

**City of Sunrise Affordable Housing Advisory Board**  
**2022 Annual Report of Affordable Housing Incentive Strategies**  
*For the State Housing Initiatives Partnership (SHIP) Program*



**Board Approval Date**

November 14, 2022

**City Commission Acceptance Date**

December 13, 2022

**Plan Submission Date**

On or before December 31, 2022

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## **Introduction**

The William E. Sadowski Act of 1992 created and provided for a dedicated funding source for affordable housing from the Documentary Stamp Tax for multiple state programs, one of which is the State Housing Initiatives Partnership (SHIP). In accordance with Florida Statute section 420.9072, SHIP was created for the purpose of providing funds to counties and eligible municipalities as an incentive for the creation of local housing partnerships, to expand production of, and preserve affordable housing, to further the housing element of the local government comprehensive plan specific to affordable housing, and to increase housing related employment.

Currently, to receive SHIP funds, Counties and eligible municipalities must follow Florida Statute section 420.9076, which includes: the creation and adoption of Affordable Housing Incentives; creation of an Affordable Housing Advisory Committee (AHAC) to examine and recommend incentives for the implementation of affordable housing; and the preparation and adoption of the Local Housing Assistance Plan every three years for submittal to the State of Florida Housing Finance Corporation (FHFC) for review and approval. In addition, an annual report is required to be submitted to the FHFC by the local government on its expenditure performance of SHIP funds.

The City of Sunrise became eligible to receive SHIP funds in 1994 and approved the original Affordable Housing Incentives on May 10, 1994 via Resolution No. 94-105. Since 1994, the regulations on SHIP funds have been revised multiple times. In 2007, the State of Florida mandated the creation of the Affordable Housing Advisory Committee (AHAC) for the purpose of reviewing the adopted affordable housing incentives strategies and recommending incentives to be added, deleted, or otherwise changed. In accordance with the 2007 Legislative Session modification to Florida Statutes section 420.9076 and associated changes to the Florida Administrative Code Chapter 67-37.005, the City of Sunrise created its State Housing Initiatives Partnership (SHIP) Affordable Housing Advisory Committee (AHAC), also known as Affordable Housing Advisory Board (AHAB), in June 2008 via City Ordinance No. 488. Effective October 1, 2020, Florida Statute section 420.9076 was amended to require annual review of policies, ordinances, and other initiatives to encourage and facilitate affordable housing while protecting the ability of the property to appreciate in value and to require the appointment of a local elected official from the City to the Affordable Housing Advisory Board. Please note, the City has had an elected City Commissioner participate in the Affordable Housing Advisory Board prior to the 2020 amendment.

The City's Affordable Housing Advisory Board is governed by Division 13 of Chapter 2 of the City of Sunrise Code of Ordinances. This code was recently revised to ensure consistency with the recent changes in Florida Statutes. In addition, the proposed change incorporates the recent combining of the Redevelopment and Grants division

with the other City grant services into one division under the Finance and Administrative Services Department.

This proposed revision codifies the City existing operations, which are consistent with Florida Statutes. The significant proposed changes are summarized below:

- Revises the requirements from triennially to annually for the review of policies, procedures, ordinances, and incentive strategies to encourage and facilitate affordable housing.
- Revises the responsible department for staffing the Affordable Housing Advisory Board from Community Development Department to the Finance and Administrative Services Department.
- Revises the board membership from requiring eleven members, each from a specific discipline, to eleven members with only six from a specific discipline and one City Commissioner.

*This Affordable Housing Advisory Board (AHAB) Annual Report of Affordable Housing Incentive Strategies is a report that summarizes the review of the City of Sunrise's policies, procedures, ordinances, land development regulations, the adopted City of Sunrise Comprehensive Plan, and all recommendations derived from the review, as per Florida Statutes section 420.9076. The Affordable Housing Advisory Board (AHAB) Report of Affordable Housing Incentive Strategies was completed in December 2018 on a triennial basis and then yearly commencing December 2021.*

### **Affordable Housing Advisory Committee**

The City of Sunrise's Affordable Housing Advisory Committee (AHAC) is known as the Affordable Housing Advisory Board (AHAB). Effective October 1, 2020, the committee must consist of one locally elected official from each county or municipality participating in the State Housing Initiatives Partnership Program and one representative from at least six of the categories below, in accordance with Florida Statutes section 420.9076(2).

The City's AHAB is comprised of eleven (11) members representing the eleven (11) disciplines. The current membership of the AHAB is listed in Table 1, Affordable Housing Advisory Board Membership, below.

