



City of Sunrise Planning and Zoning Board Meeting Minutes

Date: December 7, 2023
Time: 6:00 p.m.
Location: City Hall – Osprey Conference Room
Address: 10770 W. Oakland Park Boulevard – Sunrise, FL 33351

A. Call to Order

Mr. Tabeek called the meeting to order at 6:00 p.m.

B. Pledge of Allegiance and Moment of Silence

All meeting attendees recited the Pledge of Allegiance and held a moment of silence.

C. Roll Call / Attendance

Board Members Present: James Tabeek – Vice Chairperson
David Iannacone
Vivi Assidon
Athea Antoine

Board Member(s) Absent: Jane Storms – Chairperson

City Staff Present: Matthue Goldstein – Planning and Zoning Manager
Ana Parada – Assistant City Planner
Nathalie Augustin – Administrative Assistant II/Board Secretary

D. Open Discussion – Public Participation

There were no members of the public present at this meeting.

E. Approval of Minutes – November 2, 2023

Mr. Assidon motioned to approve the minutes. Seconded by Mr. Iannacone. There was no further discussion.

Roll Call

James Tabeek	Yea
David Iannacone	Yea
Vivi Assidon	Yea
Athea Antoine	Yea

F. Old Business

There was no old business brought before the Board.

G. New Business

1. Application:	Shoppes at Sawgrass (Revised Site Plan)
Application Number:	RSP-000061-2023 (85:50028)
Applicant:	The Grand Bazaar Inc.
Property Owner:	The Grand Bazaar Inc.
Use:	Retail
Location:	3401-3495 N. Hiatus Road
Folio(s):	4941.1905.0071
Current Zoning:	B-2 (Community Business District)
City Commission Meeting:	January 9, 2024
C Number:	C23444
Planner:	Ana Parada

Ms. Ana Parada, Assistant City Planner, summarized the Staff Report with the entire report entered into the record. Ms. Parada indicated the proposal is to modernize the existing facades and summarized the proposed architectural and landscape changes.

Mr. Doug Mummaw, Architect with Mummaw and Associates, Inc., was present and provided further information about the proposed changes to the building and site.

Mr. Iannacone requested further information regarding the patio area. Mr. Mummaw explained the architectural and landscape features of the patio area.

Mr. Assidon asked if the building would be constructed with real wood. Mr. Mummaw replied it would be composite wood. Ms. Parada provided the Board with the project's material board for clarification.

Mr. Tabeek asked Staff why the Outdoor Seating Permit is tied into the Revised Site Plan proposal as a condition of approval. Mr. Goldstein replied this is to ensure the construction of the patio areas as proposed. Mr. Goldstein explained that a separate permit is required to demonstrate compliance with the City's Land Development Code requirements for outdoor restaurant seating areas.

Mr. Tabeek stated he agreed with the proposal.

Assidon motioned to approve the Staff's recommendation subject to the conditions of approval. Ms. Antoine seconded it. There was no further discussion.

Roll Call

James Tabeek	Yea
David Iannacone	Yea
Vivi Assidon	Yea
Athea Antoine	Yea

2. Application:	Enterprise Rent-A-Car (Revised Site Plan)
Application Number:	SP-000181-2022 (129)
Applicant:	Enterprise Leasing Company of Florida, LLC
Property Owner:	Beach Holding, Inc.
Proposed Use:	Automobile Wash
Location:	2019-2177 N. University Drive and 8250-8288 Sunset Strip (Bay #2047)
Folio(s):	4941.2804.1192 and 4941.2804.1190
Current Zoning:	B-3 (General Business District)
City Commission Meeting:	January 9, 2024
C Number:	C23445
Planner:	Ana Parada

Ms. Ana Parada, Assistant City Planner, summarized the Staff Report with the entire report entered into the record. Ms. Parada briefed the Board on the architectural features proposed for the site, which include but are not limited to landscape revisions, installation of bifold garage doors, relocating the existing rear single door of bay 2047, and the construction of an interior hand carwash area with oil/water separators.

Mr. Corey O’Gorman, Planner with Place Planning and Design, Inc., was present and provided further information about the application.

The Board agreed unanimously with the proposal. There was no further discussion.

Mr. Assidon motioned to approve the Staff’s recommendation subject to the conditions of approval. Mr. Assidon seconded her. There was no further discussion.

Roll Call

James Tabeek	Yea
David Iannacone	Yea
Vivi Assidon	Yea
Athea Antoine	Yea

G. Land Development Code Amendments

Mr. Goldstein indicated there were no Land Development Code amendments to present at this time.

H. Development Project Update

Mr. Goldstein provided the Board with an update regarding the applications reviewed and approved by the Board at its last meetings and which had been brought before City Commission for action or were scheduled for upcoming City Commission meetings.

I. Board Forum

The Board briefly discussed Board appointments for the 2024 term.

J. Adjournment

Mr. Tabeek motioned to adjourn the meeting. Seconded by Mr. Assidon. All were in favor.

The meeting adjourned at 6:26 p.m.

Transcribed by:

Nathalie Augustin
Administrative Assistant II / Board Secretary

Date

NOTE TO READER:

- If these minutes do not bear the date of approval, this indicates that they are not the final approved minutes and will become the official minutes when approved by the Board.
- Approved at the Planning & Zoning Board Meeting of: _____
- 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 will need a record of the proceedings, and that, for such purpose, he 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 to be based. F.S.S. 286.0105.
- Policy of non-discrimination on the basis of handicapped status; equal opportunity employer.
- Any person who believes he or she has a disability requiring the use of auxiliary aids and services at this meeting may call the Board Secretary, at (954) 746-3281 at least two (2) business days prior to the meeting to advise of his/her special requirements.



STAFF REPORT

OLIVE GARDEN RESTAURANT (SIGN WAIVER)

Summary

This is an application for a sign waiver to permit two (2) additional wall signs and one (1) additional ground sign for the Olive Garden restaurant to be located at 13500 W. Sunrise Boulevard. The property is unified with the Sam's Club wholesale outlet store property located at 13550 W. Sunrise Boulevard, and is situated on the northeast area of such property, as shown on the location map. The proposed signs exceed the maximum number permitted, as regulated by Section 16-252 of the Land of Development Code (LDC). In addition, the proposed signs are designed to match Olive Garden's standards, and not be uniform in design to the Sam's Club property, as regulated by Section 16-254(a) of the LDC. This application requires approval from the Planning and Zoning Board as per Section 16-262 of the LDC.

General Information

On December 12, 2023, the Olive Garden restaurant obtained site plan approval by the City Commission (Resolution No. 23-191). The Olive Garden property is bounded on all sides by Sam's Club property. The Site Plan for the wholesale outlet store (Sam's Club) was approved in 1991. The current Olive Garden site was approved for a T.G.I. Friday's restaurant in 1999 within a portion of the Sam's Club property, creating a unified property. Also in 1999, the T.G.I. Friday received a sign waiver approval to allow an additional wall sign on the east elevation of the building and to exempt the signs from a uniform sign criteria that is required of a multi-tenant center. Sam's Club also received sign waivers for wall signs.

Project Description

The applicant is proposing one (1) additional ground sign and two (2) additional wall signs as per Section 16-252 of the LDC, summarized in the table below.

Ground Sign Criteria	Permitted by Code	Proposed	Waiver Application Request
Quantity	One (1) per unified property	Two (2)	One (1) additional ground sign
Wall Sign Criteria	Permitted by Code	Proposed	Waiver Application Request
Quantity	One (1) per establishment	Three (3)	Two (2) additional wall signs

The proposed ground sign will be located on the north side of the building, along W. Sunrise Boulevard. The proposed ground sign will be approximately 200 feet west of the existing Sam's Club ground sign, will be double-faced, internally illuminated, and meet all other Land Development Code criteria. The proposed wall signs will be on the north, south, and east elevations of the building, facing W. Sunrise Boulevard, the main entrance to the restaurant, and Yellow Toucan Road, respectively.

The applicant is also proposing the design of the ground sign and wall signs to match the trademarked brand standard of Olive Garden, as opposed to being uniform in design with the Sam's Club signs, a requirement for multitenant centers as per Section 16-254(a) of the LDC.

Staff Evaluation

The applicant has addressed the following criteria required in Section 16-262 of the LDC for the review of a sign waiver:

- (1) *"There is something unique about the building or site configuration that would cause the signage permitted by this article to be ineffective in identifying a use or structure that would otherwise be entitled to a sign."*

The applicant states the justification for the additional wall sign on the south side of the building is warranted because the building's parking area and entrance is located on the south side instead of facing W. Sunrise Boulevard. Therefore, in order to assist pedestrians in identifying services provided (dine-in door versus pick-up door), the applicant is requesting signage identifying the pick-up area.

The applicant states the justification for the additional ground sign and the additional wall sign on the east side of the building are warranted because the visibility of the permitted wall sign on the north elevation is obscured by landscaping. Therefore, the proposed ground sign would help motorists travelling eastbound on West Sunrise Boulevard better identify the building, while the proposed wall sign on the east elevation would aid motorists travelling westbound.

Furthermore, Staff recognizes the Olive Garden site configuration is unique for the following reason:

- The site functions as an outparcel and a corner property by being in close proximity to West Sunrise Boulevard and Yellow Toucan Road, within Sam's Club property, although not technically an outparcel nor a corner property.

Therefore, Staff finds the sign waiver to be reasonable.

(2) *"The waiver shall not be based on or relate to the sign copy."*

The proposed signage has not been requested on the basis of sign copy.

Staff Recommendation to the Planning and Zoning Board, February 1, 2024

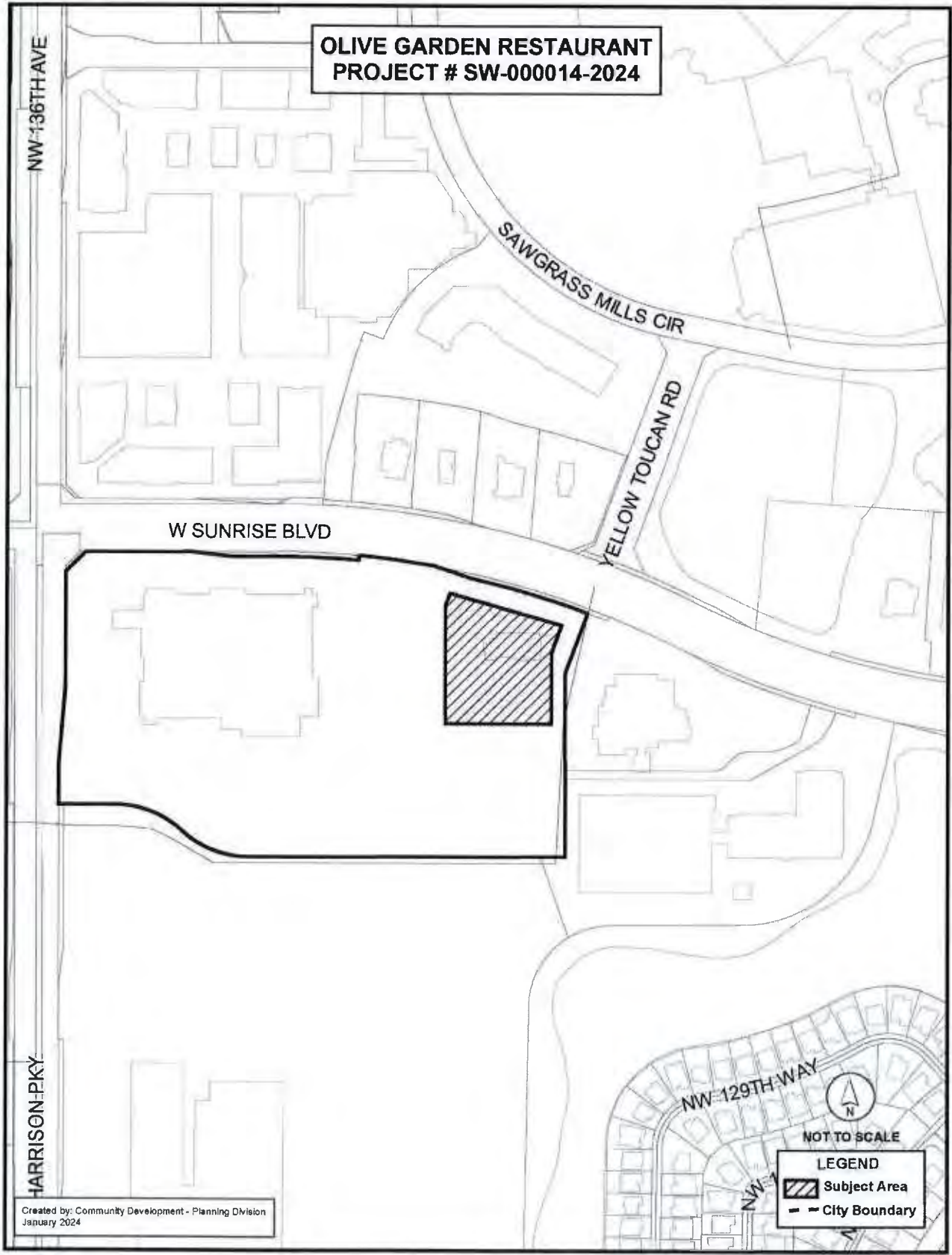
Staff finds the application meets the requirements of Section 16-262 of the Land Development Code for granting of a Sign Waiver. Staff recommends approval of the application.

Planner: Sylvia Miller



Application No.: SW-000014-2024

Location Map



January 10, 2024

Justification Letter

JAN 12 REC'D

RECEIVED

Sec. 16-252. – Nonresidential district permanent signs.

- Allowed:
 - o 1 ground sign per unified property
 - o 1 wall sign per establishment
- Proposed:
 - o 1 ground sign (Sign D) with landscaping at 36 SF and 6' overall height, in addition to Sam's Club's ground sign. The ground sign includes address letters at 6" in height.
 - o 3 wall signs
 - South Elevation: Sign A at 6 SF
 - East Elevation: Sign B at 50.31 SF
 - North Elevation: Sign C at 71.1 SF

Olive Garden is respectfully requesting a waiver from Section 16-252 to exceed the number of wall signs allowed per establishment and to exceed the number of ground signs allowed per unified property, as Sam's Club already has a monument style sign off Yellow Toucan Rd.

This property is in a unique situation due to the configuration of the building on the property, with the parking areas located on the opposite side of the building from West Sunrise Boulevard. Due to that fact, there is no sign allowed to be placed on the South elevation of the building where the front door is located since it is not street-facing. In an effort to identify the services provided, Olive Garden will forgo their typical front elevation wall sign and instead respectfully request a 6 square foot wall sign to be placed on the front elevation to minimize signage while assisting pedestrians in identifying where the "To-Go" pick-up area. This will allow Olive Garden to prioritize building identification for motorists on West Sunrise Boulevard as opposed to potential customers already in the parking area.

The code allowed wall sign on the North elevation is behind two layers of vegetation located on either side of the sidewalk. The proposed monument sign will help motorists travelling Eastbound on West Sunrise Boulevard to identify the building more easily in time to make a safe maneuver onto Yellow Toucan Road before entering the parking lot. However, motorists travelling Westbound will not see the monument sign in time to drive to the Olive Garden's parking areas safely and efficiently. This is why motorists will benefit from the wayfinding element proposed for the East elevation, which will alleviate unnecessary scanning of their environment and prevent any unnecessary driving to turn around and find their destination.

Sec. 16-254.(a) Sign criteria for multitenant centers.

Olive Garden is respectfully requesting a waiver from Section 16-254(a) as the proposed monument sign will adapt a font/style of its own to match the trademarked brand standard of Olive Garden as opposed to the Sam's Club monument style sign.

Olive Garden will be a benefit to the community by not only employing local citizens, but by drawing consumers into the commercially zoned corridor which encourages people to spend money on goods



and services. Olive Garden has completed studies on their clientele and over half of customers visiting Olive Garden are non-local and make a snap decision to visit Olive Garden as opposed to researching where it is located and scheduling a reservation. This property will not be in view of any residential areas which may be more sensitive to illuminated wayfinding elements.

Due to the unique layout of the property, Olive Garden is respectfully requesting a sign package that promotes quality business identification through an efficient transfer of information while implementing wayfinding elements that alleviates confusion for motorists as opposed to creating it.

David Mikel
David Mikel

1/10/24



Store #22G005

13500 W Sunrise Blvd., Sunrise, FL 33323



branded environments

Ph: 1.800.599.7696

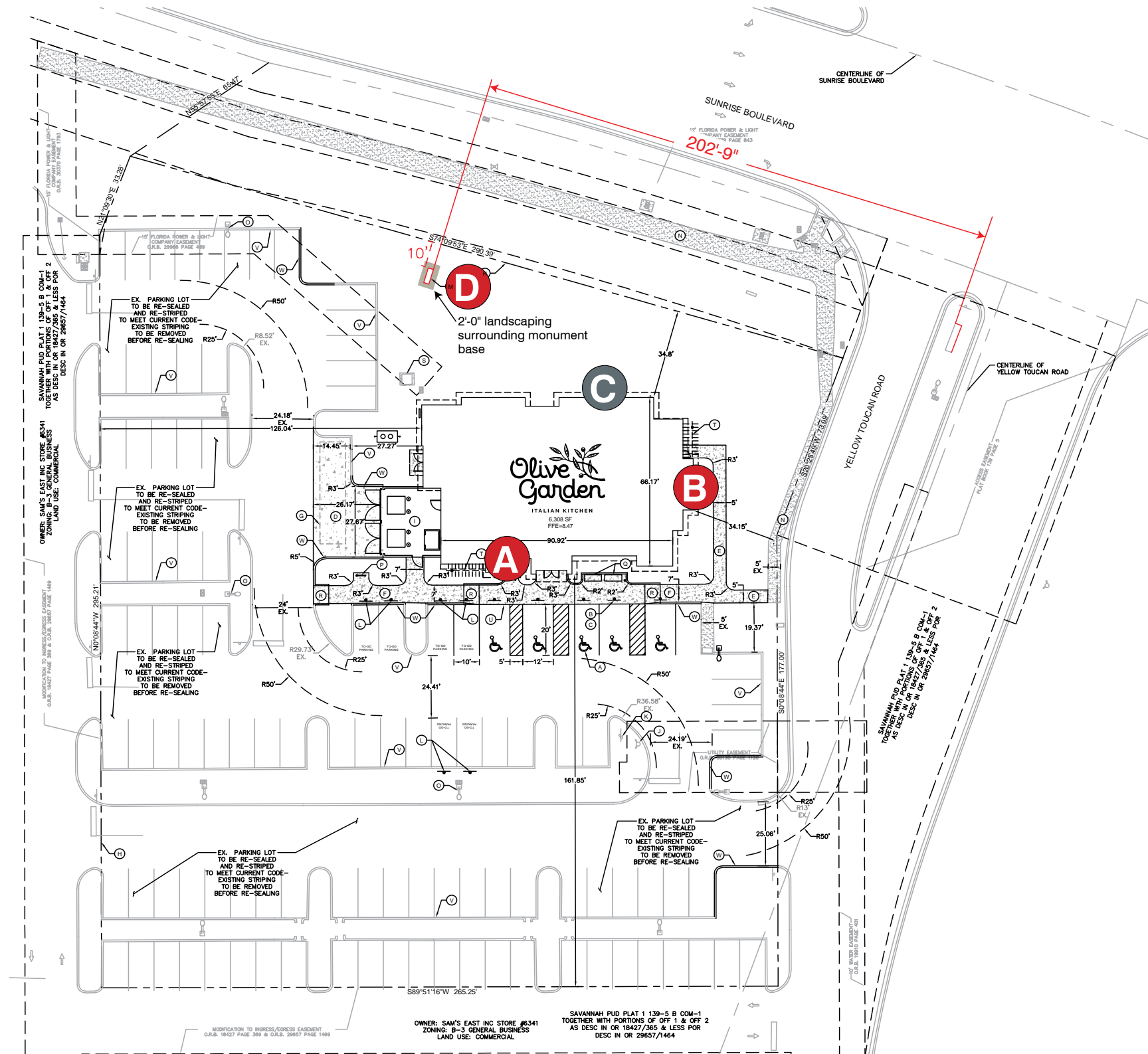
Fax: 1.574.237.6166

www.siteenhancementservices.com

SITE PLAN

Store #22G005
13500 W Sunrise Blvd., Sunrise, FL 33323

- A** 24" x 36" Wall Sign: 6 SF
- B** 3'-9" x 13'-5" Wall Sign: 50.31 SF
- C** 4'-5 3/4" x 16'-0" Wall Sign: 71.1 SF
- D** 36 SF Monument at 6' OAH



Scale: 1" = 50'



FRONT ELEVATION

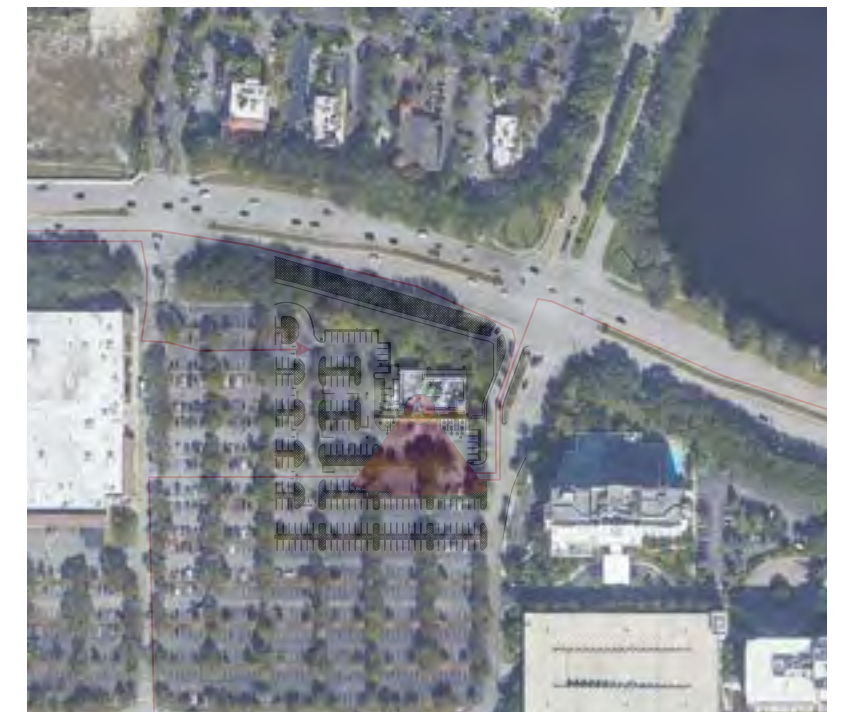
Store #22G005
13500 W Sunrise Blvd., Sunrise, FL 33323



Scale: 3/32"=1'



A 6 SF To-Go Wall Sign
Utilized Square Footage: 6
Scale: 3/4"=1'



RIGHT ELEVATION

Store #22G005
13500 W Sunrise Blvd., Sunrise, FL 33323



Scale: 3/32" = 1'



B

50 SF Linear Wall Sign
Utilized Square Footage: 50.31
Scale: 3/8" = 1'



REAR ELEVATION

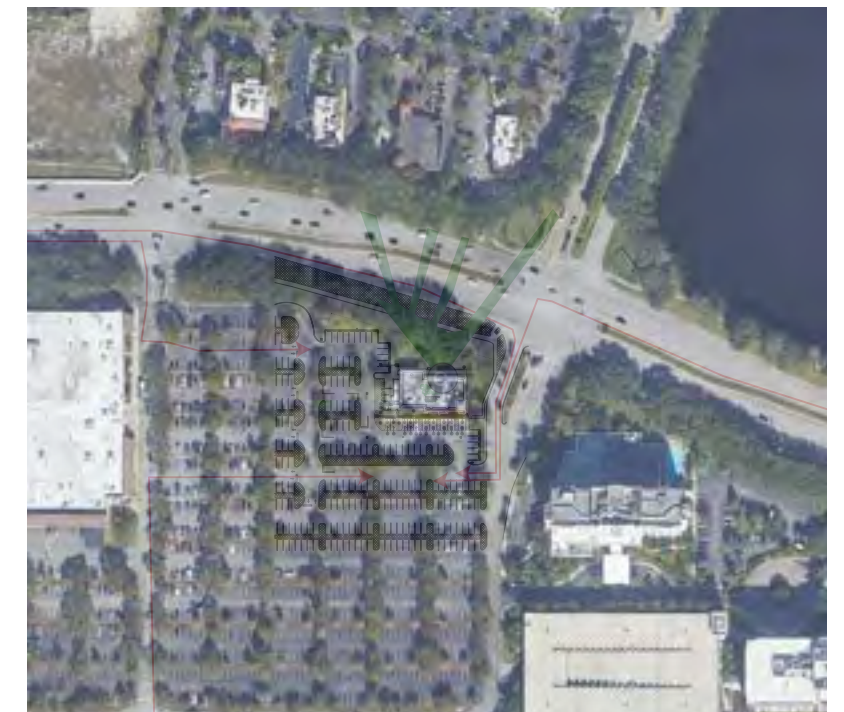
Store #22G005
13500 W Sunrise Blvd., Sunrise, FL 33323



Scale: 3/32" = 1'



© 70 SF Linear Wall Sign
Utilized Square Footage: 71.7 SF
Scale: 3/8" = 1'

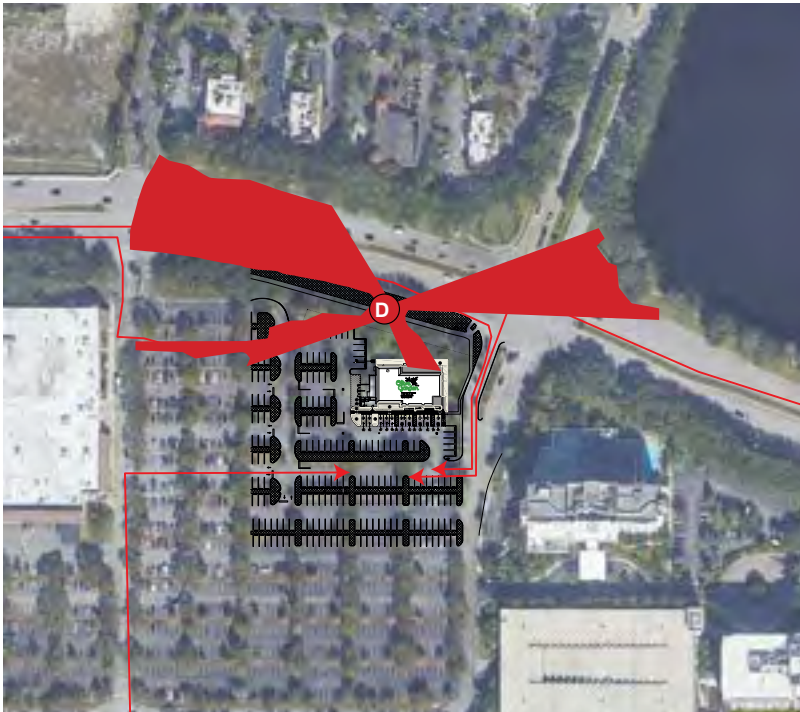


36 SF MONUMENT



D 36 SF Monument (*Internally Illuminated Letters w/ LED*)
Utilized Square Footage: 36
Scale: 3/8" = 1'

Landscaping to be 2' radius around the sign and equal to the height of the base.





PROPOSED GROUND SIGN LOCATION

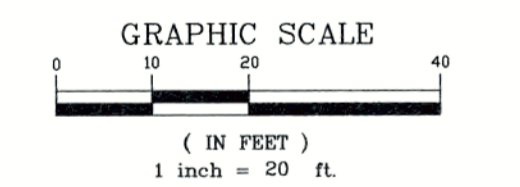
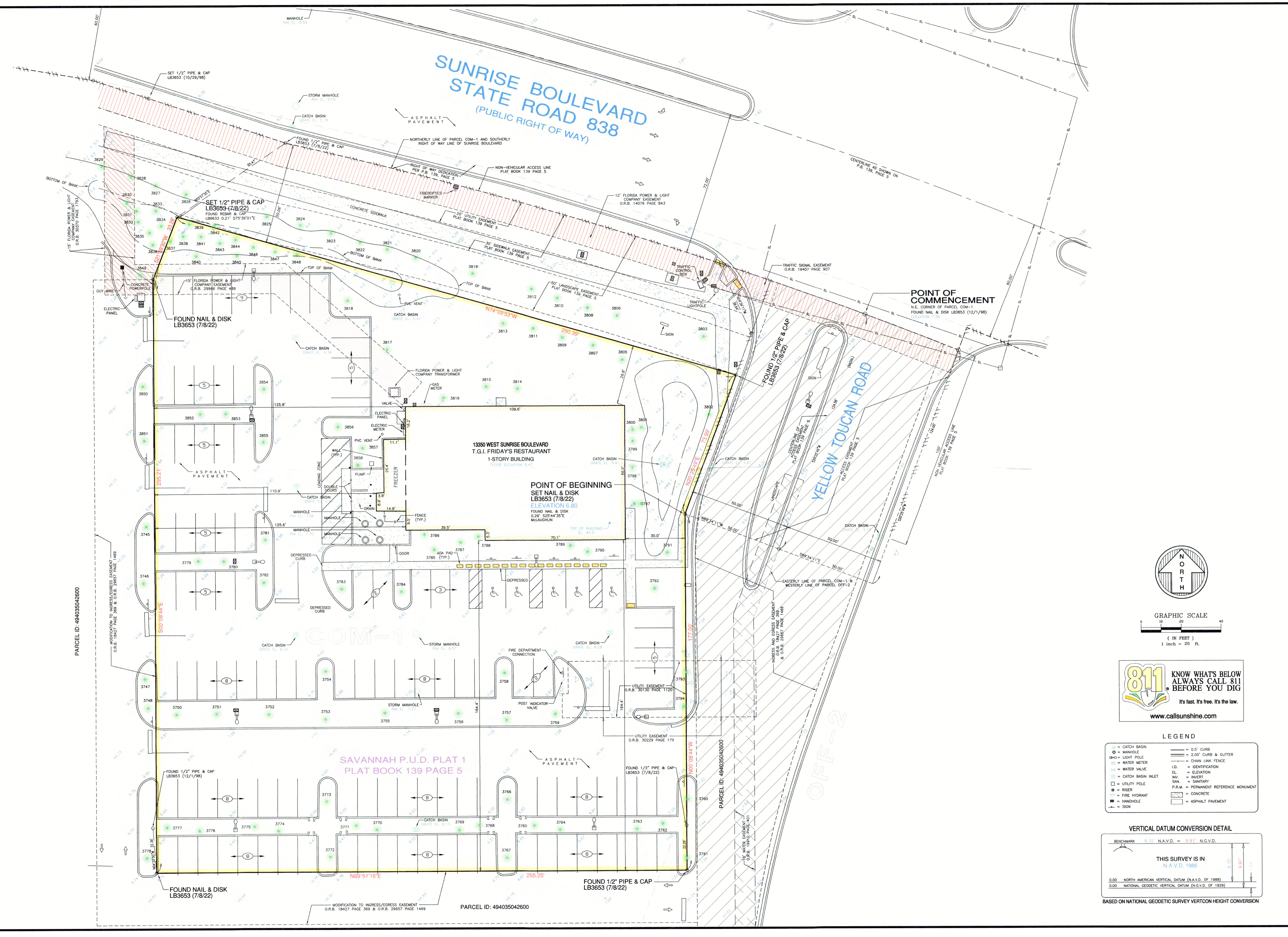
The Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Some.

