



## STAFF REPORT

### CAROLINE AT SUNRISE (REZONING)

#### **Summary**

This is an application to rezone approximately 21-acres, generally located south of Oakland Park Boulevard, north of the C-13 canal, west of N. Pine Island Road, and east of NW 91 Avenue, as shown on the location map. The applicant is proposing to construct 452 multi-family and townhouse residential units on the subject site. The property is currently zoned B-3 (General Business District) and designated Irregular (20.1 DU/AC) Residential on the City's Future Land Use Map. The proposed rezoning requires City Commission approval pursuant Subsection 16-38(e) of the Land Development Code (LDC).

#### **General Information**

The site consists of four (4) separate properties. The largest of the four properties has access to Oakland Park Boulevard and contains a horse stable, a single-family house, and areas of vacant space. The second largest and easternmost property has access to N. Pine Island Road and is vacant building that was once used as an ice-skating facility. The other two properties are over an acre in size and contain a single-family house.

A closed drive-thru bank (across Oakland Park Boulevard) which recently received Site Plan and Special Exception use approvals for a future Broward Health free standing emergency room facility (hospital use), as well as various commercial uses are located towards the north and northeast sides of the subject site and zoned B-3. Along the easternmost side of the subject site (across N. Pine Island Road) are office uses zoned B-2 (Community Business District). A vacant site, zoned B-3, is located at the southeastern corner of the subject site and the C-13 canal, zoned R/OS (Recreation and Open Space District), is located along the southernmost portion of the subject site.

The applicant has concurrently applied for and is seeking approval of a Site Plan for the proposed project site.

#### **Project Description**

The applicant is proposing to rezone an area approximately 21-acres, generally located south of Oakland Park Boulevard, north of the C-13 canal, west of N. Pine Island Road,

and east of NW 91 Avenue, in order to develop the site with a residential use consisting of fourteen (14) buildings, including eight (8), 4- story multi-family unit buildings with 412 units and six (6), 3-story townhouse buildings with 40 townhouses. In addition to the residential units, the proposed site will include amenities for the development's residents and a separate public plaza element.

As per Sec. 16-101(c)(2)(d) for Planned Unit Development (PUD) Development Standards, all development in the PUD shall comply with the development standards contained in this subsection. However, an applicant requesting a rezoning to PUD may propose alternative development standards to those contained in this subsection as part of the PUD design guidelines of the uniform control document submitted with the rezoning application. These alternative development standards are subject to City Commission approval and shall supersede the development standards in the LDC. The applicant is proposing the following alternative standards:

<b>DEVIATIONS FROM P.U.D. CODE (SECTION 16-101)</b>		
<b>ITEM NO.</b>	<b>CODE SECTION AND REQUIREMENT</b>	<b>PROPOSED ALTERNATIVE STANDARD</b>
1.	16-101.(d)(6) Min. 30' building setback from perimeter edge.	30' except for the following: WEST: 20' setback at one story garages SOUTH: 17' setback to one story garages NORTH: 15' setback to small electric room on the north adjacent to the existing bank parcel; 21' setback for buildings #13 and #14 EAST: 27' setback to the townhome #12.
<b>Justification</b>	The PUD includes a wall around the entire perimeter of the property, which exceeds the Code requirements. The expanded wall provides additional buffer for those areas on the north and east that have reduced setbacks. The garages on the southern portion of the property are located approximately 230' from the nearest building and canal separates the property from the adjacent buildings. The reduced setback on the west occurs only at 2 garage buildings and represents a small fraction of the west property line. The garages are oriented toward the inside of the project and are approximately 20' from the property line. The vehicles enclosed in the garages create less noise than a surface parking condition.	
2.	16-101(e)(8) 1 space in a parking garage for every 2 units or $452/2=226$ garage spaces	130 garage parking spaces are provided.
<b>Justification</b>	50 spaces are in freestanding garages and 40 are in the townhome buildings. The garages in the townhome units accommodate 2 vehicles. Overall, 130 parking spaces are in garages, which is a ratio of 1 garage space per every 3.5 dwelling units. This ratio of garage parking spaces is in line with other approved multifamily developments in the City. The 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. Other amenities included in the development and discussed in the Design Standards ensure a high-quality PUD that meets or exceeds the City's standards.	
3.	16-101.(e)(6) Decorative brick or concrete pavers at all driveways and walkways	Concrete pavers are included at the main project entrance on Oakland Park Boulevard. Concrete pavers are included at the entrance on Pine Island Road for a minimum of 50 feet from the Pine Island Road right of way line. Decorative pavers or tiles are located at the pool deck, at building entrances and entrances to the clubhouse/leasing office. Pavers are also located in the driveways between townhome buildings and at crosswalks. All parking areas are to be asphalt or concrete pavers and all sidewalks are concrete or concrete pavers.

<b>Justification</b>	Due to the size of the development and the extensive circulation system, providing pavers in all the required areas is not feasible. Decorative pavers are located at the two entrances to the complex, pool deck, crosswalks, and interior driveways at the townhomes.	
4.	16-101.(e)(11) All mechanical equipment on the roof or ground shall be screened.	Landscape hedges screen mechanical equipment except EV chargers.
<b>Justification</b>	All mechanical equipment is located at grade. Therefore, landscape material provides the appropriate screening except for the EV charging stations. Charging stations must be located in the parking area and screening would interfere with the use of the charger.	
<b>DEVIATIONS FROM PARKING CODE (ARTICLE VII)</b>		
<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>PROPOSED ALTERNATIVE STANDARD</b>
5.	16-142(b)(1) Size of parking spaces - 10' x 20'	9' X 18'
<b>Justification</b>	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. Handicapped spaces will meet the size requirements of the accessibility code.	
<b>DEVIATIONS FROM PARKING CODE (ARTICLE VII)</b>		
<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>PROPOSED ALTERNATIVE STANDARD</b>
6.	16-142(b)(2) Required two-way drive aisle in parking areas is 24'	23' along the west drive aisle
<b>Justification</b>	The reduction in the drive aisle width will allow the applicant to provide the full width of the required landscape buffer along the west property line, adjacent to the single family homes. This change has no negative impact on the ability of emergency vehicles to safety maneuver in the development. Overall, this modification allows for the 20' landscape buffer and does not comprise the safety and welfare of residents.	
7.	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).	
8.	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 * 158 lbr = 277 2.0 spaces* 219 2BR = 438 2.50 spaces* 75 3BR = 188 + 10% /guests= 91 Total Required=994	1.8 spaces per residential unit.
<b>Justification</b>	The number of spaces/unit is in accordance with traffic study and Parking Supply Documentation submitted by applicant. 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 1.8 spaces per unit is consistent with other parking reductions approved in the City.	
	Except at garages, parking spaces and/or drive aisles shall be located a minimum of 10' from any building	

<b>DEVIATIONS FROM LANDSCAPE CODE (ARTICLE VIII)</b>		
<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>PROPOSED ALTERNATIVE STANDARD</b>
9.	16-165 (d) new trees. no one (1) species of tree may constitute more than thirty (30) percent of the trees or palms required by this article.	No one (1) species of trees shall constitute more than 35%
<b>Justification</b>	This deviation is needed due to supplies in the marketplace.	
10.	16-165 (e) no one (1) species of shrub or hedge shall constitute more than thirty (25) percent of the shrub or hedge required by this article.	No one (1) species of shrub or hedge shall constitute more than 36%
<b>Justification</b>	This deviation is needed due to supplies in the marketplace.	
11.	16-169(a)(1)(d) Bermed landscape strip at least 20' adjacent to street rights of way and 25' adjacent to trafficway with 6' wall and 8' wall adjacent to a trafficway setback 10' from the sidewalk. Low, mid, and upper level landscaping and one (1) tree per twenty-five (25) feet shall be planted on the exterior side of the wall.	No berms are provided along the adjacent streets. A 7' masonry wall is located along the west property line. A 6' knee wall with fence is included adjacent to Oakland Park Boulevard and Pine Island Road as shown on Exhibit 3. The wall setback varies based on existing and proposed conditions. Along the west property line, the wall is setback adjacent to the cul-de sacs and NW 91 <sup>st</sup> Street to accommodate existing landscaping and additional enhanced landscaping. A deviation is requested from the required Low, mid, and upper level landscaping and one (1) tree per twenty-five (25) feet shall be planted on the exterior side of the wall.
<b>Justification</b>	No berms are provided along the adjacent streets to create a more urban landscape design. The public plaza makes it impractical to have a 25' berm in the landscape area along Oakland Park Boulevard. 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 wide landscape area adjacent to Pine Island Road provides sufficient opportunity for enhanced landscape to separate the townhomes from the right of way. The PUD Code requires a wall only adjacent to single family uses and the development exceeds this requirement. low, mid and upper level landscaping is provided outside the wall along NW 91 <sup>st</sup> Street to enhance the entrance to the single-family homes adjacent to the property.	
12.	16-169(b)(1) When PUD abuts RS-3, RS-5 or RS-7 district, a landscape buffer at least 20' is required and 10' is required adjacent to any other parcel. 1 tree per each 25 linear feet or fraction thereof and mid level landscaping is required. A 6' wall is required along the property line.	Along the west property line, a 7' masonry perimeter wall is included at the property line adjacent to the single-family homes. The location of the wall is shown on Exhibit 2. The wall is setback adjacent to the cul-de sacs and NW 91 <sup>st</sup> Street.  The landscape buffer adjacent to nonresidential uses was reduced to accommodate both curbing and wheel stops adjacent to landscape buffers as well as a turn-around in the Pine Island Road entrance.  North: 9'4" on the north property line adjacent to the commercial use  South: Generally 9'8" adjacent to the vacant parcel and a small portion is 4'4" to accommodate a vehicular turn around in the Pine Island entrance.

<b>Justification</b>	The PUD Code requires a wall only adjacent to single family uses which should supersede the wall requirements in Sec 16-169(b)(1). The wall is setback adjacent to the streets along the west property line to accommodate landscaping. The landscape buffer adjacent to some nonresidential uses is reduced to provide both curbing and wheelstops adjacent to landscape buffers. In addition, the buffer ranges from 9'8" to 4'4" along the Pine Island Road entrance to accommodate a vehicular turn around at this entrance.	
<b>DEVIATIONS FROM LANDSCAPE CODE (ARTICLE VIII)</b>		
<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>PROPOSED ALTERNATIVE STANDARD</b>
13	16-169(c)(2) Parking area landscape islands: No grouping of parking spaces shall exceed eight (8) in a row and a tree shall be planted every twenty-five (25) feet.	Maximum 10 parking spaces in a row
<b>Justification</b>	This request is in combination with a reduction of the parking stall width by from 10' to 9'. The result is 10' additional width between islands. This reduction allows for additional open space in common areas. The required trees are planted every 25 feet.	
14.	16-169(c)(2)(a) Parking area landscape islands shall be a minimum of 8' wide, not including curbing. The length shall be 20' for exterior islands and 18' for interior islands, including curb	All islands are 18' long including curb and 7'8" wide excluding curb except at townhome parking garages where the dimensions are 2'7" long and 3' wide, excluding curbs.
<b>Justification</b>	18' long landscape islands are provided to match the 18' parking spaces. The modification is also required in order to accommodate landscape islands between townhomes.	
15.	16-169(d)(1) Pedestrian Zone Landscaping Foundation planting 8'-0" minimum 10'-0" average Average of 10' min. or 50% of bldg. height whichever is greatest	Apartments: 12' minimum planting area and 5' sidewalk provided Townhomes: 9' minimum and 5' sidewalk provided
<b>Justification</b>	Building height for the four (4) story apartment buildings is 52'8". 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 as close to the parking areas in order 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. The number of trees required in the pedestrian landscape zone are located adjacent to the buildings or relocated to other areas of the property. This deviation does not result in a reduction of the number of trees provided.	
16.	16-169(f)(1) Entry feature Landscaping at Oakland Park Boulevard 100'-0" (1/2 width of public R.O.W.)	0' on the east side
<b>Justification</b>	A public plaza is featured adjacent to the main entry on the west side of the entrance. The PUD shares the main driveway with a commercial site on east side and the eastern edge of the entrance is outside of the limits of the PUD. The existing condition on the east side of the entrance does not permit entry feature landscaping.	