**Table 1: Affordable Housing Advisory Board Membership**

<b>Discipline Represented</b>	<b>Two-Year Term Ending Date</b>	<b>Member Name</b>
Residential Home Building	December 31, 2023	Vacant
Banking or Mortgage Banking	December 31, 2023	Robert Daniels
Home Building Labor	December 31, 2022	Traci Miller
Low Income Advocate	December 31, 2023	Derrick Jenkins
For-Profit Provider of Affordable Housing	December 31, 2022	Adam Lustgarten
Not-For-Profit Provider of Affordable Housing	December 31, 2022	John LaMotta
Real Estate Professional	December 31, 2023	Edward Gersten
Local Planning Agency Member, the City may appoint a designee knowledgeable in the local planning process.	December 31, 2023	Commissioner Neil Kerch
Sunrise Resident	December 31, 2022	Jeffrey Hittleman
Sunrise Employers' Representative	December 31, 2022	Regina Solomon
Essential Services Personnel Representative	December 31, 2022	Vacant

The AHAB meets regularly, at minimum on a quarterly basis, and has met a total of six times since January 2022.

## **Review of Affordable Housing Incentive Plan Strategies**

*Table 2-Review of Affordable Housing Incentives* includes a full review of all affordable housing incentives in the eleven (11) areas listed in Florida Statutes section 420.9076. Additionally, as listed in *Table 3-Other Affordable Housing Strategies* were reviewed as part of the Annual Report development.

As part of the review of the Affordable Housing Incentives, the City of Sunrise Land Development Code, Comprehensive Plan, and policies and procedures were reviewed. It should be noted the City completed the evaluation and appraisal process of the City's Comprehensive Plan in accordance with Florida Statutes section 163.3191. As part of the evaluation and appraisal process, Affordable Housing goals, objectives, and policies were reviewed and updated accordingly, with an emphasis on making affordable housing sustainable.

As required by Florida Statutes section 420.9067(4)(j), the City continues to maintain an inventory of locally owned public lands suitable for affordable housing. All municipal owned properties were reviewed to determine those appropriate for use as affordable housing. Those properties in which the City of Sunrise holds fee simple title to are listed in *Table 4-City Owned Properties* and specific properties appropriate for use as affordable housing are identified. In accordance with Florida Statutes section 166.0451, an AHAB meeting was held on October 3, 2022 to review municipal owned properties and those appropriate for use as affordable housing.

**Table 2: Review of Affordable Housing Incentive Strategies**

Incentives	Existing Incentive	Review	2022 Board Recommendations
The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)(3) {420.9076(4)(a) F.S.}	Yes	The City maintains expedited review and processing of development applications per Land Development Code 16-31(f)(1) and for permitting per City policy for Building Permits. In addition, the City assigns a specific Planner, known as a Project Coordinator, to each project to assist through the entire development and permitting process.	Maintain current processes of expediting development applications and permits.
All allowable fee waivers provided for the development or construction of affordable housing {420.9076(4)(b) F.S.}	No	The City currently does not have a reduced fee schedule or provide for alternative methods of fee payment for affordable housing. The Land Development Code allows for reductions of design standards reducing the cost of the project, thus resulting in a lower permit fee as the Building permit fee schedule is based on the cost of construction.	Continue to explore opportunities to reduce the development fees for affordable housing projects.
The allowance of flexibility in densities for affordable housing {420.9076(4)(c)}	Yes	The City provides for Affordable Housing Density Bonus as per the City's Comprehensive Plan: Future Land Use Element Policy 1.2.4, 1.3.5, and 16.3.16, Future Land Use Element Implementation Section A, Residential(7), and Housing Element Policy 1.2.11	Maintain current bonus density for affordable housing projects
The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons {420.9076(4)(d)}	Yes	The City has sufficient infrastructure capacity to handle very-low-income, low-income, and moderate-income persons	Maintain the infrastructure capacity for very-low-income, low-income, and moderate-income persons
Affordable accessory residential units {420.9076(4)(e)}	No	The City's Comprehensive Plan and Land Development Code do not provide for accessory residential units; however, an additional unit may be available for affordable housing through the allocation of flex units or zoning allowances	Continue maintain existing policy of possible allocation of flex units for affordable housing projects
The reduction of parking and setback requirements for affordable housing {420.9076(4)(f)}	Yes	The City's Land Development Code Section 16-144 provides for reduction of parking for affordable housing and the Land Development Code, Article V, "District Regulations" provides for reduction in setbacks requirements. The City's Land Development Code Section 16-142(b) provides for waiver flexibility for parking space requirements and landscaping for affordable housing. Applicable waivers in Section 16-142(b) require units to be reserved for very low income households, low- to moderate-income households for at least fifteen (15) years.	Maintain existing allowances for reductions

