



STAFF REPORT

ENSPIRE AT SUNRISE (SITE PLAN)

Summary

This is an application for Site Plan approval for an approximately 9.7 net acre site 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 property is currently zoned B-3 (General Business District) and is designated Commercial on the City's Future Land Use Map. The Site Plan requires City Commission approval per Section 16-31 of the City's Land Development Code (LDC).

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 Lauderhill. 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.

The applicant has concurrently submitted a Rezoning application seeking approval to rezone the site to a Planned Unit Development (PUD) district. Development standards for the proposed development are contained within the PUD Development Program Standards that are incorporated into the Rezoning application.

Project Description

The applicant proposes to develop the 9.7 net acre site with a 229-unit multi-family residential development to be known as Enspire at Sunrise.

The development will consist of two (2) residential buildings. The first building will be six (6) stories and contain 71 residential units. The second building will feature two residential wings, four and five stories high, containing a total of 158 units, connected by a two-story clubhouse. The applicant will be using the Broward County Land Use Plan (BrowardNext) affordable housing Policy 2.16.3 in order to obtain a portion of the overall residential density. By restricting thirty-three (33) of the multi-family units as affordable units at the moderate-income level, which as defined in the Broward County Land Use is for those

individuals and families who make up to 120% of Area Median Income (AMI), the applicant will acquire an additional 198 “bonus density” residential units for an overall density of 231. The applicant will be restricting the 33 affordable housing units through a 30-year Affordable Housing Declaration of Restrictive Covenant. These density provisions are further detailed and part of the concurrently proposed Rezoning application.

According to the applicant, the residential buildings feature compact architectural elements creating a unified and visually engaging design including varied massing, articulated façades, building undulation, and prominent ground-level entrances. Significant window depth and architectural features—such as balconies, eyebrows, score lines and low balcony walls extending up to six feet (6') beyond the primary façades—enhance shadow patterns and visual interest while minimizing encroachment into adjacent areas. The color palette for the project will include white, gray and beige tones with grey stone veneer walls. The central portion of the second building, which contains the clubhouse, is set back from the main façade to create visual variation and allow what might otherwise be separate structures to function as a single building. The first building is a six-story structure with a simple rectangular form, while the second building consists of two L-shaped wings with varying heights and a central section. By concentrating on the larger building mass at the center of the site, the design minimizes the overall footprint and spread of development while avoiding excessive building height.

Adjacent to the existing single-family homes to the south, the residential buildings have been designed with a minimum setback of 101 feet from the property line, while the single-story parking garage buildings will maintain a minimum setback of 20 feet. Approximately 400 feet of the southern perimeter are reserved for passive recreational uses to minimize impacts on adjacent homes.

The project includes a variety of amenities for residents, such as a resort-style swimming pool, a dog wash station, fitness facility, yoga room, club room/coworking space, business center, poolside cabanas, outdoor dining areas with BBQ grills, bike racks to accommodate twenty-one (21) bicycles, and outdoor play areas. Additionally, a public plaza along W. Oakland Park Boulevard is planned to feature artwork, seating, a trellis, and shaded landscaped areas. The applicant has voluntarily committed to fund, install, and maintain the public plaza and art display at its sole cost and expense. The art display cost is documented in the Development Program Standards for the Planned Unit Development (PUD) district included as part of the rezoning application. The developer has also committed to contribute funds to upgrade the adjacent bus shelter to meet the current City standards and to relocate existing gas lines along the south perimeter that are in conflict with the proposed wall.

The overall Enspire at Sunrise property will be accessible via one access point along W. Oakland Park Boulevard that allows right and left turns into and right turns out of the site. Access will be controlled by rolling gates, with call boxes to facilitate guest entry. An emergency only ingress/egress is provided along NW 68th Avenue. As part of the proposed project, the applicant is installing a dedicated eastbound right-turn lane along W. Oakland

Park Boulevard, extending the northbound right-turn lane along NW 68th Avenue, and extending the existing bus bay along eastbound W. Oakland Park Boulevard.

