



## **STAFF REPORT**

CYPRESS OF SUNRISE (SITE PLAN)

### **Summary**

This is an application for Site Plan approval for an approximate 0.83-acre parcel of vacant land, generally located on the southwest corner of NW 38 Street and NW 90 Terrace, as shown on the location map. The property is currently zoned RM-10 (Low Medium Multifamily Residential District) and designated Low-Medium (10) Residential (up to 10 units/acre) land use on the City's Future Land Use Map. The Site Plan requires City Commission approval per Section 16-31 of the Land Development Code (LDC).

### **General Information**

The subject site is vacant. The adjacent properties to the north and south consist of multi-family residential developments and are zoned RM-10 (Low Medium Multifamily Residential District). To the west is vacant land zoned RM-16 (Medium Density Multiple-family Residential District). To the east is the City of Sunrise's Cypress Preserve Park zoned R/OS (Recreation/Open Space District).

The City of Sunrise City Commission approved the replat for the subject property, via Resolution No. 07-152-20-A, on March 10, 2020 with a note on the face of the plat restricting the development to six (6) duplex units, equating to three (3) duplexes.

### **Project Description**

This Site Plan application includes three (3) two-story duplex buildings for a total of six (6) dwelling units. Each dwelling unit consists of 2,368 square feet of area, including three (3) bedrooms, two and a half (2.5) bathrooms and a one-car garage.

The access point into the property will be from NW 38 Street and will not be gated. The entry drive will include pavers and a perimeter wall with a landscape buffer will surround the community.

Subsection 16-144(a)(15) of the LDC requires a minimum of 2.5 parking spaces per unit, plus an additional ten (10) percent for guests. Therefore, the proposed development requires seventeen (17) parking spaces. Overall, the proposed Site Plan has one (1) garage space and (2) driveway spaces per unit, plus four (4) additional surface parking spaces within the project site, for a total of twenty-two (22) parking spaces.

The proposed buildings are two-family dwelling (duplex) structures, where each unit has a separate entrance and all share identical architecture. The buildings are two-stories in height and include a unique mix of pitched tile roof and a section of flat roof with decorative cornices above the entrances. A metal awning sits above the dark brown painted garage doors of each building. Decorative Juliet balconies are provided above these metal awnings and large, two-story windows flank the buildings' front entrances. Coordinating metal railings are provided for the recessed balconies at the rear of each unit. Decorative stone will be used around all garages and as an accent along the base of the buildings. The remaining building elevations are finished with off-white tones of painted stucco and white trim with score lines providing extra detail on each façade.

### **Staff Evaluation**

Staff has reviewed the Site Plan and find it consistent with the Land Development Code.

### **Staff Recommendation to the Planning and Zoning Board, March 3, 2022**

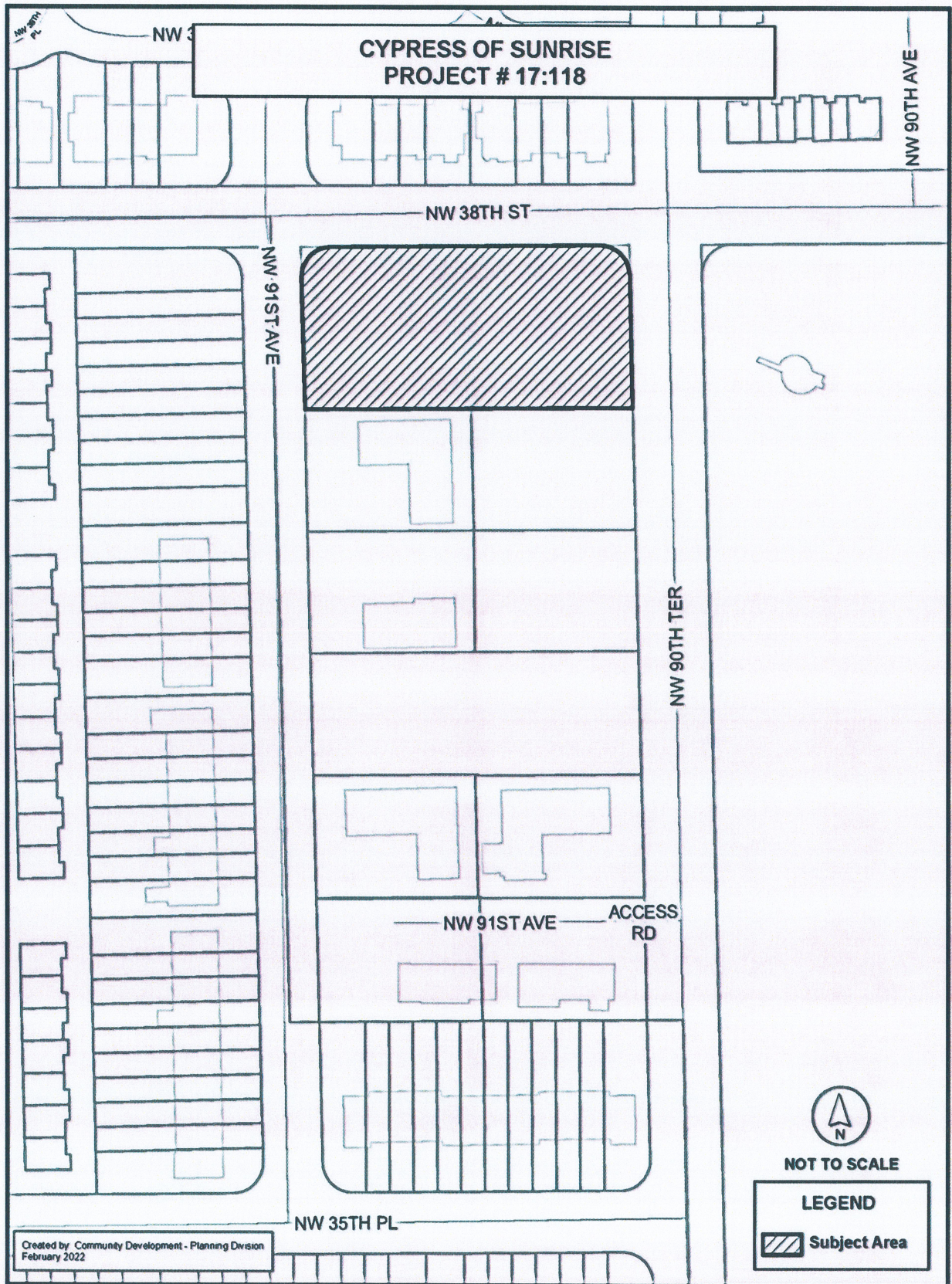
This application meets all applicable Land Development Code. Staff recommends approval of the proposed Site Plan subject to the following conditions:

1. A hold harmless agreement is required prior to issuance of a building permit for the perimeter wall located within the platted utility easement.
2. The garage spaces within the development are identified as parking spaces, and shall be restricted to "parking only" within rental and/or sales documents.

Planner: Marianne Q. Edge, AICP  
File Number: 17:118 (06:15)



**Location Map**



Created by Community Development - Planning Division  
February 2022