No.	Revision	Description
10	230250	AMEND TO REMOVE PROPOSED EASEMENT
9	230283	COLLECT GRADES & CITY COMMENTS(7/20/23)
8	220619	ADD TREES (8/26/22) TMC
7	220465	UPDATE SURVEY (7/19/22) SJD
6	981762	AMEND TO SHOW PROPOSED EASEMENT
		O.N.

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00009663
 180 Northeast 168th Street / North Miami Beach, Florida 33162
 Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsunshine.com

ALTANSPS LAND TITLE SURVEY
 TGI FRIDAY'S - SAWGRASS
 CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

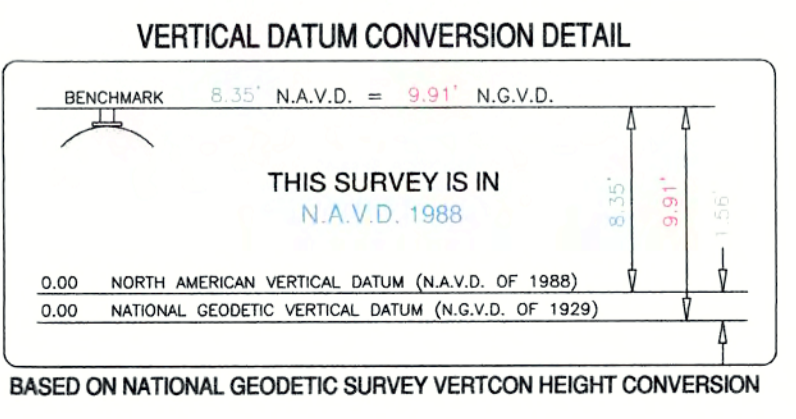
Original Date: 12/1/98
 Scale: 1"=20'
 Drawn By: JJB/MAP
 CAD No.: 981231
 Plotted: 9/12/22 8:04a
 Ref. Dwg.: 290-363
 Field Book: SJD 431/72 & FLD.SHTS.
 Job No.: 981231
 Dwg. No.: 2088D-211-1-NAVJ
 Sheet: 2 of 2



811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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 www.callsunshine.com

LEGEND

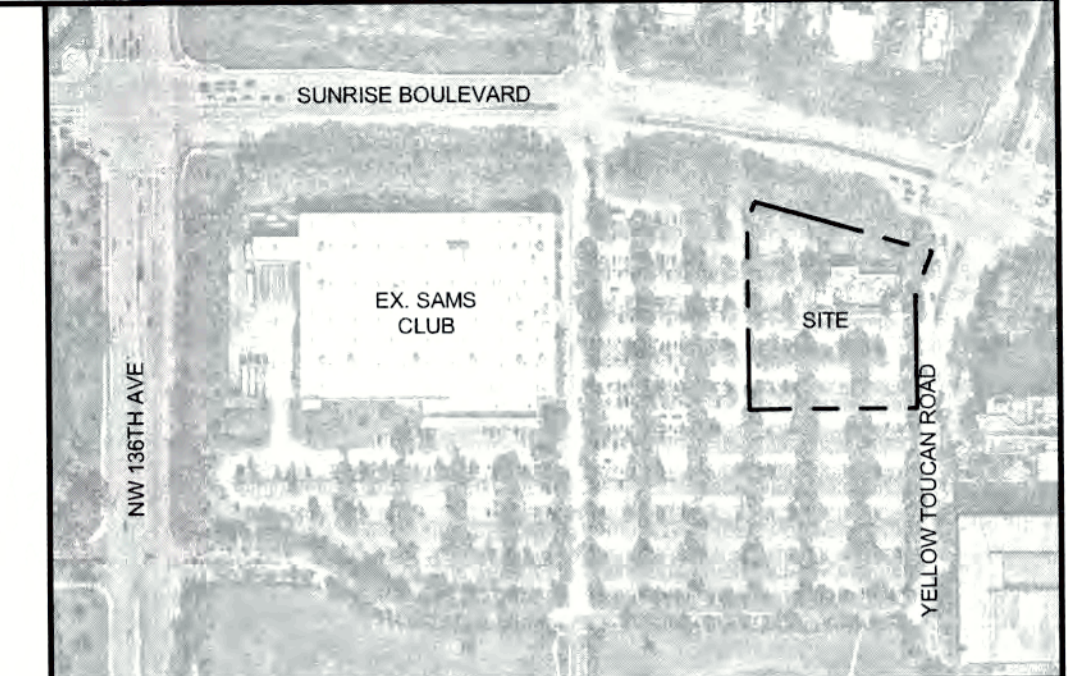
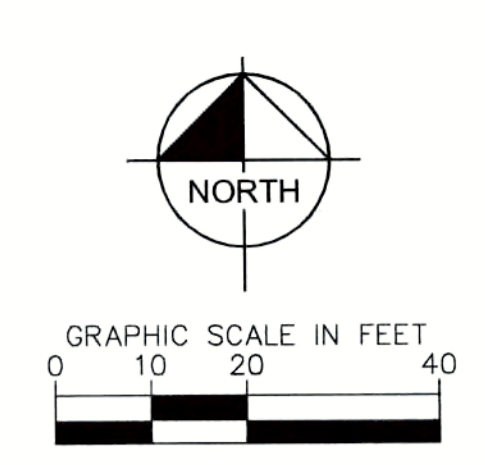
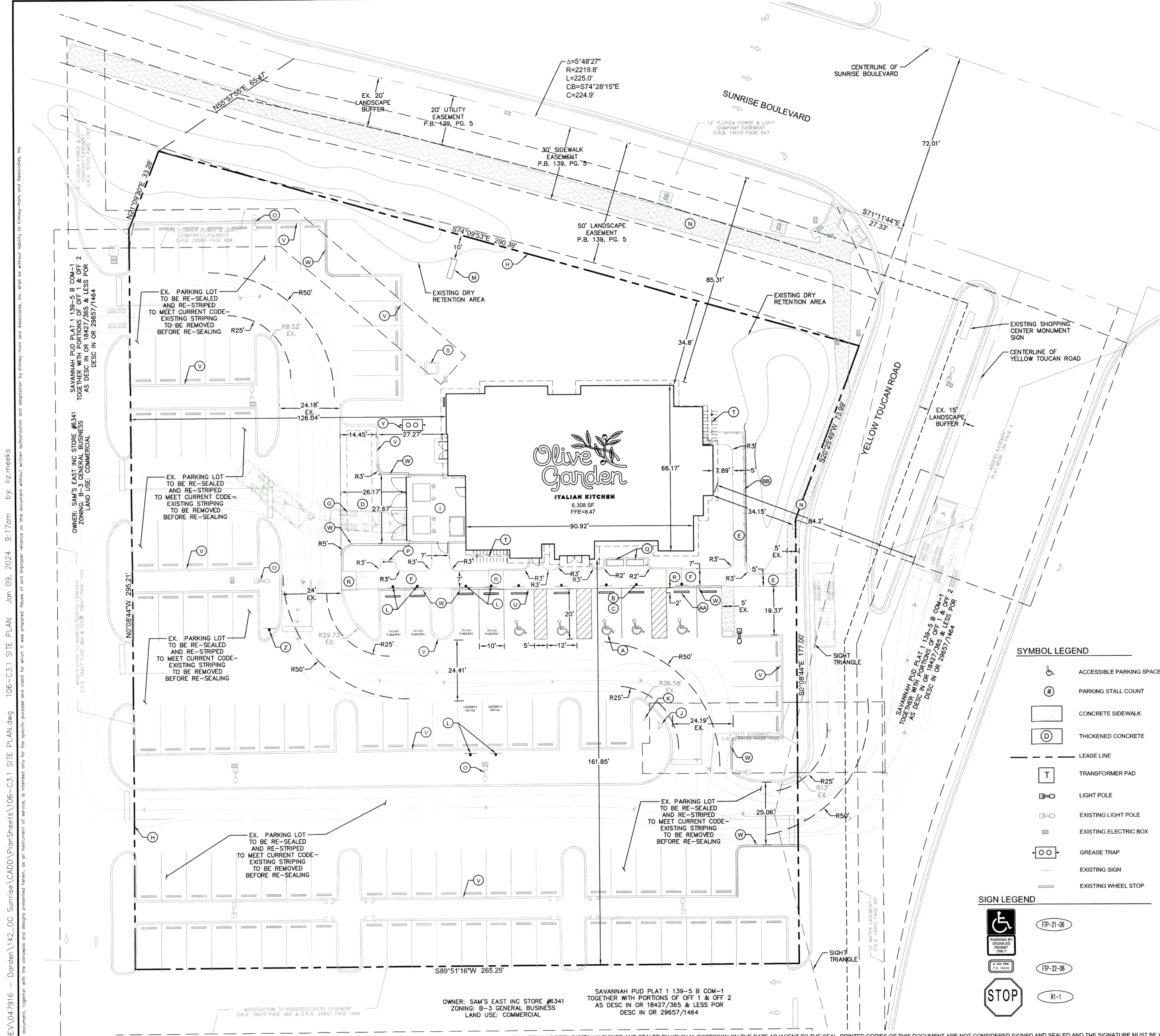
	CATCH BASIN		0.5' CURB
	MANHOLE		2.00' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		IDENTIFICATION
	WATER VALVE		ELEVATION
	CATCH BASIN INLET		INVERT
	UTILITY POLE		SANITARY
	RISER		PERMANENT REFERENCE MONUMENT
	FIRE HYDRANT		CONCRETE
	MANHOLE		ASPHALT PAVEMENT
	SIGN		



PARCEL ID.: 494035042600

PARCEL ID.: 494035042600

PARCEL ID.: 494035042600



SITE DATA

PROJECT DESCRIPTION: CONSTRUCTION OF OLIVE GARDEN RESTAURANT

PARCEL ID: 494035042601

LOCATION: SECTION 35, TOWNSHIP 48S, RANGE 40E

ADDRESS: 13500 WEST SUNRISE BOULEVARD, SUNRISE, FL 33323

ZONING DISTRICT: B-3 (GENERAL BUSINESS)

LAND USE: COMMERCIAL

FLOOD ZONE: ZONE X, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 120110340H, EFFECTIVE DATE AUGUST 18, 2014. NO BASE FLOOD ELEVATION.

MAX. BUILDING HEIGHT: 2 STORES MAX.

LEASE AREA: 78,164 S.F. (1.79 AC.)

FLOOR AREA RATIO: 6.308 / 78,164 = 0.08

SITE COVERAGE:

EXISTING	REQUIRED	PROVIDED
78,164 S.F. (1.79 AC.)	100.0%	78,164 S.F. (1.79 AC.)
7,124 S.F. (0.16 AC.)	8.94%	6,308 S.F. (0.14 AC.)
48,096 S.F. (1.10 AC.)	61.45%	48,524 S.F. (1.11 AC.)
22,944 S.F. (0.53 AC.)	29.61%	23,332 S.F. (0.54 AC.)

BUILDING SETBACKS:

REQUIRED	PROVIDED
TRAFFICWAY (NORTH)	75'
STREET (EAST)	25'
SIDE (NORTH)	10'
SIDE (EAST)	10'
SIDE (SOUTH)	10'
SIDE (WEST)	10'

LANDSCAPE BUFFER:

REQUIRED	PROVIDED
TRAFFICWAY (NORTH)	20'
STREET (EAST)	15'

PARKING SUMMARY:

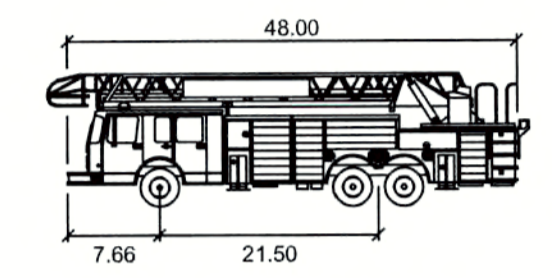
REQUIRED	PROVIDED
STANDARD	58
ACCESSIBLE	5
TOTAL	111

* 5 SPACES REQUIRED BASED ON TOTAL PROVIDED PARKING PER ADA CODE

PARKING CALCULATION:
(1 SPACE/50SF CUSTOMER SERVICE AREA) 2,860 SF = 58 SPACES

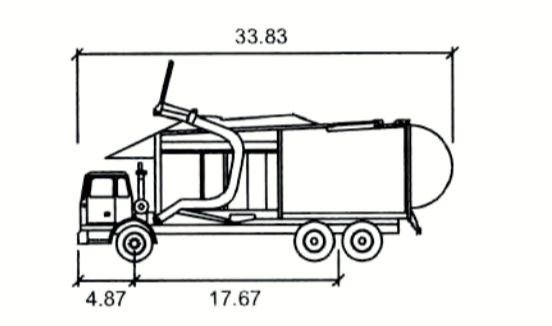
(1) 10'x40' LOADING SPACE REQUIRED AND PROVIDED

ALL MECHANICAL EQUIPMENT LOCATED ON THE ROOF OR GROUND WILL BE FULLY SCREENED BY PARAPETS OR EQUIPMENT SCREENS THAT ARE EQUAL IN HEIGHT OR TALLER THAN THE EQUIPMENT. THE EQUIPMENT WILL ALSO BE BUFFERED TO MITIGATE NOISE.



Broward County Fire Truck

Width : 9.00
Track : 9.00
Lock to Lock Time : 6.0
Steering Angle : 45.0



Wayne Titan

Width : 8.46
Track : 8.50
Lock to Lock Time : 6.0
Steering Angle : 45.0

SYMBOL LEGEND

- ACCESSIBLE PARKING SPACE
- PARKING STALL COUNT
- CONCRETE SIDEWALK
- THICKENED CONCRETE
- LEASE LINE
- TRANSFORMER PAD
- LIGHT POLE
- EXISTING LIGHT POLE
- EXISTING ELECTRIC BOX
- GREASE TRAP
- EXISTING SIGN
- EXISTING WHEEL STOP

SIGN LEGEND

- TP-21-06
- TP-22-06
- R1-1

- LEGEND**
- (A) ACCESSIBLE PARKING SPACE (TYP. OF 5)
 - (B) ACCESSIBLE PARKING AND PENALTY SIGN (TYP. OF 5)(SEE DETAIL SHEET C7.2)
 - (C) 6" CONCRETE BOLLARD SIGN BASE (NON-BREAKAWAY) (SEE DETAIL SHEET C7.1)
 - (D) THICKENED CONCRETE PAD (SEE DETAIL SHEET C7.1)
 - (E) 5' WIDE CONCRETE SIDEWALK
 - (F) 7' WIDE CONCRETE SIDEWALK
 - (G) 10'x40' LOADING ZONE (DELIVERIES AND GARBAGE TRUCK PICKUPS WILL BE MADE WHEN RESTAURANT IS NOT OPEN FOR BUSINESS)
 - (H) LEASE LINE
 - (I) DUMPSTER AREA (REFER TO ARCHITECTURAL PLAN SP2.1)
 - (J) EXISTING FIRE HYDRANT
 - (K) EXISTING FIRE DEPARTMENT CONNECTION
 - (L) TO-GO PARKING SIGN (TYP. OF 6) (REFER TO ARCH. PLAN SP2.1 FOR DETAIL)
 - (M) MONUMENT SIGN
 - (N) EXISTING SIDEWALK
 - (O) EXISTING LIGHT POLE (TYP.)
 - (P) BIKE RACK (POWDER COATED LBR3PG 3 SPACES) (SUPPLIED BY GENERAL CONTRACTOR)
 - (Q) BENCH (TYP. OF 2) (SEE ARCHITECTURAL PLAN SP2.1 FOR DETAILS)
 - (R) ACCESSIBLE RAMPS (SEE DETAIL SHEET C7.1)
 - (S) TRANSFORMER
 - (T) TRELLIS
 - (U) FLUSH PAVEMENT IN FRONT OF ACCESSIBLE PARKING STALLS
 - (V) EXISTING CURB TO REMAIN
 - (W) FOOT TYPE 'D' CURB
 - (X) LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
 - (Y) GREASE INTERCEPTOR (RIM=8.18)
 - (Z) STOP SIGN
 - (AA) WHEEL STOP (TYP. OF 10) (SEE DETAIL SHEET C7.2)
 - (BB) GUARDRAIL (SEE DETAIL SHEET C7.2)

- NOTE:**
- ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
 - SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT. A SEPARATE BUILDING PERMIT MUST BE OBTAINED FOR ALL SIGNS.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY

DAVID L. RHODES AIA
ARCHITECT

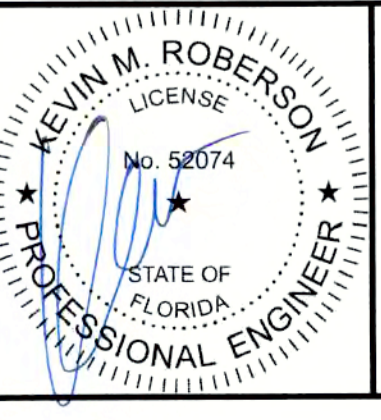
101 Broadway Plaza
Suite 8
Pompano Beach, FL 33062
954-781-1111



Kimley Horn

445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA
772/794-4100

REGISTRY NO. 35106
KHA PROJECT # 047916142



OLIVE GARDEN SUNRISE
13500 W SUNRISE BOULEVARD
SUNRISE, FLORIDA 33323
RESTAURANT# 6500

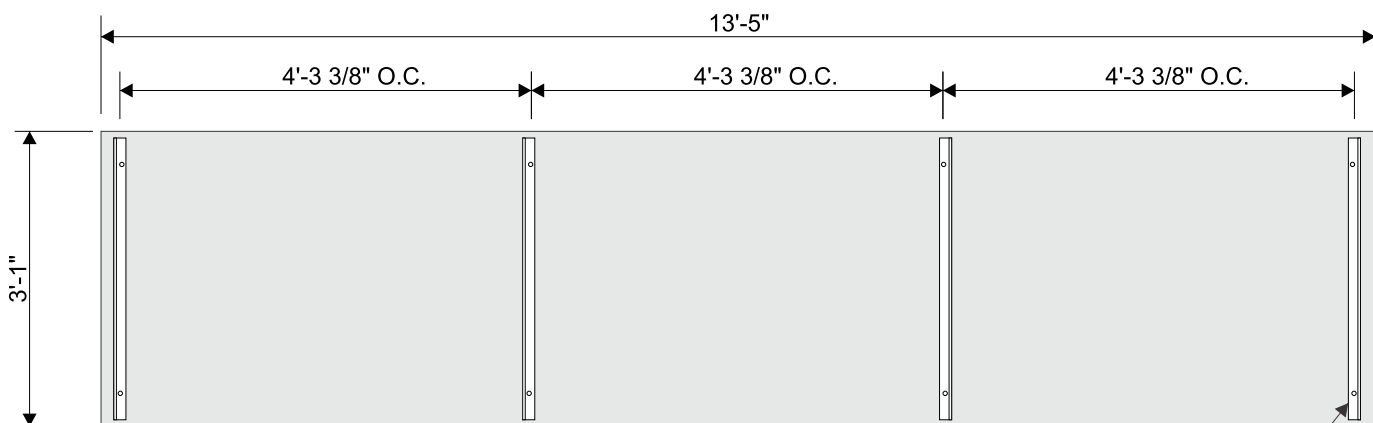
SITE PLAN		ISSUE DATE: 01/30/2023
SHEET NO.		C3.1

Drawing name: k:\VRB_LDEV\047916 - Darden\142_OC_Sunrise\CADD\PlanSheets\106-C3.1_SITE_PLAN.dwg 106-C3.1_SITE_PLAN Jan 09, 2024 9:17am by: liz.meeks



L50 - Wall Sign - 50.31 sq ft
SCALE: 1/2" = 1'-0"

Sign cross section details provided for more information on design of the sign, method of attachment, and source of illumination - installation specifications to be reviewed and approved via a building permit application.



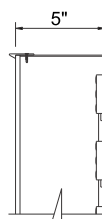
Mounting Points
SCALE: 1/2" = 1'-0"

OLIVE GARDEN NOTES

- .063 WHT/BLK ALUM BACKS
- .040 ALUM RETURNS STAPLED
- K-LATH SCREWS
- 3/4" GEMINI WARM GREY TRIMCAP
- .177 WHITE SG10 FACES MFGD. BY PLASTILITE

SURFACE APPLIED TRANSLUCENT VINYL 3M 3630-0450 WARM GREY

- GEMX41 LED'S
- GEM TRIM, RETURNS, SCREWS, AND BACKS TO BE PMS 1C WARM GREY



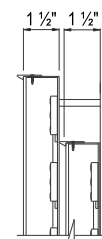
DETAIL A

VINE NOTES

- .063 WHT/BLK ALUM BACKS
- 1 1/2" .050 ALUM STAPLED RETURNS
- K-LATH SCREWS
- 1 3/4" STANDOFFS PAINTED PMS 7533 BROWN
- 3/4" GEMINI TRIM CAP
- CLEAR ACRYLIC FACE WITH BROWN VINYL (TO MATCH PMS 7533C), GREEN 3M-3730-5098 AND 3M 3635-70 WHITE DIFFUSER AND ALL TO BE APPLIED 2nd SURFACE.

GEMM71 LED'S

GEM TRIM, RETURNS, SCREWS, AND BACKS TO BE PMS 383C GREEN



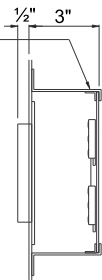
DETAIL B

ITALIAN KITCHEN NOTES

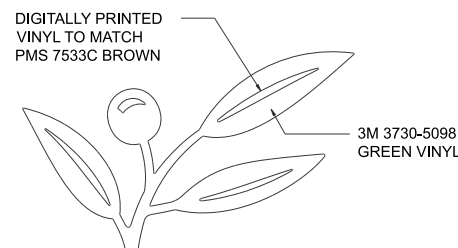
- BENT .063 ALUM POP RIVIT TO BENT .090 ALUM
- .090 ALUM REMOVEABLE PANEL FOR SERVICING LED'S
- 3/4" CLEAR ACRYLIC PUSH-THRU COPY W/ 3730-5098 GREEN VINYL ON FACE AND PMS 383C GREEN PAINTED RETURNS

GEMM71 LED'S

.090 ALUM FACE

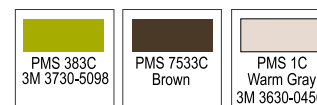


DETAIL C



VINE DETAIL

® TO BE: (1st SURFACE)
PMS 383C VINYL



**3/4" CUSTOM COLOR TRIMCAP FROM GEMINI FOR GREEN & GRAY TO BE DEVELOPED (PART # NOT ASSIGNED YET.)

LED'S

SEE DETAIL B

TOGGLE SWITCH
TOWARDS FRONT OF CABINET

ACCESS DOOR AS REQ'D
PUT PRINTED LED SCHEMATIC ON BACK OF DOOR

SPACERS FOR VINE 2

POWER SUPPLIES MOUNTED BEHIND SERVICE DOOR

.125 ALUM. FACES

LED'S

SEE DETAIL A

1/2" CARFLEX AND CONNECTOR

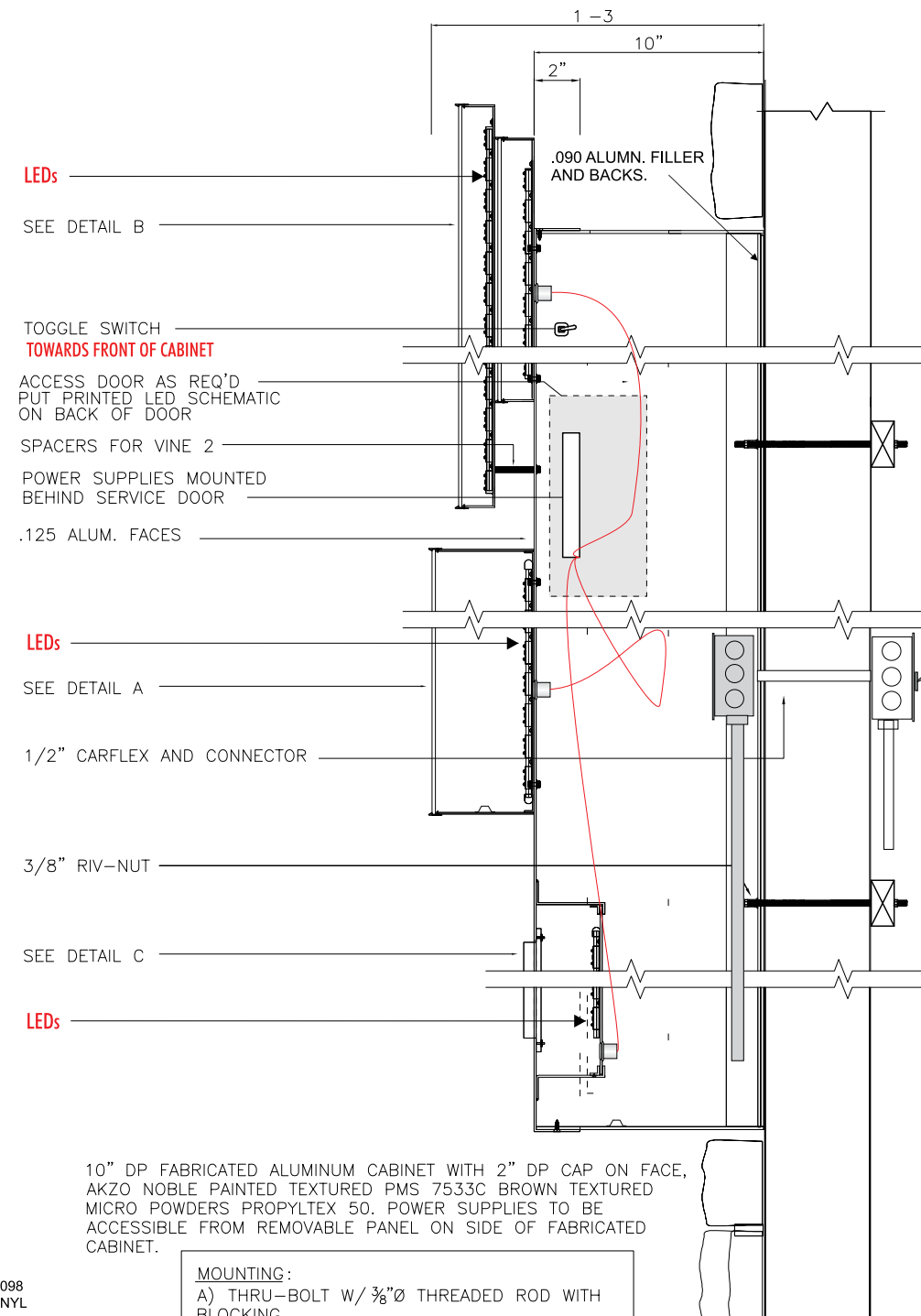
3/8" RIV-NUT

SEE DETAIL C

LED'S

10" DP FABRICATED ALUMINUM CABINET WITH 2" DP CAP ON FACE, AKZO NOBLE PAINTED TEXTURED PMS 7533C BROWN TEXTURED MICRO POWDERS PROPYLTEX 50. POWER SUPPLIES TO BE ACCESSIBLE FROM REMOVEABLE PANEL ON SIDE OF FABRICATED CABINET.