**Table 2: Review of Affordable Housing Incentive Strategies**

Incentives	Existing Incentive	Review	2022 Board Recommendations
The allowance of flexible lot configurations, including zero- lot-line configurations for affordable housing {420.9076(4)(g)}	Yes	The City provides for zero-lot-line configurations and additional flexible lot configurations as per the City’s Comprehensive Plan Future Land Use Element Policy 16.3.16, the Housing Element Policy 1.4.3, and as granted per the City Land Development Code, Article V “District Regulations” under the residential zoning districts.	Maintain current allowances in City Land Development Code
The modification of street requirements for affordable housing {420.9076(4)(h)}	No	The City does not provide an affordable housing incentive for this item	No recommended change at this time; continue to evaluate in future years
The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing {420.9076(4)(i)}	Yes	The City has established a process for reviewing proposed adoption of policies, procedures, land development code amendments, and comprehensive plan amendments as related to the cost impact of housing and acknowledgment is included in the corresponding agenda items	Maintain the existing process and minimize changes that will increase the cost of housing
The preparation of a printed inventory of locally owned public lands suitable for affordable housing {420.9076(4)(j)}	Yes	The City continues to maintain an inventory of locally owned public lands suitable for affordable housing readily available. This list will be reviewed annually at a public hearing in accordance with the Annual Affordable Housing Incentive Report submission. This practice is consistent with 166.0451 F.S.	Maintain inventory database and availability; Appropriate City owned properties for use as affordable housing are listed in Table 4-City owned properties
The support of development near transportation hubs and major employment centers and mixed-use developments {420.9076(4)(k)}	Yes	This incentive is addressed in the City’s Comprehensive Plan, Policy 1.2.8 of the Housing Element. The City’s Land Development Code for parking requirements of affordable housing, Section 16-144(a)(10), requires affordable housing to be located within one-quarter mile of an existing public transit route.	Maintain current incentive



**Table 3: Other Incentive Strategies Reviewed**

Incentives	Existing Incentive	Review	2022 Board Recommendations
Housing linkage fee ordinance	No	The City previously explored performing a Housing linkage fee rational nexus study; Please note, Broward County previously adopted a Countywide affordable housing evaluation criteria	Continue to monitor progress of County and continue to evaluate the need to perform the rational nexus study needed
Promote public awareness of affordable housing	No	This City does not currently have a defined program for this incentive; however, staff will prepare an affordable housing campaign for the public based on feedback obtained by AHAB	Continue to explore options to promote public awareness of affordable housing including an Affordable Housing Online Campaign
Donation of public land for affordable housing	Yes	The City previously partnered with Habitat for Humanity and donated public land for an affordable housing project	Evaluate the possibility to continue partnerships and donation of public land for affordable housing projects
Expand and increase partnerships with public, private, and not-for-profit housing providers	Yes	This incentive is Goal 1 in the Housing Element of the City's Comprehensive Plan. The City previously partnered with Habitat for Humanity and Broward Alliance for Neighborhood Development in previous years, and continues to explore various options for future partnerships	Continue to explore opportunities for partnerships with other public, private, or not-for-profit
Financing mechanisms to promote acquisition and rehabilitation of foreclosed homes and residential buildings	Yes	The City has researched various financing mechanisms for this incentive and has received grant funds as well as private funds from non-profit partnerships	Continue to evaluate and promote financing mechanisms to acquire and rehabilitate foreclosed homes

**Table 3: Other Incentive Strategies Reviewed**

Incentives	Existing Incentive	Review	2022 Board Recommendations
Reduction of code liens for proposed development or redevelopment of affordable housing	No	The City does not have a policy on this incentive; however, the City has supported on a case-by-case basis	Continue on a case-by-case basis to evaluate creation of a policy to provide for reduction of code liens on properties where an affordable housing project is proposed for development or redevelopment
Financial incentives for multi-family rental properties to provide affordable housing	Yes	The City adopted the Multi-family Residential Rental Housing Stimulus Program to provide financial incentives to upgrade property while providing a guarantee to provide affordable housing	Continue to market program and evaluate ways to encourage participation
Waiver incentives for multi-family residential properties in business district.	Yes	To facilitate the production of affordable housing units the regulations in subsections a, b, c, d, and e of Section 16-79 <i>Master Business List</i> shall not apply to residential projects in which all units are deed restricted for at least fifteen (15) years to affordable housing units at a level of 80 percent area median income or lower. Residential uses shall be developed in accordance with standards of the residential zoning district with a similar level of intensity.	Continue to market program and evaluate ways to encourage participation

