with the applicable providers and the City to ensure adequate capacity.

Potential impacts related to access and circulation are addressed through targeted improvements. Along Oakland Park Boulevard, two existing driveway cuts located west of the main entry to Parcel 1 will be eliminated, reducing curb cuts and improving traffic flow and safety along the corridor. These areas will be replaced with sidewalk

and landscaping improvements, enhancing the public realm and reducing vehicular conflict points. Internal circulation is designed to provide safe and efficient access to the residential building while integrating with the existing commercial access points. These improvements include modifications to the existing daycare, where the two-way drop off loop will be reconfigured into a one-way circulation pattern and parking and stacking will exceed the minimum requirements of the code. The traffic impact study dated July 9, 2026, included in the site plan application package, demonstrates that the surrounding roadway network will continue to operate at acceptable levels of service with the proposed development. Accordingly, the proposed request does not place an undue burden on the existing transportation infrastructure or roadway capacity.

A new pedestrian pathway will connect the residential development on Parcel 1 to the public sidewalk along Oakland Park Boulevard at a location just west of the existing daycare in Parcel 2. This pathway provides direct pedestrian access to the daycare and the public sidewalk network and connects to the Project's arrival plaza, reducing the need for short vehicle trips within the site.

Utilities serving the existing commercial development will be utilized and extended as necessary to support the residential component. Any required utility upgrades or service adjustments will be completed in coordination with the applicable providers to ensure adequate capacity.

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

Applicant Response: The proposed PDD reflects changing conditions in the area that support approval of the request. Portions of the property, including the Oakland Village Square and former Baby Love stores, are underutilized and no longer meet current market or community needs. At the same time, there is an increasing demand for additional housing in the vicinity, particularly in locations that provide convenient access to shopping, employment, and community services. The Project responds to these evolving conditions, including a portion of units designated as affordable housing, by introducing a six-story multifamily building while preserving existing uses such as the daycare and Lowe's store, creating a coordinated redevelopment that aligns with current and anticipated community needs.

Staff Recommendation to the Planning and Zoning Board, August 6, 2026

Staff recommends approval of the proposed rezoning from the B-2 (Community Business District) and B-3 (General Business District) zoning districts to a Planned Development District (PDD), subject to the following conditions:

1. The applicant shall provide an executed and recorded Unified Control Document approved by the City Attorney's Office prior to issuance of a building permit for vertical construction or within 12 months of rezoning approval, whichever comes first.

2. The applicant shall execute and record the Affordable Housing Declaration of Restrictive Covenant consistent with BLUP Policy 2.16.4 prior to issuance of a building permit for vertical construction or within 12 months of rezoning approval, whichever comes first.
3. Pending Broward County approval, reconfigure westbound left-turn lane on W. Oakland Park Boulevard by approximately 50-feet by reducing the taper to 50-feet.
4. City Commission approval of the associated Site Plan (SP-000508-2025) and Development Agreement (DEVAG-000510-2025).

Planning and Zoning Board Recommendation, August 6, 2026

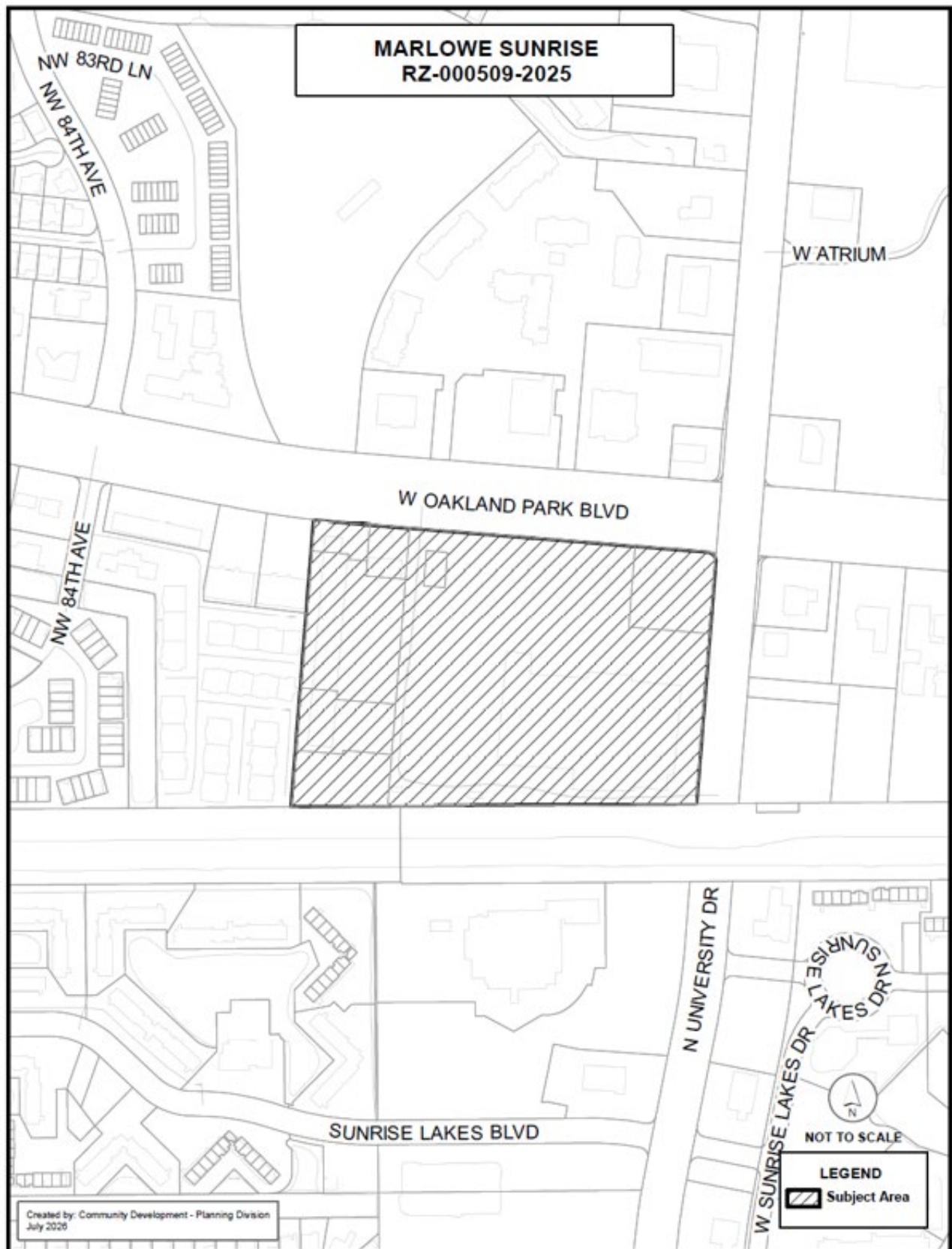
At its meeting on August 6, 2026, the Board approved Staff's recommendation subject to the conditions listed above.

Final Staff Recommendation to the City Commission, September 8, 2026

Staff recommends approval of this application subject to the conditions listed above. The strikethrough and underlined areas in the staff report are revisions subsequent to the Planning and Zoning Board and do not substantively alter the application as previously reviewed by staff.

Planner: Ana Parada
File No. RZ-000509-2025 (81:6010)

Location Map



Location Map with Existing Zoning Districts