MOUNTING:
A) THRU-BOLT W/ 3/8" Ø THREADED ROD WITH BLOCKING
B) TOGGLES OR LAGS ARE ONLY TO BE USED IN EMERGENCY SITUATIONS



**MULTI-TAP POWER SUPPLY
GEPS12-60U-NA
120V/277V -.65/.29 AMPS EA

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

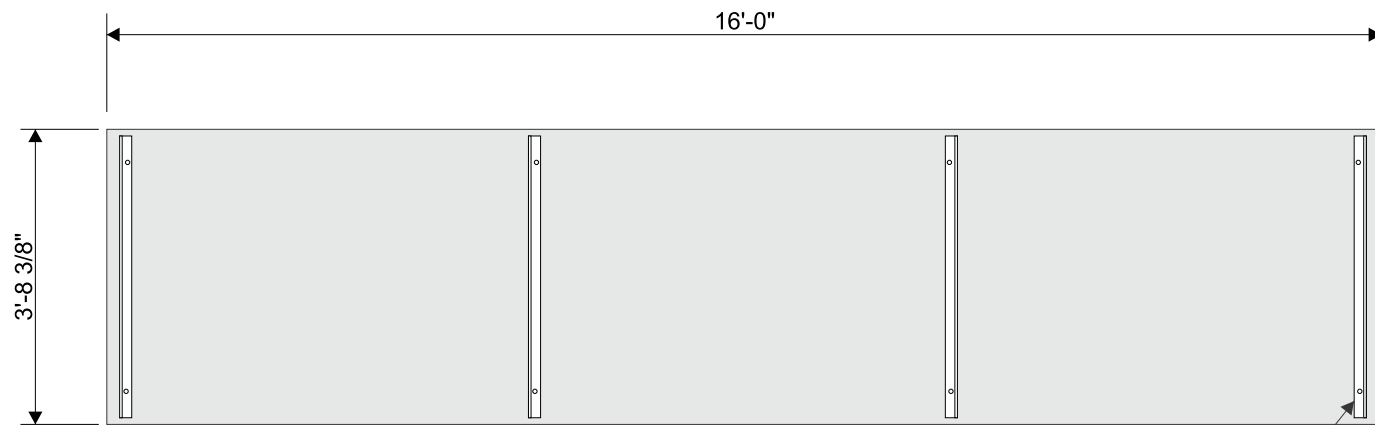




L70 - Wall Sign - 71.7sq ft

SCALE: 3/8" = 1'-0"

Sign cross section details provided for more information on design of the sign, method of attachment, and source of illumination - installation specifications to be reviewed and approved via a building permit application.



Mounting Points

1 1/2" Aluminum Angle
Vertical Weld to Frame

OLIVE GARDEN NOTES

- .063 WHT/BLK ALUM BACKS
- .040 ALUM RETURNS STAPLED
- K-LATH SCREWS
- 3/4" GEMINI WARM GREY TRIMCAP
- .177 WHITE SG10 FACES MFGD. BY PLASTILITE

SURFACE APPLIED TRANSLUCENT VINYL 3M 3630-0450 WARM GREY

- GEMX41 LED'S
- GEM TRIM, RETURNS, SCREWS, AND BACKS TO BE PMS 1C WARM GREY



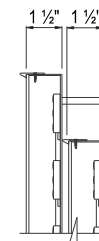
DETAIL A

VINE NOTES

- .063 WHT/BLK ALUM BACKS
- 1 1/2" .050 ALUM STAPLED RETURNS
- K-LATH SCREWS
- 1 3/4" STANDOFFS PAINTED PMS 7533 BROWN
- 3/4" GEMINI TRIM CAP

CLEAR ACRYLIC FACE WITH BROWN VINYL (TO MATCH PMS 7533C), GREEN 3M-3730-5098 AND 3M 3635-70 WHITE DIFFUSER AND ALL TO BE APPLIED 2nd SURFACE.

- GEMM71 LED'S
- GEM TRIM, RETURNS, SCREWS, AND BACKS TO BE PMS 383C GREEN



DETAIL B

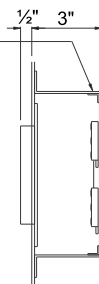
ITALIAN KITCHEN NOTES

BENT .063 ALUM POP RIVIT TO BENT .090 ALUM

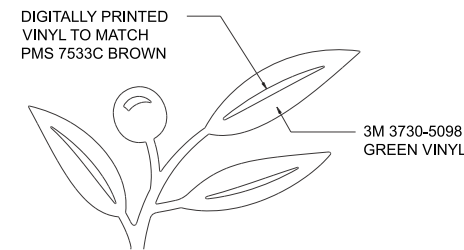
.090 ALUM REMOVEABLE PANEL FOR SERVICING LED'S

3/4" CLEAR ACRYLIC PUSH-THRU COPY W/ 3730-5098 GREEN VINYL ON FACE AND PMS 383C GREEN PAINTED RETURNS

- GEMM71 LED'S
- .090 ALUM FACE

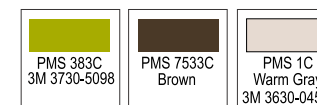


DETAIL C



VINE DETAIL

® TO BE: (1st SURFACE)
PMS 383C VINYL



**3/4" CUSTOM COLOR TRIMCAP FROM GEMINI FOR GREEN & GRAY TO BE DEVELOPED (PART # NOT ASSIGNED YET.)

LEDs

SEE DETAIL B

TOGGLE SWITCH
TOWARDS FRONT OF CABINET

ACCESS DOOR AS REQ'D
PUT PRINTED LED SCHEMATIC ON BACK OF DOOR

SPACERS FOR VINE 2

POWER SUPPLIES MOUNTED BEHIND SERVICE DOOR

.125 ALUM. FACES

LEDs

SEE DETAIL A

1/2" CARFLEX AND CONNECTOR

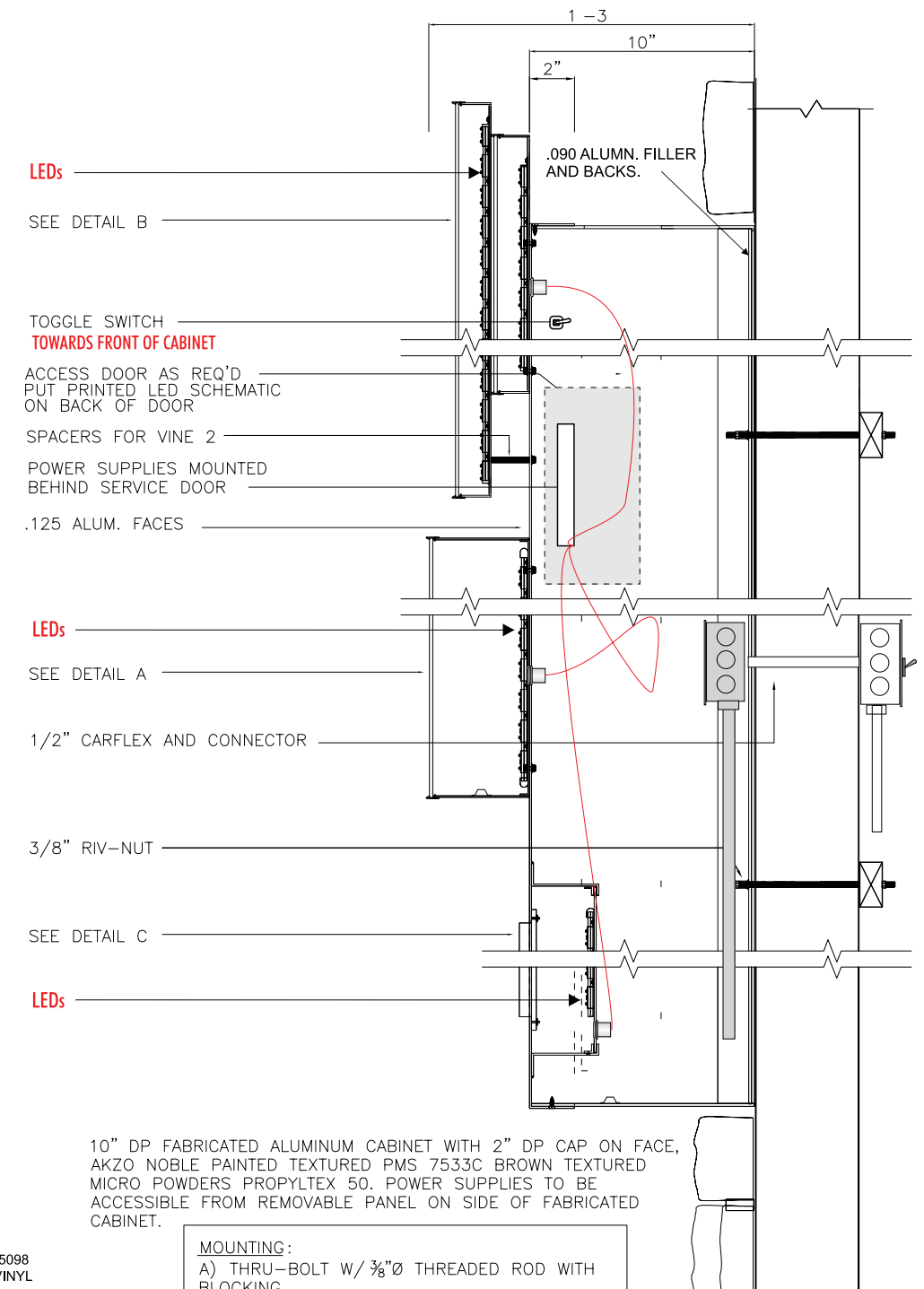
3/8" RIV-NUT

SEE DETAIL C

LEDs

10" DP FABRICATED ALUMINUM CABINET WITH 2" DP CAP ON FACE, AKZO NOBLE PAINTED TEXTURED PMS 7533C BROWN TEXTURED MICRO POWDERS PROPYLTEX 50. POWER SUPPLIES TO BE ACCESSIBLE FROM REMOVEABLE PANEL ON SIDE OF FABRICATED CABINET.

MOUNTING:
A) THRU-BOLT W/ 3/8" Ø THREADED ROD WITH BLOCKING
B) TOGGLES OR LAGS ARE ONLY TO BE USED IN EMERGENCY SITUATIONS

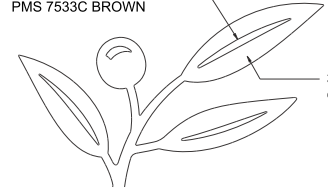


**MULTI-TAP POWER SUPPLY
GEPS12-60U-NA
120V/277V -.65/.29 AMPS EA

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

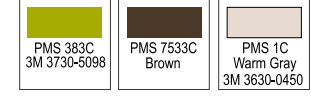


DIGITALLY PRINTED VINYL TO MATCH PMS 7533C BROWN



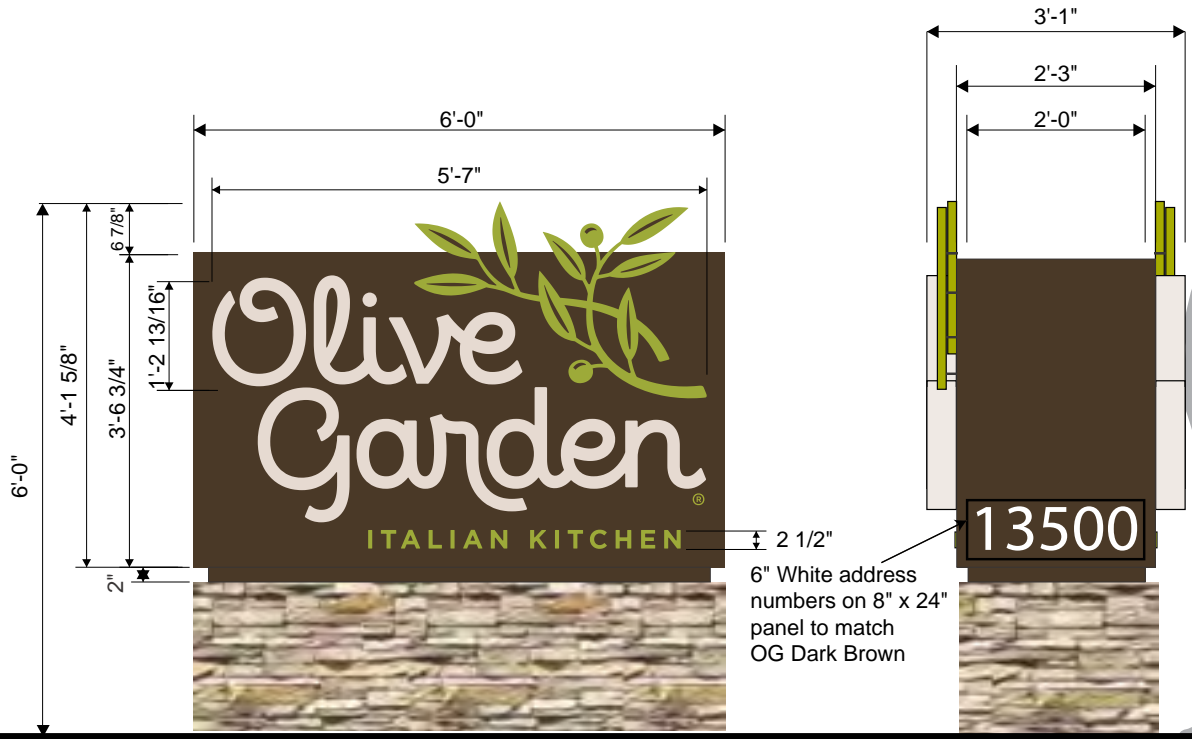
VINE DETAIL

3M 3730-5098 GREEN VINYL

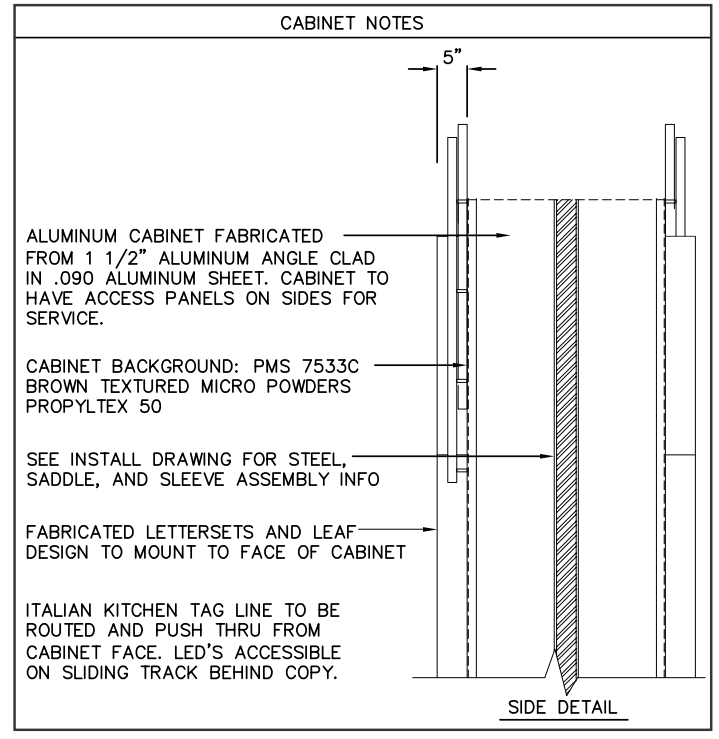


**3/4" CUSTOM COLOR TRIMCAP FROM GEMINI FOR GREEN & GRAY TO BE DEVELOPED (PART # NOT ASSIGNED YET.)

TO BE: (1st SURFACE) PMS 383C VINYL



6" White address numbers on 8" x 24" panel to match OG Dark Brown



CABINET NOTES

ALUMINUM CABINET FABRICATED FROM 1 1/2" ALUMINUM ANGLE CLAD IN .090 ALUMINUM SHEET. CABINET TO HAVE ACCESS PANELS ON SIDES FOR SERVICE.

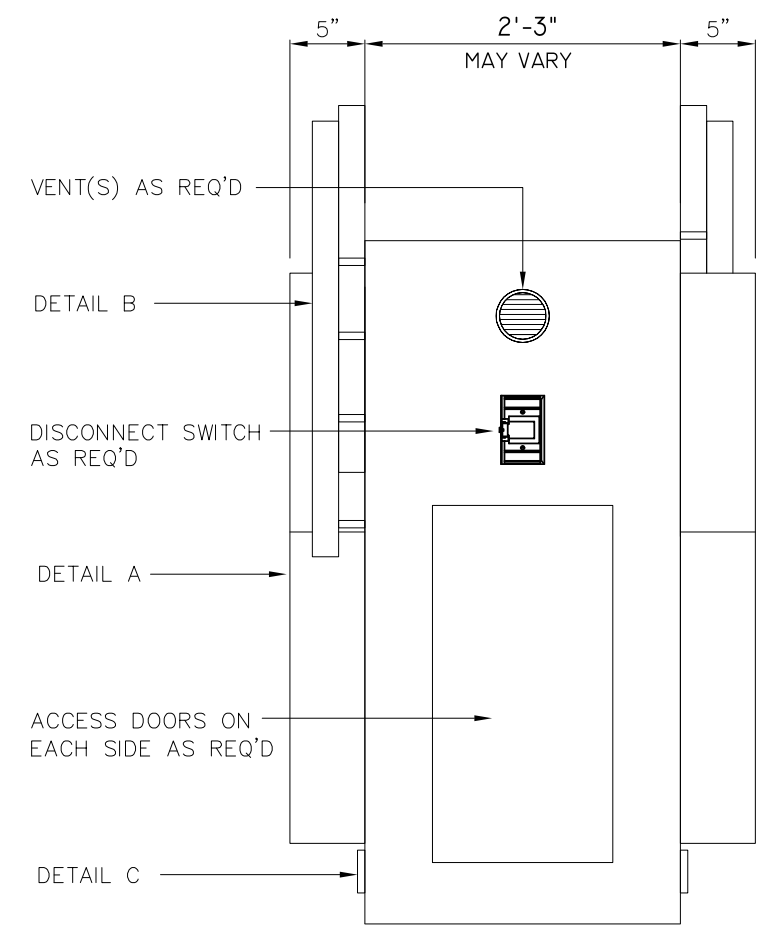
CABINET BACKGROUND: PMS 7533C BROWN TEXTURED MICRO POWDERS PROPYLTEX 50

SEE INSTALL DRAWING FOR STEEL, SADDLE, AND SLEEVE ASSEMBLY INFO

FABRICATED LETTERSETS AND LEAF DESIGN TO MOUNT TO FACE OF CABINET

ITALIAN KITCHEN TAG LINE TO BE ROUTED AND PUSH THRU FROM CABINET FACE. LED'S ACCESSIBLE ON SLIDING TRACK BEHIND COPY.

SIDE DETAIL



VENT(S) AS REQ'D

DETAIL B

DISCONNECT SWITCH AS REQ'D

DETAIL A

ACCESS DOORS ON EACH SIDE AS REQ'D

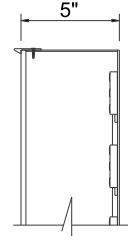
DETAIL C

SCALE: 1/2" = 1'-0"
36 Sq Ft

Sign cross section details provided for more information on design of the sign, method of attachment, and source of illumination - installation specifications to be reviewed and approved via a building permit application.

OLIVE GARDEN NOTES

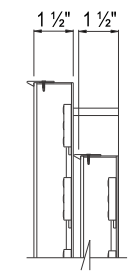
- .063 WHT/BLK ALUM BACKS
- .040 ALUM RETURNS STAPLED
- K-LATH SCREWS
- 3/4" GEMINI WARM GREY TRIMCAP
- .177 WHITE SG10 FACES MFGD. BY PLASTILITE
- SURFACE APPLIED TRANSLUCENT VINYL 3M 3630-0450 WARM GREY
- GEMX41 LED'S
- GEM TRIM, RETURNS, SCREWS, AND BACKS TO BE PMS 1C WARM GREY



DETAIL A

VINE NOTES

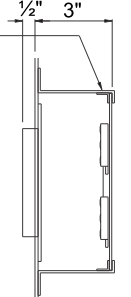
- .063 WHT/BLK ALUM BACKS
- 1 1/2" .050 ALUM STAPLED RETURNS
- K-LATH SCREWS
- 1 3/4" STANDOFFS PAINTED PMS 7533 BROWN
- 3/4" GEMINI TRIM CAP GEMM71 LED'S
- CLEAR ACRYLIC FACE WITH BROWN VINYL (TO MATCH PMS 7533C), GREEN 3M-3730-5098 AND 3M 3635-70 WHITE DIFFUSER AND ALL TO BE APPLIED 2nd SURFACE.
- RETURNS, SCREWS, AND BACKS TO BE PMS 383C GREEN



DETAIL B

ITALIAN KITCHEN NOTES

- BENT .063 ALUM POP RIVIT TO BENT .090 ALUM
- .090 ALUM REMOVEABLE PANEL FOR SERVICING LED'S
- 3/4" CLEAR ACRYLIC PUSH-THRU COPY W/ 3730-5098 GREEN VINYL
- GEMM71 LED'S
- .090 ALUM FACE



DETAIL C

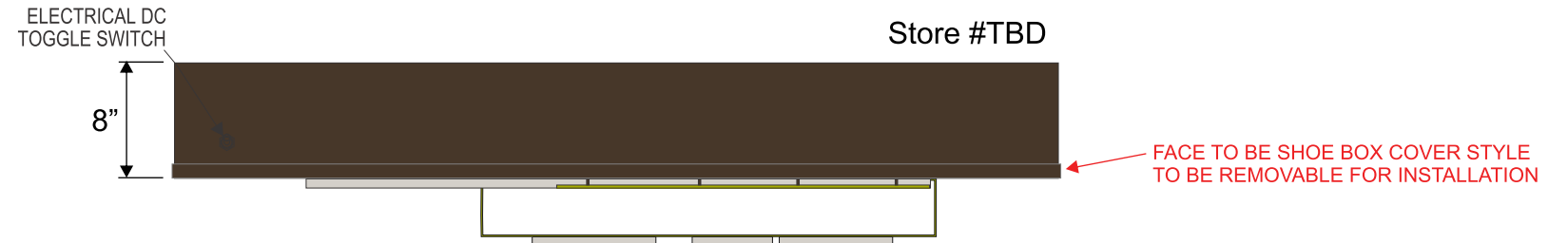


6 SF To-Go Wall Sign
Utilized Square Footage: 6
Scale: 1"=1'

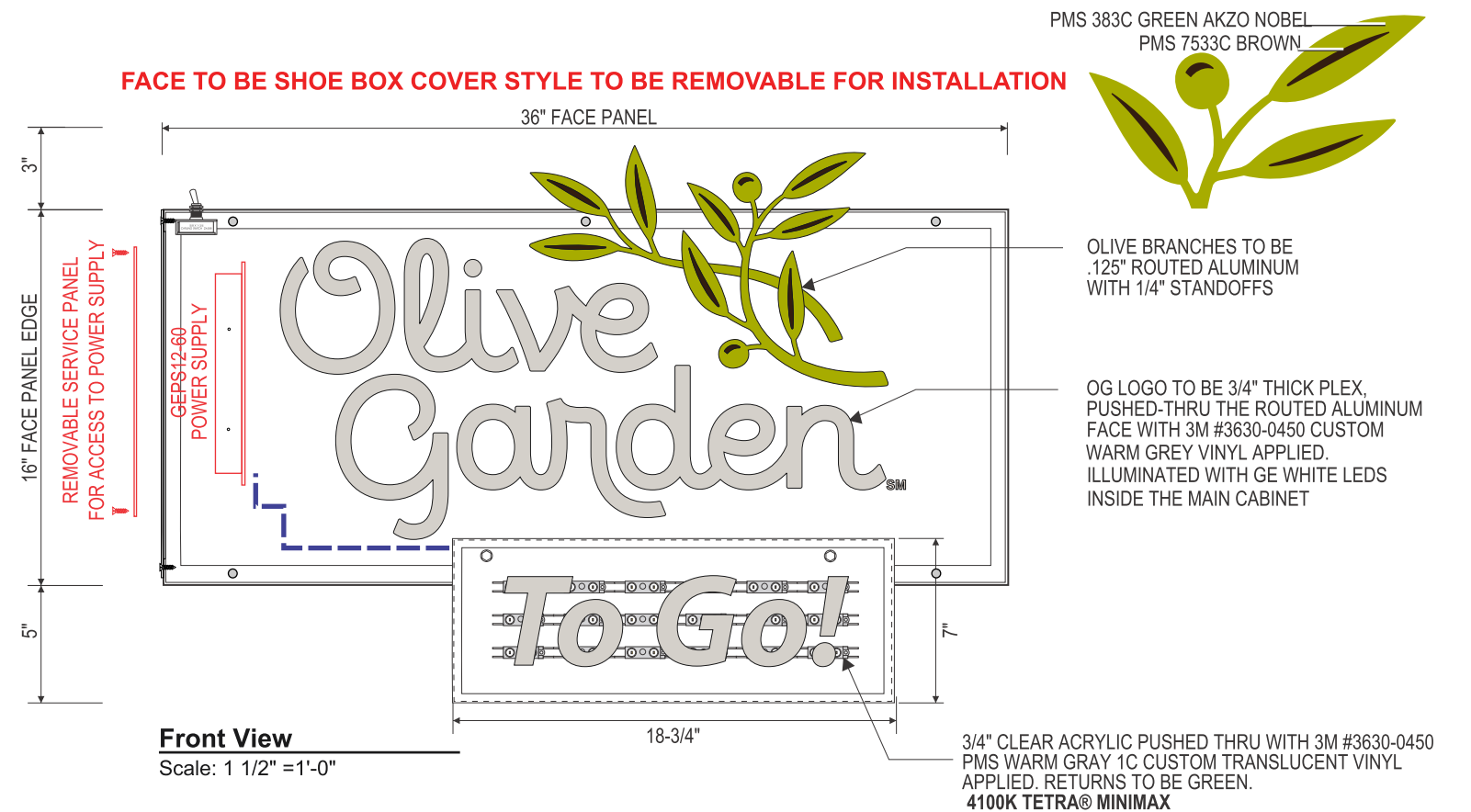
Sign cross section details provided for more information on design of the sign, method of attachment, and source of illumination - installation specifications to be reviewed and approved via a building permit application.

General Specifications

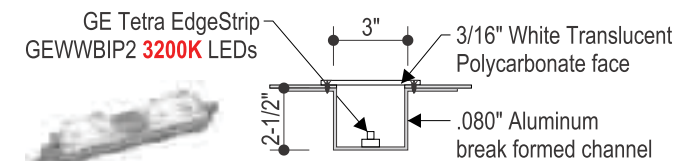
- 1 FABRICATED ALUMINUM EXTERIOR ILLUMINATED SINGLE FACE WALL SIGN FACE PANELS ARE .125" THICK ALUMINUM, PMS 7533 BROWN (TEXTURED FINISH)
- 2 OG LOGO COPY TO BE ROUTED OUT OF THE ALUMINUM CABINET FACE WITH 3/4" THICK PUSH-THRU CLEAR ACRYLIC WITH CUSTOM 3M #3630-0450 PMS WARM GRAY 1C VINYL APPLIED FIRST SURFACE. ILLUMINATED WITH GE WHITE LEDS.
- 3 OLIVE BRANCHES TO BE .125" ROUTED ALUMINUM WITH 1/4" STANDOFFS, PMS 383 GREEN / PMS 7533 BROWN
- 5 "TO GO!" SIGN SECTION TO BE FABRICATED ALUMINUM, PMS 383 GREEN, ADD CLEAR POLYCARBONATE INSERT TOP OF MODULE FOR UP LIGHT ILLUMINATION OF VINES. ILLUMINATION FROM WHITE LED MODULES. THE "TO GO!" TEXT TO BE 3/4" THICK PRECISION CUT CLEAR ACRYLIC FOR "PUSH THRU" EDGE ILLUMINATED LETTERS WITH 3M #3630-0450 PMS WARM GRAY 1C CUSTOM VINYL APPLIED FIRST SURFACE.