**Table 4: Inventory of City Owned Properties**

PROPERTY NAME OR REFERENCE	IMPROVED OR VACANT	APPROPRIATE FOR AFFORDABLE HOUSING	ADDRESS	LEGAL DESCRIPTION
12th Street Park	Improved	No	5801 NW 12 Street, Sunrise, FL 33313	SUNRISE GOLF VILLAGE SEC FOUR 55-19 B THAT PT TRS A & B AS DESC INOR 2492/422
City Park	Improved	No	6600 Sunset Strip, Sunrise, FL 33313	MULTIPLE DESCRIPTORS
Civic Center	Improved	No	10610 W. Oakland Park Boulevard, Sunrise, FL 33351-6816	26 ACRES 120-7 B THAT PART OF PARCEL A DESC AS, COMM SE COR OF SEC 19-49-41,NLY 100,NW 317.88,NW 468.14,SW 168.53,WLY 98.98,WLY 896.13 TO POB,CONT WLY 918.73,NW 128.06, N 508.23,NE 87.50,ELY 846.65,S 254.00,ELY 113.11,S 276.79 TO POB,LESS RD & LESS PT DEEDED TO BROWARD CO AKA: PARCEL B DESC IN OR 12243/906,LESS PT DEEDED TO BROWARD CO
Cypress Preserve Park	Improved	No	9020 NW 38 Street, Sunrise, FL 33351	L.E.A.D. PLAT 162-32 B TRACTS A,B,C,D,E & F LESS R/WDEDICATION,TOG WITH OAKLAND AND 90TH PLAT 132-5 B PARCEL A TOG WITH CHAMBERS LAND CO SUB SE1/4 1-5A B 20-49-41 TRACT 9 SOUTH 25 OF N1/2 OF S1/2 LESS W 30
Fire Station #39	Improved	No	6800 Sunset Strip, Sunrise, FL 33351-6816	SUNRISE GOLF VILLAGE SEC FIFTEEN 65-29 B TRACT B
Fire Station #59	Improved	No	8330 NW 27 Place, Sunrise FL 33322	SUNRISE GOLF VILLAGE SEC 22 PART 1 76-37 B TR M THE EAST 332.13 FT OF WEST 382.13 FT
Fire Station #83	Improved	No	60 Weston Road, Sunrise, FL 33326	NEW RIVER ESTATES SECTION FIVE 114-20 B THAT PT OF PARCEL B INC'D IN FOL DESC'N,BEG AT NE COR OF PARCEL B,ELY 18.70,SLY 264, WLY 286,NLY 40,WLY 169,NLY 224,SLY 436.30 TO POB
Fire Station #92	Improved	No	13721 NW 21 Street, Sunrise, FL 33323	FIRE STATION NO. 92 153-50 B PARCEL A
Flamingo Park	Improved	No	12855 NW 8 Street, Sunrise, FL 33323	SAVANNAH P.U.D. PLAT 5 149-1 B PARCEL A (PARK)
Flamingo Road Linear Park	Improved	No	Flamingo Road from W. Oakland Park Boulevard to NW 136 Ave, Sunrise	MULTIPLE DESCRIPTORS
Gas Administration Building	Improved	No	4401 NW 103 Avenue, Sunrise, FL 33351	SUNRISE INDUSTRIAL PARK PARCELS 78 & 81 129-19 B PARCEL B