The proposed development requires 484 parking spaces according to the LDC. However, in accordance with the LDC Sec. 16-101 Planned unit development (PUD) district, the applicant is proposing a deviation from the minimum LDC required parking amount. As required by the LDC, the applicant has submitted a parking study prepared by a registered traffic engineer that supports the provided 390 parking spaces for the project, which includes eight (8) Electric Vehicle Charging Port parking spaces and 48 parking garage spaces within six (6) single-story private garage buildings. The City's traffic engineering consultant is in agreement with the applicant's parking study finding.

Staff Evaluation

Staff has reviewed the Site Plan and find it consistent with the LDC subject to the following conditions:

1. City Commission approval of the proposed rezoning application (RZ-000463-2025).
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. Prior to final Site Plan approval, the applicant shall execute and record the Affordable Housing Declaration of Restrictive Covenant approved as part of the rezoning application (RZ-000463-2025).
4. Prior to any onsite vertical construction, install the six foot (6') wall along the south perimeter of the project site adjacent to the single-family homes.
5. Proposed south perimeter wall along the single-family residential homes shall incorporate additional decorative detail such as score lines, and two (2) complimentary colors (shades).
6. Proposed project perimeter combination wall/picket fence shall incorporate additional decorative detail such a score lines, stacked stone applique, etc., and be constructed at consistent 15 ft. wall to fence intervals instead of the proposed 20 ft. or more inconsistent intervals indicated on the plans.
7. All light poles within 120 feet of the south property line, shall be no greater than 14-feet in height. However, prior to the issuance of a building permit, the applicant may submit a more detailed photometric analysis and site line study, with the methodology to be approved by City staff, to request construction of the light pole heights as shown on the current photometric plan. Approval by City staff will require the site line study demonstrate that light spillage and light source is not visible from the single-family residential neighborhood.
8. 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.

9. Applicant shall follow all conditions listed within the Development Program Standards for the Planned Unit Development (PUD) rezoning application (RZ-000463-2025).
10. 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) rezoning application (RZ-000463-2025):

11. 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. The 6-inch line may not be relocated if the City determines the relocation is not necessary.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.

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

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

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, September 23, 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.

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. These changes do not alter the review of the application previously completed by staff. Therefore, condition No.11 shall be replaced with the condition below. Conditions No.1 through No. 10 and No.12 through No.16 remain the same. Additional conditions #17 and #18 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. City Commission approval of the proposed rezoning application (RZ-000463-2025).
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. Prior to final Site Plan approval, the applicant shall execute and record the Affordable Housing Declaration of Restrictive Covenant approved as part of the rezoning application (RZ-000463-2025).
4. Prior to any onsite vertical construction, install the six foot (6') wall along the south perimeter of the project site adjacent to the single-family homes.
5. Proposed south perimeter wall along the single-family residential homes shall incorporate additional decorative detail such as score lines, and two (2) complimentary colors (shades).
6. Proposed project perimeter combination wall/picket fence shall incorporate additional decorative detail such as score lines, stacked stone applique, etc., and be constructed at consistent 15 ft. wall to fence intervals instead of the proposed 20 ft. or more inconsistent intervals indicated on the plans.
7. All light poles within 120 feet of the south property line, shall be no greater than 14-feet in height. However, prior to the issuance of a building permit, the applicant

may submit a more detailed photometric analysis and site line study, with the methodology to be approved by City staff, to request construction of the light pole heights as shown on the current photometric plan. Approval by City staff will require the site line study demonstrate that light spillage and light source is not visible from the single-family residential neighborhood.

8. 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.
9. Applicant shall follow all conditions listed within the Development Program Standards for the Planned Unit Development (PUD) rezoning application (RZ-000463-2025).
10. 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) rezoning application (RZ-000463-2025):

- ~~11. 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. 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.~~
12. 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.
13. 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.
14. 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.

15. 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.
16. 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.
17. 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.
18. The project shall comply with all other applicable agreements and ordinances.

Planner: Ana Parada
File No.: SP-000462-2025 (02:08001)

Location Map