17.	16-169(f)(1)Entry feature Landscaping at Pine Island Road 53'-0" (1/2 width of public R.O.W.)	Three levels of landscaping are limited in the entrance drive due to the location of the vehicular turn around. The length of the entrance feature landscaping extends to the security gates and not the first intersection in the drive.
<b>Justification</b>	The property frontage is limited along Pine Island Road. Entry feature landscaping is located on the north side of the entrance and meets the requirement. The entry feature landscape area extends south of the entrance to the property line. The driveway is located to accommodate engineering standards and does not provide enough distance to the south property line to accommodate the required entry feature landscaping. It is not possible to include three levels of landscaping along the south side of the entrance drive due to the configuration of the required vehicle turn around.	

**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.*

Applicant Response: 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 1.1: Residential Acreage: Designate a sufficient amount of acreage on the Sunrise Future Land Use Map (Figure A-1) for residential uses.

Policy 1.1.1: Permitted uses in residential land use categories will continue to be consistent with the Broward County Land Use Plan (hereafter "BCLUP").

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

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.

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).

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.

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

- (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 City Commission adopted a land use plan amendment for the property in February of 2022 that changed the designation on the property from Commercial to Irregular 20.1 Residential. This Irregular 20.1 Residential future land use plan map designation permits residential uses at a density/intensity of 20.1 dwelling units per acre. This PUD application is for 452 dwelling units, and is consistent with the use and density/intensity regulations of the Irregular 20.1 Residential land use plan map designation.

- (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: The PUD design guidelines included with this application document in detail how the proposed PUD rezoning is consistent with the purpose and criteria of the PUD zoning district. Section I. D. provides an analysis

of the purpose of the PUD zoning district as it relates to the Caroline at Sunrise PUD. The criteria of the PUD zoning district as applied to the Caroline at Sunrise PUD are addressed in Section III and of the PUD design guidelines.

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

Applicant Response: The property is an underutilized property located at the southwest corner of Oakland Park Boulevard and Pine Island Road. This rezoning will facilitate development of a quality residential community with 452 dwelling units. The city's future land use plan map and zoning map allow for a mixture of residential and nonresidential uses in the area surrounding the property. Specifically there are single-family units to the west and multi-family uses to the south. Commercial uses are developed along Oakland Park Boulevard that provide restaurants and a variety of retail and service uses. The rezoning will provide for a complementary residential development that will not impede or detract from the density/intensity and general uses that are existing in 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: Potable water and sewer facilities are available to serve the property and have adequate capacity to accommodate the proposed development. The land use plan amendment analysis for this property documented that the traffic generated by a typical commercial development that could be built on this property would generate significantly more traffic than the proposed residential development. The traffic generation table from the land use plan amendment indicates that the residential development would generate approximately 11,000 fewer daily trips than the typical commercial development. According to permitting regulations, the drainage system for the development must be design such that it does not result in drainage flowing to adjacent properties. The School Board of Broward County reviewed the impact of the proposed development and documented that there is available capacity in all the schools that serve the property.

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

Applicant Response: The property is currently developed with three (3) single family homes and is underutilized given the land use plan designation and the surrounding development patterns. For a number of years, new housing construction did not keep pace with demand and South Florida is now facing a



shortage of dwelling units. Demand is especially high for affordable housing units.

This underutilized property provides a development opportunity for residential uses that will help meet the housing demands for the existing and future residents. This development will also help to meet the affordable housing needs in the City by reserving 15% of the dwelling units for individuals and families who meet the moderate income levels. The property provides a location for sustainable infill development where residents can live in a community where multiple modes of transportation are available to connect residents to recreation, shopping, and employment centers throughout the County.

The applicant has voluntarily committed to the following conditions as part of the Rezoning application concurrently being considered:

1. Fifteen (15) percent of the dwelling units must be reserved for those individuals and families who qualify at the moderate-income level as defined by the Broward County Land Use Plan and as specified in the Declaration of Restrictive Covenant (Instrument No. 118865275).
2. The development shall be certified under the Nation Green Building Standard.
3. A monetary contribution of \$150,000 to upgrade an existing bus stop on Oakland Park Boulevard or Pine Island Road in the vicinity of the property to the new City bus shelter design. The payment shall be made prior to the issuance of the first temporary certificate of occupancy for a residential building.
4. The development shall include a plaque or other feature in the public space to acknowledge the Fruscians family. The final installation will be determined in conjunction with the Broward County Historic Preservation Officer and the City.
5. The northbound and southbound left-turn movements at the intersection of NW 90th Terrace and W. Oakland Park Boulevard will be evaluated for operational and safety parameters. The evaluation will include one (1) year of crash data provided by the City beginning at a time three (3) months after the issuance of the final certificate or temporary certificate of occupancy for the development to account for full occupancy. The evaluation shall be completed by the developer and submitted to the City within 24 months of the final certificate or temporary certificate of occupancy. The purpose of the evaluation is to determine if access modifications at this location are justified. Any modifications are subject to City and Broward County approval. The developer agrees to pay for the cost to close the median or provide direction movements at the intersection and any associated turn lane improvement(s) identified in the study.

6. Install a seven (7) foot wall along the west property line, adjacent to the single-family neighborhood.

**Staff Recommendation to the Planning and Zoning Board, October 5, 2023**

Staff recommends approval of the proposed rezoning from General Business District (B-3) to Planned Unit Development District (PUD) subject to the following conditions as listed below.

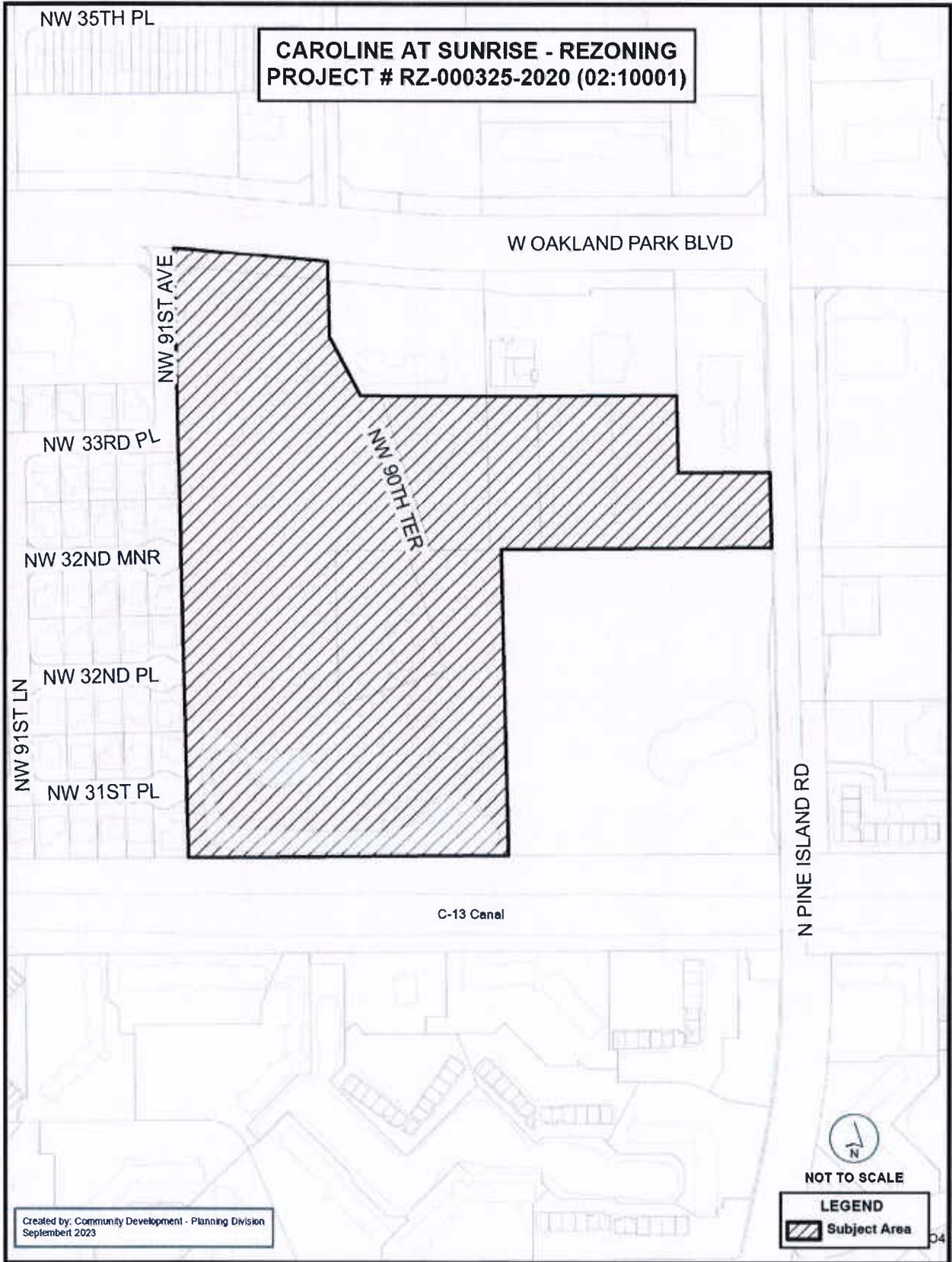
The applicant has voluntarily committed to the following conditions:

1. Fifteen (15) percent of the dwelling units must be reserved for those individuals and families who qualify at the moderate-income level as defined by the Broward County Land Use Plan and as specified in the Declaration of Restrictive Covenant (Instrument No. 118865275).
2. The development shall be certified under the Nation Green Building Standard.
3. A monetary contribution of \$150,000 to upgrade an existing bus stop on Oakland Park Boulevard or Pine Island Road in the vicinity of the property to the new City bus shelter design. The payment shall be made prior to the issuance of the first temporary certificate of occupancy for a residential building.
4. The development shall include a plaque or other feature in the public space to acknowledge the Fruscians family. The final installation will be determined in conjunction with the Broward County Historic Preservation Officer and the City.
5. The northbound and southbound left-turn movements at the intersection of NW 90th Terrace and W. Oakland Park Boulevard will be evaluated for operational and safety parameters. The evaluation will include one (1) year of crash data provided by the City beginning at a time three (3) months after the issuance of the final certificate or temporary certificate of occupancy for the development to account for full occupancy. The evaluation shall be completed by the developer and submitted to the City within 24 months of the final certificate or temporary certificate of occupancy. The purpose of the evaluation is to determine if access modifications at this location are justified. Any modifications are subject to City and Broward County approval. The developer agrees to pay for the cost to close the median or provide direction movements at the intersection and any associated turn lane improvement(s) identified in the study.
6. Install a seven (7) foot high wall along the west property line, adjacent to the single-family neighborhood.