**Table 4: Inventory of City Owned Properties**

PROPERTY NAME OR REFERENCE	IMPROVED OR VACANT	APPROPRIATE FOR AFFORDABLE HOUSING	ADDRESS	LEGAL DESCRIPTION
Golf Course	Improved	No	8350 Springtree Drive, Sunrise, FL 33351	SPRINGTREE 75-49 B PARCEL G
Nob Hill Soccer Park	Improved	No	10200 Sunset Strip, Sunrise, FL 33322	MILLERS SUNRISE ESTATES SEC 1 78-32 B TR A LESS S 467.76
Oak Hammock Park	Improved	No	9200 NW 44 Street, Sunrise, FL 33351-5263	FORTY-FOURTH ASSOCIATES TRUST 121-8 B PARCEL B W 150
Oscar Wind Park	Improved	No	200 N New River Circle, Sunrise, FL 33326	NEW RIVER ESTATES SEC 4 117-50 B PARCEL G
Oscar Wind Park Expansion (FKA Cypress High School Annex)	Improved	No	270 N New River Circle, Sunrise, FL 33326	SCHOOL SITE 2910 145-17 B PARCEL "A"
Public Safety Complex Police & Fire Station #72	Improved	No	10490 W. Oakland Park Boulevard, Sunrise, FL 33351	M.C.B. PLAT 124-26 B PARCEL A
Public Works	Improved	No	5580 NW 108 Avenue, Sunrise, FL 33351	SUNRISE INDUSTRIAL PARK PARCEL 13 124-3 B PARCEL A TOG WITH SUNRISE IND PARK PARCEL 5 132-32 B PARCEL A AND ALSO TOG WITH SUNRISE IND PARK PARCELS 14 & 15 124-4 B POR OF PARCEL A DESC AS:BEG NW COR SAID PAR A,E 182.83,S 316.45,W 183.47,N 316.27 TO POB(AKA PARCEL 1)
Roarke Hall	Improved	No	1720 NW 60th Avenue, Sunrise, FL 33313	FLA FRUIT LANDS CO SUB NO 1 2-17 D 35-49-41 THAT PT TR 20 DES AS BEG SW COR TR 21,RUN N ALG W/L TR 21 & 20 368.20 FOR POB,E 170,NELY 175, W 200,S 175 TO POB
Rowan Lake/Clair Park	Improved	No	North of NW 136 Avenue & West W Sunrise Boulevard	MULTIPLE DESCRIPTORS
Sawgrass Sanctuary	Improved	No	237 N New River Circle, Sunrise, FL 33326	MULTIPLE DESCRIPTORS
Senior Center	Improved	No	10650 W. Oakland Park Boulevard, Sunrise, FL 33351-6816	SUNRISE MUNICIPAL PLAT 152-43 B PARCEL "A" LESS PT DEEDED TO BROWARD CO

**Table 4: Inventory of City Owned Properties**

PROPERTY NAME OR REFERENCE	IMPROVED OR VACANT	APPROPRIATE FOR AFFORDABLE HOUSING	ADDRESS	LEGAL DESCRIPTION
Shotgun Road Linear Park	Improved	No	Shotgun Road from SW 14 Street to SW 148 Avenue	NEW RIVER ESTATES, SECTION TEN 130-134 B ADDITIONAL THOROUGHFARE DEDICATION, SHOTGUN RD & SW 148 AVENUE, PER SAID PLAT
Springtree WTP	Improved	No	4350 Springtree Drive, Sunrise, FL 33351	SPRINGTREE 75-49 B TR 20A
Sunrise Athletic Complex	Improved	No	11501 NW 44 Street, Sunrise, FL 33323	FLA FRUIT LANDS CO SUB NO 2 13-49-40 1-102 PB THAT POR OF TRS 5,18,31 & 32 &15 RD R/W/S ADJ THERETO DESC AS BEG NW COR OF SUNRISE GOLF VILL SEC 24 PT 5,S 1051.52,W 1056.68, CONT W 467.58 TO INTERSEC WITH SELY R/W/L OF PROPOSED SAWGRASS EXPRESSWAY,NELY 1537.12,CONT NE ALG CUR AN ARC DIST OF 609.05, S 447.55 TO POB AS DESC IN OR 12381/275
Sunrise Golf Village Park	Improved	No	1277 Sunset Strip, Sunrise, FL 33313	SUNRISE GOLF VILLAGE SEC ONE 52-37 B LOT 39 LESS N 30,40,41 LESS S1.5
Sunrise Sportsplex	Improved	No	9101 NW 50th Street, Sunrise, FL 33351	COVENANT PARCEL PLAT 171-103 B PARCEL A & B & PARCEL A OF P.B. 173-89 B
Sunrise Tennis Club	Improved	No	9605 W. Oakland Park Boulevard, Sunrise, FL 33351	WELLEBY 3 79-28 B PARCEL 3-A LESS BEG NE COR OF SAID PAR,SLY 244.85,WLY 327,SLY 74.81,WLY 9.86,SLY 20.50,WLY 206.97 TO PT ON ARC,NLY ALG ARC OF CURVE 30.52,NWLY 315.28,ELY 601.42 TO POB,TOGETHER WITH W1/2 OF PT OF VAC'D NW 95 TERR LYING E OF & ADJ TO SAID PROP
Utility Administration Building	Improved	No	777 Sawgrass Corporate Parkway, Sunrise, FL 33323	MARINA WEST PARCEL B 137-29 B POR PAR 2 & POR PAR C SUNRISE INDUSTRIAL PARK PHASE 1 114-25 B& POR PAR B & B-1 SAWGRASS INTERNATIONAL CORPORATE PARK 137-28 B DESC AS COMM AT SW COR PAR 2,N 24.99 TO POB,N 1098.13, W 92.01,N 366.22,NELY 82.74,SE 101.17,SELY 149.76,SE 44.94,S 1407.68,W 395.80 TO POB
Utility O & M	Improved	No	14150 NW 8 Street, Sunrise, FL 33325	MARINA WEST PARCEL A 121-17 B PORTION OF PAR 5 OF SAID PARCEL DESC AS,COMM SW COR OF NE1/4 OFSEC,NLY 2310.94,ELY 120 TO POB, CONT ELY 1200.47,SLY 1319.34,WLY 1202.08,NLY 1320.43 TO POB AKA: UTILITY SITE
Veterans Park	Improved	No	5400 N Nob Hill Road, Sunrise, FL 33351	FLA FRUIT LANDS CO SUB NO 2 17-49-41 1-102 PB TR 14 N1/2 OF W1/2,LESS W 53