Top View
Scale: 1 1/2" =1'-0"

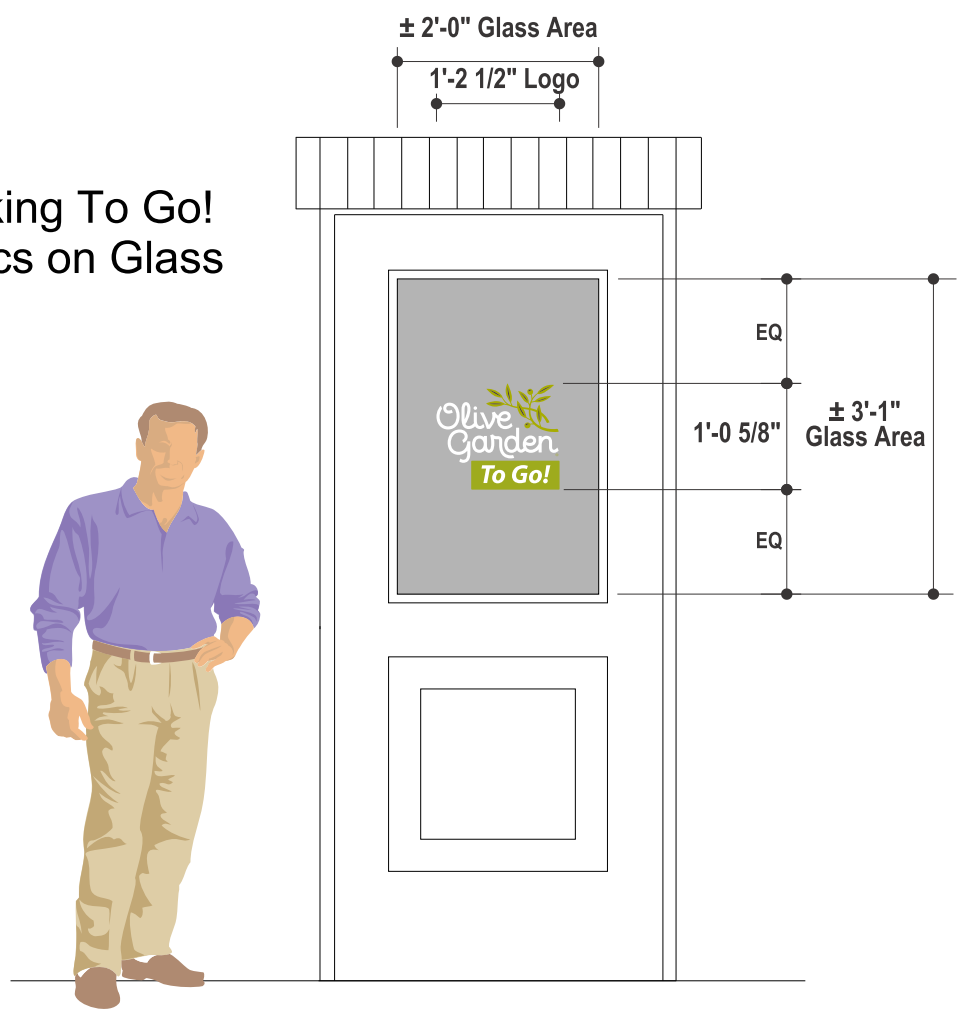


Front View
Scale: 1 1/2" =1'-0"



LED Uplighting

Carside Parking To Go!
Vinyl Graphics on Glass

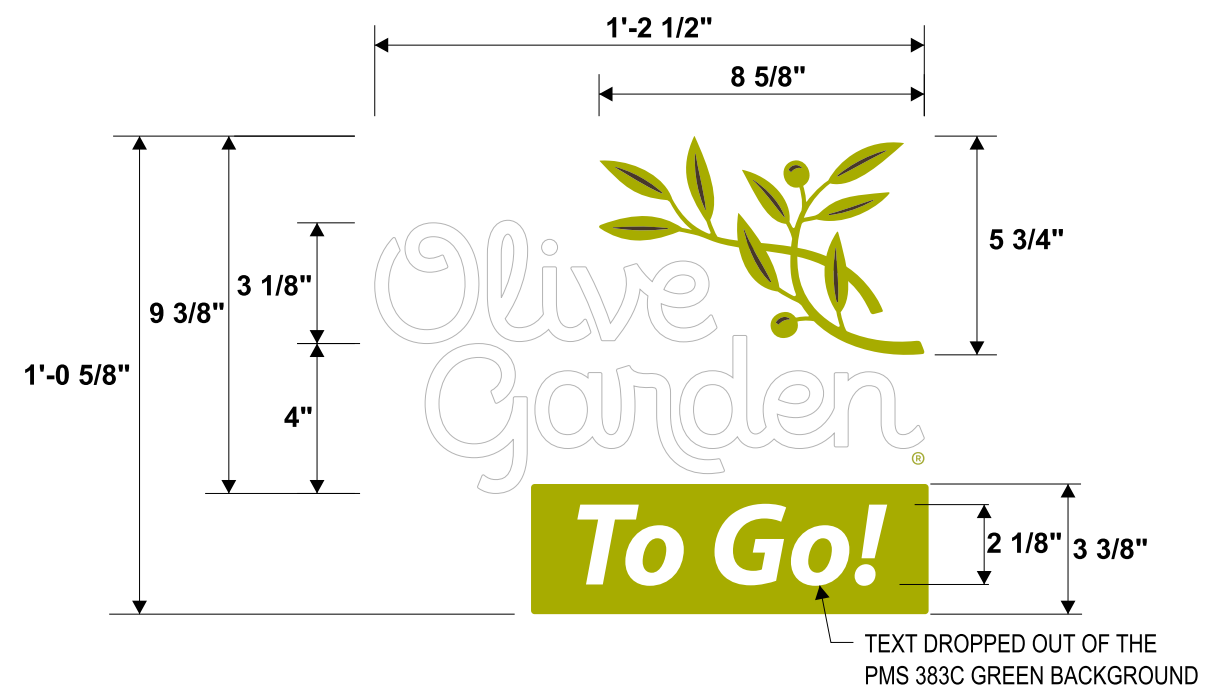


**Front View - Carside To Go!
Building Entry Door**

SCALE 1/2" = 1'-0"

1.75Sq. Feet Sign Area

For information only - Window signs will comply with current Land Development Code regulations.



"Carside To Go!"
Precision Cut by Computer
Digital Printed Vinyl Graphics
applied to Glass Door

**Front View - Graphic Layout
and Color Reference**

SCALE 3/16" = 1"

DIGITAL PRINTED VINYL GRAPHICS APPLIED 2ND SURFACE TO GLASS ENTRY DOOR.

- PMS 383C GREEN
- PMS 7533 BROWN
- WHITE

® TO BE: (2nd SURFACE)
PMS 383C VINYL



For information only - Awning signs will comply with current Land Development Code regulations.

3'-6" x 3'-10" awning
1'-8" x 2'-5 3/4" logo: 4.1 SF each

3'-6" x 6'-5" awning
1'-8" x 2'-5 3/4" logo: 4.1 SF



3'-6" x 6'-2 3/4" awning
1'-8" x 2'-5 3/4" logo: 4.1 SF

3'-6" x 4'-9 1/2" awning
1'-8" x 2'-5 3/4" logo: 4.1 SF each



3'-6" x 5'-0" awning
1'-8" x 2'-5 3/4" logo: 4.1 SF each

3'-6" x 5'-0" awning
1'-8" x 2'-5 3/4" logo: 4.1 SF each



STAFF REPORT

WESTERRA PHASE I (REVISED MASTER PLAN)

Summary

This is an application for a Revised Master Plan approval for an approximately 32-acre site. The subject property is generally located along W. Sunrise Boulevard, between Sawgrass Corporate Parkway and NW 136th Avenue, as shown on the location map. The Revised Master Plan includes entitlements for 750 high-rise residential units, 750,000 square feet of office, 50,000 square feet of commercial, and 300 hotel rooms. The property is currently zoned Planned Development District (PDD) within the Western Sunrise Area and Western Sunrise Entertainment overlay districts. The applicant has submitted a concurrent application to amend and reinstate the Development Agreement in compliance with Sections 163.3220 – 163.3243, Florida Statutes. The property is designated Local Activity Center (LAC) on the City's Future Land Use Map. The proposed Revised Master Plan requires City Commission approval per Section 16-109 of the Land Development Code.

General Information

On March 27, 2018, the City of Sunrise City Commission approved the original Master Plan for the subject site, via Resolution No. 18-41, along with a Development Agreement (DA) approved via Resolution No. 18-42. The first Amended and Restated Development Agreement is concurrently being reviewed by Staff, and requires City Commission approval.

The subject site is also located within the Westerra Development of Regional Impact (DRI) consisting of approximately 100-acres. The Westerra Phase 1 property is an approximately 32-acre portion of the DRI, which was formally called the Harrison Park DRI. Based on entitlements in the DRI Development Order, the applicant may construct up to 1,650 high-rise dwelling units, 100 townhouse dwelling units, 300 hotel rooms, 285,000 square feet of commercial, 170,000 square feet of industrial, and 1,650,000 square feet of office. The DRI Development Order was originally approved by the City Commission on March 2, 1982, by Ordinance No. 237. The DRI has been revised multiple times, recently amended on April 10, 2018 by Ordinance No. 237-X-18-A.

Project Description

The proposed Revised Master Plan for Westerra Phase I consists of five (5) distinct pods which include parameters for uses and heights. The overall proposed development program for this Revised Master Plan includes 750,000 square feet of office, 50,000 square feet of commercial, 750 high-rise residential units, and 300 hotel rooms.

The maximum use parameters are as follows:

- Pod 1 includes 250,000 square feet of office, inclusive of a flight training center, 300 hotel rooms, and 7,000 square feet of commercial uses;
- Pod 2 includes 380,000 square feet of office;
- Pod 3 includes 33,000 square feet of commercial;
- Pod 4 includes 375 residential high-rise units; and
- Pod 5 includes 375 residential high-rise units, 120,000 square feet of office, and 10,000 square feet of commercial.

No modifications to the perimeter setbacks have been proposed.

The proposed Revised Master Plan's primary changes include the following:

1) **Development Program**

The applicant is redistributing the proposed uses within the five (5) pods. The most significant change is the redistribution of the residential units from Pod 1 on the west to Pods 4 & 5 on the east, with Pod 1 becoming majority office including a flight training center. Also, the Revised Master Plan includes 300 hotel rooms that were not previously allocated.

2) **Traffic Circulation**

The street network was modified to include roundabouts on the north-south street between Pods 2, 3, 4, & 5. In addition, the east-west street transition from the Westerra property to the existing Sawgrass Technology Park was realigned to be consistent with recent improvements within Sawgrass Technology Park. The cross-section for the central east-west connector was modified in width to accommodate on-street parking.

3) **Pedestrian Circulation**

The sidewalks within the Revised Master Plan have been increased from five (5) to seven (7) feet along the major streets within the site. The sidewalk within each individual site plan will remain a minimum of five (5) feet. The multiuse path that traverses the perimeter has been increased from five (5) feet to ten (10) feet.

4) Transportation & Hardscape Infrastructure

The Revised Master Plan incorporates phasing for when the various aspects of the street and pedestrian network must be constructed, including the hardscape improvements within the network.

Staff Evaluation

The applicant has addressed the criteria established in Section 16-109 of the Land Development Code for approval of a PDD Revised Master Plan.

Staff Recommendation to the Planning and Zoning Board, February 8, 2024.

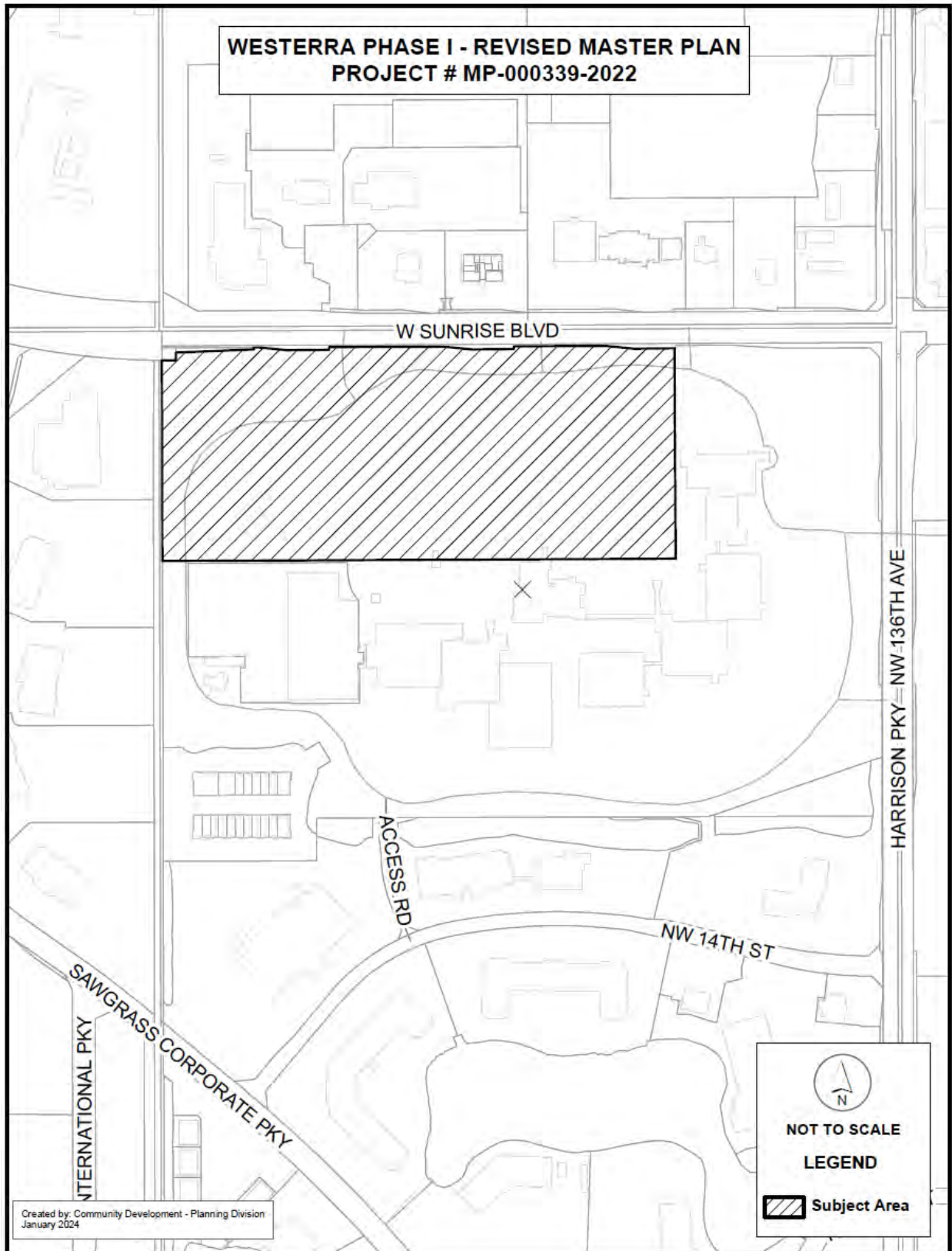
Staff finds this application meets the DRI development order and all applicable Land Development Code requirements for the approval of the PDD Revised Master Plan. Therefore, Staff recommends approval subject to the following conditions:

1. City Commission approval of the associated Amended and Restated Development Agreement application.
2. The development and ongoing maintenance of the new designated publicly accessible open space area shall be the responsibility of the developer/property owner.

Planner: Ana Parada

File No: MP-000339-2022 (97:111701)

Location Map



JAN 10 2024

RECEIVED

RUBY CENTRE ASSOCIATES, LLC
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323

January 5, 2024

Mrs. Shannon Ley
Director
City of Sunrise
Community Development Department
1601 NW 136th Avenue, Building A
Sunrise, FL 33323

**RE: Westerra Phase 1-Letter of Intent DEVAG-000363-2022
5th Submittal**

Dear Mrs. Ley:

As you know, Ruby Centre Associates, LLC, ("RCA") a company affiliated with GL Homes and GL Commercial, is the current owner of the Westerra Phase 1 property. Pursuant to Section 16-109 of the City of Sunrise LDC, RCA is applying to the City for amendments to the Westerra PDD Master Plan, Development Agreement and Master Development Plan Design and Development Guidelines as discussed below.

BACKGROUND AND CURRENT APPROVALS.

The "Westerra" DRI project is a 100 acre parcel of land located at the southwest corner of Sunrise Boulevard and NW 136th Avenue. The Westerra Phase 1 Property is a +/- 32 acre portion of the Westerra development of regional impact ("Westerra DRI") which was formally called the Harrison Park DRI. The City approved the Harrison Park DRI development order by Ordinance No. 237, dated March 2, 1982 which was amended by Ordinance No. 237-X-98-A, dated April 28, 1998; Ordinance No. 237-X-00-A, dated October 24, 2000; Ordinance No. 237-X-03-A, dated September 15, 2003; Ordinance No. 237-X-04-A, dated January 27, 2004; Ordinance No. 237-X-04-B, dated May 11, 2004; Ordinance No. 237-X-09-A dated February 10, 2009 and Ordinance 237-X-18-A dated April 10, 2018.

Additionally, a Development Agreement for Westerra Phase I was approved by the City of Sunrise on March 27, 2018. This Development Agreement was made as part of a PDD allows for this Westerra Phase I to be developed with up to the following uses and intensities:

Residential	750 high rise dwelling units
Office	750,000 square feet
Commercial	50,000 square feet

Whereas, Westerra Phase 1 is proposed to be developed with the following:

Residential	750 high rise dwelling units
Office	750,000 square feet
Commercial (retail)	50,000
Hotel	300 rooms

Included in this approval was a Master Development Plan, and Master Development Plan Design and Development Guidelines.

This Letter of Intent outlines the material modifications that the Developer wishes to make. Please note that the redline document reflects all changes made to the Development Agreement and related exhibits..

SUMMARY OF MASTER PLAN AND DEVELOPMENT AGREEMENT RELATED CHANGES

The development plans have changed generally as follows:

POD 1. POD 1 is proposed to be developed for use an Office and Flight Training Campus with a up to 250,000 square feet of office/flight training facility, up to 300 unit Corporate Housing Hotel units , 7,000 square feet of commercial. The Corporate Housing Hotel and its restaurant / food use facility will be exclusively for the flight crews that will be training at the facility and will not be open to the public. Pod 1 shall also have one (1) pocket park as required by the Development Agreement.

This Pod will be developed in Phases. The first phase shall include the Flight Training Center and a 175 room Corporate Housing Hotel. Phase 2 will have the ability to expand the simulator center by an additional 20,000 square feet and up to an additional 125 Corporate Housing Hotel rooms. Phase 1 of Pod 1 includes a 4 story Office and Flight Training building consisting of approximately 197,288 square feet inclusive of +/-120,000 square feet of Office and Training area and a +/-65,000 square foot Simulator Hall along with 175 Corporate Housing Hotel units with a pool, fitness center, business center and limited food service as found in a typical select service hotel. The required parking spaces demand is specified below for this specific development program. Based upon the included Parking Demand Study by Kimley Horn and due to the uniqueness of the uses and limited data available, Phase 1 will be required to provide parking as detailed below.

- 144 spaces located on a surface lot directly south of the Corporate Housing Hotel. This area is estimated to include 124 spaces in the primary parking field and 20 spaces that will be parked on the future Phase 2 Corporate Housing Hotel.
- 33 spaces located directly south of the Flight Training Facility building which is the future expansion area for additional flight simulators.
- 30 spaces located along the east/west Secondary Internal Collector Drive located between the two Sunrise Boulevard ingress/egress points.
- The 207 (144+33+30) on site parking spaces identified above may vary by 5 percent based upon the site plan.

- In addition, offsite parking will be required via the 68 excess parking spaces located at 1600 Sawgrass Corporate Parkway, Sunrise, Florida. This will require an offsite parking agreement and a private shuttle at the time of Site Plan, prior to final Site Plan approval.

Upon the earlier of: (1) 12 months after Certificate of Occupancy for the Flight Training Facility and Corporate Housing Hotel, or (2) the City of Sunrise request, the Owner will perform a Parking Study Methodology and Parking Study with actual parking demand data that will be required to be provided to the City within 30 days to evaluate the parking supply and demand. The parking study and methodology will be reviewed by City staff and, if a parking deficiency is identified, the Owner shall identify and implement an operational plan or other alternative solution such that the parking demand does not exceed the parking provided. This shall be done within a timely fashion. The parking deficiency solution shall be reviewed and approved by the City. If the parking study identifies a surplus of parking, the offsite required parking can be modified accordingly.

Phase 2 of Pod 1 will require a Parking Study and methodology to identify a parking demand for the Flight Training Facility and Corporate Housing Hotel expansion. The City shall review the Parking Study and methodology and determine a parking requirement for both Phase 1 and Phase 2. The surface parking constructed in Phase 1 shall be replaced by a parking garage to supply the required parking for both Phase 1 and Phase 2 of Pod 1 in a parking garage, other than accessible parking and short term parking. All required parking for Phase 1 and Phase 2 shall be provided in Pod 1 and the offsite parking shall not be utilized for required parking.

POD 2. Pod 2 is planned for an Office project with up to 380,000 square feet of office with the first building being between 6 to 10 stories and any additional buildings being 8 to 10 stories with associated parking garages.

Pod 3. Pod 3 shall be 33,000 square feet Commercial square footage.

POD 4. POD 4 is planned as a Multi-Family housing development without any office or commercial uses.

POD 5. POD 5 shall have increased the total dwelling units to 375 units allocated to this Pod along with Commercial and Office of 10,000 and 120,000 square feet respectively.

DEVELOPMENT AGREEMENT CHANGES

The Development Agreement has been modified to reflect the current ownership of the Westerra property, to attach and incorporate the Amended and Restated Development Agreement, Master Plan and Development Plan Design and Development Guidelines. Further, section 12 was amended to provide that any bus shelter required shall be constructed by the City of Sunrise Approved Standards. Additional small formatting changes have been made such as requirement for witness of signatures.

DESIGN GUIDELINES CHANGES

The Master Development Plan Design and Development Guidelines have been revised to reflect the current development plans and uses for Westerra Phase 1. Many of the material specific changes are summarized below; however, there are other formatting and language changes that will also be reflected in the redline document.

General Background: Information has been updated to reflect the current intent of the Developer.

Ownership: As reflected in the Development Agreement, the ownership has been modified to reflect the current ownership.

Page 3: Each pod has been separated out and the square footage/units have been adjusted accordingly along with the addition of hotel rooms

Prohibited Uses/Page 4: The Uses of "Auto Parts Store, Vape Stores, and "Small Box" Discount Stores have been added to the Prohibited Uses list. Permitted Uses have been adjusted to allow for Flight Training Facility

Page 8/ #2: The Building Heights matrix has been modified to adjust square footage, heights and mix of uses.

Page 9/ Open Space, Pocket Parks: These sections have been updated to reflect the current development plan.

Page 10/ 5 Parking Regulations: Pod 1 traffic methodology has been added. Note that this parking agreement will be specific to the flight training use on Pod 1 and in the event that this use is discontinued or abandoned, the parking requirements will be as required in Pods 2-5.

Page 18 / 8: Project Amenities for Pod 1 have been adjusted to reflect Corporate Housing Hotel requirements.

Page 18/ 10 Building Design: Minor changes have been made to Building Facades, Design of Parking Structures,

Pedestrian Connectivity: Changes have been made to support the sidewalk widths and 5 minute walking distances.

Page 17/ 16: Unit finishes have been adjusted to "upscale finishes"

Page 19 / 16B: Street Width has been adjusted for an ample service drive for Pod 1.

Page 23 / 17: Made Pedestrian Zone a minimum requirement rather than a maximum requirement except when located in a "service court".

Page 25 / 17D2: Allows for relocation of existing Live Oaks on site to be spaced properly, if relocated.

Page 26 / 17D4a: Smaller trees shall be provided.

Page 26 / 17D4b: Smaller trees shall be provided.

Exhibit D:

Landscape Phasing Schedule has been modified pursuant to the proposed development plan.

MASTER PLAN

All Master Plan pages have been updated to reflect the new proposed development plan. The application for the PDD Master Plan is being submitted pursuant to Section 16.109 of the LDC

FLOWAGE EASEMENT

It is proposed that the Flowage Easement in the northwest portion of the property is relocated or vacated in Pod 1.

Construction Sequence: It is the current intent of the developer to start phase by developing Pod 1 first. This approximate construction start date will be mid 2024 and completed late in 2025. At this stage, there is no approximate start date and completion for the remaining pods. All development is subject to market conditions.

Thank you for your review and consideration of this matter.

Regards,

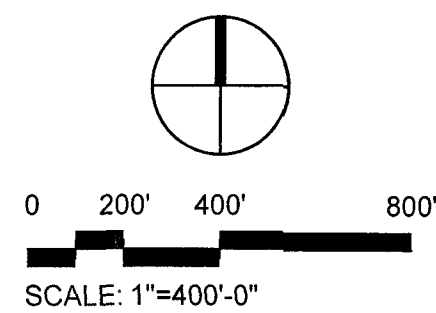
GL COMMERCIAL

A handwritten signature in black ink, appearing to read 'Michael Friedman', written over a horizontal line.

Michael Friedman
On behalf of Ruby Centre Associates, LLC



SECTION 34, TOWNSHIP 49 S, RANGE 40 E



LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF PARCEL "A", SUNRISE INDUSTRIAL PARK PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A";
 THENCE NORTH 89°42'48" EAST ALONG THE NORTH BOUNDARY OF SAID PARCEL A, A DISTANCE OF 348.86 FEET;
 THENCE SOUTH 84°34'34" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 100.50 FEET;
 THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 150.00 FEET;
 THENCE NORTH 00°17'12" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 10.00 FEET;
 THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 410.00 FEET;
 THENCE SOUTH 84°34'34" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 100.50 FEET;
 THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 150.00 FEET;
 THENCE NORTH 00°17'12" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 10.00 FEET;
 THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 330.00 FEET;
 THENCE SOUTH 84°34'34" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 100.50 FEET;
 THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 145.70 FEET;
 THENCE SOUTH 00°17'12" EAST, A DISTANCE OF 752.20 FEET;
 THENCE SOUTH 89°42'48" WEST, A DISTANCE OF 1836.63 FEET TO THE WEST BOUNDARY OF SAID PARCEL "A";
 THENCE NORTH 00°07'53" WEST ALONG WEST BOUNDARY, A DISTANCE OF 762.20 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND IN PARCEL "A" OF SUNRISE INDUSTRIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 114, PAGE 25, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST SAID POINT HAVING A FLORIDA STATE PLANE COORDINATE OF N659090.45 AND E717071.26 (EAST ZONE);

THENCE SOUTH 00°07'53" EAST ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 60.00 FEET;

THENCE NORTH 89°42'48" EAST, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°42'48" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 50.00 FEET TO A POINT ON LINE 60.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE NORTHEAST 1/4 OF SECTION 34;

THENCE SOUTH 00°07'53" EAST ALONG A LINE PARALLEL WITH THE SAID WEST LINE, A DISTANCE OF 43.77 FEET;

THENCE SOUTH 89°43'09" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE SAID WEST LINE;

THENCE NORTH 00°07'53" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 43.77 FEET TO THE POINT OF BEGINNING;

ALSO LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND IN PARCEL "A" OF SUNRISE INDUSTRIAL PARK PHASE I, RECORDED IN PLAT BOOK 114, PAGE 25, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST;

THENCE SOUTH 00°07'53" EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 60.00 FEET TO A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 34;

THENCE NORTH 89°42'48" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°42'48" EAST ALONG SAID NORTH LINE, A DISTANCE OF 278.88 FEET;

THENCE SOUTH 00°17'12" EAST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 87°39'36" WEST, A DISTANCE OF 279.10 FEET TO A POINT ON A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34;

THENCE NORTH 00°07'53" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL II:

NON-EXCLUSIVE RIGHT, PRIVILEGE AND EASEMENT FOR INGRESS AND EGRESS AS DEFINED IN, AND SUBJECT TO, THAT PERPETUAL NON-EXCLUSIVE AGREEMENT, DATED JULY 10, 1989, FILED SEPTEMBER 27, 1989, AND RECORDED IN OFFICIAL RECORDS BOOK 16794, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

NET ACREAGE OF THE SITE = 31.86 ACRES OR 1,387,879 SQUARE FEET, MORE OR LESS

DRAWING INDEX

ARCHITECTURAL

- A-0.0 MASTER DEVELOPMENT PLAN COVER SHEET
- A-1.01 MASTER DEVELOPMENT PLAN CONTEXT PLAN
- A-1.02 MASTER DEVELOPMENT PLAN
- A-1.03 MASTER DEVELOPMENT PLAN SITE DATA
- A-1.04 MASTER DEVELOPMENT PLAN FOUNTAIN & LIGHTING DETAIL

CIVIL

- PD1 PAVING, GRADING & DRAINAGE PLAN
- PD2 PAVING, GRADING & DRAINAGE DETAILS
- PD3 EXISTING LAKE INTERCONNECT PLAN
- PMS1 PAVEMENT MARKING & SIGNAGE PLAN
- WS1 WATER & SEWER PLAN
- FA1 FIRE ACCESS / TRAFFIC CIRCULATION PLAN

SURVEY

- 1 OF 2 MAP OF BOUNDARY SURVEY
- 2 OF 2 MAP OF BOUNDARY SURVEY

LANDSCAPE

- LP-1 LANDSCAPE & HARDSCAPE PHASING PLAN
- LP-2 LANDSCAPE SECTION CALLOUTS
- LP-3 LANDSCAPE SECTIONS
- TD-1 TREE DISPOSITION PLAN

LOCATION MAP/ ZONING/ TOWNSHIP

OWNER:

RUBY CENTRE ASSOCIATES, LLC.
 C/O GL COMMERCIAL
 1600 SAWGRASS CORPORATE PARKWAY, #400
 SUNRISE, FL 33323
 (954) 603-0373

PLANNER/ LANDSCAPE ARCHITECT:

CRAVEN, THOMPSON & ASSOCIATES, INC.
 3563 NW 53RD STREET
 FORT LAUDERDALE, FL 33309
 (954) 739-6400

CIVIL ENGINEER:

SUN TECH ENGINEERING, INC.
 4577 N NOB HILL ROAD, SUITE 102
 SUNRISE, FL 33351
 (954) 777-3123

SURVEYOR:

CRAIG A. SMITH & ASSOCIATES
 1000 W MCNAB ROAD
 POMPANO BEACH, FL 33069
 (954) 782-8222

CITY PROJECT # MP-000339-2022

LEAVE BLANK - FOR CITY USE ONLY

City of Sunrise
 Community Development
 JAN 10 2024
 RECEIVED

NOTES:

- FEMA FLOOD ZONE: ALL PODS ARE IN AN "X" ZONE AND THE LAKE IS IN ZONE "AE", ELEVATION 7.00'
- ELEVATIONS ARE IN NAVD 88.