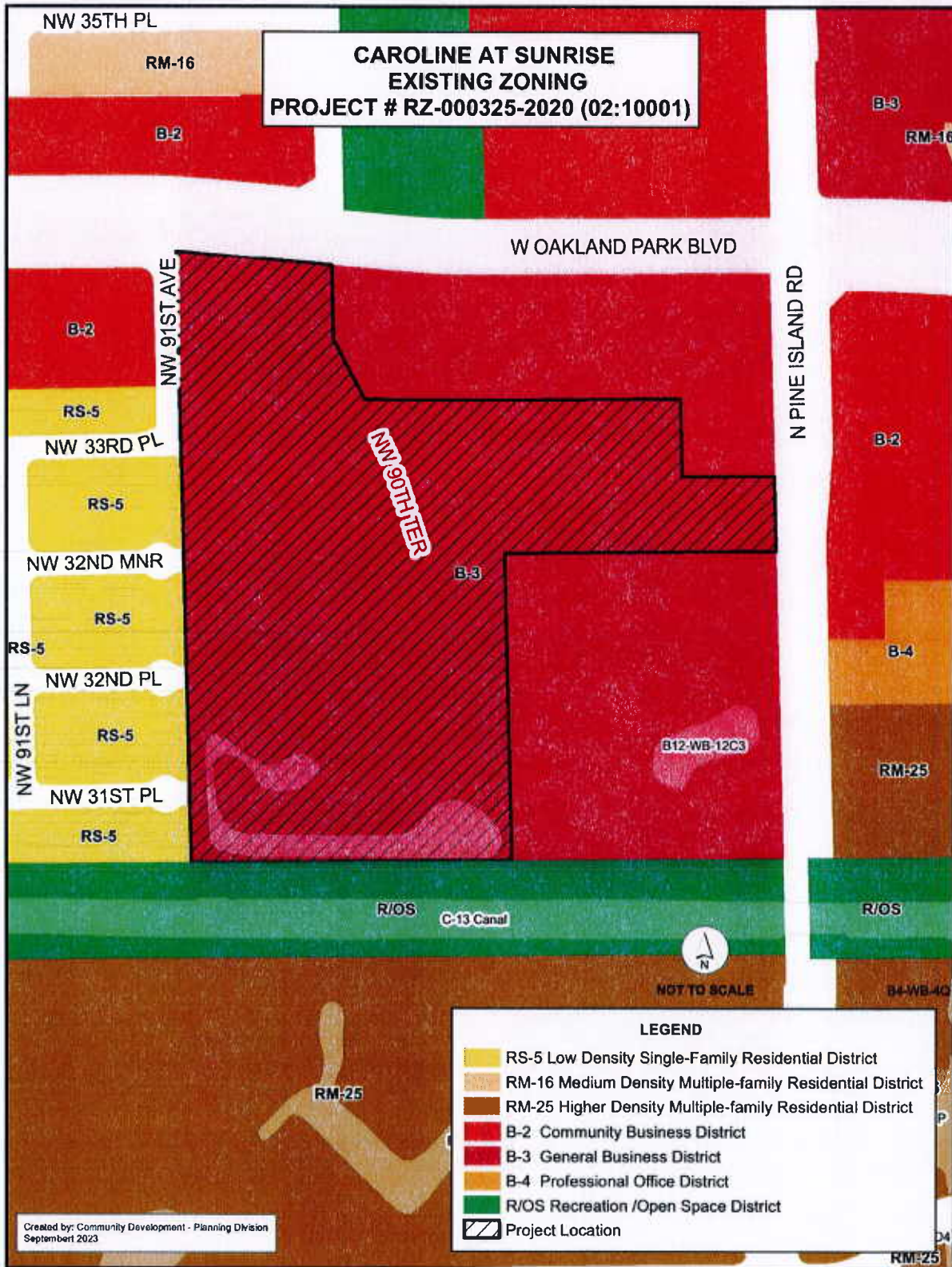
Planner: Sylvia Miller, AICP / Jim Koeth, AICP  
File No. RZ-000325-2020 (02:10001)



**Location Map**



**Location Map with Existing Zoning Districts**



August 1, 2022

HAND DELIVERY

Shannon Ley, P.E.  
Community Development Director  
City of Sunrise  
1601 NW 136th Avenue  
Building A, Suite 100  
Sunrise, FL 33323-2834

City of Sunrise  
Community Development Department  
AUG 03 2022  
RECEIVED

Re: Caroline at Sunrise Rezoning Application – Letter of Intent

Dear Shannon:

On behalf of the owners of the property, Hombold 18, LLC and 3363 Pine Island, LLC, and the developer, The Morgan Group, Inc., we are requesting that the 22 acres generally located at the southwest corner of Pine Island Road and Oakland Park Boulevard be rezoned to PUD. The requested rezoning would allow for 452 dwelling units to be constructed on the property consistent with the recent land use plan amendment that was approved by the City Commission in February 2022.

This application for rezoning is being submitted pursuant to Section 16-38 of the City's Land Development Code (LDC). This application meets the 6 requirements for rezoning contained in Section 16-38(c) as documented below.

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

The proposed rezoning and the resulting residential development are consistent with the following goals, objectives and policies of the city's comprehensive plan:

#### 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 1.1

Residential Acreage: Designate a sufficient amount of acreage on the Sunrise Future Land Use Map (Figure A-1) for residential uses.

Policy 1.1.1 Permitted uses in residential land use categories will continue to be consistent with the Broward County Land Use Plan (hereafter "BCLUP").

#### OBJECTIVE 1.2

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

#### 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.

#### 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).

#### 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.

### 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.

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

The City Commission adopted a land use plan amendment for the property in February of this year that changed the designation on the property from Commercial to Irregular 20.1 Residential. This Irregular 20.1 Residential future land use plan map designation permits residential uses at a density/intensity of 20.1 dwelling units per acre. This PUD application is for 452 dwelling units, is consistent with the use and density/intensity regulations of the Irregular 20.1 Residential land use plan map designation.

The city's future land use plan map and zoning map allow for a mixture of residential and nonresidential uses in the area surrounding the property. Specifically there are single-family units to the west and multifamily uses to the south and east. Commercial uses are developed along Oakland Park Boulevard that provide restaurants and a variety of retail and service uses. The rezoning will provide for a complementary residential development that will not impede or detract from the density/intensity and general uses permitted by the city's future land use plan map and zoning map designations in the surrounding area.

- 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.

The PUD design guidelines included with this application document in detail how the proposed PUD rezoning is consistent with the purpose and criteria of the PUD zoning district. Section I D. provides an analysis of the purpose of the PUD zoning district as it relates to the Caroline at Sunrise PUD. The criteria of the PUD zoning district as applied to the Caroline at Sunrise PUD are addressed in Section III and of the PUD design guidelines.

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

The property is an underutilized property located at the southwest corner of Oakland Park Boulevard and Pine Island Road. This rezoning will facilitate development of a quality residential community with 452 dwelling units. The city's future land use plan map and zoning map allow for a mixture of residential and nonresidential uses in the area surrounding the property. Specifically there are single-family units to the west and multifamily uses to the south and east. Commercial uses are developed along Oakland Park Boulevard that provide restaurants and a variety of retail and service uses. The rezoning will provide for a complementary residential development that will not impede or detract from the density/intensity and general uses that are existing in 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.

Potable water and sewer facilities are available to serve the property and have adequate capacity to accommodate the proposed development. The land use plan amendment analysis for this property documented that the traffic generated by a typical commercial development that could be built on this property would generate significantly more traffic than the proposed residential development. The traffic generation table from the land use plan amendment is attached and indicates that the residential development would generate approximately 11,000 fewer daily trips than the typical commercial development. According to permitting regulations, the drainage system for the development must be design such that it does not result in drainage flowing to adjacent properties. The School Board of Broward County reviewed the impact of the proposed development and document that there is available capacity in all the schools that serve the property. This analysis is provided below.



**SCHOOL CONSISTENCY REVIEW REPORT - LAND USE**

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE				PROPERTY INFORMATION
Date: September 2, 2020	Units Permitted	0	Units Proposed	452	Existing Land Use: Commercial
Name: Sunrise Land Use Plan Amendment	<b>NET CHANGE (UNITS):</b>				Proposed Land Use: Irregular (20.1)
SBBC Project Number: SBBC 2927-2020	Students	Permitted	Proposed	NET CHANGE	Current Zoning: B-D
County Project Number: TDD	Elem	0	87	87	Proposed Zoning: TBD
Municipality Project Number: TBD	Mid	0	51	51	Section: 20
Owner/Developer: 3363 Pine Island LLC and Humbold 18 LLC	High	0	56	56	Township: 49
Jurisdiction: City of Sunrise	Total	0	194	194	Range: 41

**SHORT RANGE - 5-YEAR IMPACT**

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Welleby Elementary	915	915	756	-146	-6	82.6%
Westpine Middle	1,272	1,399	1,054	-340	-17	75.3%
Piper High	3,479	3,479	2,287	-1,187	-41	65.7%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				20/21	21/22	22/23	23/24	24/25
Welleby Elementary	769	-146	84.0%	732	723	729	736	745
Westpine Middle	1,059	-340	75.7%	1,066	1,044	1,054	1,031	1,022
Piper High	2,292	-1,187	65.9%	2,235	2,164	2,089	2,115	2,190

Figures generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A localized school service methodology is used to project student enrollment for existing schools/enrollment over the next five years, and a projection of state of charter school enrollment is used to project future state of charter enrollment by school year. For more information, please contact the City of Sunrise School Board. The gross benchmark enrollment is used to adjust individual charter school enrollment against school facility service priorities. \* The number above represents the number of 100% gross capacity or 100% permanent capacity. \*\* The first Monday following Labor Day. \*\*\* Greater than 100% represents above the adopted Level of Service (LOS). INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF PRINTING.

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

The property is currently development with a single family home and is underutilized given the land use plan designation and the surrounding development patterns. For a number of years, new housing construction did not keep pace with demand and South Florida is now facing a shortage of dwelling units. Demand is especially high for affordable housing units.

This underutilized property provides a development opportunity for residential uses that will help meet the housing demands for the existing and future residents. This development will also help to meet the affordable housing needs in the City by reserving 15% of the dwelling units for individuals and families who meet the moderate income levels. The property provides a location for sustainable infill development where residents can live in a community where multiple modes of transportation are available to connect residents to recreation, shopping, and employment centers throughout the County.

Shannon Ley, P.E.  
City of Sunrise  
August 1, 2022  
Page No. 6

The Applicant invited all residents in the required notice radius to meetings regarding the land use plan amendment for the property. The majority of comments during those meetings had to do with the buffer on the west side of the property and traffic. As documented above, the traffic from the residential development will be considerably less than what would be generated by a commercial development on the property. The Applicant will provide a wall along the western boundary and provide a landscape buffer consistent with the comments received. The surrounding property owners will receive mailed notice of the time and location of all future public hearings.

The property owner will record a unified control document that is approved by the City and meets the requirements specified in Subsection 16-101(b) of the City's Land Development Code. A draft unified control document is included with this application.

We respectfully request your review and consideration of the requested application.

Please let me know if you need any other documents in order to process the rezoning request.

Sincerely,

GREENSPOON MARDER LLP

*Cynthia A. Pasch*

Cynthia A. Pasch

DAILY TRIP GENERATION COMPARISON

EXISTING MAXIMUM ALLOWABLE DAILY TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS	DIRECTIONAL DISTRIBUTION		GROSS VOLUMES		MULTIMODAL REDUCTION		EXTERNAL TRIPS		INTERNAL CAPTURE		NET NEW EXTERNAL TRIPS		PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS			
	ITE Edition	ITE Code	Scale	ITE Units	In	Out	Total	Percent	Mill	In	Out	Total	In	Out	Total	In	Out	Total
Land Use	13	220	343	1.0	6,950	6,950	13,900	0.0%	0	6,950	6,950	13,900	0.0%	0	6,950	6,950	13,900	0.0%
ITE Land Use Code 820 Scale of Equation $LN(Y) = 0.667LN(X) + 5.57$																		
					Total:	6,950	6,950	13,900	0.0%	0	6,950	6,950	13,900	0.0%	0	6,950	6,950	13,900

PROPOSED MAXIMUM ALLOWABLE DAILY TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS	DIRECTIONAL DISTRIBUTION		GROSS VOLUMES		MULTIMODAL REDUCTION		EXTERNAL TRIPS		INTERNAL CAPTURE		NET NEW EXTERNAL TRIPS		PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS			
	ITE Edition	ITE Code	Scale	ITE Units	In	Out	Total	Percent	Mill	In	Out	Total	In	Out	Total	In	Out	Total
Land Use	13	221	452	0.0	1,231	1,231	2,462	0.0%	0	1,231	1,231	2,462	0.0%	0	1,231	1,231	2,462	0.0%
ITE Land Use Code 221 Scale of Equation $Y = 5.4570X + 1.75$																		
					Total:	1,231	1,231	2,462	0.0%	0	1,231	1,231	2,462	0.0%	0	1,231	1,231	2,462

NET NEW TRIPS	IN	OUT	TOTAL
	-5,719	-5,719	-11,438

SEP 29 2023

RECEIVED

# CAROLINE AT SUNRISE

## DEVELOPMENT PROGRAM STANDARDS FOR PLANNED UNIT DEVELOPMENT (PUD) REZONING APPLICATION

September 2023



Kimley » Horn

GreenspoonMarder

## TABLE OF CONTENTS

	<u>Page</u>
SECTION I: GENERAL DESCRIPTION .....	1
A. Property Description.....	1
B. Owner Information.....	1
C. Project Description .....	1
D. Purpose.....	2
E. Conceptual Site Plan.....	6
F. Voluntary Commitments .....	6
G. Development Procedures.....	7
SECTION II: UNIFIED CONTROL .....	8
SECTION III: DESIGN GUIDELINES .....	8
A. Permitted Uses.....	8
B. Development Standards.....	8
1. Minimum tract size.....	8
2. Maximum density.....	8
3. Minimum lot size .....	9
4. Distance between structures .....	9
5. Access.....	9
6. Setbacks.....	9
7. Maximum height of structures.....	9
8. Minimum floor area requirements.....	10
9. Floor area ratio .....	10
10. Off-street parking and loading requirements .....	10

11.	Landscaping .....	11
12.	Plant materials .....	12
13.	Open space requirements .....	12
14.	Coordination with Broward County Transit .....	12
C.	Design Standards .....	13
SECTION IV: LIGHTING .....		20
SECTION V: CONFORMANCE TO APPROVED PUD AND AMENDMENTS .....		20
SECTION VI: LAND DEVELOPMENT DEVIATIONS .....		20

LIST OF EXHIBITS

EXHIBIT 1 SKETCH AND LEGAL DESCRIPTION .....	21
EXHIBIT 2 LOCATION MAP .....	23
EXHIBIT 3 CONCEPTUAL SITE PLAN .....	24
EXHIBIT 4 OPEN SPACE AND CIRCULATION PLAN .....	25
EXHIBIT 5 CODE DEVIATIONS TABLE .....	26

## **SECTION I: GENERAL DESCRIPTION**

### **A. Property Description**

The subject property is located on the south side of Oakland Park Boulevard and on the west side of Pine Island Road in the City of Sunrise. According to the legal description provided with this application, the property contains 21.2 net acres and 22.5 gross acres. The net acreage figure includes the 10-foot strip of right of way along the south side of the Fruscians Tract Plat previously vacated by the City. The gross acreage figure includes the adjacent road rights of way to the centerline of the adjacent roads. The legal description and location map of the property are included in Exhibit 1 and Exhibit 2, respectively.