**Table 4: Inventory of City Owned Properties**

PROPERTY NAME OR REFERENCE	IMPROVED OR VACANT	APPROPRIATE FOR AFFORDABLE HOUSING	ADDRESS	LEGAL DESCRIPTION
Village Beach Club	Improved	No	6767 NW 24th St., Sunrise, FL 33313	SUNRISE GOLF VILLAGE SEC 10 60-22 B LOTS 32 & 33;LOTS 83 & 84 & TR A TOGET WITH VAC'D NW 67 AVE LYING W OF LOTS 32 & 33 & E OF LOTS 83,84 & TR A
Village Beach Pool	Improved	No	6767 NW 24 Street, Sunrise, FL 33313	SUNRISE GOLF VILLAGE SEC 10 60-22 B LOTS 32 & 33;LOTS 83 & 84 & TR A TOGET WITH VAC'D NW 67 AVE LYING W OF LOTS 32 & 33 & E OF LOTS 83,84 & TR A
Village Civic Center	Improved	No	6800 Sunset Strip, Sunrise, FL 33351	SUNRISE GOLF VILLAGE SEC FIFTEEN 65-29 B TRACT B
Village Multi-Purpose Center	Improved	No	2240 NW 68 Avenue, Sunrise, FL 33313	SUNRISE GOLF VILLAGE COMMERCIAL SEC FIRST ADD 69-16 B TRACT K,LESS POR DESC IN OR35925/130
Village Park	Improved	No	6601 Sunset Strip, Sunrise, FL 33313-2853	SUNRISE GOLF VILLAGE COMMERCIAL SEC 67-45 B TRACT A E 75
Village Shops	Improved	No	6660 Sunset Strip #1, Sunrise, FL 33313	LIBRARY SQUARE COMMERCIAL CONDO UNIT 1 PER CDO BK/PG: 12352/538
Village Shops	Improved	No	6660 Sunset Strip #3, Sunrise, FL 33313	LIBRARY SQUARE COMMERCIAL CONDO UNIT 3 PER CDO BK/PG: 12352/538
Welleby Park	Improved	No	11100 NW 44th Street, Sunrise, FL 33351	MULTIPLE DESCRIPTORS
Village Shops	Improved	No	6660 Sunset Strip #2, Sunrise, FL 33313	LIBRARY SQUARE COMMERCIAL CONDO UNIT 2 PER CDO BK/PG: 12352/538
City Hall	Improved	No	10770 W. Oakland Park Boulevard, Sunrise, FL 33351-6816	WELLEBY CIVIC CENTER 95-29 B ALL
Community shopping centers	See Notes	No	666 Sunset Strip #7, Sunrise, FL 33313-6106	LIBRARY SQUARE COMMERCIAL CONDO UNIT 7 PER CDO BK/PG: 12352/538
11 - Stores, 1-Story	Vacant	Yes	6691 Sunset Strip, Sunrise, FL 33313	SUNRISE GOLF VILLAGE COMMERCIAL SEC FIRST ADD 69-16 B TRACT E
11 - Stores, 1-Story	Vacant	Yes	6665-6671 Sunset Strip, Sunrise, FL 33313	SUNRISE GOLF VILLAGE COMMERCIAL SEC 67-45 B TRACT A LESS E 75