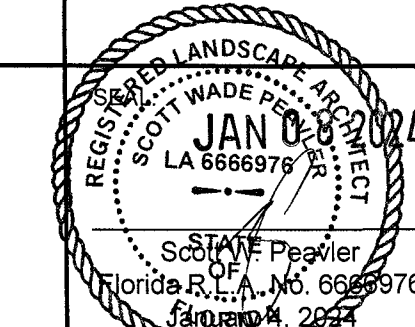
No.	REVISIONS	DATE	BY

SCALE:	NTS
DESIGNED BY:	SWP
DRAWN BY:	SWP
CHECKED BY:	JDH

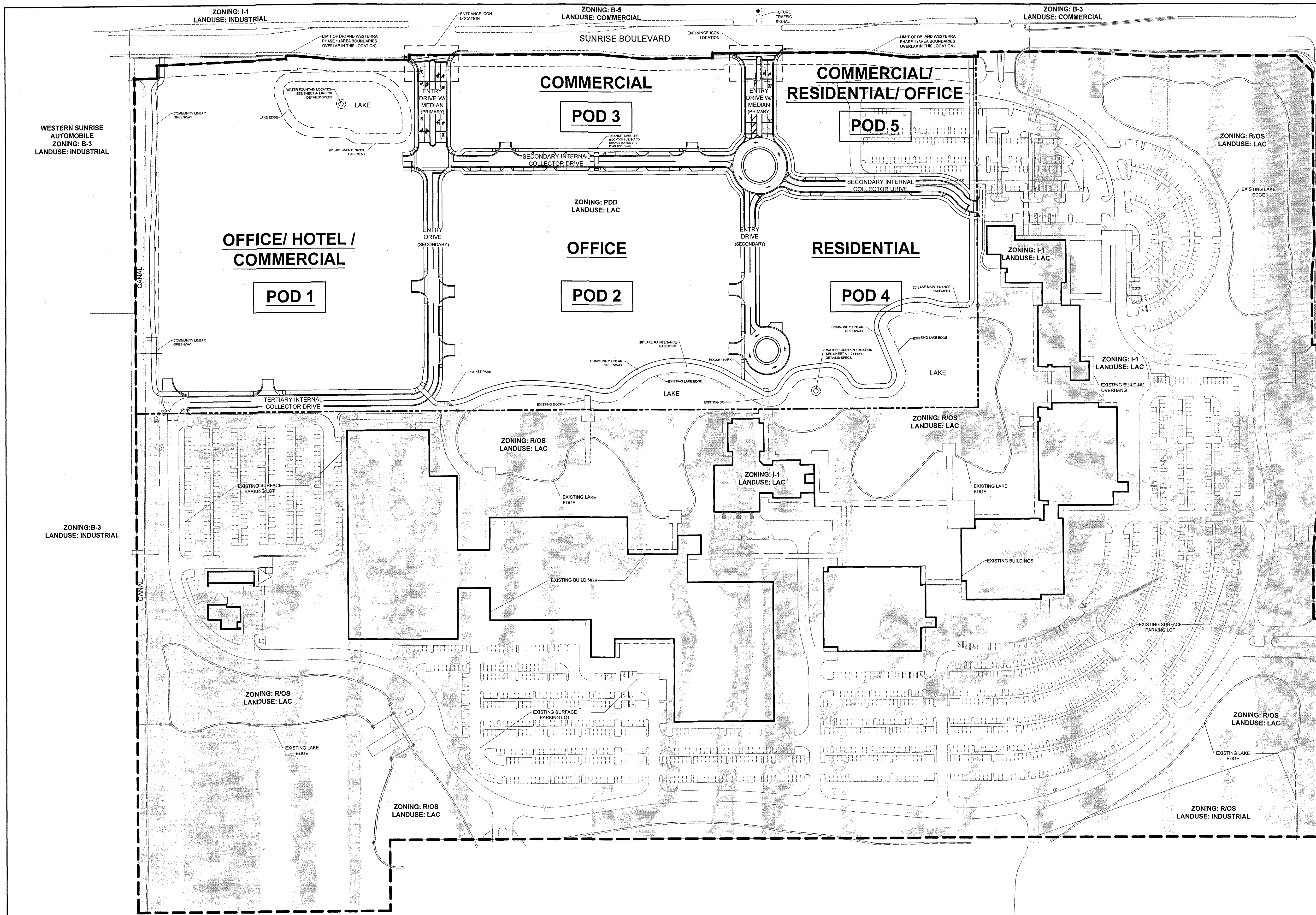
CRAVEN THOMPSON AND ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
 FAX: (954) 739-6409 TEL: (954) 739-6400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 0000114

WESTERRA PHASE 1
 CITY OF SUNRISE, FLORIDA

MASTER DEVELOPMENT PLAN
COVER SHEET



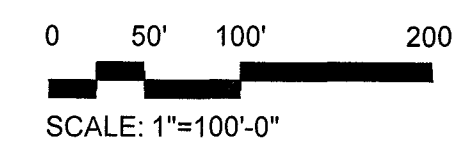
DATE:	01/10/2024
DRAWING NO.:	A-0.0
PROJECT NO.:	21-0061-001-01



LEGEND:

- WESTERRA PHASE 1 LIMITS
- - - DRI BOUNDARY LINE
- [Image] EXISTING EDGE OF PAVEMENT AND PARKING SPACES
- [Image] EXISTING BUILDING WITH OVERHANG
- [Image] EXISTING LAKE

LEAVE BLANK - FOR CITY USE ONLY



No.	REVISIONS	DATE	BY

SCALE:
1" = 100'-0"

DESIGNED BY: SWP

DRAWN BY: SWP

CHECKED BY: JDH

CRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL: (954) 739-6400

FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 0000114

WESTERRA PHASE 1 MASTER DEVELOPMENT PLAN IS THE PROPERTY OF CRAVEN THOMPSON AND ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CRAVEN THOMPSON AND ASSOCIATES, INC. ©2024

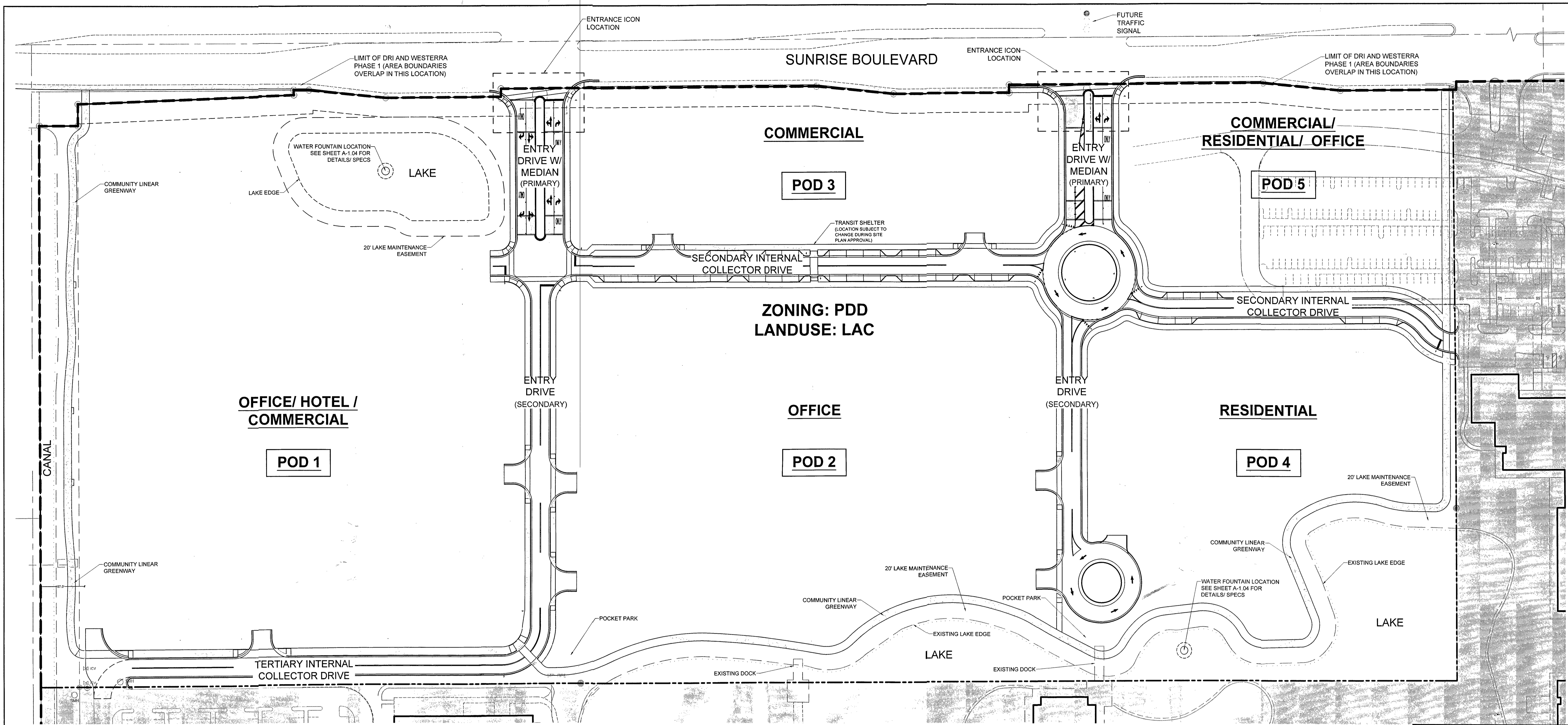
WESTERRA PHASE 1
CITY OF SUNRISE, FLORIDA

MASTER DEVELOPMENT PLAN
CONTEXT PLAN

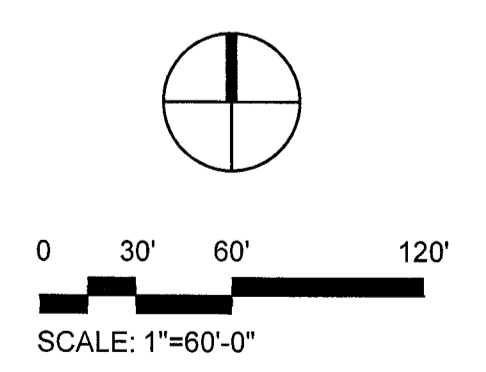
PROJECT NO.
21-0061-001-01

DATE:
01/10/2024

DRAWING NO.
A-1.01



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No.	REVISIONS	DATE	BY

SCALE:
1" = 60'-0"

DESIGNED BY:
SWP

DRAWN BY:
SWP

CHECKED BY:
JDH

CRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
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FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
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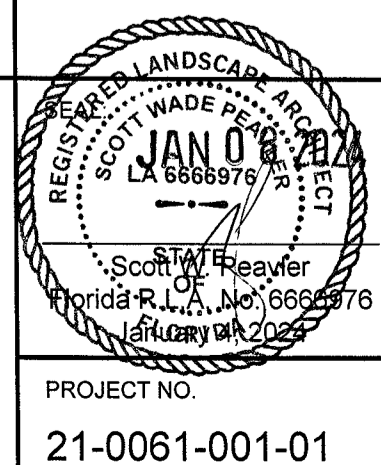
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WESTERRA PHASE 1

CITY OF SUNRISE, FLORIDA

MASTER DEVELOPMENT PLAN

PROJECT NO.
21-0061-001-01



DATE:
01/10/2024

DRAWING NO.
A-1.02

PROJECT BACKGROUND

WESTERRA DRI

THE "WESTERRA" DRI PROJECT IS A 100 ACRE PARCEL OF LAND LOCATED ON THE SOUTHWEST CORNER OF SUNRISE BOULEVARD AND NW 136 AVENUE. WESTERRA IS A DEVELOPMENT OF REGIONAL IMPACT (DRI) ORIGINALLY APPROVED AS THE HARRISON PARK DRI. IN 2008 THE HARRISON PARK DRI DEVELOPMENT ORDER WAS AMENDED AND THE PROJECT RENAMED "WESTERRA" TO PERMIT THE FOLLOWING DEVELOPMENT:

Table with 2 columns: Use Type, Square Feet. Includes Residential (1,650 High-rise, 100 Townhouse), Hotel (300 Rooms), Commercial (285,000 Square Feet), Industrial (170,000 Square Feet), Office (1,650,000 Square Feet).

THE WESTERRA DRI INCLUDES A 5.06 ACRE PARCEL OF LAND ON THE SOUTHWEST CORNER OF THE SITE THAT WAS DEVELOPED BY LEVITT COMMERCIAL SAWGRASS LLC AND ENTITLED WITH 35,000 SF OF OFFICE USE AND 30,000 SF OF INDUSTRIAL USE (LEVITT PARCEL). THE EXISTING DEVELOPMENT INCLUDES 34,239 SF OF OFFICE AND 29,615 SF OF INDUSTRIAL. THE LEVITT PARCEL WAS INCLUDED IN THE REVISED DRI BECAUSE IT WAS PART OF THE ORIGINAL HARRISON PARK DRI.

IN ADDITION TO THE DEVELOPMENT ON THE LEVITT PARCEL, THERE IS ALSO EXISTING DEVELOPMENT OF 137,290 SF OF INDUSTRIAL USE AND 523,925 SF OF OFFICE USE WHICH WAS ORIGINALLY THE RACAL MILGO DEVELOPMENT. THIS MAKES THE TOTAL EXISTING DEVELOPMENT IN THE WESTERRA DRI 558,164 SF OF OFFICE AND 166,905 SF OF INDUSTRIAL.

WESTERRA LAC

CONCURRENTLY WITH THE APPROVAL OF THE WESTERRA DRI, A LAND USE PLAN AMENDMENT WAS APPROVED DESIGNATING THE WESTERRA PROJECT AS A LOCAL ACTIVITY CENTER (LAC). THE LAC DID NOT INCLUDE THE LEVITT PARCEL SO THE TOTAL SIZE OF THE LAC WAS 95 ACRES AND THE PERMITTED DEVELOPMENT WAS REDUCED BY THE 35,000 SF OF OFFICE USE AND 30,000 SF OF INDUSTRIAL USE ALLOCATED TO THE LEVITT PARCEL.

PLAT

WESTERRA IS PLATTED AS PARCEL A OF THE SUNRISE INDUSTRIAL PARK PHASE 1 PLAT. UNDER COUNTY PLATTING RULES, WESTERRA DOES NOT HAVE TO BE RE-PLATTED AS SUCH BUT THE PLAT DOES HAVE TO BE AMENDED TO REFLECT THE TYPES AND LEVELS OF DEVELOPMENT APPROVED UNDER THE LAND USE AND DRI APPROVALS.

WESTERRA PHASE 1 PROJECT DESCRIPTION (PODS 1 THRU 5)

RUBY CENTRE ASSOCIATES, LLC, IS THE OWNER OF A 31.86 ACRE (1,387,879 SQ FT) PORTION OF THE WESTERRA PROJECT WITH FRONTAGE ON SUNRISE BOULEVARD. THIS 31.86 ACRE PARCEL IS PROPOSED TO BE DEVELOPED AS PHASE 1 OF THE WESTERRA PROJECT. THE PHASE 1 SITE IS VACANT EXCEPT FOR A SURFACE PARKING LOT CONTAINING APPROXIMATELY 127 SPACES LOCATED IN THE NORTH EAST CORNER OF THE SITE, AND A CIRCULATION ROAD.

PARKING - DWELLING UNIT

- 1. ANY DWELLING UNIT PROJECT SHALL PROVIDE THE GREATER OF 1.7 SPACES PER UNIT OR 1 SPACE PER BEDROOM.
2. SHARED PARKING - TO BE DETERMINED WITH SITE PLAN APPROVAL AND BASED UPON PROXIMITY OF COMPLIMENTARY USES AND ULI SHARED PARKING CURRENT EDITION OR AN EQUIVALENT RECOGNIZED AUTHORITY.

PARKING- NON RESIDENTIAL

- 3. SHARED PARKING - TO BE DETERMINED WITH SITE PLAN APPROVAL AND BASED UPON PROXIMITY OF COMPLIMENTARY USES AND ULI SHARED PARKING CURRENT EDITION OR AN EQUIVALENT RECOGNIZED AUTHORITY.

PARKING- FLIGHT TRAINING CAMPUS

- 4. THE APPLICANT HAS SUBMITTED A PARKING AND USE LETTER AND PARKING ANALYSIS FROM KIMLEY-HORN TO DEMONSTRATE THE SUFFICIENCY OF PARKING PROVIDED FOR THE USE. IN THE EVENT THE USE IS DISCONTINUED OR ABANDONED, THE PARKING REQUIREMENT SHALL BE AS REQUIRED IN PODS 2-5.

- 5. OPEN SPACE - THE PROJECT SHALL INCLUDE A MINIMUM OF THE PRO-RATED SHARE OF THE LAC REQUIREMENT OF FIVE (5) ACRES WHICH EQUATES TO ONE AND SIXTY-EIGHTS/HUNDRED (1.68) ACRES. THIS LAC OPEN SPACE MAY INCLUDE SQUARES, GREENBELTS, GREENWAYS AND PLAYGROUNDS, ILL-DEFINED RESIDUAL AREAS SUCH AS BUFFERS, AND BERMS, FOR THE PURPOSE OF THIS REQUIREMENT, MAY NOT BE COUNTED. EACH POD OR GROUP OF PODS THAT ARE SITE PLANNED TOGETHER SHALL INCLUDE A PORTION OF THE REQUIRED OPEN SPACE THAT IS APPROXIMATELY PROPORTIONAL TO THE AREA.

THE PROJECT MUST CONTAIN FIFTEEN (15) PERCENT OF THE TOTAL PROJECT AREA AS COMMON OPEN SPACE OR COMMON FACILITIES CONSISTENT WITH THE REQUIREMENTS OF THE PDD ZONING DISTRICT. LAKES, LAGOONS, OR OTHER WATER BODIES SHALL NOT COUNT FOR MORE THAN FIFTY (50) PERCENT OF THE OPEN SPACE REQUIREMENT. THE OPEN SPACE SHALL BE USABLE BY RESIDENTS, VISITORS AND/OR PERSONS EMPLOYED IN THE POD AND MAY INCLUDE PUBLIC PLAZAS, OUTDOOR SEATING AREAS (EXCEPT RESTAURANT OUTDOOR SEATING AREAS), ARCADES, ROOFTOP GARDENS, RECREATION COURTYARDS AND OTHER SIMILAR FEATURES. THE OPEN SPACE SHALL BE SUITABLY IMPROVED FOR ITS INTENDED USE. SUCH USE MAY INCLUDE AESTHETIC, AMENITY, BUFFERING OR RECREATIONAL PURPOSES.

BOTH THE LAC AND PDD REQUIRED OPEN SPACE ARE INDEPENDENT OF THE POCKET PARK REQUIREMENT PER THE WESTERRA DRI, THEREFORE POCKET PARKS CANNOT BE COUNTED TOWARDS OPEN SPACE

- 6. POCKET PARKS - TWO POCKET PARKS ARE REQUIRED TO BE CONSTRUCTED AS PART OF THE WESTERRA PHASE 1 DEVELOPMENT. EACH POCKET PARK IS TO BE AT LEAST 5,000 SF WITH A MINIMUM DIMENSION OF 50' IN LENGTH BY 50' IN WIDTH. DURING THE SITE PLAN SUBMITTAL, THE DIMENSIONS OF THE POCKET PARK MAY BE REDUCED BY 10' IN ONE DIRECTION, PROVIDING THE 10' IS INCREASED TO THE OTHER DIRECTION. POCKET PARK AREAS ARE NOT TO BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.

- 7. DEVELOPMENT PLAN - THE PHASING OF THE POD DEVELOPMENT WILL BE DETERMINED AT TIME OF SITE PLAN SUBMITTAL. EACH POD CAN BE DEVELOPED INDEPENDENT OF THE OTHER PODS AND THE SEQUENCING WILL DEPEND ON CURRENT MARKET CONDITIONS. THE PHASING OF THE HARDSCAPE AND LANDSCAPE IS IDENTIFIED ON SHEET LP-1.

ENTRANCE FEATURES/PERIMETER LANDSCAPE

SUNRISE BLVD, LANDSCAPE BUFFER 25 FT (ELIMINATE INTERNAL BUFFER REQUIREMENTS ALONG STREET FRONTAGES)
LANDSCAPE MEDIAN TO BE PROVIDED IN ENTRY DRIVES FROM SUNRISE BOULEVARD TO FIRST INTERSECTION. ALL OTHER DRIVES ARE NOT REQUIRED TO HAVE MEDIANS

TRANSIT

ROUTE 22 - N.W. 136TH AVE
30-MIN HEADWAYS, 7 DAYS

ROUTE 23 - N.W. 136TH AVE
45-MIN HEADWAYS, M-F

ROUTE 36 - SUNRISE BLVD
20-MIN HEADWAYS, 7 DAYS

BIKE NETWORK

INTERNAL BIKE NETWORK CONNECTIVITY BETWEEN BUILDINGS WILL BE PROVIDED VIA A 10' MULTI-PURPOSE PATH WITHIN THE COMMUNITY LINEAR GREENWAY

PEDESTRIAN PATHS

INTERNAL NETWORK OF SIDEWALKS AND CONNECTIVITY BETWEEN BUILDINGS WILL BE PROVIDED.

SIDEWALKS EXIST ALONG N.W. 136TH AVE

NEW 6' SIDEWALKS SHALL BE PROVIDED ALONG SUNRISE BOULEVARD.

ALL ACCESS SHALL BE IN COMPLIANCE WITH THE CITY OF SUNRISE'S COMPREHENSIVE PLAN REQUIREMENTS REGARDING POLICIES 16.3.7, 16.3.8, AND 16.3.9 WITHIN THE FUTURE LAND USE ELEMENT.

CONFORMANCE STATEMENT

THE SUBJECT PROPERTY IS A 31.86-ACRE PARCEL LOCATED ON THE SOUTH SIDE OF SUNRISE BOULEVARD WEST OF N.W. 136TH AVENUE IN THE CITY OF SUNRISE AND IS OWNED BY RUBY CENTRE ASSOCIATES, LLC. THE WESTERRA PHASE 1 PROPERTY IS CURRENTLY ZONED PDD AND IS WITHIN THE WESTERRA LOCAL ACTIVITY CENTER (LAC) FUTURE LAND USE DESIGNATION.

THE WESTERRA PHASE 1 PROPERTY IS PROPOSED TO BE DEVELOPED WITH THE BELOW USES AND INTENSITIES:

Table with 2 columns: Land Use, Proposed Development. Includes Office (750,000 Square Feet), Commercial (50,000 Square Feet), Dwelling Units (750 DUs), Hotel (300 Rooms).

THE EXISTING WESTERRA LAC PERMITS THE FOLLOWING USES AND INTENSITIES FOR THE ENTIRE WESTERRA PROPERTY:

Table with 2 columns: Land Use, LAC Permitted Development. Includes Office (1,615,000 Square Feet), Commercial (285,000 Square Feet), Dwelling Units (1,750 DUs), Industrial (140,000 Square Feet), Hotel (300 Rooms), Recreation & Open Space (5 Acres Minimum).

WESTERRA PHASE 1 IS 31.86 ACRES NET / OVERALL LAC (95 AC) = 33.54 % OF OVERALL LAC X 5 ACRES = 1.68 ACRES

IN ADDITION, THE SUBJECT SITE IS PART OF THE WESTERRA DRI WHICH PERMITS THE FOLLOWING USES AND INTENSITIES:

Table with 2 columns: Land Use, DRI Permitted Development. Includes Office (1,650,000 Square Feet), Commercial (285,000 Square Feet), Dwelling Units (1,650 High-rise, 100 Townhouse), Industrial (170,000 Square Feet), Hotel (300 Rooms).

THE PROPOSED DEVELOPMENT CONFORMS WITH THE PERMITTED USES OF THE WESTERRA DRI.

A REVIEW OF PERMITTED USES VERSUS CONSTRUCTED/VESTED USES INDICATES A SUFFICIENT SUPPLY OF SQUARE FOOTAGE/UNITS ARE AVAILABLE TO ACCOMMODATE THE PROPOSED PROJECT.

COMPREHENSIVE PLAN OBJECTIVES AND POLICIES 16.3 THROUGH 16.3.16 OUTLINE THE GOALS OF THE LAC DISTRICT WHICH AIMS TO PROVIDE FOR A MIX OF COMMUNITY-SERVING USES DESIGNED TO PROMOTE A SENSE OF COMMUNITY, PRESERVE NATURAL SYSTEMS, PROMOTE PEDESTRIAN CIRCULATION, AND PROVIDE ACCESS TO MASS TRANSIT.

THE PDD CONFORMS TO THESE ASPECTS OF THE CITY'S COMPREHENSIVE PLAN. SPECIFICALLY, THE PDD IS A HARMONIOUS MIX OF USES DESIGNED IN A MANNER THAT FURTHERS THE INTENT OF THE LAC DISTRICT. THE PROJECT PROPOSES THE COLOCATION OF COMPATIBLE USES - COMMERCIAL, OFFICE AND DWELLING UNITS- AND WILL ENCOURAGE PEDESTRIAN MOBILITY THROUGH A SERIES OF CONNECTED SIDEWALKS AND PLEASING AESTHETICS. THE PROPOSED MIXED-USE DESIGN MAXIMIZES THE EFFICIENCY OF INFRASTRUCTURE. ALSO, THE SITE IS CONVENIENTLY LOCATED NEAR BROWARD COUNTY TRANSIT ROUTES 22, 23 AND 36. LANDSCAPING AND ARCHITECTURAL ELEMENTS WILL BE USED TO FOSTER A SENSE OF COMMUNITY.

THE FUTURE SITE PLAN FOR THE PROJECT WILL COMPLY WITH AGREEMENTS ASSOCIATED WITH THE PDD REZONING, DRI, AND THE CITY'S LAND DEVELOPMENT REGULATIONS.

SITE DATA

Table with 4 columns: Existing Land Use, Existing Zoning, Local Activity Center (LAC), Planned Development District (PDD). Includes Gross Site Area, Net Site Area, Maximum Impervious Area, LAC-Minimum Open Space, etc.

Development Table with 10 columns: POD, Development, Dwelling Units, Office (SF), Commercial (SF), Hotel, Stories/Height Office, Stories/Height Commercial, Stories/Height Dwelling, Stories/Height Parking. Includes rows for Office, Hotel, Commercial, Residential, and Commercial/Residential/Office.

*-HIGH RISE RESIDENTIAL DEFINED AS (3) STORIES OR GREATER IN ITS 7TH EDITION (DRI TRAFFIC ANALYSIS)
**-THE FLIGHT TRAINING FACILITY MINIMUM HEIGHT IS DEFINED BY THE OFFICE PORTION OF THE BUILDING.

Minimum Floor Areas table with 2 columns: Type, Area (SF). Includes 1 Bedroom (725), 2 Bedroom (1,000), 3 Bedroom (1,200), Each Add'l Bedroom (200).

Setbacks table with 3 columns: Direction, Min. Perimeter Setback, Feet. Includes North, East/South, West, Side setbacks.

Revisions table with columns: No., Revisions, Date, By.

Scale and Designers table with rows for SCALE (NTS), DESIGNED BY (SWP), DRAWN BY (SWP), CHECKED BY (JDH).

Craven Thompson and Associates, Inc. logo and contact information: 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309. TEL: (954) 739-6400.

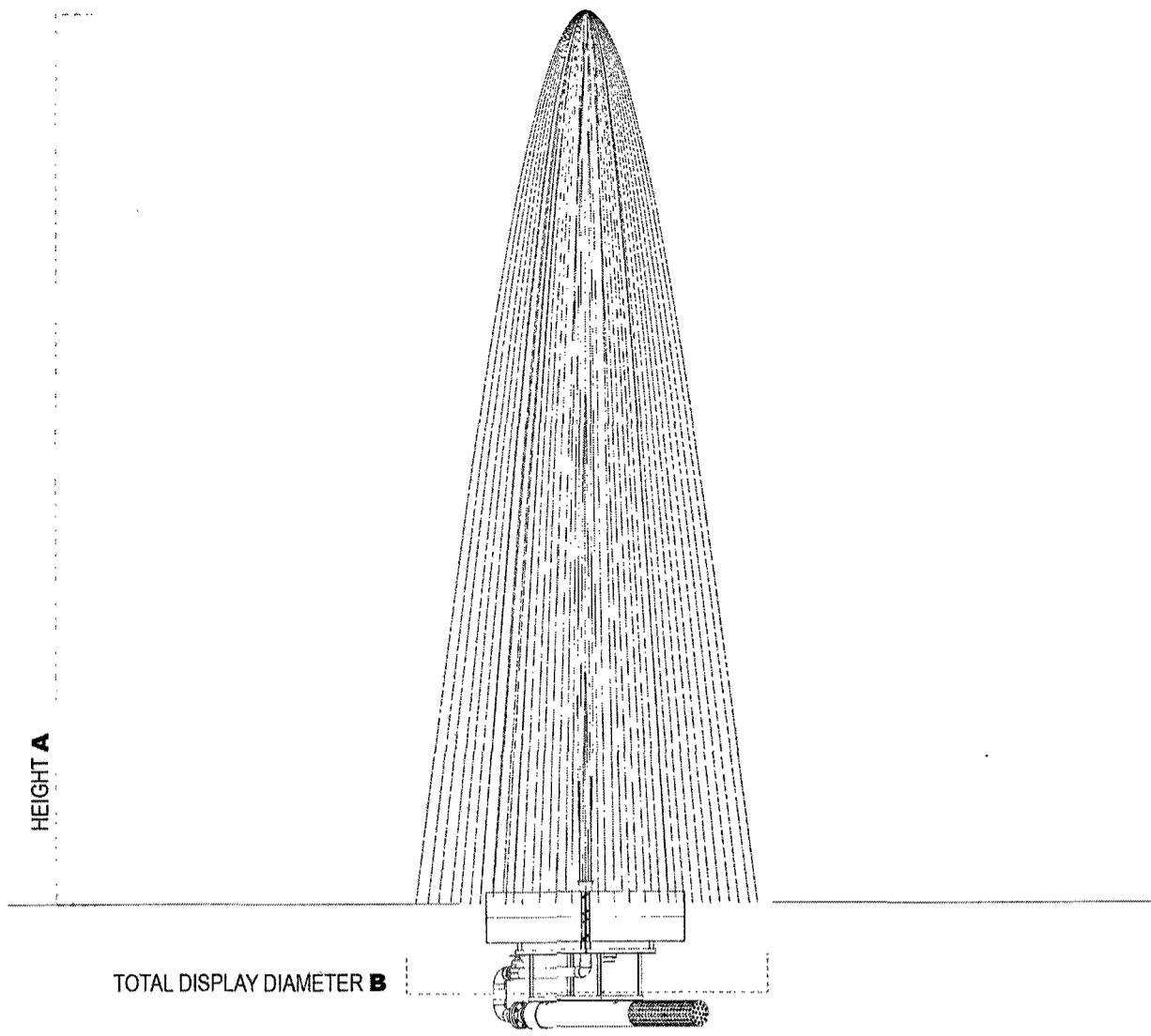
WESTERRA PHASE 1 CITY OF SUNRISE, FLORIDA

MASTER DEVELOPMENT PLAN SITE DATA

Professional seal for S. Scott Wolf Bayler, State of Florida, License No. LA 6666978. Date: 01/10/2024, Drawing No: A-1.03, Project No: 21-0061-001-01.