### **B. Owner Information**

3363 Pine Island, LLC  
301 W Hallandale Beach Boulevard  
Hallandale Beach, FL 33009  
Contact: Steven Flasz, Manager  
Telephone: (954) 440-8169  
E-mail: [steven@humboldrealestate.com](mailto:steven@humboldrealestate.com)

Humbold 18, LLC  
19495 Biscayne Boulevard, Suite 608  
Aventura, FL 33180  
Contact: Lauren Iaslovits, Manager  
Telephone: (305) 607-7188  
E-mail: [lauren@humboldrealestate.com](mailto:lauren@humboldrealestate.com)

### **C. Project Description**

The Caroline at Sunrise Planned Unit Development (“PUD”) is a planned residential community within the City of Sunrise, Florida (“City”). The property is bounded on the north by Oakland Park Boulevard, on the east by Pine Island Road, on the south by the C-13 Canal and on the west by NW 91st Avenue and existing single-family homes.

The Caroline at Sunrise PUD consists of 452 rental units in a combination of three (3) story townhome buildings and apartment flats in four (4) story buildings. The multifamily residential project is comprised of eight (8) apartment buildings with 412 dwelling units and six (6) townhome buildings with 40 townhomes. The PUD also includes a pool, clubhouse, freestanding garages and other amenities for the exclusive use of the residents of Caroline at Sunrise.

The Caroline at Sunrise PUD includes a public plaza and private pocket park adjacent to Oakland Park Boulevard. The public plaza includes artwork and seating to activate the Oakland Park Boulevard frontage.

Pedestrian movement and safety are priorities in the design of the development. A continuous network of internal sidewalks and crosswalks provide safe connections between all buildings and amenity areas. Internal sidewalks connect to the adjacent public sidewalks and provide **accessible pedestrian connections to near-by bus stops.**

The development meets the requirements for certification by the NGBS (National Green Building Standard). NGBS is a green building certification system for multifamily developments and includes requirements for energy efficiency, water efficiency, resource efficiency, lot development, operation and maintenance and indoor air quality. A green building consultant will complete the certification process. A preliminary report regarding the applicable certification level shall be included with the first building permit application for a residential building.

In accordance with the conditions of approval of LUPA-000294-2020, the Caroline at Sunrise PUD reserves 15% of the dwelling units for individuals and families that meet the moderate-income level as defined in the Broward County Land Use Plan. This commitment is in a recorded Declaration of Restrictive Covenants as approved by the City and Broward County.

This PUD consists of one development phase.

**D. Purpose**

The purpose of the PUD Design Guidelines is to create specific planning criteria for the Caroline at Sunrise development. The PUD Design Guidelines are not a complete summary of all project code requirements. The applicable City Land Development Code ("Code") requirements shall apply to any criteria not included in the PUD Design Guidelines. The following narrative demonstrates that this PUD is consistent with the purpose of a PUD district as outlined in Sec. 16-101. (a)(1) through (9) of the Code.

**1. To allow diversification of uses, structures, and open spaces when not in conflict with existing and permitted land uses on abutting properties;**

The Caroline at Sunrise PUD provides for diversification of building types and dwelling unit sizes by providing two (2) different unit styles (flats and townhomes) comprised of 1-, 2-, and 3-bedroom units. The townhomes contain individual garages for the storage of vehicles. Residents in flats will have the option to rent one of the freestanding garage spaces. The apartment flats are all in four (4) story buildings and the townhomes consist of three (3) stories. The PUD contains design elements to ensure compatibility with the existing single-family residential neighborhood to the west. The buildings located along the west property line are limited to free standing garages and most of the west property line does not contain any buildings. The residential buildings are set back from the west property line to limit any impact on the adjacent single-family uses. The PUD provides for a range of recreation facilities and open spaces for residents. These facilities are also located away from the western property line



to not conflict with the existing single-family uses. Finally, a landscape buffer including a seven (7) foot wall is located adjacent to the single-family units.

- 2. To reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through application of standards contained in conventional land development regulations and site designs;**

All public facilities are available and have sufficient capacity to serve the Caroline at Sunrise PUD. The PUD provides a residential density with a smaller network of utilities and streets than would be constructed under one of the standard zoning districts in the City. The Caroline at Sunrise PUD provides for a smaller building footprint and more efficient use of land than would be provided in a lower density development with the same number of dwelling units.

- 3. To conserve the natural amenities of the land by encouraging the preservation and improvement of scenic and functional space;**

The property does not currently contain any significant natural amenities. However, the PUD capitalizes on the central lake by maximizing the number of units with lake views and creating a walking trail around the lake. The Caroline at Sunrise PUD also includes a public plaza and private pocket park adjacent to Oakland Park Boulevard. All these elements create open space areas that provide for scenic and functional space.

- 4. To provide a high quality of design and materials to create aesthetically pleasing environments for living, shopping, and working in the City;**

The PUD Design Guidelines provide the framework for the Caroline at Sunrise PUD to ensure the community has high quality design and materials that will be an asset to the City. The aesthetically pleasing design and amenities incorporated into the PUD provide a desirable development for current and future City residents.

- 5. To promote sustainable development;**

The development meets the requirements for certification by the NGBS. NGBS is a green building certification system for multifamily developments and includes requirements for energy efficiency, water efficiency, resource efficiency, lot development, operation and maintenance and indoor air quality. A green building consultant will complete the certification process. A preliminary report regarding the applicable certification level shall be included with the first building permit application for a residential building.

- 6. To ensure that development will occur within the guidelines and intent of the Sunrise Comprehensive Plan and this chapter. Planned unit developments are equally adaptable to new development or redevelopment;**

The Caroline at Sunrise PUD is consistent with the density for the property as shown on the City Future Land Use Map. The PUD is also consistent with the following goals, objectives and policies of the Sunrise Comprehensive Plan:

#### 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 1.1

Residential Acreage: Designate a sufficient amount of acreage on the Sunrise Future Land Use Map (Figure A-1) for residential uses.

Policy 1.1.1 Permitted uses in residential land use categories will continue to be consistent with the Broward County Land Use Plan (hereafter "BCLUP").

#### OBJECTIVE 1.2

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

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

Policy 1.2.5 Affordable housing shall be addressed consistent with Policy 2.16.2 of the BCLUP, as amended.

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.

#### 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.

Policy 1.3.4 All new residential developments must receive site plan approval in accordance with the City of Sunrise Land Development Code (LDC).

Policy 3.2.3

The City of Sunrise will encourage development of private infrastructure and facilities to accommodate energy efficient vehicles.

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).

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.

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.

**7. To promote a more efficient use of the roadway system, encourage multi-modal trips and pedestrian mobility;**

Bicycle parking facilities are included in the PUD to encourage the use of non-motorized transportation and help take vehicle trips off the regional roadway network. The bicycle facilities also encourage multi-model trips with the mass transit routes in the area. Caroline at Sunrise includes a safe internal circulation

pedestrian network to promote pedestrian mobility and connectivity to the adjacent sidewalks along Oakland Park Boulevard and Pine Island Road. These pedestrian facilities encourage both pedestrian mobility and the use of mass transit because they connect to the existing bus stops on Oakland Park Boulevard and Pine Island Road that are in close proximity of the property.

8. **To provide a broader range of housing opportunities within the City, including affordable housing opportunities consistent with City and Broward County guidelines; and**

The Caroline at Sunrise PUD provides a variety of dwelling unit sizes and types to accommodate a variety of renter households. The PUD reserves 15% of the dwelling units for those individuals and families who qualify at the moderate-income level as defined in the Broward County Land Use Plan. This commitment is included in a declaration recorded in the public records of Broward County on May 19, 2023 as instrument 118865275.

9. **To provide for other limitations, restrictions, and requirements as deemed necessary due to the uniqueness of the development.**

The PUD Design Guidelines and any conditions of approval imposed by the City provide for any limitations, restrictions, and requirements as deemed necessary due to the uniqueness of the development. The PUD Design Guidelines are not a complete summary of all applicable code requirements. The applicable Code requirements shall apply to any criteria not included in these guidelines and conditions of approval.

#### **E. Conceptual Site Plan**

The Conceptual Site Plan (Exhibit 3) identifies the general location of uses, buffers and access.

#### **F. Voluntary Commitments**

Fifteen percent (15%) of the units in the Caroline at Sunrise PUD are reserved for individuals or families that meet the qualification for the moderate-income level as defined in the Broward County Land Use Plan. This commitment is in a declaration recorded in the public records of Broward County on May 19, 2023 as instrument 118865275.

The development shall be certified under the NGBS. A green building consultant shall complete the certification process. A preliminary report regarding the applicable certification level shall be included with the first building permit application for a residential building.

Approval of the Caroline PUD is subject to a voluntary monetary contribution to the City to upgrade an existing bus stop on Oakland Park Boulevard or Pine Island Road in the vicinity of the property to the new City bus shelter design. This payment of \$150,000

shall be made prior to the issuance of the first temporary certificate of occupancy for a residential building.

The development includes a plaque or other feature in the public plaza to acknowledge the Fruscians family. This was requested by Broward County Historic Preservation Officer to acknowledge the property's former association with Judge John Frusciante and family. The final installation will be determined in conjunction with the Broward County Historic Preservation Officer and the City.

The northbound and southbound left-turn movements at the intersection of NW 90<sup>th</sup> Terrace and W. Oakland Park Boulevard will be evaluated for operational and safety parameters. The evaluation will include one (1) year of crash data provided by the City beginning at a time three (3) months after the issuance of the final certificate or temporary certificate of occupancy for the development to account for full occupancy. The evaluation shall be completed by the developer and submitted to the City within 24 months of the final certificate or temporary certificate of occupancy. The purpose of the evaluation is to determine if access modifications at this location are justified. Any modifications are subject to City and Broward County approval. The developer agrees to pay for the cost to close the median or provide directional movements at the intersection and any associated turn lane improvement(s) identified in the study.

The PUD zoning regulations require a six (6) foot high wall adjacent to single family residential uses. After discussion with the residents of the single family neighborhood to the west of the Property, the Developer agreed to provide a seven (7) foot wall adjacent to the single family neighborhood.

G. **Development Procedures**

Caroline at Sunrise is a single-phase development. Therefore, no master plan is required. The site plan review and approval shall follow the procedures contained in Subsection 16-31 of the City Code. Site plan approval is required prior to issuance of a building permit for a residential building. Site plan approval can occur concurrently with the PUD approval. All approvals shall be generally consistent with the Conceptual Site Plan provided as Exhibit 3.

The property is contained within two recorded plats recorded after 1979: Sunrise Ice Chalet and Fruscians Tract. The Fruscians Tract is restricted to commercial use and there is no restrictive note on the Sunrise Ice Chalet. Due to the age of these plats, replatting is not required. A plat note amendment to change the allowable uses on the Fruscians Tract must be approved first by the City and then by the County Commissions to allow the residential development. A plat note amendment agreement must be recorded in the public records prior to issuance of a building permit for a principal building and no later than 90 days after the County Commission approval of the plat note amendment and all appeal timeframes have expired. A plat note amendment is not required for the Sunrise Ice Chalet.