**Table 4: Inventory of City Owned Properties**

PROPERTY NAME OR REFERENCE	IMPROVED OR VACANT	APPROPRIATE FOR AFFORDABLE HOUSING	ADDRESS	LEGAL DESCRIPTION
11 - Stores, 1-Story	Vacant	Yes	1220 NW 61 Avenue, Sunrise, FL 33313	SUNRISE GOLF VILLAGE SEC FOUR 55-19 B S 75 OF LOT 469
18 - Office buildings, non-professional services buildings, multi-story	Vacant	Yes	6561 Sunset Strip, Sunrise, FL 33313	SUNRISE GOLF VILLAGE COMMERCIAL SEC 67-45 B THAT PT OF TR B DESC AS BEG ATSW COR OF TR, SE ARC DIST OF 61.04, N 187.43, W 60.13, S 177.87 TO POB
Community shopping centers	Vacant	No	6665 Sunset Strip #6, Sunrise, FL 33313	LIBRARY SQUARE COMMERCIAL CONDO UNIT 6 PER CDO BK/PG: 12352/538
Community shopping centers	Vacant	No	6772 Sunset Strip #8, Sunrise, FL 33313-6106	LIBRARY SQUARE COMMERCIAL CONDO UNIT 8 PER CDO BK/PG: 12352/538
Community shopping centers	Vacant	No	6776 Sunset Strip #9, Sunrise, FL 33313	LIBRARY SQUARE COMMERCIAL CONDO UNIT 9 PER CDO BK/PG: 12352/538
Community shopping centers	Vacant	No	6780 Sunset Strip #11, Sunrise, FL 33313	LIBRARY SQUARE COMMERCIAL CONDO UNIT 11 PER CDO BK/PG: 12352/538
Federation Housing	Vacant	Yes	N Nob Hill Road	FEDERATION HOUSING INC PARC C (Land Locked)
Former Public Works Site	Vacant	Yes	6420/6466 NW 20 Street & 2081 NW 64 Avenue, Sunrise, FL 33313	SUNRISE GOLF VILLAGE INDUSTRIAL SEC 67-21 B TRACT D
Metropica - City Parcel	Vacant	Yes	Sawgrass Mills Circle & Red Snapper Road	METROPICA PLAT 179-70 B (across from BB&T)
NW 44 Street & N Hiatus Road	Vacant	Yes	NW 44 Street at Hiatus Road	18-49-41; 3.5 acres
Previous Church (3 acres)	Vacant	Yes	1577 NW 61st Avenue, Sunrise, FL 33313	FLA FRUIT LANDS CO SUB NO 1
Quail Run of Sunrise	Vacant	No	NW 30 Place & E Sunrise Lakes Drive	QUAIL RUN OF SUNRISE
Sawgrass Commercial (AKA 25.5 Parcel)	Vacant	Yes	Sawgrass Expressway at W. Oakland Park Boulevard	SAWGRASS COMMERCIAL 154-1 B; wetland

**Table 4: Inventory of City Owned Properties**

PROPERTY NAME OR REFERENCE	IMPROVED OR VACANT	APPROPRIATE FOR AFFORDABLE HOUSING	ADDRESS	LEGAL DESCRIPTION
Springtree Water Treatment Plant Expansion	Vacant	No	4360 Springtree Drive, Sunrise, FL 33351	SPRINGTREE REPLAT TR 20 79-7 B LOT 2
Sunrise Lakes 1 Tract 2 (AKA Sunrise Lakes Future Passive Park) (Deed Restriction)	Improved	No	W Sunrise Lakes Drive & Sunrise Lakes Boulevard	SPRINGTREE REPLAT TR 20
Community shopping centers	Vacant	No	6662 Sunset Strip #5, Sunrise, FL 33313	LIBRARY SQUARE COMMERCIAL CONDO UNIT 5 PER CDO BK/PG: 12352/538
Community shopping centers	Vacant	No	6772 Sunset Strip #4, Sunrise, FL 33313-6106	LIBRARY SQUARE COMMERCIAL CONDO UNIT 8 PER CDO BK/PG: 12352/538



## **Public Hearing**

The City of Sunrise *Affordable Housing Advisory Board (AHAB) Annual Report of Affordable Housing Incentives* is due to the state on or before December 31, 2022. Two public hearings are held to accept comments on the Annual Report of Affordable Housing Incentive Strategies. Each of these meetings is to be advertised in the Sun-Sentinel, a locally published newspaper of general paid circulation.

The first public hearing notice was run on November 8, 2022, as well as electronically on the City's website. The public hearing was held during the Affordable Housing Advisory Board meeting on November 14, 2022 at 6:00 pm at the City of Sunrise Nob Hill Soccer Club, located at 10200 Sunset Strip, Sunrise, FL 33322.

The second public hearing notice will be advertised in November 2022 for a public hearing to be held on December 13, 2022, prior to City adoption. This public notice will also be advertised electronically on the City's website.

The public hearing will be held before the City Commission of the City of Sunrise on December 13, 2022 in the City Commission Chambers located at 10770 W. Oakland Park Boulevard, Sunrise, FL 33351. Upon final acceptance of the *Affordable Housing Advisory Board (AHAB) Annual Report of Affordable Housing Incentives*, it will be transmitted to the Florida Housing Finance Corporation on or before December 31, 2022, to maintain the City of Sunrise's eligibility for SHIP funds.

