



STAFF REPORT

MARLOWE SUNRISE (SITE PLAN)

Summary

This is an application for Site Plan approval for an approximately 20 net acre site generally located at the southwest corner of N. University Drive and W. Oakland Park Boulevard, as shown on the location map. The property is currently zoned B-2 (Community Business District) and B-3 (General Business District) and is designated Commercial on the City's Future Land Use Map. However, a concurrent Rezoning application is being processed to rezone the subject property to a Planned Development District (PDD). The Site Plan requires approval by the City Commission pursuant to Section 16-31 of the City's Land Development Code (LDC).

General Information

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

The daycare was originally approved by the 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 the City Commission via Resolution No. 99-311 on October 12, 1999, as an approximately 141,118 square-foot 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 R/OS (Recreation/Open Space District) with a multifamily residential development zoned RM-25 (Higher Density Multiple-family Residential District) and a Special Residential Category 3 development zoned B-3 (General Business District) immediately south of the canal. To the north, across W. Oakland Park Boulevard, 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).

The applicant has concurrently submitted a Rezoning application seeking approval to rezone the site to a Planned Development District (PDD), as well as a Development Agreement that incorporates design guidelines for the proposed development.

Project Description

The applicant proposes to redevelop approximately 6.5 net acres of the project site with Marlowe Sunrise, a six-story multifamily residential development containing 270 dwelling units, while maintaining approximately 13.5 net acres of existing commercial development (the Lowe's and daycare). The residential component of the project will be located on the western portion of the property, adjacent to an existing multifamily development, while the existing commercial character will remain along West Oakland Park Boulevard.

Pursuant to Broward County Land Use Plan (BrowardNext) Policy 2.16.4, a bonus density of six (6) market rate units is 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 bonus market rate 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.

According to the applicant, the project has been designed to complement surrounding land uses through appropriate setbacks, buffers, landscaping, interconnected pedestrian pathways, common open spaces, and outdoor gathering areas. Building height, orientation, and massing are designed to reduce visual impacts and create pedestrian-scale environments, while coordinated building scale, proportions, materials, colors, and façade articulation provide a cohesive architectural character with complementary variations. Mechanical equipment, service areas, and refuse facilities will be appropriately screened and integrated into the overall design. The proposed color palette includes white and beige tones with gray, butterscotch, and black accents on door, window frames and railings. Beige porcelain tile, scored stucco, and dark bronze aluminum panels will provide additional architectural contrast and visual interest.

The development will provide a variety of residential amenities, including a pool courtyard with a grill/BBQ area, pavilion, dining area, fire pits, and dog run. Ground-floor amenities will include a gym, co-working space, and a club room. A public arrival plaza will feature public art, seating, a trellis, and shaded landscaped areas. The applicant has voluntarily committed to fund, install, and maintain the public arrival plaza and public art as detailed in the associated Development Agreement. The developer has also voluntarily committed to contribute funds to upgrade the adjacent bus shelter to meet the current City bus shelter design. In addition, a decorative walkway connecting to a pedestrian gate at the south property of the residential development will be provided for a future pedestrian connection to the planned greenway along the existing canal (by others).

Access to the Marlowe Sunrise property will be provided through a shared driveway network

with the main entrance to the residential community through the existing signalized, full-access driveway along Oakland Park Boulevard at NW 81 Avenue. Additional access to the site is provided via the existing right-in/right-out driveway along Oakland Park Boulevard east of NW 81 Avenue and the two (2) existing right-in/right-out driveways on University Drive south of Oakland Park Boulevard.

Per the City's LDC, the project site requires 1,077 parking spaces for all uses, including the daycare center, home improvement center, and proposed residential multifamily development. However, in accordance with LDC Sec. 16-109 Planned Development District (PDD), the applicant submitted a parking study with the corresponding Development Agreement application which includes a deviation from the minimum LDC required parking amount. The parking study indicates the residential multifamily development parking demand is 435 parking spaces. The site plan includes a total of 964 parking spaces for the entire site, with parking for the daycare and home improvement center provided in accordance with the City's LDC and 436 spaces for the proposed multifamily development. Of the 436 spaces for the residential multifamily development, five (5) will be electric vehicle (EV) charging spaces. The City's traffic engineering consultant concurs with the findings of the applicant's parking study based on the unit mix provided.

Staff Evaluation

Staff has reviewed the Site Plan and find it consistent with the Land Development Code and proposed Development Agreement subject to the following conditions:

1. City Commission approval of the associated Rezoning (RZ-000509-2025) and Development Agreement (DEVAG-000510-2025) applications.
2. Prior to final Site Plan approval by the Community Development Department, the applicant shall revise the appropriate sheets within the Site Plan set and address all outstanding comments from the Development Review Committee.
3. 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.
4. 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.
5. 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.
6. The bonus density units must be consistent with the requirements of Broward County Land Use Plan (BrowardNext) Policy 2.16.4, including but not limited to the condition listed below.
 - a. One hundred percent (100%) of "affordable" units must receive certificates of occupancy before the final twenty-five percent (25%) of bonus dwelling units are available for occupancy.

7. In order to be consistent with the Parking Study, the 39 affordable housing units shall be a mix of: 21 one-bedroom units, 17 two-bedroom units, and 1 three-bedroom unit.
8. The applicant shall comply with all conditions and requirements identified in the Marlowe Sunrise Planned Development District (PDD) Development Agreement application DEVAG-000510-2025, including completion of all required improvements and amenities prior to issuance of the Certificate of Occupancy as detailed in the Development Agreement.

The applicant has voluntarily committed to the following conditions that are more specifically described in the Development Agreement application for Marlowe Sunrise Planned Development District (PDD) (DEVAG-000510-2025).

9. Prior to the issuance of a certificate of occupancy, provide a contribution of \$150,000 to the City for replacement of existing bus shelter along Oakland Park Boulevard with a City standard shelter.
10. Prior to the issuance of the certificate of occupancy, installation of onsite public art within the Arrival Plaza valued at not less than \$25,000.
11. Prior to the issuance of a certificate of occupancy, completion of the facade and wall improvements at the existing daycare.
12. Prior to the issuance of a certificate of occupancy, completion of improvements along Oakland Park Boulevard west of the main residential entrance which include: the elimination of two driveways, installation of eight (8) foot meandering sidewalk, installation of a new bench, trash receptacle, and bicycle racks.

Staff Recommendation to the Planning and Zoning Board, September 3, 2026

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

Planning and Zoning Board Recommendation, September 3, 2026

At its meeting on September 3, 2026, the Board approved Staff's recommendation subject to the conditions listed above.

Final Recommendation to the City Commission, September 23, 2026

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

Planner: Ana Parada
File No.: SP-000508-2025 (81:6010)

Location Map