## SECTION II: UNIFIED CONTROL

A draft unified control document is included with this application. The unified control document contains provisions to address the following elements:

1. Requires the proposed development to proceed according to the PUD district regulations which includes the development standards and design guidelines as approved by the City Commission and conditions of approval for the rezoning of the property to PUD;
2. To provide for continued operation and maintenance of any proposed public open spaces and common elements of the approved PUD; and
3. To bind the owner's successors in title to any conditions of approval of the PUD.

The final unified control document that meets the City Code requirements and is approved by the City shall be recorded in the public records prior to issuance of a building permit for a residential structure but no later than 180 days after the City Commission approves the Caroline at Sunrise PUD and site plan and all appeal timeframes have expired.

## SECTION III: DESIGN GUIDELINES

### A. Permitted Uses

The Caroline at Sunrise PUD consists of 452 rental units in a combination of three (3) story townhomes and apartment flats in four (4) story buildings. The PUD also includes a clubhouse, free standing parking garages, onsite amenities, a public plaza and private pocket park adjacent to Oakland Park Boulevard. Leases will include language to specify that all parking garages be used for parking a vehicle and cannot be used exclusively for personal storage. Screen walls/enclosures for patios and balconies, with or without a solid roof, are not permitted.

### B. Development Standards

1. **Minimum tract size** - According to the legal description provided with this application, the property contains 21.2 net acres and 22.5 gross acres. The net acreage figure includes the 10-foot strip of right of way along the south side of the Fruscians Tract Plat previously vacated by the City. The gross acreage figure includes the adjacent road rights of way to the centerline of those roads.
2. **Maximum density** - The Caroline at Sunrise PUD is restricted to a density of 20.1 dwelling unit/gross acre. Gross acreage is used for the purposes of calculating residential density and based on the gross acreage of 22.5, the PUD permits 452 dwelling units.

3. **Minimum lot size** - Minimum lot size is not applicable to the multi-family units in the Caroline at Sunrise PUD.

4. **Distance between structures** – Section 16-101(d)(4)b. of the Code requires a minimum of twenty (20) feet between multi-family buildings. The setbacks between multi-family buildings meets or exceeds this requirement as reflected below.

Minimum Distance Between Multi-Family Buildings	30'-0" at 4 story buildings 25'-0" at 3 story buildings
---	--

5. **Access**

Access to the property is via West Oakland Park Boulevard and Pine Island Road. Gates are located at both access points. The West Oakland Park Boulevard access is for both residents and visitors. The Pine Island Road access is for residents only. A Knox box at each entrance ensures that emergency responders can enter through the gates. In addition, easements recorded prior to issuance of a certificate of occupancy provide City with access to maintain any public facilities on the property. An access easement on the plaza adjacent to Oakland Park Boulevard allows the public to enjoy this amenity.

6. **Setbacks** – Section 16-101(d)(6) of the City Code does not require any setbacks or yards except for a 30-foot setback around the perimeter unless modified by the approved PUD. The following table provides the required setbacks for residential buildings and individual parking garages at each perimeter edge. The deviations are included in Exhibit 5, Code Deviations Table.

West	100' min. to residential buildings 20' min to garages
South	60' min. to residential buildings 17' min to garages.
North	15' min.
East	27' min

7. **Maximum height of structures**

The maximum building height shall be 64'-0" as measured in accordance with Section 16-277 of the City Code. Any structure within 100' of the adjacent single-family residential development located west of the property shall be a maximum of 35'.

**8. Minimum floor area requirements**

The minimum size for dwelling units in the PUD shall be equal to or greater than the minimum requirements in Section 16-101(d)(8) of the City Code as provided below. All residential units in the PUD also have either a balcony or patio.

UNIT TYPE	MIN. AC AREA	BALCONY AREA
One bedroom	700 S.F.	70 S.F.
Two bedroom	1,000 S.F.	70 S.F.
Three bedroom	1,175 S.F.	70 S.F. @ 4 story buildings 45 S.F. @ 3 story townhome buildings

*Note: all apartment units shall include a balcony or patio.*

**9. Floor area ratio**

The City of Sunrise Comprehensive Plan specifies maximum floor area ratios for only nonresidential uses. Therefore, there is no maximum floor area ratio for the Caroline at Sunrise PUD because it is limited to residential uses only.

**10. Off-street parking and loading requirements**

- a. Parking lot layout, landscaping, buffering and screening shall minimize direct views of parked vehicles from major streets.**  
No parking spaces are located adjacent to the Pine Island Road frontage. The site design minimizes direct views of parked vehicles from Oakland Park Boulevard with a landscape buffer, public plaza and public art installation.
- b. The interior of all parking lots shall be landscaped to provide shade and relief.**  
The parking lots include terminal and interior landscape islands throughout that include appropriate trees and landscaping to provide shade and relief.
- c. Parking lot layout shall take into consideration pedestrian circulation and pedestrian crosswalks shall be provided where necessary and appropriate.**  
A continuous network of internal sidewalks and crosswalks provide safe connections between all buildings and amenity areas. Internal sidewalks connect to the adjacent public sidewalks and provide accessible pedestrian connections to near-by bus stops.
- d. The applicant may propose parking that does not meet minimum Code requirements, in which case the applicant shall submit a parking study, prepared by a registered traffic engineer. At a minimum, the parking study shall include the number of proposed parking spaces, public transit ridership statistics, and justification**



**for any deviation from the requirements of Article VI of this Code for off-street parking and loading. The study shall be reviewed and approved by the directory of community development or his/her designee.**

The minimum parking ratio, including visitor spaces, shall be 1.8 spaces per unit. This ratio is consistent with the parking study submitted with this application. This ratio is consistent with the industry standards and helps to limit the amount of pavement thereby reducing the heat island effect. All accessible parking spaces to be as per ADA, the Fair Housing Act & the Florida Accessibility Code. No loading spaces are required.

- e. Bicycle parking space shall be provided throughout the site by way of bicycle racks capable of accommodating a cumulative minimum equal to five (5) percent of the required vehicle parking.**

Each four (4) story building has bicycle racks that accommodate 12 bicycles. A total of 96 bicycle parking spaces are provided in the PUD. The bicycle parking spaces equal 12% of the total number of vehicle spaces, which exceeds the 5% minimum requirement. The townhomes have space in the garage for storing bicycles.

## **11. Landscaping**

- a. The landscaping design is a mix of native and exotic shade trees, palms, shrubs, and lawns. Landscape design is coordinated with building design, parking lots, amenity spaces and project entrance features and is selected and installed to provide shade at pedestrian walkways and amenity spaces. The landscaping design relates to and reinforces important spaces and building entrances.
- b. Landscape design shall follow the regulations in the Landscape Code (Article VIII) applicable to the RM-25 zoning district except as shown in Exhibit 5, Code Deviations Table.
- c. All buildings are to have pitched tile roofs; therefore, all AC condensing units all located at grade. Wherever possible, mechanical equipment is located between projecting balconies and between buildings at building ends. Hedges are located on the exposed sides of air conditioning units, around water and fire back flow preventers (as permitted by the City Utilities department and the Fire Department), and around FPL transformers (as permitted by FPL). The EV charging stations are limited to two (2) charging ports located in front of a parking space. The EV chargers do not create any noise that would be disruptive to residents. For these reasons, there is no landscape material around the EV

chargers to allow for easy use of the equipment. All deviations are included in Exhibit 5, Code Deviations Table.

- d. The central lake provides the water source for the landscape irrigation system.

**12. Plant materials**

All landscaping plant material in the PUD meets the requirements of Article VIII of the Code for the RM 25 zoning category, except for the percent of any one species of trees and shrubs. This deviation is noted in Exhibit 5, Code Deviations Table. The amount of landscape material in the PUD meets or exceeds the applicable Code requirements to provide for a lushly landscaped environment.

**13. Open space requirements**

Section 16-101(d)(13) of the City Code requires a minimum of 35% of gross site area shall be provided as open space inclusive of all pervious area, courtyards, plaza, pool decks, sidewalks and other outdoor use areas, except that lakes or other water area shall not count for more than twenty-five percent (25%) of the open space requirement, unless such water area is within a recorded wetlands conservation easement in which no more than thirty-five percent (35%) of water area shall count towards the open space requirement. The Caroline at Sunrise PUD exceeds this requirement and includes almost 49% open space. The composition of the open space is provided below.

<b>Open Space Type</b>	<b>Square Feet</b>	<b>% of Net Area</b>
Landscape	295,376	31.93
Lake	81,423	8.8
Walkways, Plaza and Pool Deck	69,285	7.49
Swimming Pool	2,407	.26
<b>TOTAL</b>	<b>449,129</b>	<b>48.48%</b>

**14. Coordination with Broward County Transit**

During the City site plan approval process and Broward County plat note amendment process, the applicant will coordinate with Broward County Transit and the City to determine any necessary infrastructure to accommodate future public transportation needs. Three (3) transit routes serve the PUD and all have convenient transit stops.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN	SERVICE FREQUENCY	PEDESTRIAN PATH IN FEET
88	Weekday	6:30a – 11:06p	42 Minutes	Northbound – Approx. 1,400' from Oakland Park Boulevard entrance Southbound– Approx. 300' from Pine Island Road entrance
	Saturday	6:30a – 11:06p	42 Minutes	
	Sunday	6:50a – 10:16p	42 Minutes	
72	Weekday	5:13a – 12:40x	14 Minutes	Eastbound – Approx. 360' from Oakland Park Boulevard entrance Westbound – Approx. 1,700' from Pine Island Road entrance
	Saturday	5:13a – 12:16x	15 Minutes	
	Sunday	7:45a – 10:08p	19 Minutes	
56	Weekday	6:30a – 7:10p	45 Minutes	Eastbound – Approx. 1,700' from Pine Island Road entrance Westbound – Approx. 1,800' from Pine Island Road entrance

**C. Design Standards**

- 1. Building architecture shall be creative and distinctive with site development incorporating sustainable design concepts with respect to architecture, green design, landscaping and urban form.**

One of the main objectives in this PUD is to incorporate articulation on the facades to create visual interest and help maintain the pedestrian scale to achieve enduring architectural design for the benefit of the City, the surrounding neighborhoods and the future residents of this residential community. The development shall be certified under NGBS. The level of certification will be determined when building plans are finalized.

- 2. To prevent long stretches of repetitive and undifferentiable wall planes, a building shall be designed in a manner that reduces its apparent bulk by visually dividing the façade into small segments that create a complementary pattern of rhythm and divide large buildings into smaller**

**identifiable pieces. Building proportions with strong vertical emphasis that exaggerates building height are to be avoided.**

The building massing has been adjusted to create multiple depths and heights, which overall serves to break up the elevations buildings and create proportional segments that better relate to the human experience. In addition, entrances and balconies are treated with different materials, metal canopies, and are varied in shape and depth. A varied and complementary color palette is used to further divide the facades.

3. **Two (2) of the following methods shall be used on the facades of a building:**
- i. **A minimum step back (recess) or projection of the façade three feet or more for a minimum of twenty-five percent (25%) of the façade area.**
  - ii. **Architectural design elements such as porches, canopies, towers, dormers, bay windows, balconies, and distinctive entry features that provide depth to the façade by breaking up a minimum of twenty-five percent (25%) of the façade area.**
  - iii. **Variation of the roof and/or roof wall height to visually break up a minimum of twenty-five percent (25%) of the façade, such as by use of variation in roof line, roof pitches, dormers, and/or parapet heights.**
  - iv. **Horizontal and/or vertical variation in texture, or materials and architectural detailing with elements, such as cornices, friezes, reliefs, dentils, architraves, pediments, pilasters, quoins, corbels, to distinguish floors and adjoining units or to signify various elements of the building.**

Multiple architectural elements and methods create visual interest on the facades of the buildings. Foregrounding all covered balconies, entries to the buildings and other elements are used to articulate the facades to avoid flat facades. The step back or projection varies from 50% to 60% of the facades of the buildings on both the front and rear of the buildings. These step back and recessed features on the building also provides a variation in roof line with a typical slope of 5/12 at the covered balconies.

The PUD does not allow screen walls/enclosures for patios and balconies. We are incorporating multiple architectural elements and using various methods on the facades of the buildings.

Horizontal and vertical moldings, different types of windows, different types of balconies and color selection as well as stone veneer are used to create different textures on the facades.