Please refer to Appendix A for copies of these public notices.

# APPENDIX A

## Public Notice Display

### PUBLIC NOTICE

#### CITY OF SUNRISE

#### Affordable Housing Advisory Board

### Annual Affordable Housing Incentive Strategies Report

### Public Hearing on Monday, November 14, 2022

The City of Sunrise Affordable Housing Advisory Board will hold a public hearing on Monday, November 14, 2022 at 6:00 p.m. to receive oral comments regarding the Affordable Housing Advisory Board's Annual Report of Affordable Housing Incentive Strategies. This report summarizes the activities and recommendations of the Affordable Housing Advisory Board as it relates to incentive strategies and the promotion of affordable housing policy throughout the City.

During the October 3rd, 2022 Affordable Housing Advisory Board meeting, the board reviewed and made recommendations on the City's existing and potential incentive strategies. The board also assessed the inventory of city owned properties for viability in the creation of affordable housing. New properties were assessed individually and recommendations were made. All incentive strategy and property recommendations were consistent with past determinations.

Summary of Incentive Strategies Reviewed	
Incentive Strategy	New Recommendations
The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(c) (420.9076(4)(a) F.S.)	No New Recommendations
All allowable fee waivers provided for the development or construction of affordable housing (420.9076(4)(b) F.S.)	No New Recommendations
The allowance of flexibility in densities for affordable housing (420.9076(4)(c))	No New Recommendations
The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons (420.9076(4)(d))	No New Recommendations
Affordable accessory residential units (420.9076(4)(e))	No New Recommendations
The reduction of parking and setback requirements for affordable housing (420.9076(4)(f))	No New Recommendations
The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing (420.9076(4)(g))	No New Recommendations
The modification of street requirements for affordable housing (420.9076(4)(h))	No New Recommendations
The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing (420.9076(4)(i))	No New Recommendations
The preparation of a printed inventory of locally owned public lands suitable for affordable housing (420.9076(4)(j))	Multiple properties were recommended for affordable housing. Please see complete report for detail.
The support of development near transportation hubs and major employment centers and mixed-use developments (420.9076(4)(k))	No New Recommendations
Housing linkage fee ordinance	No New Recommendations
Promote public awareness of affordable housing	No New Recommendations
Donation of public land for affordable housing	No New Recommendations
Expand and increase partnerships with public, private, and not-for-profit housing providers	No New Recommendations
Financing mechanisms to promote acquisition and rehabilitation of foreclosed homes and residential buildings	No New Recommendations
Reduction of code liens for proposed development or redevelopment of affordable housing	No New Recommendations
Financial incentives for multi-family rental properties to provide affordable housing	No New Recommendations

A copy of the complete report can be obtained by contacting the Grants Division at (954) 572-2315, via email at [housing@sunrisefl.gov](mailto:housing@sunrisefl.gov), or by visiting the Grants Division located at 1601 NW 136th Avenue, Building A, Sunrise, FL 33323. Interested persons with comments or questions regarding this report are encouraged to attend and participate in the public hearing. The November 14<sup>th</sup> meeting will be held at 6:00 p.m. in the following location.

**Nob Hill Soccer Club:**  
10200 Sunset Strip  
Sunrise, Florida 33313  
(954) 572-2315

Consistent with regulations set forth by the Florida Housing Finance Corporation, the annual report must be submitted on or before December 31<sup>st</sup>, annually. Prior to state submission, the Annual Affordable Housing Incentive Strategies Report will be presented to the City Commission for adoption on December 13, 2022.

**In compliance with the ADA and F.S.S. 208.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City's ADA Coordinator at least 48 hours in advance of the scheduled meeting. Requests can be directed via e-mail to [hr@sunrisefl.gov](mailto:hr@sunrisefl.gov) or via telephone to (954) 838-4522; Florida Relay: 711; Florida Relay (TIN/VCO): 1-800-966-8771; Florida Relay (Voice): 1-800-966-8770. Every reasonable effort will be made to allow for meeting participation. Translation services are available upon request. To request this information, please contact the Grants Division at (954) 578-4767.**

The City does not tolerate discrimination in any of its programs, services or activities; and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap, religion, family or income status.

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Section 208.0106, Florida Statutes.

Los servicios de traducción están disponibles bajo petición. Para solicitar esta información, por favor contacte al Grants Division al (954) 572-2315.

Translation services available upon request. To request this information, please contact the Grants Division at (954) 572-2315.

Published: Tuesday, November 8, 2022