GEYSERJET™ SERIES



CHECK EITHER WITH OR WITHOUT LIGHTS

Fountain Only	2	3	4	5	6	7	8	9	10	11	12	14	16	18	20	22	24	26	28	30	32	34	36	38	40
Motor HP	2	3	4	5	6	7.5	9	10	11	12	14	16	18	20	22	24	26	28	30	32	34	36	38	40	
Volts	230	230	208	230	230	208	230	230	208	230	230	208	230	230	208	230	230	208	230	230	208	230	230	208	
Phase	1	3	3	1	3	3	1	3	3	1	3	3	1	3	3	1	3	3	1	3	3	1	3	3	
AMP	14	8	9	17	10	13	28	17	21	42	25	28	51	32	37	72	47	54	61	70					
HT A	8"	8"	8"	12"	12"	12"	18"	18"	18"	22"	22"	22"	25"	25"	25"	28"	28"	28"	30"	30"					
Dia. B	4"	4"	4"	4"	4"	5"	5"	5"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	
43W LED Lights	2	2	2	2	2	3	3	3	4	4	4	4	4	4	5	5	5	6	6						
Total Watts	86	86	86	86	86	129	129	129	172	172	172	172	172	172	215	215	215	258	258						
AMP Draw	0.8	0.8	0.8	0.8	0.8	1.1	1.1	1.1	1.5	1.5	1.5	1.5	1.5	1.5	1.8	1.8	1.8	2.2	2.2						

Drawings are for illustration only and not to scale. Installation of fountain equipment shall be in accordance with manufacturers specifications.

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FOUNTAIN SCHEDULE

LOCATION	MANUFACTURE	MODEL	HEIGHT	QUANTITY
LAKE	VERTEX	GEYSER JET	12'	2
TOTAL				2



GEYSERJET™ SPECS

FLOTATION SYSTEM

Rotocast polypropylene with ultraviolet inhibitors added for extended protection against warping/cracking. Each seamless, watertight section is equipped with threaded brass insert and expanding type fill plug to add water ballast and leveling control.

PUMP/MOTOR

HP, Volt, Phase stainless steel, sealed UL listed submersible motor. Submersible turbine pump shall be of 100% 304 stainless steel construction, with driveshaft of 416 stainless steel and equipped with sand collars for maximum protection against abrasives. Pump and motor are water cooled and lubricated. Use of oil-filled motors/pumping systems are not acceptable due to need for regular replacement of oil, O-rings, and seals.

INTAKE SCREEN

Type 304, 18ga stainless steel, protects against foreign material entering pumping system.

FRAMEWORK

Type 304 stainless steel with welded joints and stainless steel fastenings.

LIGHTING FIXTURES

43Watt, 120V clear, stainless steel LED light fixtures with tempered lens and neoprene gaskets, mounting brackets and fastenings of stainless steel. See specification chart for suggested lighting package. ETL listed.

DISPLAY HEAD

Head are water-level sensitive Geysers nozzle of 100% brass construction, producing a heavy, active, and highly aerated display. Display heads of plastics, PVC and/or "thermoplastics" are unacceptable.

UNDERWATER ELECTRICAL CABLES

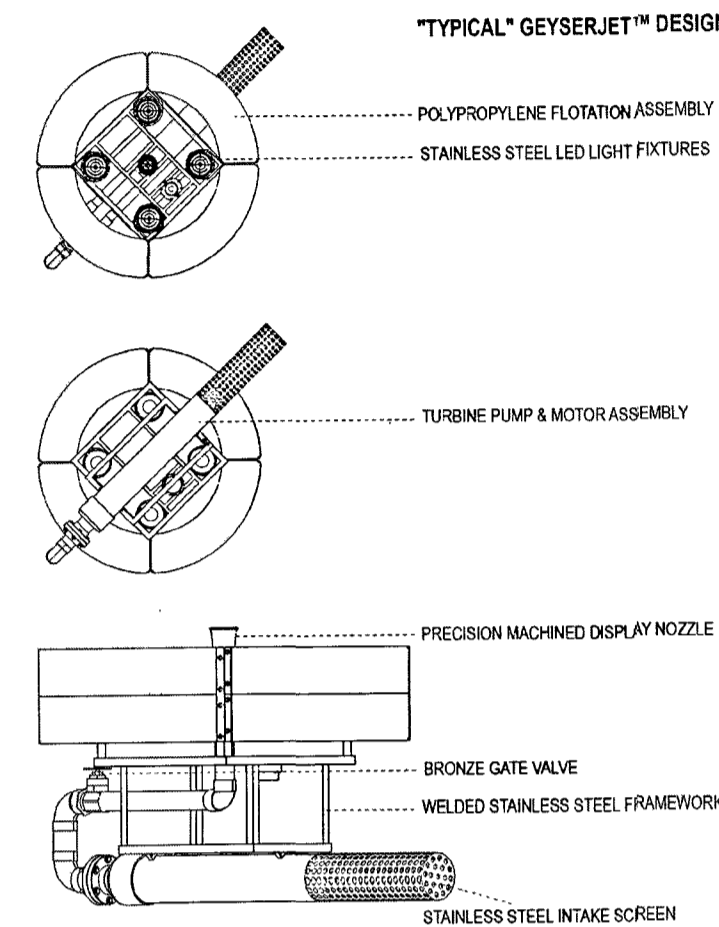
STW-A rated, stamped "water resistant", _____" of _____ga-pump, _____" of _____ga-lights

FOUNTAIN CONTROL PANEL

- Steel NEMA 3R enclosure
- Surge/Lightning Protection
- Capacitive motor starter (single phase units)
- 2 - 24 hour time clocks
- Phase loss protection (3-phase units)
- Circuit breaker - pump
- Circuit breaker - lights (if equipped)
- GFI protection - pump
- GFI protection - lights (if equipped)

WARRANTY (PARTS)

- Fountain - 4 years
- Light Fixtures (excludes bulbs) - 2 years
- Controls - 1 year



*Vertex reserves the right to improve and change designs and/or specifications without notice or obligation.

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FOUNTAIN INSTALL

FOUNTAIN CONTROL PANEL

Warning - The fountain control panel must be installed by licensed electrician in accordance with article 682 of national electrical code.

Panel location is above any and all possible high water levels. Submergence of panel poses serious risk of electrical shock and damage of fountain system. Failure may result in potentially hazardous conditions and/or failure of electrical inspection.

Consult authorities having jurisdiction (ahj) for specific local codes/restrictions. Vertex Aquatic Solutions accepts/assumes no responsibility for installations not in accordance with local and/or national electrical codes.

SCOPE OF WORK - ELECTRICIAN

1. Mount NEMA 3R panel enclosure in accordance with NEC 682 following any additional local codes and/or restrictions that exist.
2. Trench and bury sufficiently sized conduit(s) from fountain panel to water's edge, extending conduit(s) far enough into water to ensure no submersible cable is exposed should low water conditions arise.
3. Bring incoming power from power source into the fountain panel. Incoming voltage must match with specifications of fountain panel or failure will result, damaging the system and voiding the warranty.
4. Pull submersible cable(s) from fountain through conduit to control panel and perform final connections

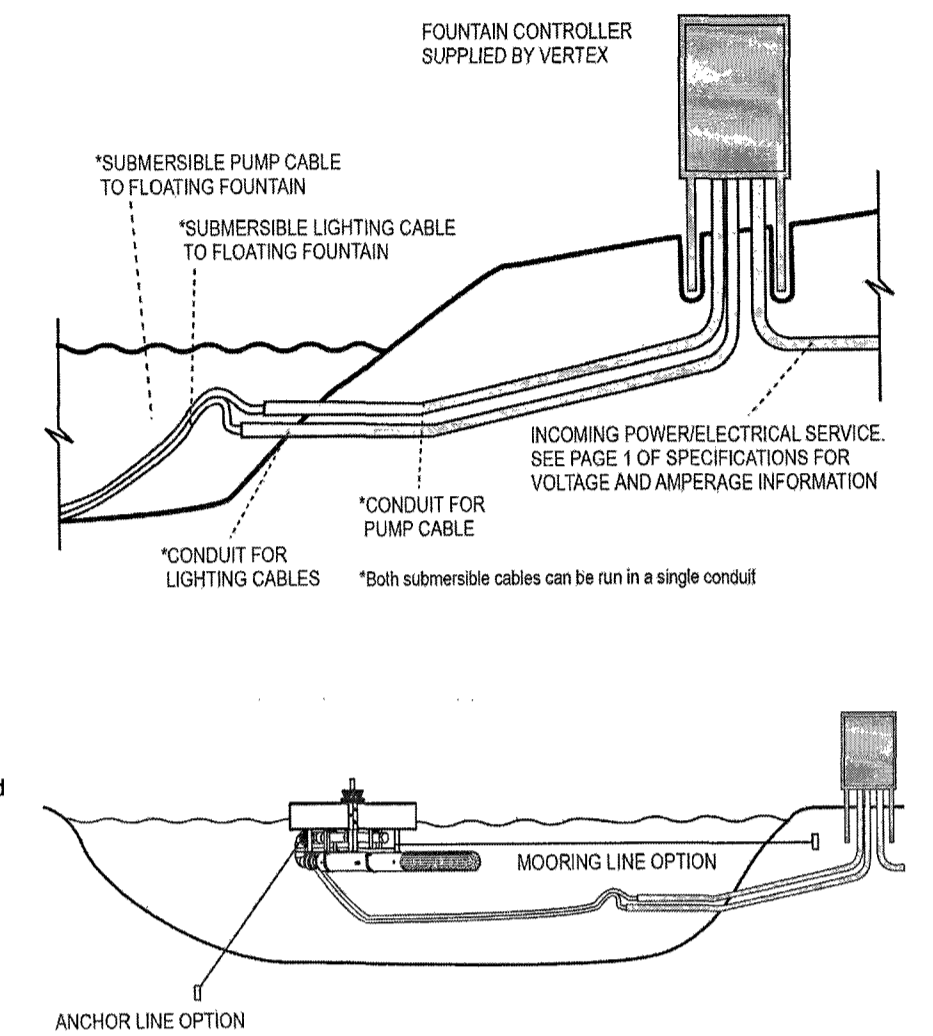
See Fountain Owner's Manual for details on installing the fountain in your lake.

IMPORTANT NOTES

Do not operate fountain and lights until fountain installation has been completed and lights are fully submerged.

Operating light(s) out of water will result in damage to bulb(s) and lens(es), voiding manufacturer's warranty.

Connect only 120V to light(s). Higher voltage will result in immediate damage or failure of bulb(s).



Drawings are for illustration only and not to scale. Installation of fountain equipment shall be in accordance with manufacturers specifications.

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No.	REVISIONS	DATE	BY

SCALE: NTS
 DESIGNED BY: SWP
 DRAWN BY: SWP
 CHECKED BY: JDH

CRAVEN THOMPSON AND ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
 FAX: (954) 739-5409 TEL: (954) 739-5400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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WESTERRA PHASE 1
 CITY OF SUNRISE, FLORIDA

MASTER DEVELOPMENT PLAN
FOUNTAIN & LIGHTING DETAILS



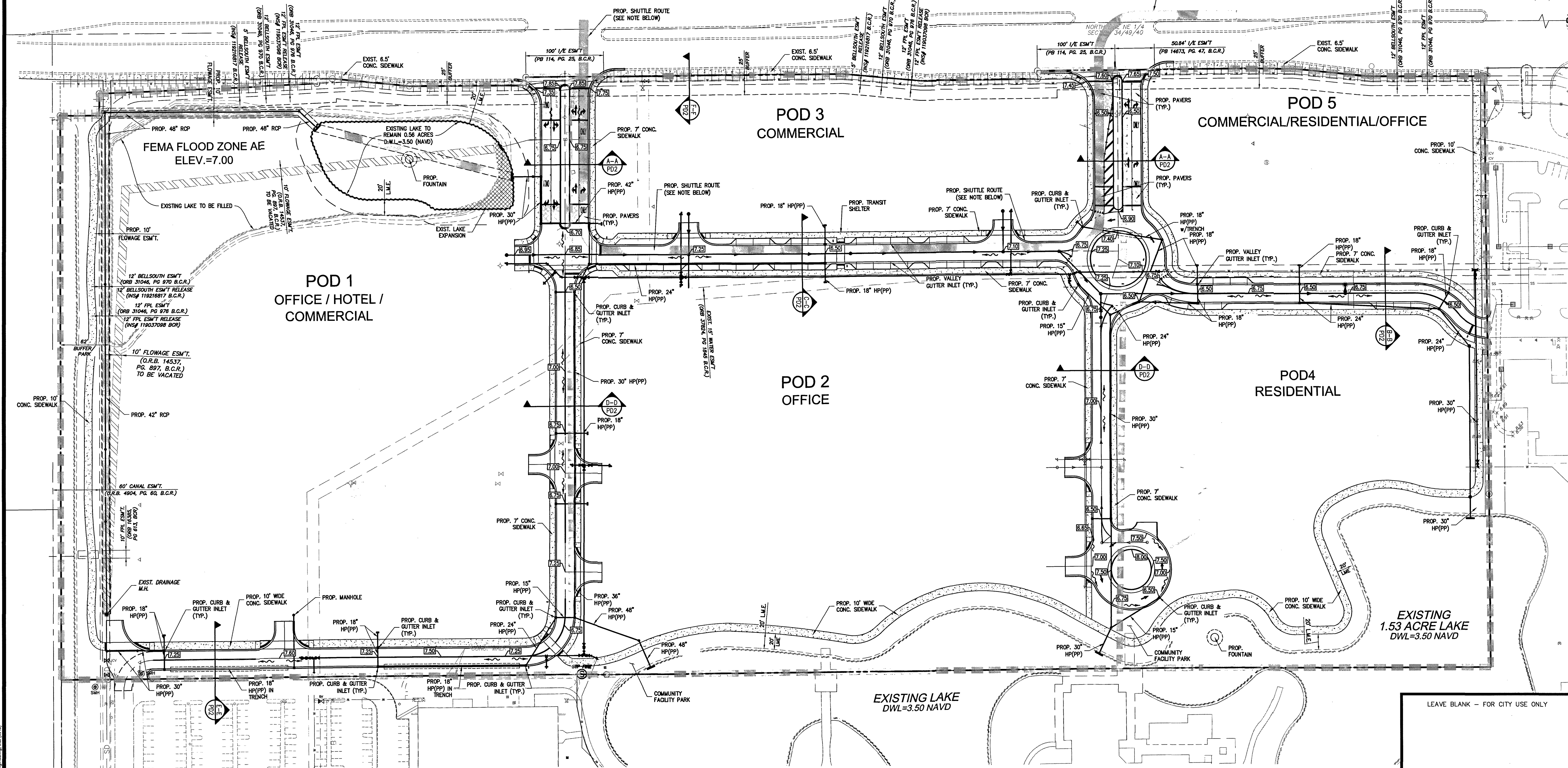
PROJECT NO.
21-0061-001-01

DATE:
01/10/2024

DRAWING NO.
A-1.04

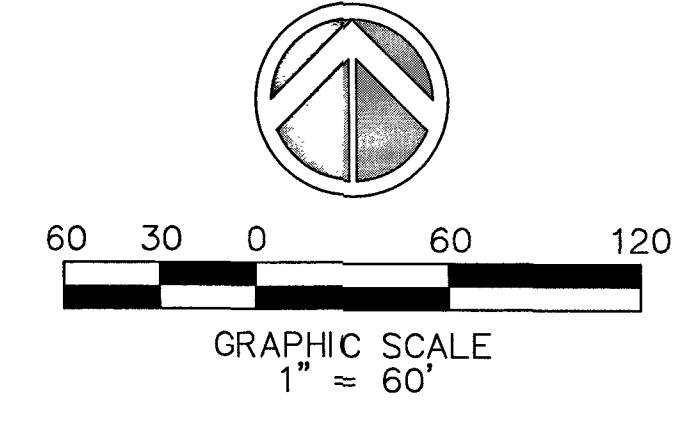
SUNRISE BOULEVARD

NORTHEAST CORNER SECTION 34/49/40



PAVING & DRAINAGE LEGEND

R.E.	RIM ELEVATION	---	EXISTING STORM DRAINAGE
G.E.	GRATE ELEVATION	---	EXISTING SANITARY SEWER
I.E.	INVERT ELEVATION	---	EXISTING WATER MAIN
T.C.	TOP OF CURB	---	PROPOSED DRAINAGE PIPE
EOP	EDGE OF PAVEMENT	○	CATCH BASIN
P.R.B.	POLLUTION RETARDANT BASIN	■	LENGTH, SIZE OF PIPE
150' @ 0.5%	PAVEMENT SLOPE	↘	EXISTING GRADE
F.F. = 10.00	DIRECTION OF FLOW	→	PROPOSED GRADE



THE PROPOSED SHUTTLE ROUTE AND ADDITIONAL STOPS MAY BE MODIFIED/ADDED AS THE PODS GET DEVELOPED.

NOTE: ALL ELEVATIONS IN NAVD 88

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PROJECT NO. 22-4152

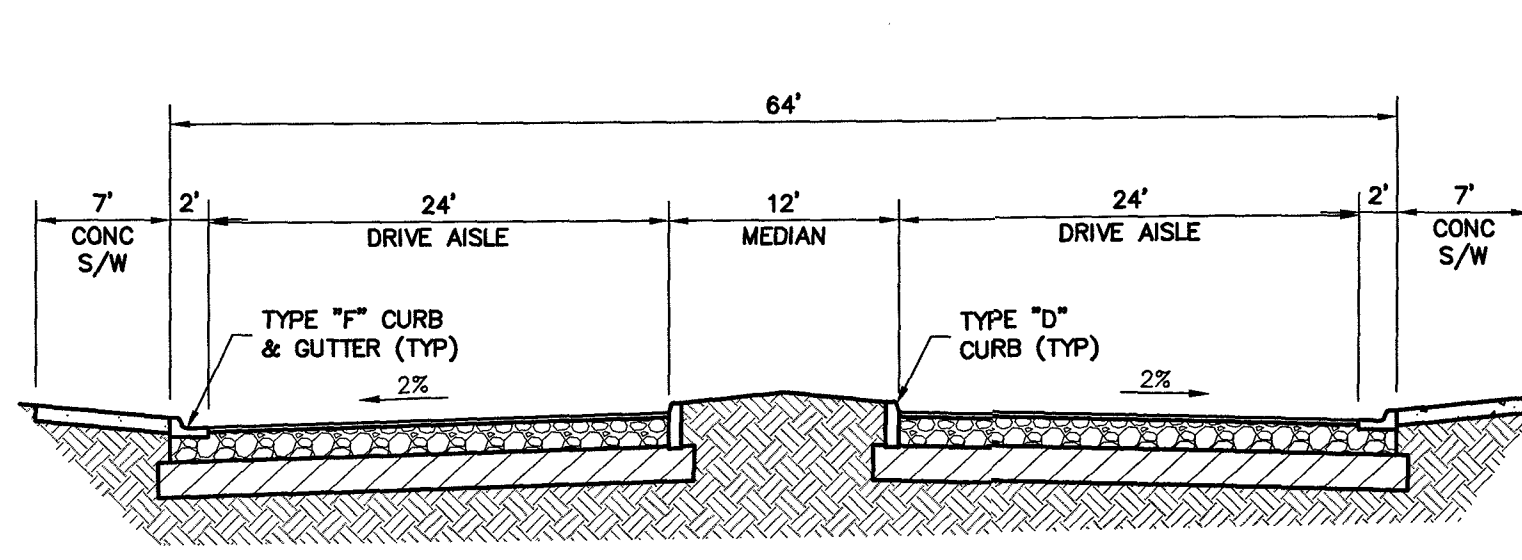
WESTERRA PHASE I
 SUNRISE, FLORIDA

PAVING, GRADING AND DRAINAGE PLAN

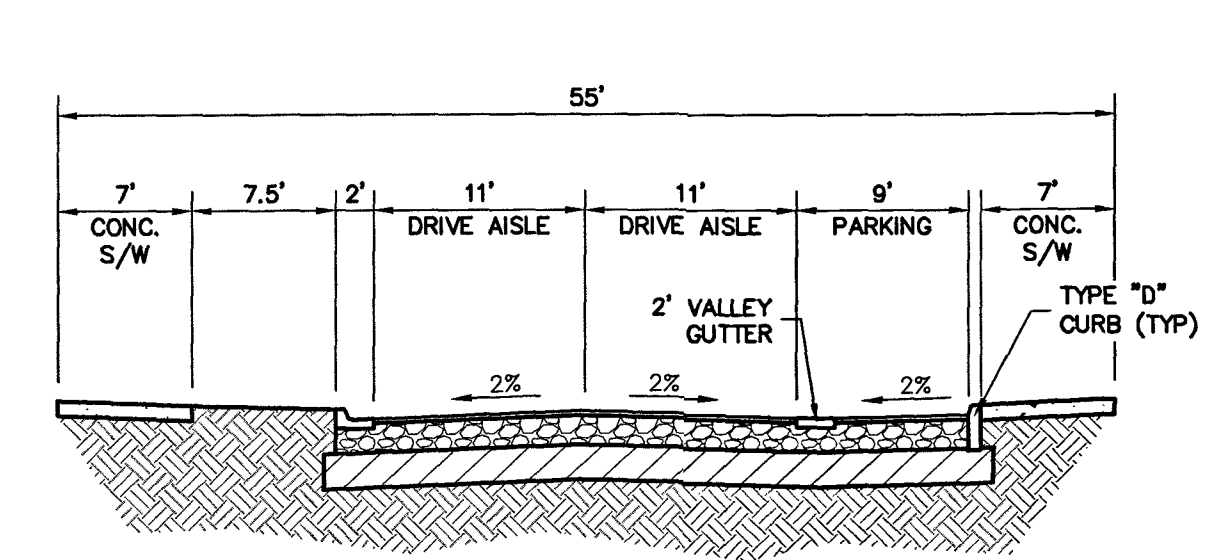
SEAL
 GUYFORD R. LOUW
 LICENSE
 No. 56690
 STATE OF
 FLORIDA
 PROFESSIONAL ENGINEER

DATE:
 01/10/2024
 DRAWING NO.
 PD1

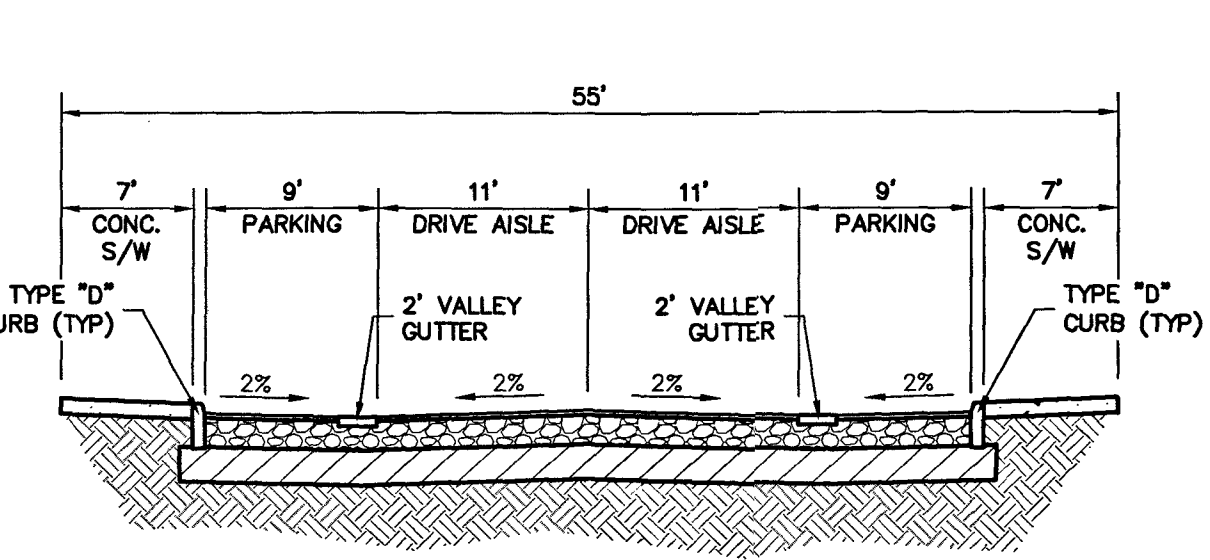
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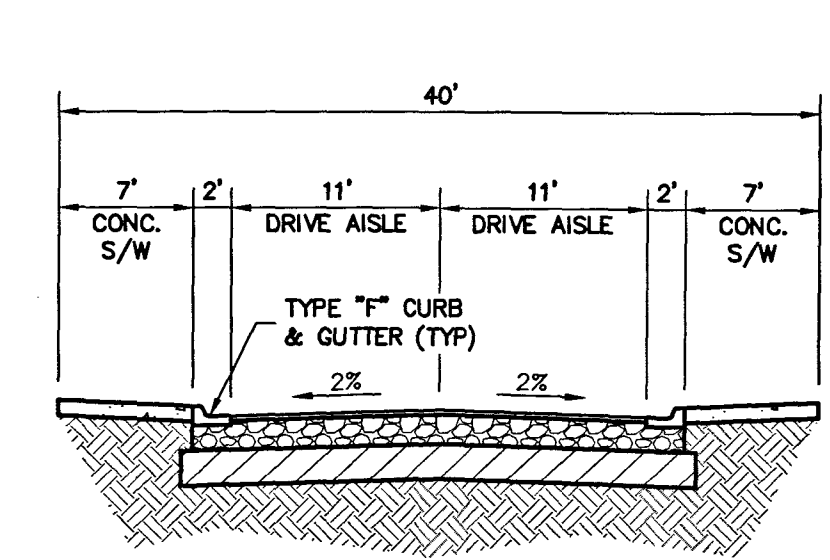
SECTION A-A
(ENTRY DRIVE WITH MEDIAN)
SCALE: 1"=10'



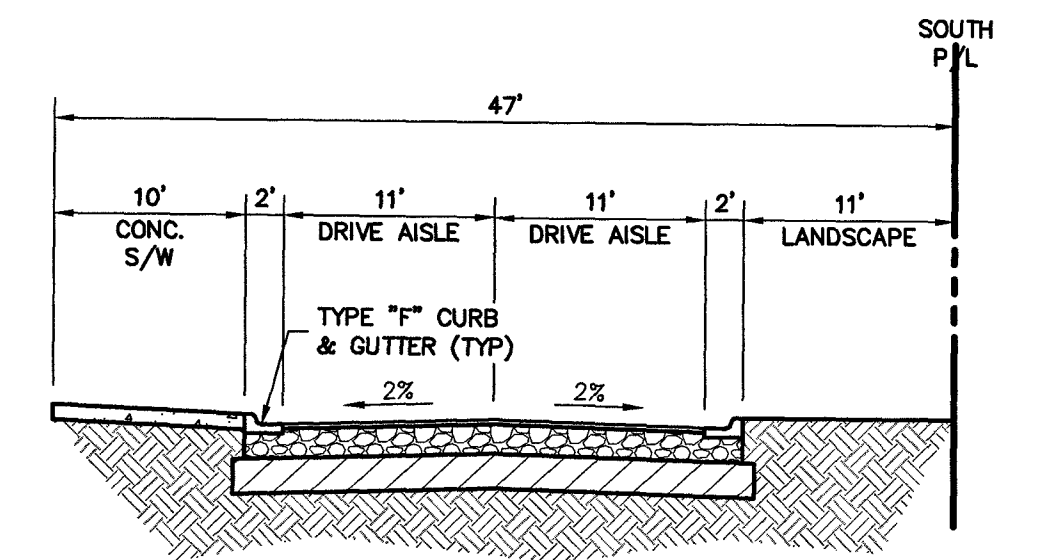
SECTION B-B
(SECONDARY INTERNAL COLLECTOR DRIVE)
SCALE: 1"=10'



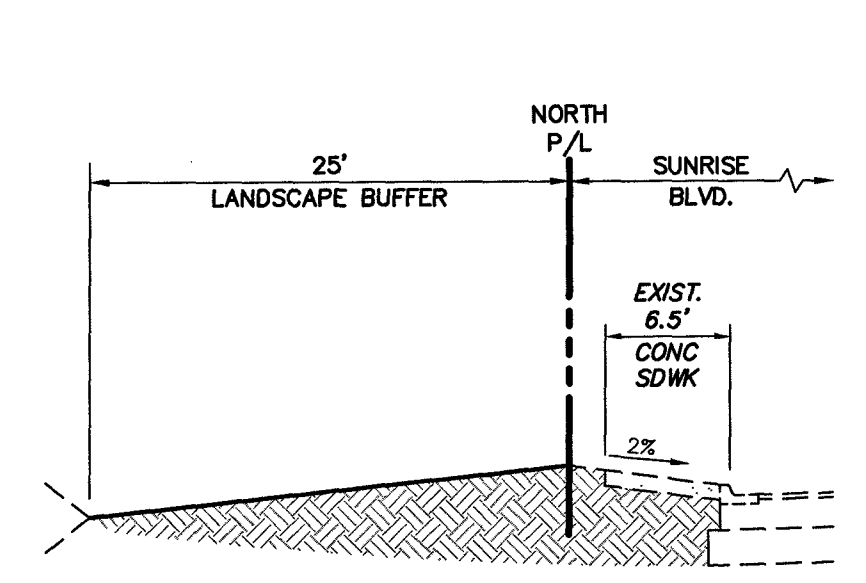
SECTION C-C
(SECONDARY INTERNAL COLLECTOR DRIVE AND PARALLEL PARKING)
SCALE: 1"=10'