- 4. Building facades facing major roadways and pedestrian corridors shall incorporate appropriate architectural features to enhance the aesthetic environment. These features must conform to the architectural style of the building, and must include cornice detailing, ornamentation, moldings, changes in materials and textures, color variations, and other architectural sculpting that enhances the ground level and adds interest and appeal to the building's exterior.**

To enhance the design and create articulation in the facades the architectural design includes the use of horizontal and vertical moldings, different types of windows, different types of balconies and a varied color selection.

- 5. Windows and doors shall be defined with decorative details such as frames, sills, shutters, planters, relief trims, or molding.**

To meet this requirement, all building elevations will be treated with architectural details to enhance and create visual interest. Around windows we will provide eyebrows, frames, and decorative shutters. The window frames will be in a contrasting color to the main facade. We will provide decorative trim in varied styles, such as horizontal molding to break the facade into proportional elements. Balconies are also varied in shape and design to create more visual interest.

- 6. Decorative brick or concrete pavers shall be provided at all driveways and walkways in residential areas.**

Concrete pavers and a landscaped median are included at the main project entrance on Oakland Park Boulevard. In addition, concrete pavers are included at the entrance on Pine Island Road for a minimum of 50 feet from the Pine Island Road right of way line. In addition, decorative pavers or tiles are located at the pool deck, at building entrances and entrances to the clubhouse/leasing office. Pavers are also located in the driveways between townhome buildings and at crosswalks. All parking areas are to be asphalt or concrete pavers and all sidewalks are concrete or concrete pavers. Due to the size of the development and ongoing maintenance costs, brick or concrete pavers are not provided in all walkways. Please refer to Exhibit 5 for the proposed deviation.

- 7. A two (2) two car garage for each detached single-family residential dwelling unit.**

There are no single family dwelling units in this development. Therefore, this requirement does not apply.

8. **In multi-family developments, one (1) parking garage space or one (1) space in a parking garage onsite for every two (2) multi-family units shall be provided. Required parking spaces located in private individual garages shall not be used for storage nor for habitable space.**

The intent of the requirement for parking garages is to establish a high quality of design for multi-family residential uses and break up large expanses of parking areas. The development includes 130 parking garage spaces which equals 28% of the dwelling units. Please refer to Exhibit 5, Code Deviations Table. This number is similar to other multifamily developments recently approved in the City. Management shall enforce the requirement that these parking garages not be used for storage nor habitable space through leases signed by tenants.

9. **Common on-site open space and private recreation facilities shall be provided for all residential uses. The type and size will be appropriate for the size and character of the PUD.**

The Caroline at Sunrise PUD includes common open spaces and private recreation facilities for all ages including the following:

- A private clubhouse opens onto the lake and includes a leasing office, large clubroom, resident business center, resident package storage, game rooms and fitness center. The size is more than double what is required by the RM-25 zoning district.
- Adjacent to the clubhouse and fronting on the lake is a swimming pool with a maximum size of 2,500 square feet.
- Pool deck with canvas pool cabanas, large gazebo with bar and seating areas, and outdoor gas BBQ grilles.
- Centrally located tot play area with play equipment, benches, a canvas shade pavilion and leafy shade trees.
- Centrally located lake with tree lined shaded walkway along the perimeter.
- Benches located around the lake.
- Dog park with dog play equipment, benches, a canvas shade pavilion and leafy shade trees.
- Outdoor kitchen and outdoor seating area in the townhome section.

10. **Public art and public open spaces, such as public plazas and courtyards shall be provided. Public art shall be provided along or adjacent to major roadway corridors.**

A public plaza and a private pocket park are located at the front of the project along Oakland Park Boulevard. This open space area includes an art piece/sculpture, outdoor seating area with park benches, and a combination of shade trees, large palms, hedges, and flowering plants.

11. **All mechanical and other similar equipment located on the roof or ground shall be screened by parapets or screens that are equal in height or taller than the equipment.**

All air conditioning condensing units are located at grade. Therefore, landscape material is used for screening purposes in lieu of structural screens or parapets. Wherever possible, mechanical equipment is located between projecting balconies and between buildings at building ends. Hedges are located on the exposed sides of air conditioning units, around water and fire back flow preventers (as permitted by the City Utilities department and the Fire Department), and around FPL transformers (as permitted by FPL). These hedges provide a buffer to mitigate noise. The EV chargers are limited to two (2) charging ports located in front of a parking space. The EV chargers do not create any noise that would be disruptive to residents. In order to provide easy access to the EV chargers/equipment, no landscaping material is located around the EV chargers to allow for easy use of the equipment. This deviation is included in Exhibit 5.

12. **If provided, nonresidential uses shall be designed as integral, harmonious parts of the PUD and may be horizontally or vertically integrated with residential uses.**

The Caroline at Sunrise PUD does not include any nonresidential uses. Therefore, this requirement does not apply.

13. **A minimum six (6) foot decorative precast or concrete wall shall be provided along the perimeter of the PUD that is directly adjacent to any single family uses.**

The Caroline at Sunrise PUD exceeds this requirement. The development includes a seven (7) foot wall along the west property line to enhance the buffer for the adjacent single family residents. Six (6) foot precast or concrete walls and knee walls with a fence are used along the balance of the perimeter of the property except along the east property line located at the main entrance to the development. A wall is not required at this location nor is it feasible because the property line runs through an access easement shared with the adjacent property owner. See Exhibit 3, Conceptual Site Plan for location and type of walls.

14. **An internal circulation system of walkways and bicycle paths to connect uses in the PUD and to the adjacent roadway network. The internal circulation system shall be spatially defined by buildings, trees, and**

**pedestrian lighting and should incorporate designs with traffic calming measures.**

Pedestrian movement and safety are priorities in the design of the Caroline at Sunrise PUD. A continuous network of internal sidewalks, at least 5 feet wide, provide pedestrian connections between all buildings and to amenity areas. All sidewalks in the PUD provide accessible pedestrian connections to near-by bus stops. Bicycle racks are provided at each of the apartment buildings and the townhomes have room for bicycle storage in each garage. Bicycle parking is provided at all buildings.

15. **Transit shelters, if applicable, in accordance with Broward County and City of Sunrise design standards by coordinate pursuant to Section 16-101(d)(14).**

During the City site plan approval process and Broward County plat note amendment process, the applicant will coordinate with Broward County Transit and the City to determine any necessary infrastructure to accommodate future public transportation needs.

16. **All storage of merchandise, equipment and materials for nonresidential uses shall be within an enclosed building or buildings.**

The Caroline at Sunrise PUD does not include any nonresidential uses. Therefore, this requirement is not applicable.

17. **The applicant shall include and provide sustainable practices and a list of green building design elements used in the design and construction of the PUD. Such measures may include, but not be limited to, the directional orientation of buildings, the location of windows, minimization of radiant heat absorption, use of alternative energy sources, and the inclusion of energy-efficient landscaping.**

The Caroline at Sunrise PUD incorporates sustainable design features and materials to achieve certification under the NGBS for New Construction. Sustainable elements of the PUD that help to achieve the NGBS certification include:

- Access to three (3) public transportation
- Resident bike storage rooms
- SEER 14 (or better) AC equipment
- Energy Star rated appliances
- Non-HCFC refrigerants
- All LED exterior lighting
- Interior lighting fixtures to have LED lamps
- Low-flow toilets, bathtubs/showers, and faucets



- Low VOC paint, adhesives, and sealants

**18. Two percent (2%) of all required parking spaces shall be electric vehicle charging spaces and comply with the following requirements:**

- **Electric vehicle charging spaces shall be reserved for the exclusive use of electric vehicles.**
- **Electric vehicle charging spaces shall, at a minimum, be equipped with an electric vehicle charging station rated at electric vehicle charging level 2.**

The Caroline at Sunrise PUD includes 18 level two (2) EV charging spaces on the property. These spaces are marked accordingly. Each charger has two (2) ports on a pedestal placed between two (2) parking spaces. Additional chargers may be added in the future as demand increases.

**19. The applicant is encouraged to incorporate natural gas throughout the project.**

Natural gas will be utilized for the grill located in the amenity area.

**20. The irrigation system shall be designed to accept irrigational reuse when available and commit to connecting to the reuse distribution system when available.**

The central lake provides the water source for the landscape irrigation system. The landscape irrigation system shall connect to the reuse distribution system when the connection is available to the property.

**21. All utilities including telephone, cable television, and electrical systems shall be installed underground, subject to approval from the applicable utility. Large transformers shall be placed on the ground and contained within pad mounts, enclosures, or vaults. The developer shall provide adequate landscaping to screen all utility facilities permitted aboveground.**

The City supplies potable water to the property. Utility Easements will be in place prior to connection to the public water system. The location and dimensions will be coordinated with the Utilities Department. The PUD maintains existing sewage service for the surrounding properties with addresses 8850, 8870 and 8890 West Oakland Park Boulevard.

Sewer is to be a private system designed by the project civil engineer and maintained by the owner. The sewer system design is subject to approval by the Utilities Department. The design will include a lift station, if necessary.

All telephone, TV and electric services are underground. All design requirements and easements are subject to approval by the applicable utility company.

#### **SECTION IV: LIGHTING**

Luminaire shields, or the like, are included to eliminate source lighting and glare on adjacent properties. The height of outdoor light fixtures adjacent to residential uses is lower than the maximum allowable height to decrease photometric impacts. The height of the outdoor light fixtures ranges from 18 feet to 25 feet throughout the development. The shorter outdoor light fixtures are utilized along the west property line.

#### **SECTION V: CONFORMANCE TO APPROVED PUD AND AMENDMENTS**

No permits shall be issued by the City, and no development shall commence in the PUD unless in conformance with the approved PUD design guidelines. The director of community development or designee may approve minor changes and deviations from the approved design guidelines, which do not depart from the principal concept of the approved PUD. These minor changes pertain to the location, types and configuration of buildings, landscaping, and similar changes when consistent with the character and intent of the approved PUD.

The director of community development or designee may determine that requested changes and deviations from the design guidelines constitute a substantial alteration to the character of the PUD and thus require a new application. In this case, the requested changes require City Commission approval. This approval may be by Resolution of the City Commission.

#### **SECTION VI: LAND DEVELOPMENT DEVIATIONS**

Exhibit 5 outlines any deviations from the Land Development Code not already modified in Section 16-101.

**EXHIBIT 1**  
**SKETCH AND LEGAL DESCRIPTION**

	SKETCH AND LEGAL DESCRIPTION BY <b>PULICE LAND SURVEYORS, INC.</b> 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulfelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870	
--	--	--

**LEGAL DESCRIPTION:**

A PORTION OF PARCEL "A", "SUNRISE ICE CHALET", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE 21, AND PARCEL "A", "FRUSCIANS TRACT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGES 55 THRU 58, INCLUSIVE, AND THAT PORTION OF THE 10 FOOT WIDE RIGHT-OF-WAY, AS SHOWN ON "CHAMBERS LAND COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 PAGE 5A, LYING SOUTH OF AND ADJACENT TO PARCEL "A", "FRUSCIANS TRACT", ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A", "FRUSCIANS TRACT"; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) NORTH 46°39'53" EAST 44.87 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHERLY FROM WHICH A RADIAL LINE BEARS SOUTH 04°46'44" WEST; 2) EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1809.86 FEET, A CENTRAL ANGLE OF 00°25'13", FOR AN ARC DISTANCE OF 13.28 FEET TO A POINT OF TANGENCY; 3) SOUTH 84°48'02" EAST 285.51 FEET; 4) SOUTH 01°27'03" EAST 121.58 FEET; 5) SOUTH 27°49'14" EAST 143.49 FEET; 6) NORTH 89°31'00" EAST 286.33 FEET; 7) SOUTH 01°27'07" EAST 2.51 FEET; THENCE CONTINUING ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID PARCEL "A", "SUNRISE ICE CHALET", NORTH 89°31'00" EAST 410.14 FEET; THENCE SOUTH 01°27'16" EAST ALONG AN EAST LINE OF SAID PARCEL "A" 166.85 FEET; THENCE NORTH 89°31'12" EAST ALONG A NORTH LINE OF SAID PARCEL "A" 185.03 FEET TO A POINT ON A LINE LYING 12.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID PARCEL "A"; THENCE SOUTH 01°27'18" EAST ALONG SAID PARALLEL 161.95 FEET; THENCE SOUTH 89°31'12" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" AND A SOUTH LINE OF SAID PARCEL "A", "FRUSCIANS TRACT" 570.16 FEET; THENCE SOUTH 01°27'07" EAST ALONG THE EAST LINE OF SAID PARCEL "A", "FRUSCIANS TRACT" AND ITS SOUTHERLY EXTENSION 657.57 FEET TO A POINT ON A LINE LYING 10.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 89°31'38" WEST ALONG SAID PARALLEL LINE 685.22 FEET; THENCE NORTH 01°28'58" WEST ALONG THE WEST LINE OF SAID PARCEL "A" AND ITS SOUTHERLY EXTENSION 1236.94 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, AND CONTAINING 925,059 SQUARE FEET (21.2364 ACRES), MORE OR LESS.