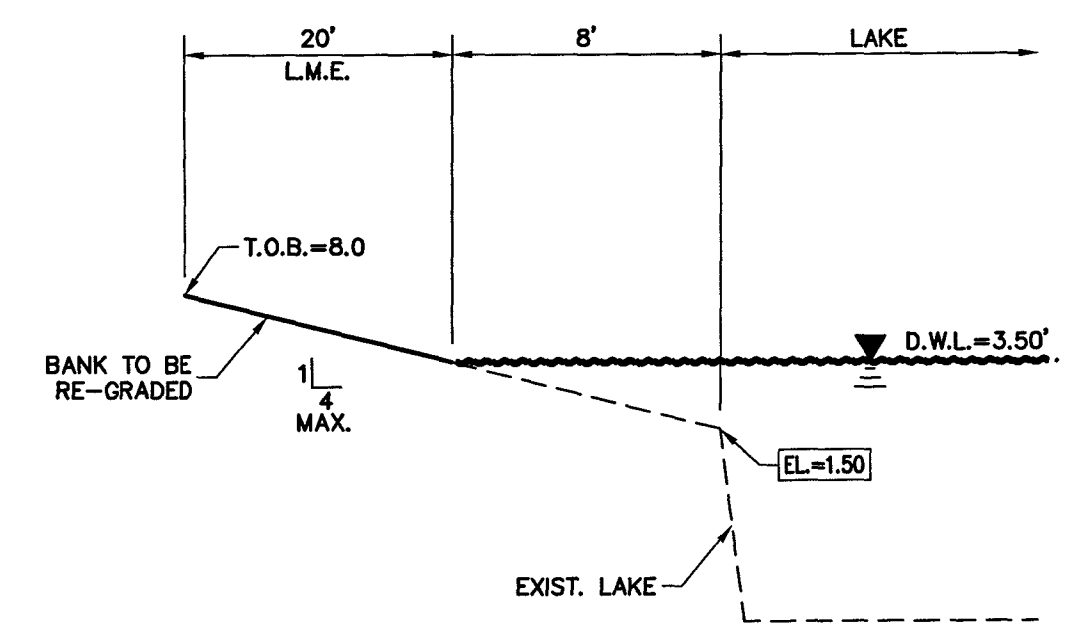
SECTION D-D
(ENTRY DRIVE)
SCALE: 1"=10'



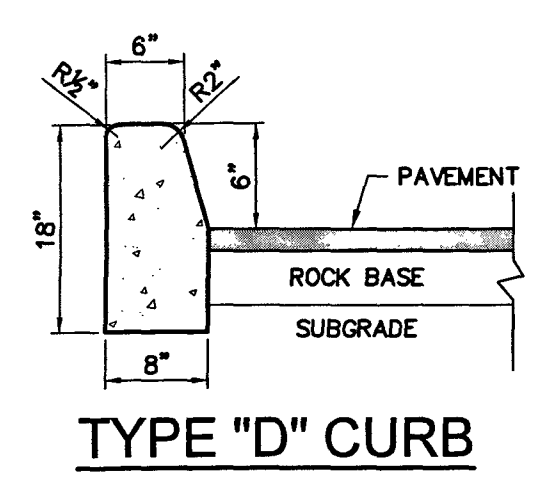
SECTION E-E
(TERTIARY INTERNAL COLLECTOR DRIVE AT SOUTH PROPERTY LINE)
SCALE: 1"=10'



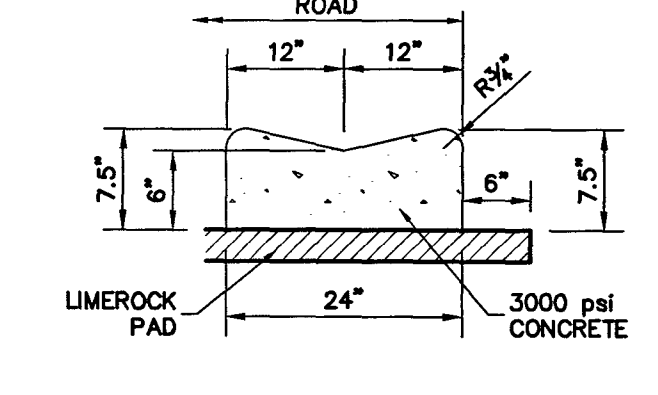
SECTION F-F
(BUFFER AT SUNRISE BOULEVARD)
SCALE: 1"=10'



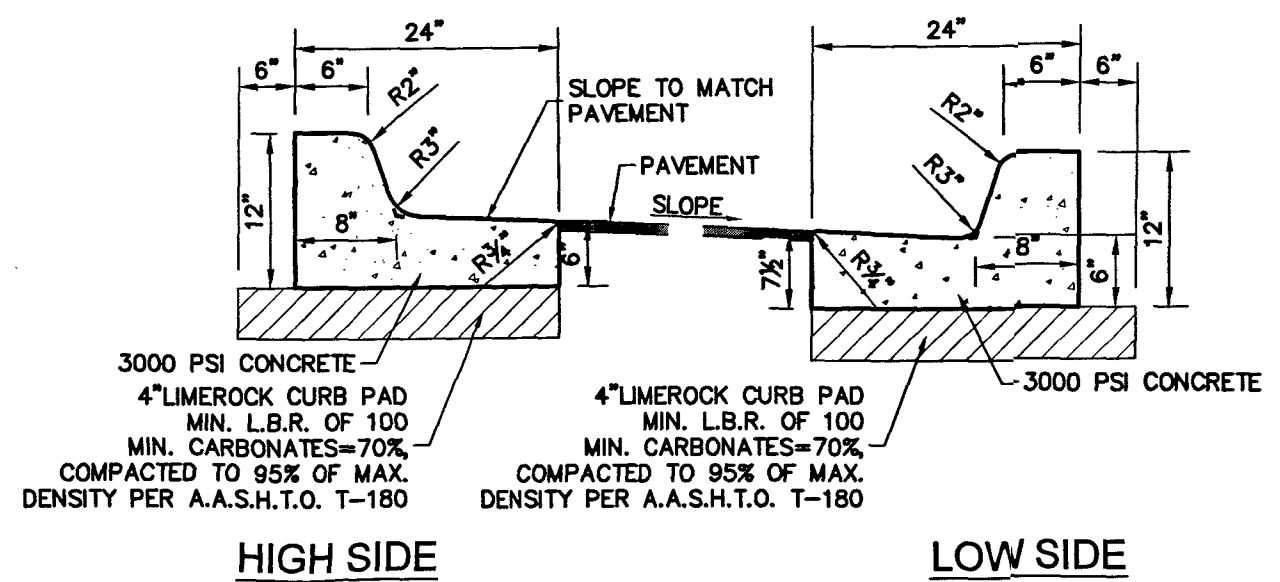
TYPICAL LAKE SECTION



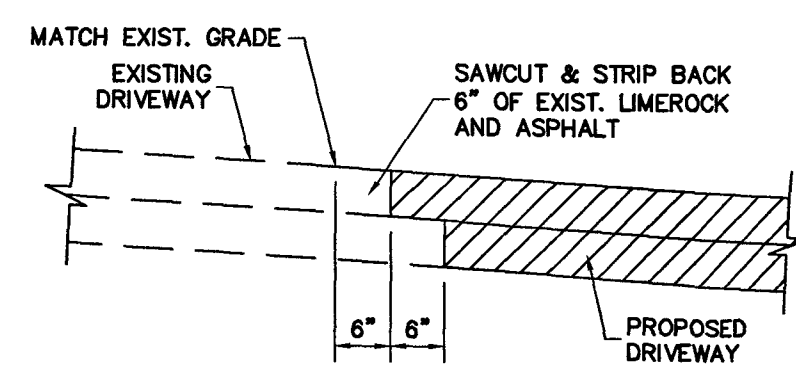
TYPE "D" CURB



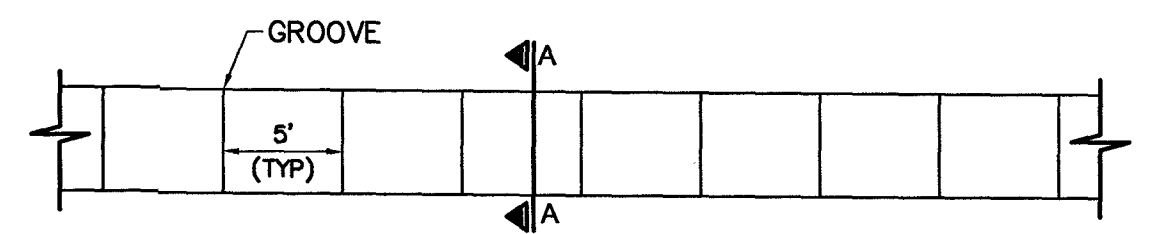
VALLEY GUTTER DETAIL



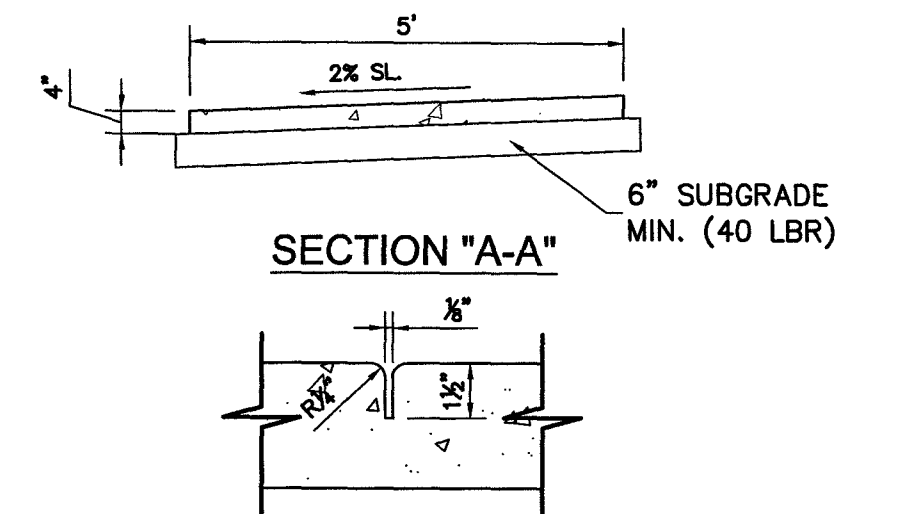
TYPE "F" CURB AND GUTTER



ASPHALT TIE-IN DETAIL



PLAN

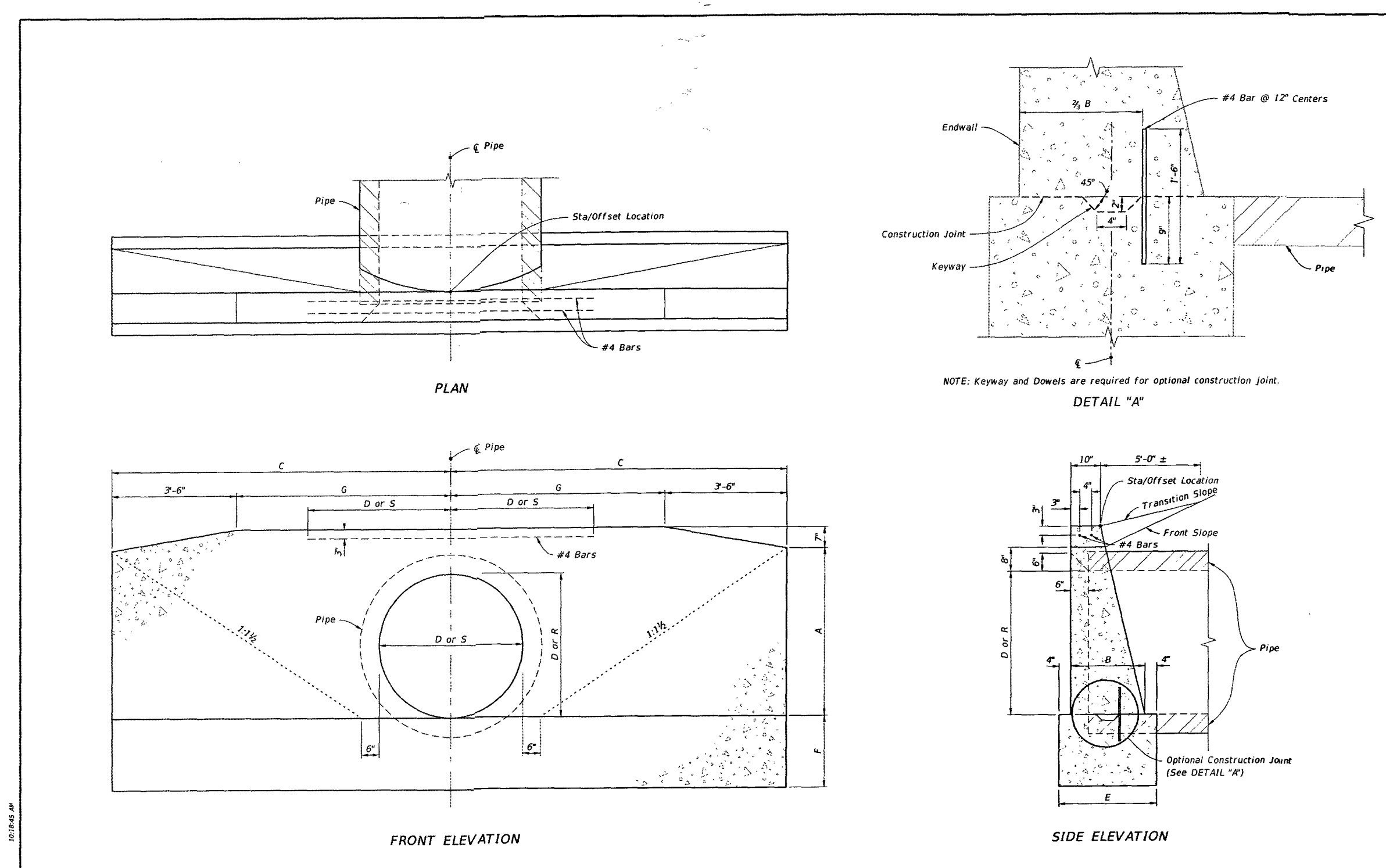


SECTION "A-A"

GROOVE

NOTE: ALL CONCRETE SHALL BE 3000 P.S.I., 4" THICK 6" AT DRIVEWAYS ONLY

SIDEWALK DETAIL



CONCRETE ENDWALL DETAILS

LAST REVISION: 11/01/19	DESCRIPTION: STANDARD PLANS	INDEX: 430-030	SHEET: 2 of 4
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PROJECT NO. 22-4152

WESTERRA PHASE I
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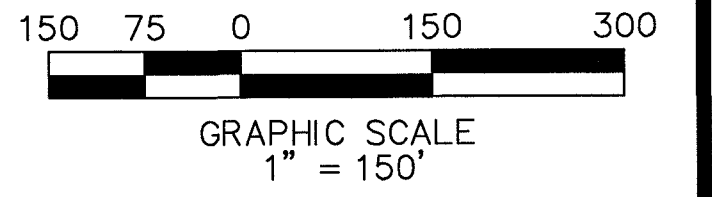
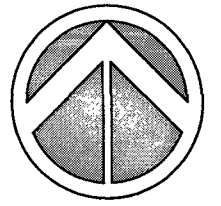
PAVING, GRADING
AND DRAINAGE DETAILS

SEAL: CLIFFORD R. LOUIN
LICENSE No. 56890
PROFESSIONAL ENGINEER
FLORIDA

DATE: 01/10/2024
DRAWING NO. PD2

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LAYOUT: PD2



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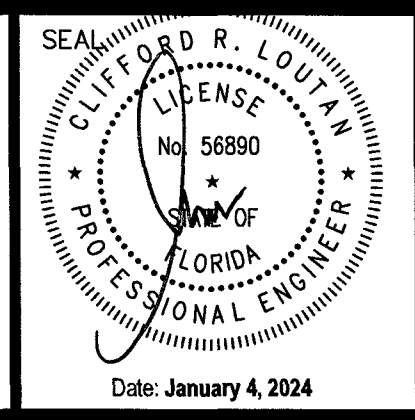
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EXISTING LAKE INTERCONNECT PLAN



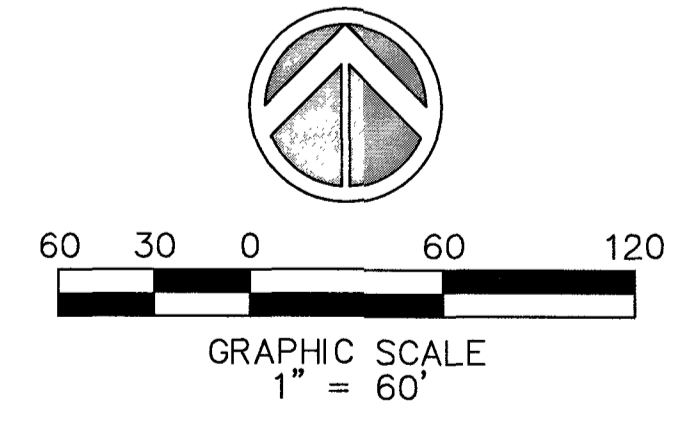
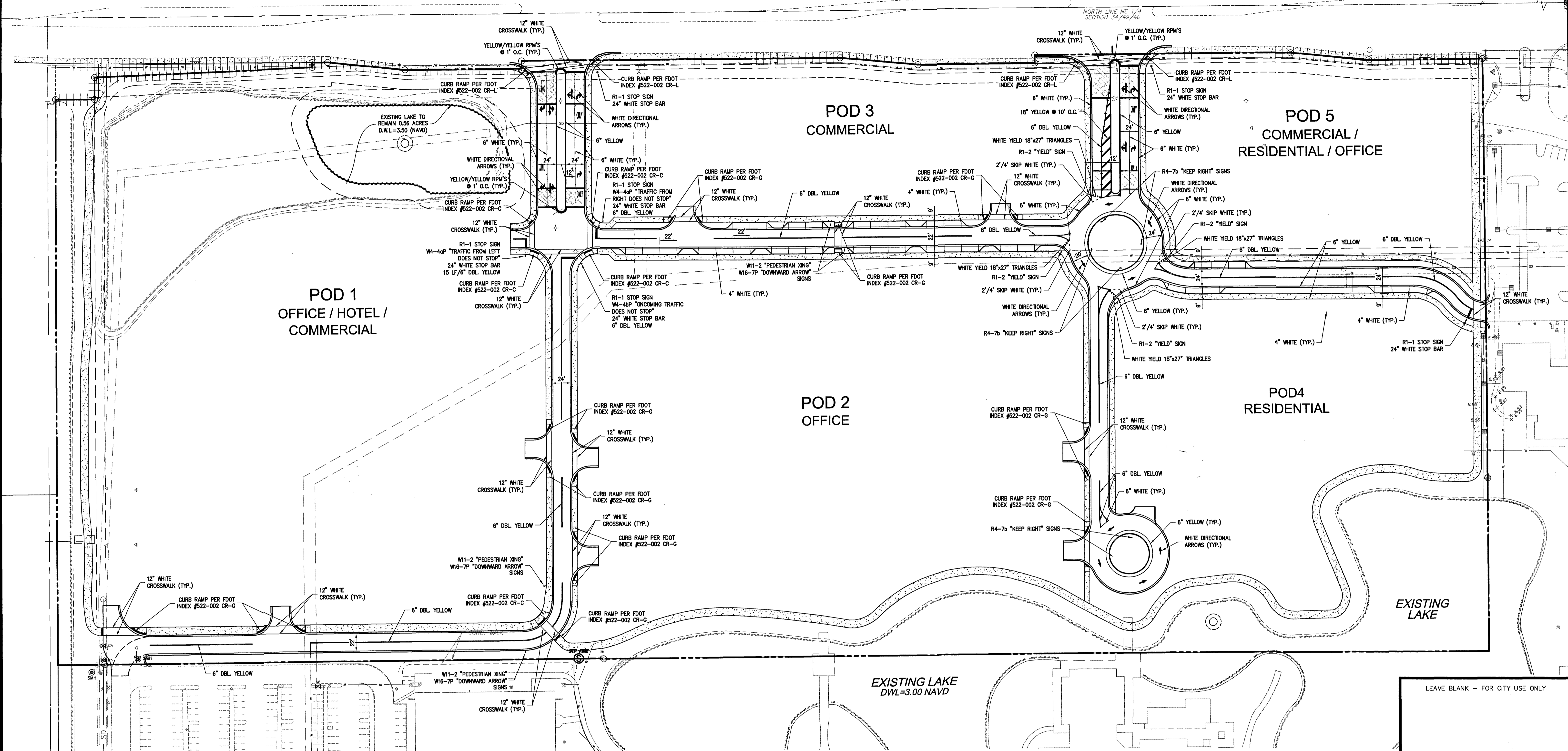
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DRAWING NO. PD3

Date: January 4, 2024

SUNRISE BOULEVARD

NORTHEAST CORNER SECTION 34/49/40



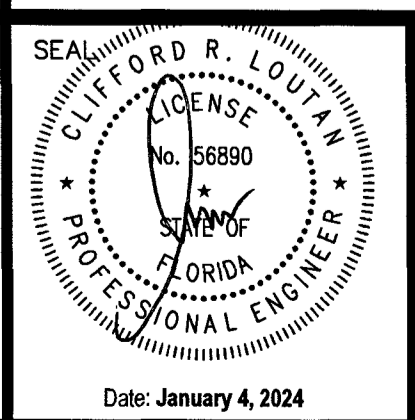
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WESTERRA PHASE I
SUNRISE, FLORIDA

PAVEMENT MARKINGS & SIGNAGE PLAN



DATE:
01/10/2024

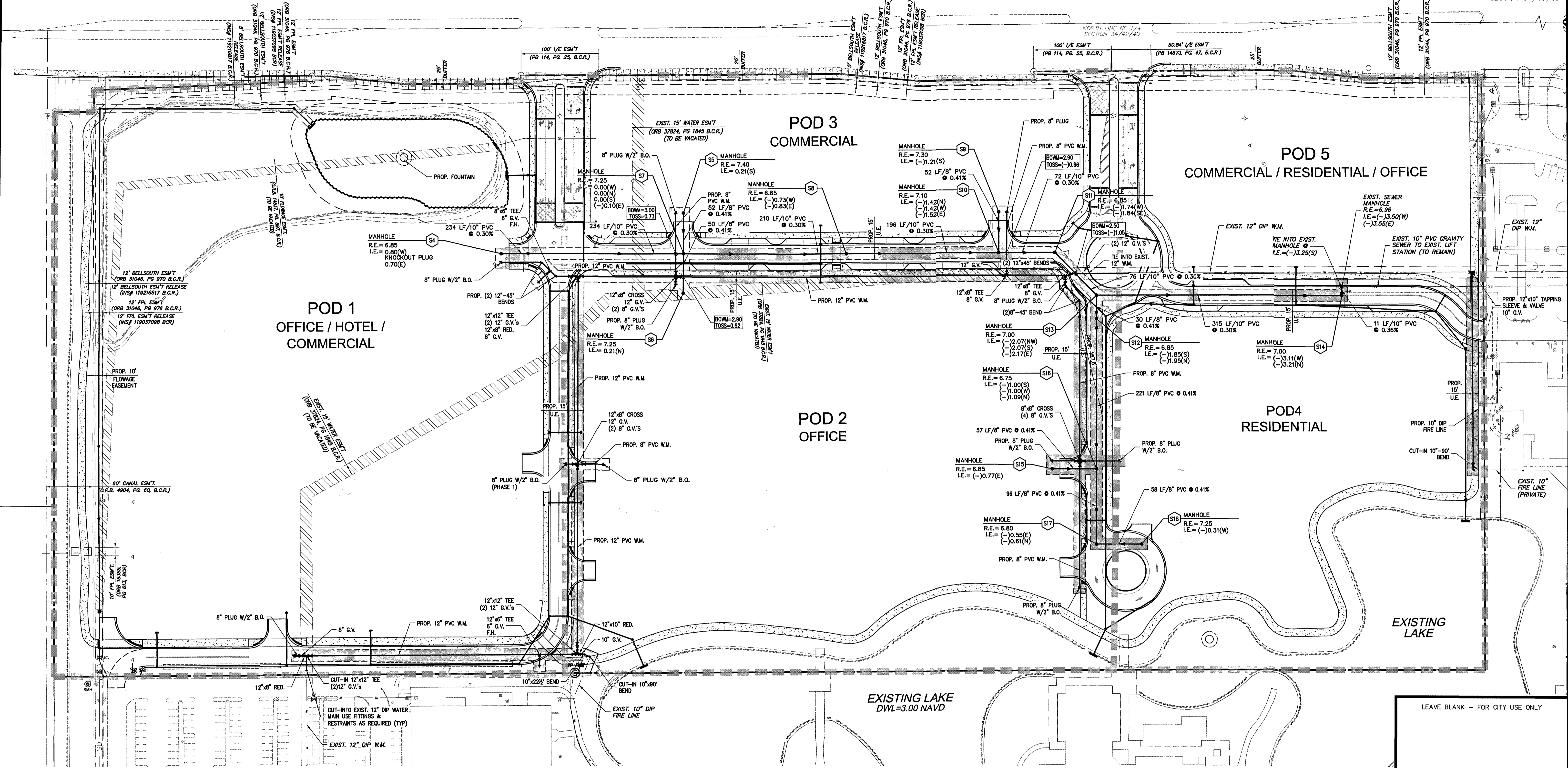
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Date: January 4, 2024

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SUNRISE BOULEVARD

NORTHEAST CORNER SECTION 34/49/40



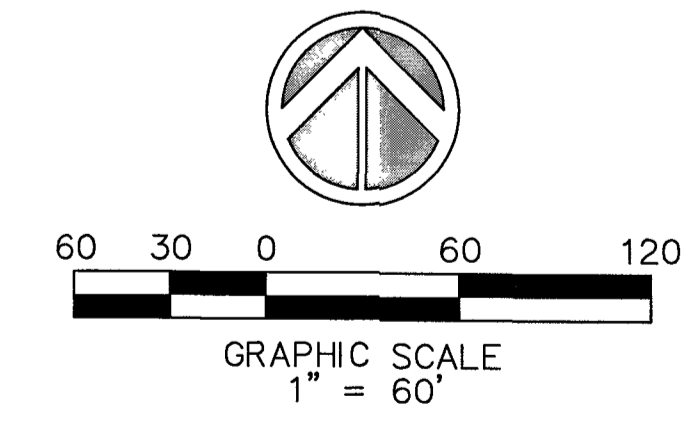
WATER & SEWER LEGEND

	DOUBLE WATER METER SERVICE	R.E.	RIM ELEVATION
	SINGLE WATER METER SERVICE	I.E.	INVERT ELEVATION
	LENGTH, SIZE & TYPE OF WATER MAIN		MANHOLE DESIGNATION
	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY		LENGTH & SLOPE OF PIPE
	PROPOSED GATE VALVE		DOUBLE SEWER LATERAL
	PROPOSED CHECK VALVE		SINGLE SEWER LATERAL
	BACTERIOLOGICAL SAMPLING POINT		CLEAN OUT TO GRADE
	EXISTING OR FUTURE UTILITIES		PROP LIGHT POLE
	DRAINAGE STRUCTURE W/PIPE		

ESTIMATED SEWER FLOW

OFFICE = 750,000 S.F. @ 0.20 G.P.D./S.F.	= 150,000 G.P.D.
COMMERCIAL = 50,000 S.F. @ 0.10 G.P.D./S.F.	= 5,000 G.P.D.
RESIDENTIAL = 750 UNITS @ 250 G.P.D./UNIT	= 187,500 G.P.D.
HOTEL = 300 RMS @ 150 G.P.D./RM	= 45,000 G.P.D.
TOTAL	= 387,500 G.P.D.