**NOTES:**

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL "A", "FRUSCIANS TRACT" BEING S84°48'02"E AS SHOWN ON SAID PLAT.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: MORGAN GROUP DEVELOPMENT	
SCALE: N/A	DRAWN: L.S.
ORDER NO.: 71193C	
DATE: 3/22/23	
PROPOSED OVERALL BOUNDARY	
SUNRISE, BROWARD COUNTY, FLORIDA	
FOR: CAROLINE AT SUNRISE	

SHEET 1 OF 2	THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 & 3
<b>John F.</b>	Digitally signed by John F. Pulice, PSM
<b>Pulice, PSM</b>	Date: 2023.04.03 Time: 09:04:00
<input type="checkbox"/> JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS22891	
<input type="checkbox"/> BEATRIZ BURNIS, PROFESSIONAL SURVEYOR AND MAPPER LS6136	
<input type="checkbox"/> VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274	
<input type="checkbox"/> DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290	
STATE OF FLORIDA	

PLS



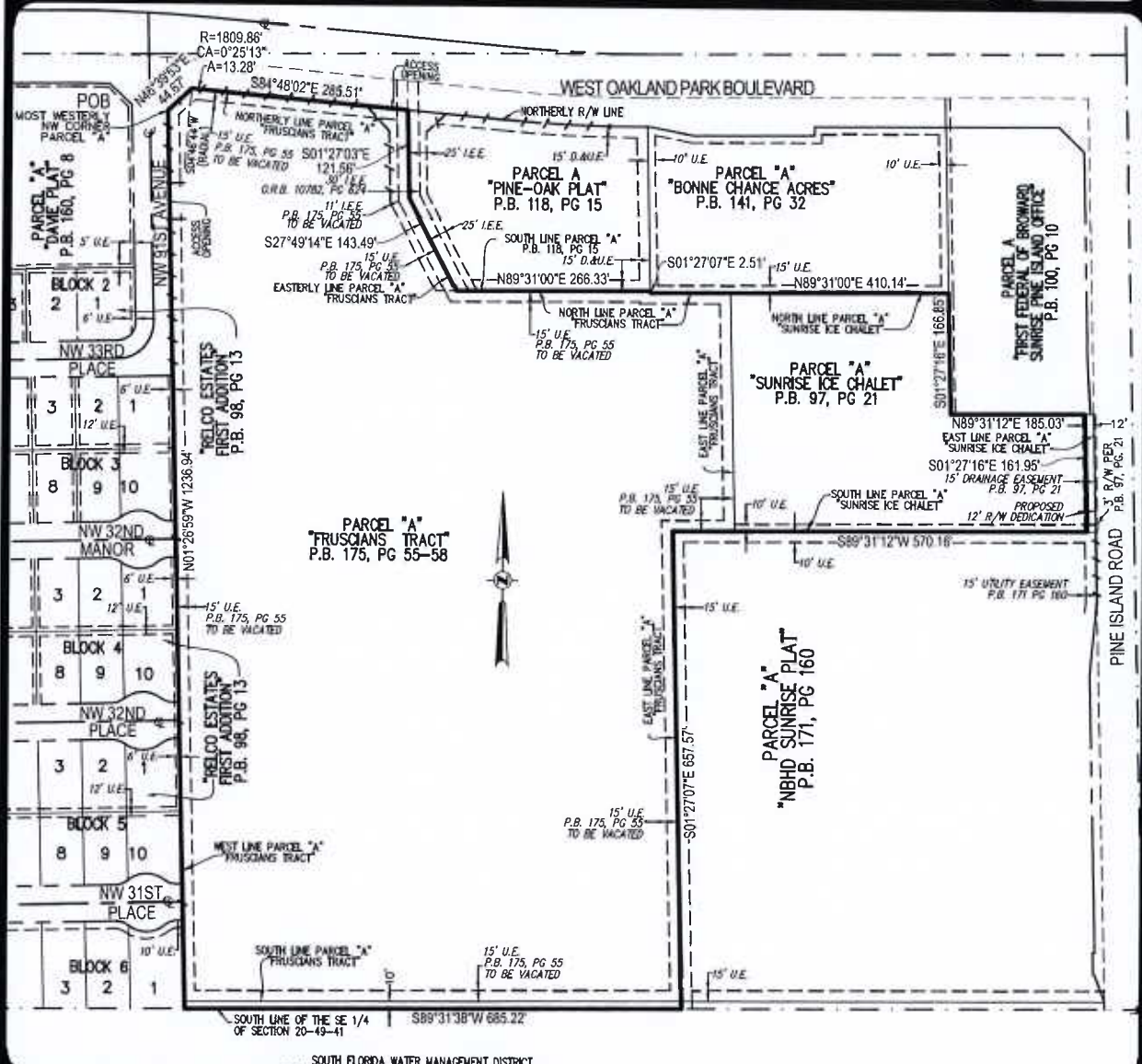
# SKETCH AND LEGAL DESCRIPTION BY **PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870

PLS



CLIENT: MORGAN GROUP DEVELOPMENT

SCALE: 1"=150'      DRAWN: L.S.

ORDER NO.: 71193C

DATE: 3/22/23

PROPOSED OVERALL BOUNDARY

SUNRISE, BROWARD COUNTY, FLORIDA

FOR: CAROLINE AT SUNRISE

SHEET 2 OF 2

LEGEND:

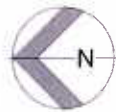
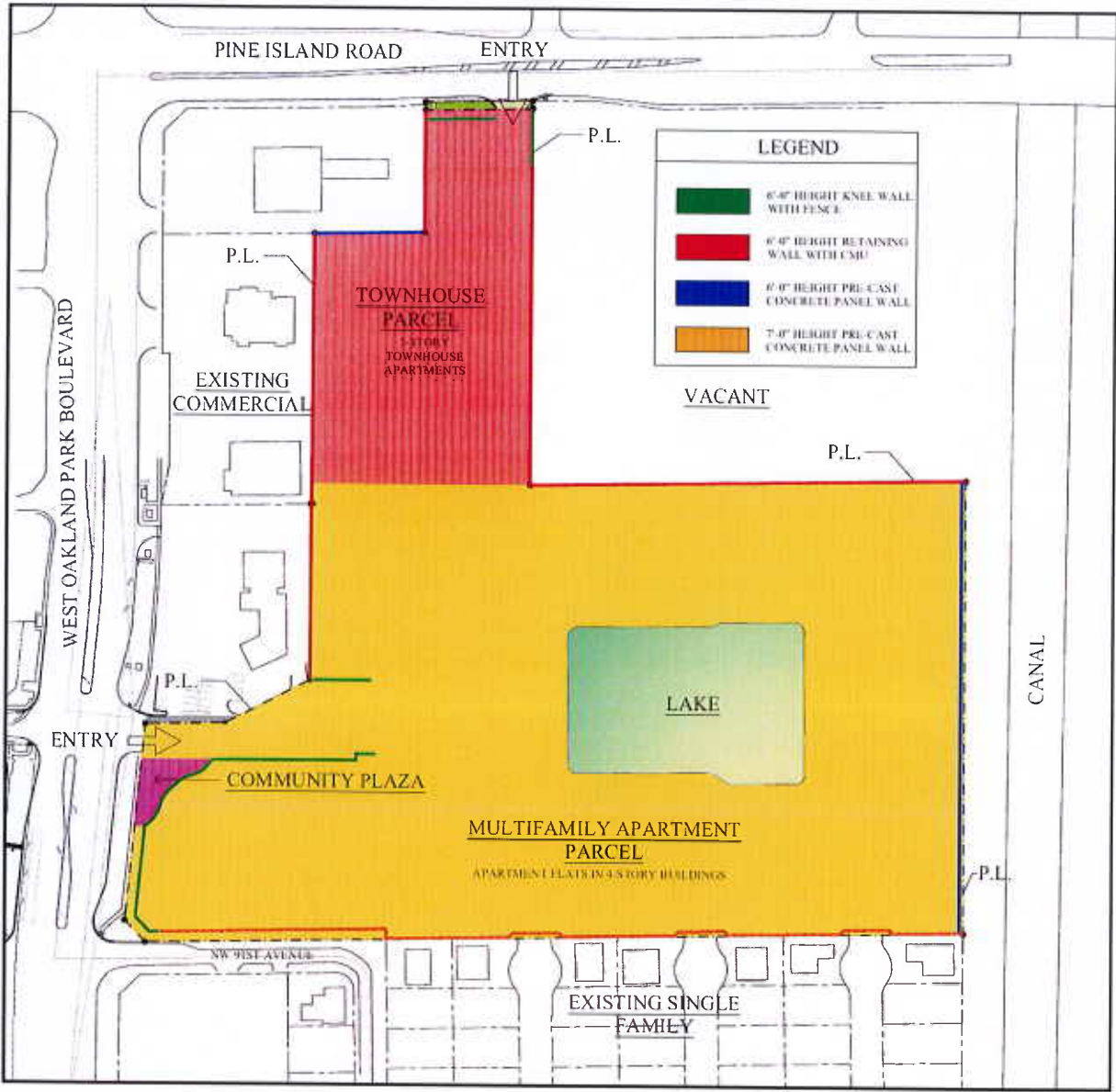
- CENTERLINE
- OFFICIAL RECORDS BOOK
- UTILITY EASEMENT
- UTILITY AND DRAINAGE EASEMENT
- INGRESS/EGRESS EASEMENT
- RIGHT-OF-WAY
- POINT OF BEGINNING

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 & 3

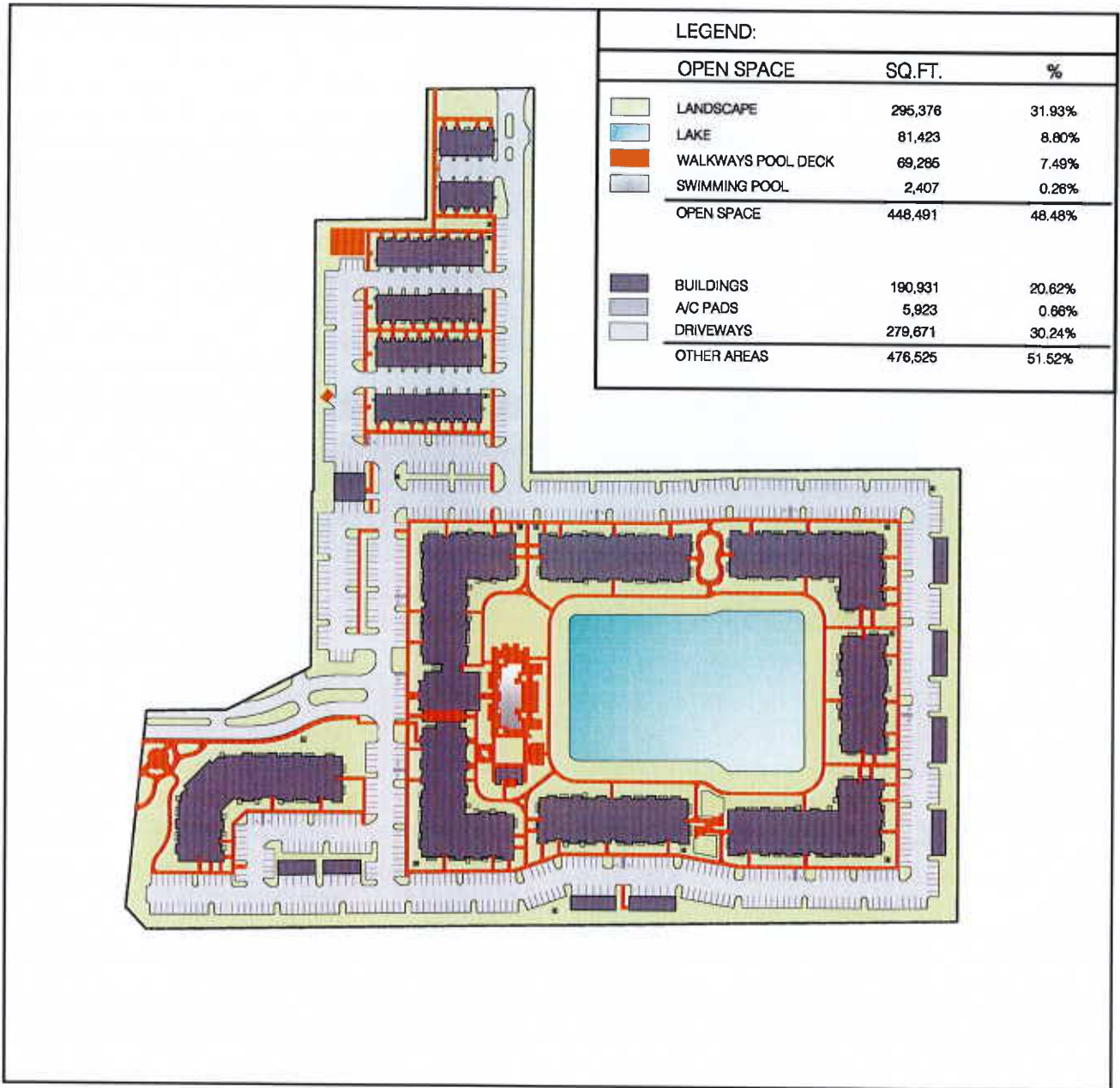
**EXHIBIT 2**  
**LOCATION MAP**



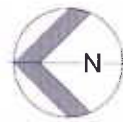
**EXHIBIT 3**  
**CONCEPTUAL SITE PLAN**



## EXHIBIT 4 OPEN SPACE AND CIRCULATION PLAN



**N.T.S. |**



**EXHIBIT 5**  
**CODE DEVIATIONS TABLE**

<b>DEVIATIONS FROM P.U.D. CODE (SECTION 16-101)</b>		
ITEM NO.	CODE SECTION AND REQUIREMENT	PROPOSED ALTERNATIVE STANDARD
1.	16-101.(d)(6) Min. 30' building setback from perimeter edge.	30' except for the following: WEST: 20' setback at one story garages SOUTH: 17' setback to one story garages NORTH: 15' setback to small electric room on the north adjacent to the existing bank parcel; 21' setback for buildings #13 and #14 EAST: 27' setback to the townhome #12.
<b>Justification</b>	The PUD includes a wall around the entire perimeter of the property, which exceeds the Code requirements. The expanded wall provides additional buffer for those areas on the north and east that have reduced setbacks. The garages on the southern portion of the property are located approximately 230' from the nearest building and canal separates the property from the adjacent buildings. The reduced setback on the west occurs only at 2 garage buildings and represents a small fraction of the west property line. The garages are oriented toward the inside of the project and are approximately 20' from the property line. The vehicles enclosed in the garages create less noise than a surface parking condition.	
2.	16-101.(e) (8) 1 space in a parking garage for every 2 units or $452/2=226$ garage spaces	130 garage parking spaces are provided.
<b>Justification</b>	50 spaces are in freestanding garages and 40 are in the townhome buildings. The garages in the townhome units accommodate 2 vehicles. Overall, 130 parking spaces are in garages, which is a ratio of 1 garage space per every 3.5 dwelling units. This ratio of garage parking spaces is in line with other approved multifamily developments in the City. The 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. Other amenities included in the development and discussed in the Design Standards ensure a high-quality PUD that meets or exceeds the City's standards.	
3.	16-101.(e)(6) Decorative brick or concrete pavers at all driveways and walkways	Concrete pavers are included at the main project entrance on Oakland Park Boulevard. Concrete pavers are included at the entrance on Pine Island Road for a minimum of 50 feet from the Pine Island Road right of way line. Decorative pavers or tiles are located at the pool deck, at building entrances and entrances to the clubhouse/leasing office. Pavers are also located in the driveways between townhome buildings and at crosswalks. All parking areas are to be asphalt or concrete pavers and all sidewalks are concrete or concrete pavers.
<b>Justification</b>	Due to the size of the development and the extensive circulation system, providing pavers in all the required areas is not feasible. Decorative pavers are located at the two entrances to the complex, pool deck, crosswalks, and interior driveways at the townhomes.	
4.	16-101.(e) (11) All mechanical equipment on the roof or ground shall be screened.	Landscape hedges screen mechanical equipment except EV chargers.
<b>Justification</b>	All mechanical equipment is located at grade. Therefore, landscape material provides the appropriate screening except for the EV charging stations. Charging stations must be located in the parking area and screening would interfere with the use of the charger.	
<b>DEVIATIONS FROM PARKING CODE (ARTICLE VII)</b>		
ITEM NO.	DESCRIPTION	PROPOSED ALTERNATIVE STANDARD
5.	16-142(b)(1) Size of parking spaces - 10' x 20'	9' x 18'
<b>Justification</b>	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. Handicapped spaces will meet the size requirements of the accessibility code.	



**DEVIATIONS FROM PARKING CODE (ARTICLE VII)**

ITEM NO.	DESCRIPTION	PROPOSED ALTERNATIVE STANDARD
6.	16-142(b)(2) Required two-way drive aisle in parking areas is 24'	23' along the west drive aisle
<b>Justification</b>	The reduction in the drive aisle width will allow the applicant to provide the full width of the required landscape buffer along the west property line, adjacent to the single family homes. This change has no negative impact on the ability of emergency vehicles to safety maneuver in the development. Overall, this modification allows for the 20' landscape buffer and does not comprise the safety and welfare of residents.	
7.	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).	
8.	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 * 158 1br = 277 2.0 spaces * 219 2BR = 438 2.50 spaces * 75 3BR = 188 + 10% / guests = 91 Total Required=994	1.8 spaces per residential unit.
<b>Justification</b>	The number of spaces/unit is in accordance with traffic study and Parking Supply Documentation submitted by applicant. 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 1.8 spaces per unit is consistent with other parking reductions approved in the City.	
	Except at garages, parking spaces and/or drive aisles shall be located a minimum of 10' from any building	

**DEVIATIONS FROM LANDSCAPE CODE (ARTICLE VIII)**

ITEM NO.	DESCRIPTION	PROPOSED ALTERNATIVE STANDARD
9.	16-165 (d) new trees. no one (1) species of tree may constitute more than thirty (30) percent of the trees or palms required by this article.	No one (1) species of trees shall constitute more than 35%
<b>Justification</b>	This deviation is needed due to supplies in the marketplace.	
10.	16-165 (e) no one (1) species of shrub or hedge shall constitute more than thirty (25) percent of the shrub or hedge required by this article.	No one (1) species of shrub or hedge shall constitute more than 36%
<b>Justification</b>	This deviation is needed due to supplies in the marketplace.	
11.	16-169(a)(1)(d) Bermed landscape strip at least 20' adjacent to street rights of way and 25' adjacent to trafficway with 6' wall and 8' wall adjacent	No berms are provided along the adjacent streets. A 7' masonry wall is located along the west property line. A 6' knee wall with fence is included adjacent to Oakland Park Boulevard and Pine Island Road as shown on Exhibit 3. The wall setback varies based on existing and proposed conditions. Along the west property line, the wall is setback adjacent to the cul-de sacs and NW 91 <sup>st</sup> Street to accommodate existing landscaping and additional enhanced

	to a trafficway setback 10' from the sidewalk. Low, mid, and upper level landscaping and one (1) tree per twenty-five (25) feet shall be planted on the exterior side of the wall.	landscaping. A deviation is requested from the required Low, mid, and upper level landscaping and one (1) tree per twenty-five (25) feet shall be planted on the exterior side of the wall.
<b>Justification</b>	No berms are provided along the adjacent streets to create a more urban landscape design. The public plaza makes it impractical to have a 25' berm in the landscape area along Oakland Park Boulevard. 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 wide landscape area adjacent to Pine Island Road provides sufficient opportunity for enhanced landscape to separate the townhomes from the right of way. The PUD Code requires a wall only adjacent to single family uses and the development exceeds this requirement. Low, mid and upper level landscaping is provided outside the wall along NW 91 <sup>st</sup> Street to enhance the entrance to the single family homes adjacent to the property.	
<b>12.</b>	16-169(b)(1) When PUD abuts RS-3, RS-5 or RS-7 district, a landscape buffer at least 20' is required and 10' is required adjacent to any other parcel. 1 tree per each 25 linear feet or fraction thereof and mid level landscaping is required. A 6' wall is required along the property line.	Along the west property line, a 7' masonry perimeter wall is included at the property line adjacent to the single-family homes. The location of the wall is shown on Exhibit 2. The wall is setback adjacent to the cul-de sacs and NW 91 <sup>st</sup> Street. The landscape buffer adjacent to nonresidential uses was reduced to accommodate both curbing and wheel stops adjacent to landscape buffers as well as a turn-around in the Pine Island Road entrance. North: 9'4" on the north property line adjacent to the commercial use South: Generally 9'8" adjacent to the vacant parcel and a small portion is 4'4" to accommodate a vehicular turn around in the Pine Island entrance.
<b>Justification</b>	The PUD Code requires a wall only adjacent to single family uses which should supersede the wall requirements in Sec 16-169(b)(1). The wall is setback adjacent to the streets along the west property line to accommodate landscaping. The landscape buffer adjacent to some nonresidential uses is reduced to provide both curbing and wheel stops adjacent to landscape buffers. In addition, the buffer ranges from 9'8" to 4'4" along the Pine Island Road entrance to accommodate a vehicular turn around at this entrance.	

**DEVIATIONS FROM LANDSCAPE CODE (ARTICLE VIII)**

ITEM NO.	DESCRIPTION	PROPOSED ALTERNATIVE STANDARD
<b>13</b>	16-169(c)(2) Parking area landscape islands: No grouping of parking spaces shall exceed eight (8) in a row and a tree shall be planted every twenty-five (25) feet.	Maximum 10 parking spaces in a row
<b>Justification</b>	This request is in combination with a reduction of the parking stall width by from 10' to 9'. The result is 10' additional width between islands. This reduction allows for additional open space in common areas. The required trees are planted every 25 feet.	
<b>14.</b>	16-169(c)(2)(a) Parking area landscape islands shall be a minimum of 8' wide, not including curbing. The length shall be 20' for exterior islands and 18' for interior islands, including curb	All islands are 18' long including curb and 7'8" wide excluding curb except at townhome parking garages where the dimensions are 2'7' long and 3' wide, excluding curbs.
<b>Justification</b>	18' long landscape islands are provided to match the 18' parking spaces. The modification is also required in order to accommodate landscape islands between townhomes.	
<b>15.</b>	16-169(d)(1) Pedestrian Zone Landscaping Foundation planting 8'-0" minimum 10'-0" average Average of 10' min. or 50% of bldg. height whichever is greatest	Apartments: 12' minimum planting area and 5' sidewalk provided Townhomes: 9' minimum and 5' sidewalk provided

Justification	Building height for the four (4) story apartment buildings is 52'8". 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 as close to the parking areas in order 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. The number of trees required in the pedestrian landscape zone are located adjacent to the buildings or relocated to other areas of the property. This deviation does not result in a reduction of the number of trees provided.	
16.	16-169(f)(1) Entry feature Landscaping at Oakland Park Boulevard 100'-0" (1/2 width of public R.O.W.)	0' on the east side
Justification	A public plaza is featured adjacent to the main entry on the west side of the entrance. The PUD shares the main driveway with a commercial site on east side and the eastern edge of the entrance is outside of the limits of the PUD. The existing condition on the east side of the entrance does not permit entry feature landscaping.	
17.	16-169(f)(1)Entry feature Landscaping at Pine Island Road 53'-0" (1/2 width of public R.O.W.)	Three levels of landscaping are limited in the entrance drive due to the location of the vehicular turn around. The length of the entrance feature landscaping extends to the security gates and not the first intersection in the drive.
Justification	The property frontage is limited along Pine Island Road. Entry feature landscaping is located on the north side of the entrance and meets the requirement. The entry feature landscape area extends south of the entrance to the property line. The driveway is located to accommodate engineering standards and does not provide enough distance to the south property line to accommodate the required entry feature landscaping. It is not possible to include three levels of landscaping along the south side of the entrance drive due to the configuration of the required vehicle turn around.	