NOTE:
 1. ALL PROPOSED WATER AND SEWER SHALL COMPLY WITH CITY OF SUNRISE MINIMUM STANDARDS.
 2. NO VALVES SHALL BE PLACED WITHIN CURB OR SIDEWALK



NOTE: ALL ELEVATIONS IN NAVD 88

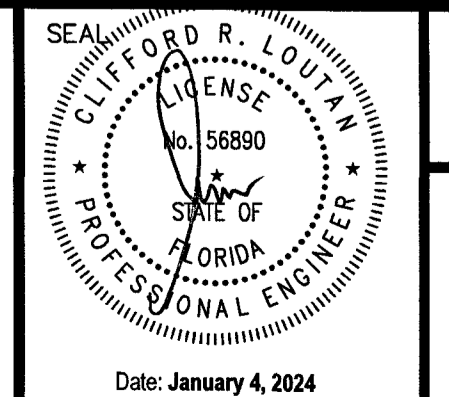
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PROJECT NO. 22-4152

WESTERRA PHASE I
 SUNRISE, FLORIDA

WATER AND SEWER PLAN

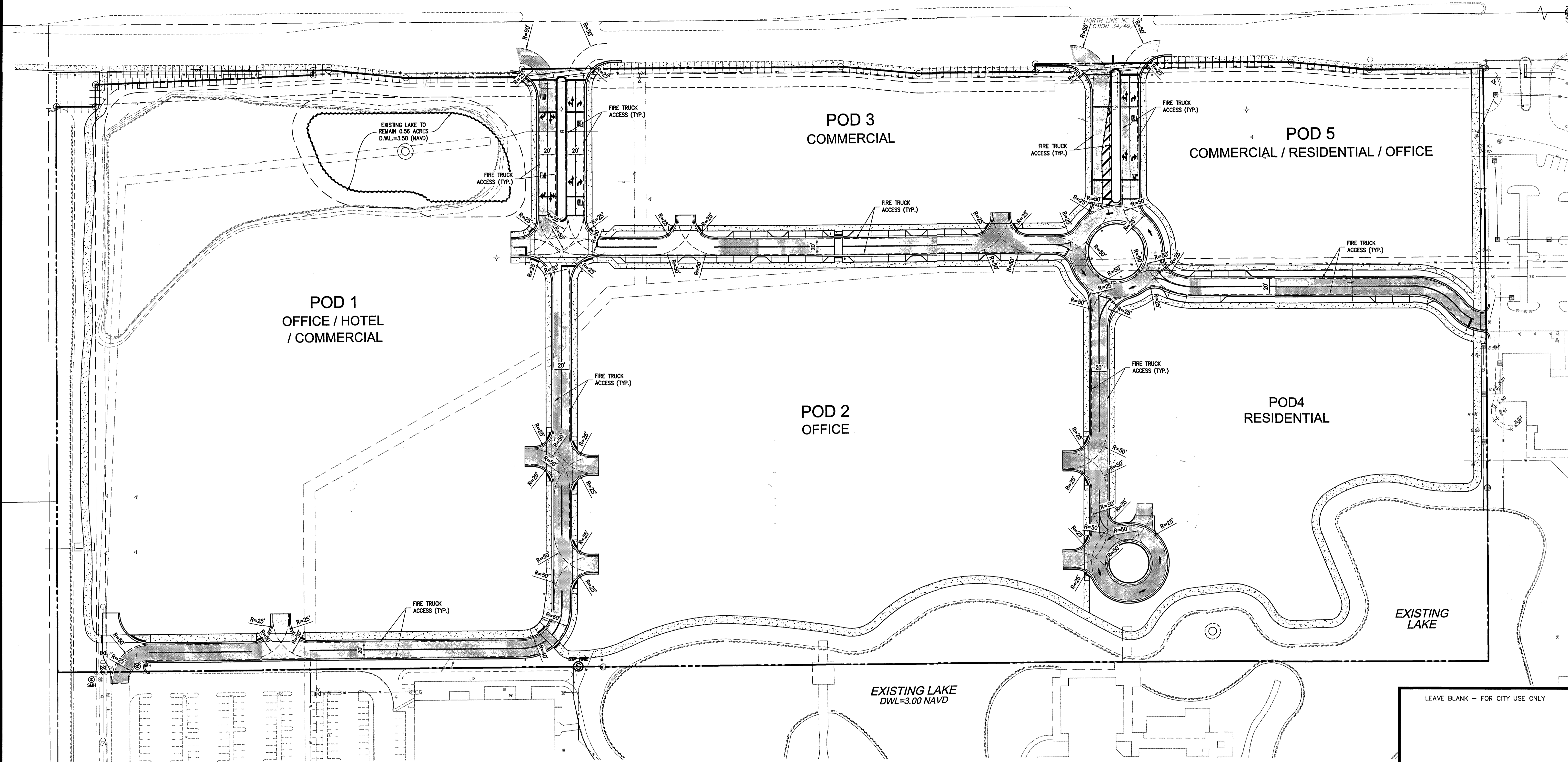


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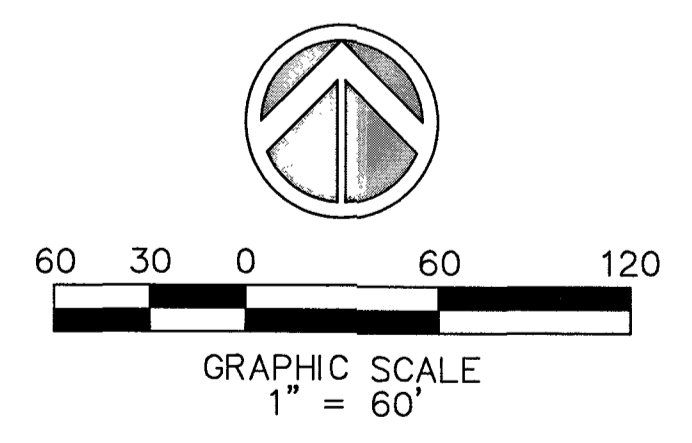
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Date: January 4, 2024

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WESTERRA PHASE I
 SUNRISE, FLORIDA

FIRE ACCESS/TRAFFIC CIRCULATION PLAN

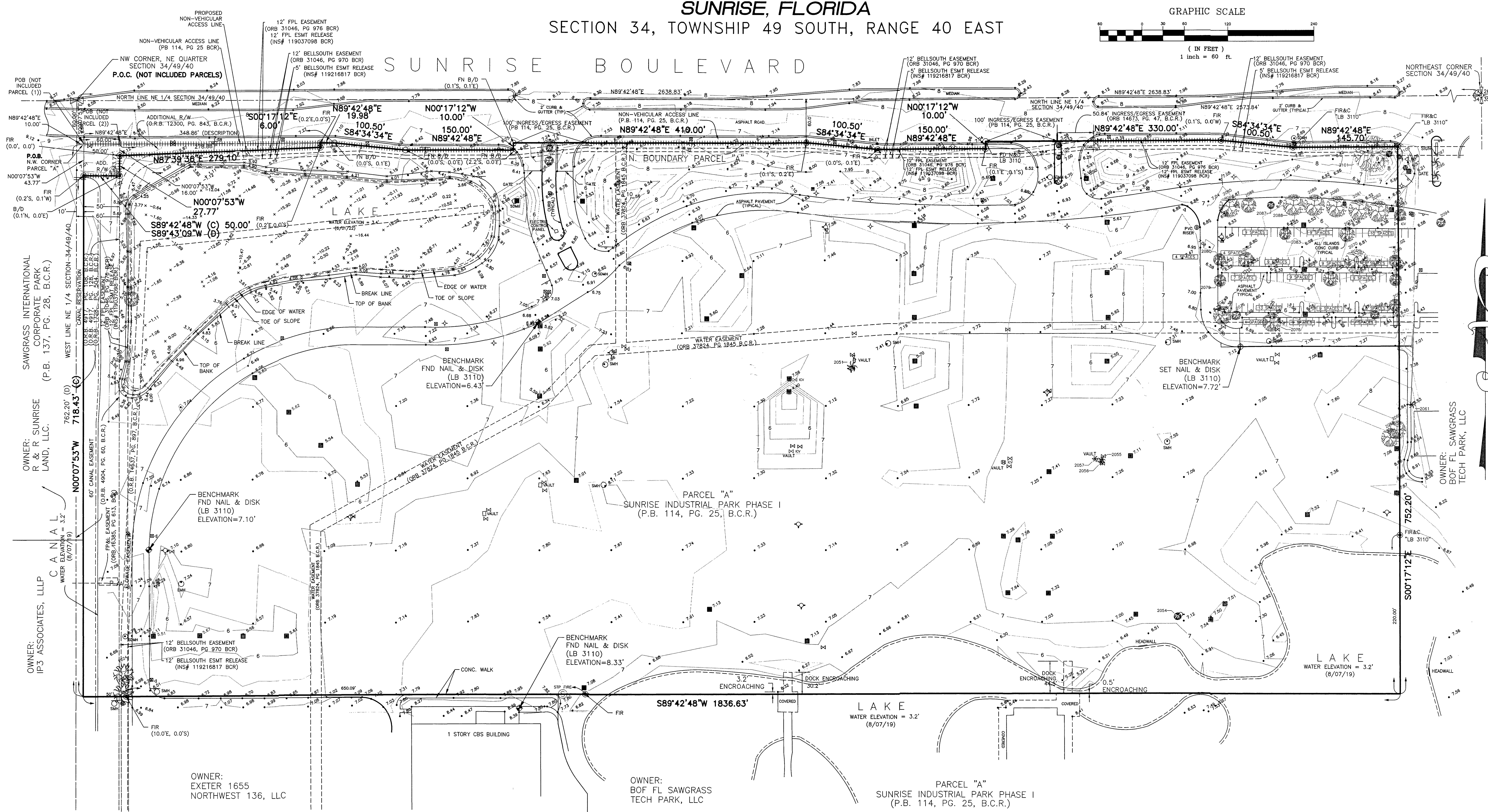
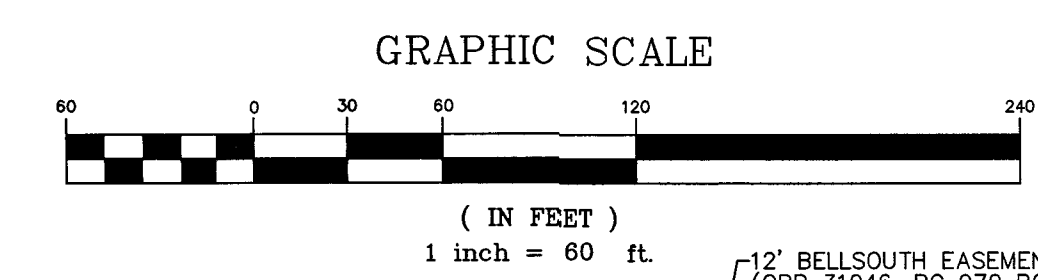
SEAL OF CLIFFORD R. LOUTIN
 LICENSE No. 56890
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 Date: January 4, 2024

DATE: 01/10/2024
 DRAWING NO. FA1

K:\PROJECTS\22-4152\22-4152.dwg (1/10/2024 10:31:18 AM) L1: Sun-Tech Engineering, Inc. (MSS) Sun-Tech Engineering, Inc. (MSS)


ALTA/NSPS LAND TITLE SURVEY WESTERRA, A PORTION OF SUNRISE INDUSTRIAL PARK, PHASE I SUNRISE, FLORIDA

SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST



PREPARED FOR:
GL COMMERCIAL

11/08/23	N/A	WDK	ADD ATT & FPL EASEMENT RELEASES	ROK
08/04/22	N/A	MRL	ADD NORTHWEST LAKE ELEVATIONS	ROK
05/24/22	N/A	JBF	REVISED NEW TITLE AND NOTES	ROK
04/27/22	N/A	JBF	UPDATE BOUNDARY & TOPOGRAPHIC SURVEY	ROK
10/07/19	N/A	MRL	REVISED PER ATTORNEYS COMMENTS	ROK
10/02/19	N/A	MRL	REVISED NEW TITLE & NOTES/CHGTS	ROK
08/20/19	N/A	SEE	REVISED PER ATTORNEYS COMMENTS	ROK
08/14/19	N/A	SEE	REVISED PER ATTORNEYS COMMENTS	ROK
08/07/19	1915/16	SEE	MAP OF BOUNDARY & TOPOGRAPHIC SURVEY	ROK
DATE	FB/PG	DWN	REVISION	CKD

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS-PLANNERS-SURVEYORS

1425 E. NEWPORT CENTER DRIVE
DEERFIELD BEACH, FLORIDA 33442
(954) 782-8222
CERTIFICATE NO. LB. 3110

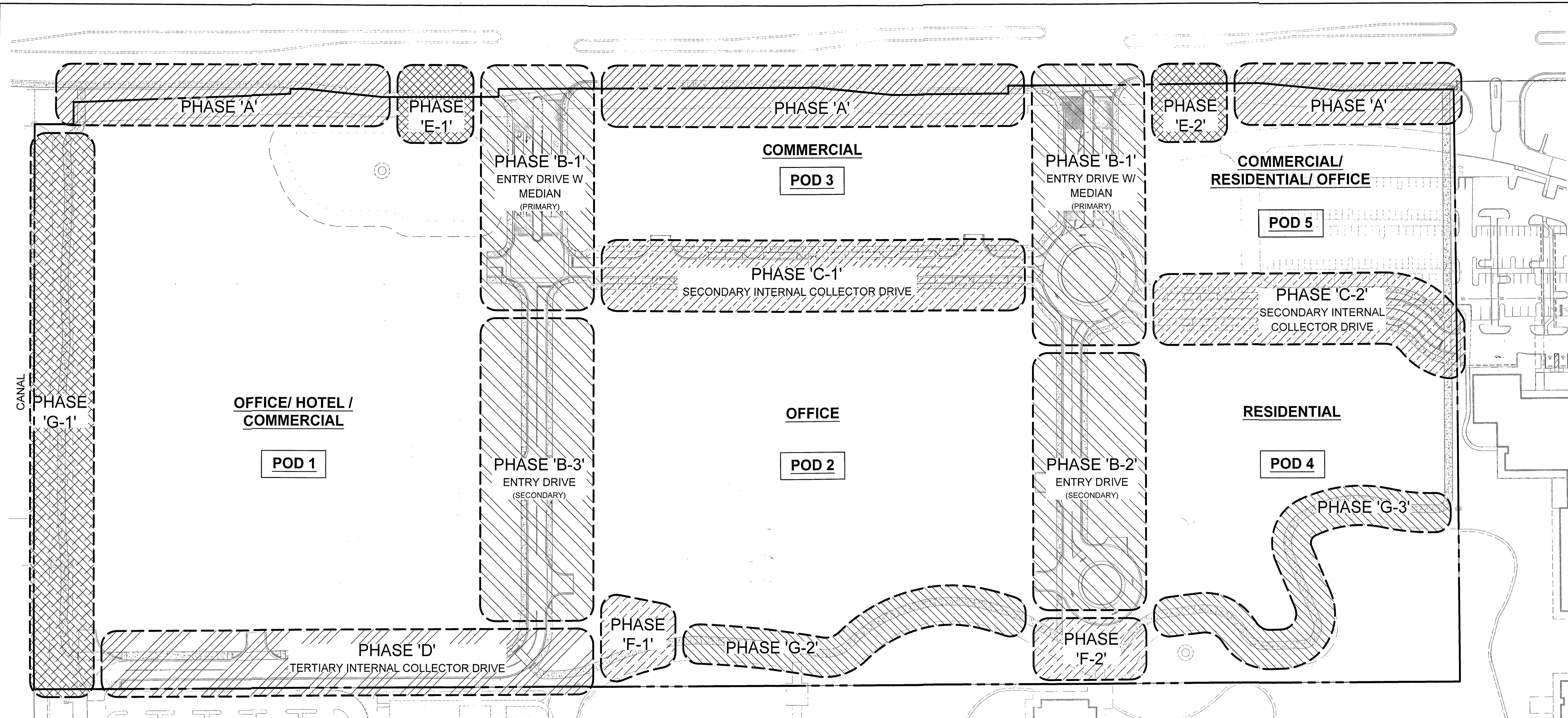
MAP OF BOUNDARY &
TOPOGRAPHIC SURVEY

A PORTION OF
SUNRISE INDUSTRIAL
PARK, PHASE 1

SCALE
1" = 60'

PROJECT
NUMBER
19-1323G

SHEET
2
OF
2
SHEET



WESTERRA PHASE 1 LANDSCAPE AND HARDSCAPE PHASING SCHEDULE

PHASE	DESCRIPTION
A	SUNSHINE BOULEVARD LANDSCAPE BUFFER (25' Width)
Hardscape	
INSTALL 6'-6" SIDEWALK (INCLUDES CURBING)	
Landscape	
INSTALL 25' WIDE LANDSCAPE BUFFER CONTAINING THE FOLLOWING: TREES AND PALMS TO BE PLANTED BEYOND THE UTILITY EASEMENT, HOWEVER, ALL MD-LEVEL AND LOW-LEVEL PLANTINGS CAN BE WITHIN THE UTILITY EASEMENT	
LANDSCAPE SHALL CONSIST OF LARGE CANOPY SHADE TREES AND OR LARGE PALMS BASED ON THE CALCULATION OF ONE (1) TREE PER TWENTY-FIVE (25) LINEAL FOOT OR ONE (1) TREE PER THIRTY-FIVE (35) LINEAL FOOT WITH A PALM PLANTED IN BETWEEN OF FRONTAGE OR ONE (1) TREE PER THIRTY-FIVE (35) LINEAL FOOT WITH A PALM PLANTED IN BETWEEN OF FRONTAGE OR ONE (1) TREE PER THIRTY-FIVE (35) LINEAL FOOT WITH AT LEAST SIXTEEN (16) INCH CALIPERS TO BE PLANTED AT ONE (1) TREE PER FIFTY (50) LINEAL FOOT. ALL TREES WITHIN THE VICINITY OF THE SIDEWALK SHALL HAVE A MIN. OF CLEAR TRUNK CLUSTERS OF THE TREES AND OR PALMS IS ACCEPTABLE TO ALLOW VIEW CORRIDORS INTO THE SITE. SHRUBS AND GROUNDCOVER PLANTINGS WITHIN BUFFER, HEDGE OF AT LEAST 30" IN HEIGHT SHALL BE INSTALLED ALONG THE BUFFER WITH OPPORTUNITIES TO ALLOW VIEW CORRIDORS ONTO THE SITE. THE INSTALLATION OF MD-LEVEL AND LOW-LEVEL LANDSCAPING SHALL BE INSTALLED FOR AT LEAST 50% OF THE BUFFER LENGTH.	
Phasing	
THE ENTIRE BUFFER IS TO BE INSTALLED WITH THE DEVELOPMENT OF THE FIRST POD THAT IS DEVELOPED.	
B	PROJECT ENTRY DRIVES AND FEATURES
Hardscape and Lighting	
LANDSCAPE TO INCLUDE ENTRY DRIVES AND ADJACENT SEVEN (7) FOOT SIDEWALK, ENTRY DRIVE AND SIDEWALK TO BE LIT.	
Landscape	
ENTRY FEATURE LANDSCAPING SHALL CONSIST OF ONE (1) TREE PER TWENTY-FIVE (25) LINEAL FOOT OR ONE (1) TREE PER THIRTY-FIVE (35) LINEAL FOOT WITH A PALM PLANTED IN BETWEEN OF FRONTAGE OR ONE (1) SHRUB PER TWO (2) LINEAL FEET OF ENTRY FEATURE LANDSCAPING. THE MINIMUM QUANTITY OF LOW LEVEL LANDSCAPING SHALL BE SUFFICIENT TO COVER ONE HUNDRED (100) PERCENT OF THE LENGTH OF ADJACENT REQUIRED MD-LEVEL LANDSCAPING. THE MINIMUM QUANTITY OF SHRUBS OR SMALL TREES REQUIRED FOR UPPER LEVEL LANDSCAPING SHALL BE SUFFICIENT TO COVER FIFTY (50) PERCENT OF THE LENGTH OF ADJACENT REQUIRED MD-LEVEL LANDSCAPING. SHRUBS OR SMALL TREES USED FOR UPPER LEVEL LANDSCAPING SHALL HAVE A MINIMUM SPREAD EQUAL TO SEVENTY-FIVE (75) PERCENT OF THEIR SPACING. REQUIRED PERIMETER SHRUBS MAY BE USED TO SATISFY THE MD-LEVEL LANDSCAPING REQUIREMENT.	
Phasing	
TO BE INSTALLED WITH THE DEVELOPMENT OF POD 1.	

Median Plantings SHALL CONSIST OF ONE (1) TREE PER TWENTY-FIVE (25) LINEAL FOOT OR ONE (1) TREE PER THIRTY-FIVE (35) LINEAL FOOT WITH A PALM PLANTED IN BETWEEN OF FRONTAGE OR ONE (1) TREE PER THIRTY-FIVE (35) LINEAL FOOT WITH AT LEAST SIXTEEN (16) INCH CALIPERS TO BE PLANTED AT ONE (1) TREE PER FIFTY (50) LINEAL FOOT. ALL TREES WITHIN THE VICINITY OF THE SIDEWALK SHALL HAVE A MIN. OF CLEAR TRUNK CLUSTERS OF THE TREES AND OR PALMS IS ACCEPTABLE TO ALLOW VIEW CORRIDORS INTO THE SITE. SHRUBS AND GROUNDCOVER PLANTINGS WITHIN BUFFER, HEDGE OF AT LEAST 30" IN HEIGHT SHALL BE INSTALLED ALONG THE BUFFER WITH OPPORTUNITIES TO ALLOW VIEW CORRIDORS ONTO THE SITE. THE INSTALLATION OF MD-LEVEL AND LOW-LEVEL LANDSCAPING SHALL BE INSTALLED FOR AT LEAST 50% OF THE BUFFER LENGTH.	
Phasing	
TO BE INSTALLED WITH THE DEVELOPMENT OF THE FIRST POD THAT IS DEVELOPED.	
C	SECONDARY INTERNAL COLLECTOR DRIVES
Hardscape and Lighting	
LANDSCAPE TO INCLUDE DRIVES, PARALLEL PARKING AND ADJACENT SEVEN (7) FOOT SIDEWALK, DRIVE, PARKING AND SIDEWALK TO BE LIT.	
Landscape	
LANDSCAPING SHALL CONSIST OF LARGE CANOPY SHADE TREES OR LARGE CANOPY PALMS TO BE PLANTED IN EACH OF THE ISLANDS BETWEEN THE PARALLEL ON-STREET PARKING SPACES AND A COMBINATION OF LOW AND MD LEVEL LANDSCAPING THAT ENCOMPASSES A MINIMUM OF FIFTY (50) PERCENT OF THE LANDSCAPE ISLAND AREA.	
Phasing	
C-1 INCLUDES THE ROADWAY, PARALLEL PARKING, SIDEWALK, LANDSCAPING AND LIGHTING FOR THE WESTERN EAST-WEST SECONDARY INTERNAL COLLECTOR DRIVE WHICH INCLUDES LANDSCAPE WITHIN THE ISLANDS BETWEEN THE PARALLEL SPACES. TO BE INSTALLED WITH THE DEVELOPMENT OF POD 2 OR POD 3.	
C-2 INCLUDES THE ROADWAY, PARALLEL PARKING, SIDEWALK, LANDSCAPING AND LIGHTING FOR THE EASTERN EAST-WEST SECONDARY INTERNAL COLLECTOR DRIVE WHICH INCLUDES LANDSCAPE WITHIN THE ISLANDS BETWEEN THE PARALLEL SPACES. TO BE INSTALLED WITH THE DEVELOPMENT OF POD 2 OR POD 3.	
D	TERTIARY INTERNAL COLLECTOR DRIVES
Hardscape and Lighting	
LANDSCAPE TO INCLUDE DRIVES AND ADJACENT TEN (10) FOOT SIDEWALK, DRIVE AND SIDEWALK TO BE LIT.	
Landscape	
LANDSCAPING SHALL CONSIST OF STREET TREES (LARGE CANOPY SHADE TREES OR LARGE CANOPY PALMS) BASED ON THE CALCULATION OF ONE (1) TREE PER TWENTY-FIVE (25) LINEAL FOOT OR ONE (1) TREE PER THIRTY-FIVE (35) LINEAL FOOT WITH A PALM PLANTED IN BETWEEN OF FRONTAGE AND A COMBINATION OF LOW AND MD LEVEL LANDSCAPING THAT ENCOMPASSES A MINIMUM OF FIFTY (5) PERCENT OF THE STREET FRONTAGE AREA.	
Phasing	
TO BE INSTALLED WITH THE DEVELOPMENT OF POD 1.	

E	ICONIC CORNER FEATURE
Isenic Feature and Lighting	
ICONIC CORNER FEATURE SHALL BE SIMILAR TO REPRESENTATIVE IMAGES AS SHOWN IN EXHIBIT "F" OF THE DEVELOPMENT AGREEMENT. THE TWO ICONIC FEATURES DO NOT HAVE TO BE EXACTLY LIKE EACH OTHER BUT NEED TO FORM A COHERENT IMAGE.	
Landscape	
ICONIC CORNER FEATURE LANDSCAPING SHALL CONSIST OF LOW, MD AND UPPER LEVEL LANDSCAPING. ICONIC CORNER FEATURE LANDSCAPING SHALL EXTEND 35 FEET BOTH DIRECTIONS FROM THE CORNER OF THE PROJECT.	
THE ICONIC CORNER SHALL CONSIST OF ONE (1) TREE PER TWENTY-FIVE (25) LINEAL FOOT OR ONE (1) TREE PER THIRTY-FIVE (35) LINEAL FOOT WITH A PALM PLANTED IN BETWEEN OF FRONTAGE OR ONE (1) SHRUB PER TWO (2) LINEAL FEET OF FEATURE LANDSCAPING. THE MINIMUM QUANTITY OF LOW LEVEL LANDSCAPING SHALL BE SUFFICIENT TO COVER 75 PERCENT OF THE LENGTH OF ADJACENT REQUIRED MD-LEVEL LANDSCAPING. THE MINIMUM QUANTITY OF SHRUBS OR SMALL TREES USED FOR UPPER LEVEL LANDSCAPING SHALL BE SUFFICIENT TO COVER FIFTY (50) PERCENT OF THE LENGTH OF ADJACENT REQUIRED MD-LEVEL LANDSCAPING. SHRUBS OR SMALL TREES USED FOR UPPER LEVEL LANDSCAPING SHALL HAVE A MINIMUM SPREAD EQUAL TO SEVENTY-FIVE (75) PERCENT OF THEIR SPACING. REQUIRED PERIMETER SHRUBS MAY BE USED TO SATISFY THE MD LEVEL LANDSCAPING REQUIREMENT.	
Phasing	
E-1	TO BE INSTALLED WITH THE DEVELOPMENT OF POD 1, POD 2, OR POD 3.
E-2	TO BE INSTALLED WITH THE DEVELOPMENT OF POD 2, POD 3, POD 4, OR POD 5.
F	POCKET PARK
Hardscape and Amenities	
ALL HARDSCAPE AND AMENITIES, INCLUDING LIGHTING, SHALL BE INSTALLED FOR EACH POCKET PARK. THE LOCATIONS OF THE TWO REQUIRED POCKET PARKS ARE CONCEPTUAL AND CAN MOVE DURING THE SITE PLAN PROCESS IF IT IS THE INTENT TO HAVE ONE POCKET PARK WITHIN THE EASTERN EAST-WEST SECONDARY INTERNAL COLLECTOR DRIVE AND ONE POCKET PARK WITHIN THE WESTERN EAST-WEST SECONDARY INTERNAL COLLECTOR DRIVE.	
Landscape	
POCKET PARK LANDSCAPING SHALL CONSIST OF LOW, MD AND UPPER LEVEL LANDSCAPING.	
POCKET PARK LANDSCAPING SHALL CONSIST OF ONE (1) SHADE TREE OR (1) LARGE CANOPY PALM PER 1000 SQUARE FEET OF LANDSCAPE AREA PROVIDED. THE MINIMUM QUANTITY OF LOW LEVEL LANDSCAPING SHALL BE SUFFICIENT TO COVER 75 PERCENT OF THE LENGTH OF ADJACENT REQUIRED MD-LEVEL LANDSCAPING. THE MINIMUM QUANTITY OF SHRUBS OR SMALL TREES USED FOR UPPER LEVEL LANDSCAPING SHALL BE SUFFICIENT TO COVER FIFTY (50) PERCENT OF THE LENGTH OF ADJACENT REQUIRED MD-LEVEL LANDSCAPING. SHRUBS OR SMALL TREES USED FOR UPPER LEVEL LANDSCAPING SHALL HAVE A MINIMUM SPREAD EQUAL TO SEVENTY-FIVE (75) PERCENT OF THEIR SPACING. REQUIRED PERIMETER SHRUBS MAY BE USED TO SATISFY THE MD LEVEL LANDSCAPING REQUIREMENT.	
Phasing	
F-1	TO BE INSTALLED WITH THE DEVELOPMENT OF POD 1, POD 2, OR POD 3.
F-2	TO BE INSTALLED WITH THE DEVELOPMENT OF POD 2, POD 3, POD 4, OR POD 5.

G	COMMUNITY LINEAR GREENWAY
Hardscape and Amenities	
COMMUNITY LINEAR GREENWAY SHALL INCLUDE AT LEAST (10) FOOT MULTIPURPOSE PATH WITH A BENCH OR OTHER SEATING PROVIDED FOR EVERY TWO HUNDRED AND FIFTY (250) LINEAR FEET. THE LANDSCAPING SHALL BE COORDINATED WITH THE SEATING LOCATIONS IN ORDER TO PROVIDE SHADE FOR THE SEATING. FOR G-1, THE PATH IS PERMITTED TO BE CONSTRUCTED WITHIN THE CANAL EASEMENT, THE BENCHES, AND ANY LIGHTING, SHALL BE LOCATED A MINIMUM OF TWENTY (20) FEET FROM THE EDGE OF WATER.	
Landscape	
COMMUNITY LINEAR GREENWAY LANDSCAPING SHALL INCLUDE, AS A MINIMUM ONE (1) CANOPY TREE PER FORTY (40) LINEAL FOOT AND A COMBINATION OF LOW AND MD LEVEL LANDSCAPING. CLUSTERINGS OF TREES MAY BE PERMITTED. A GROUPING OF THREE (3) PALMS SHALL COUNT AS ONE (1) CANOPY TREE BUT SHALL NOT EXCEED TWENTY-FIVE (25) PERCENT OF THE REQUIREMENT. MD-LEVEL SHRUBS SHALL BE SPACED AT NO GREATER THAN TWO (2) FEET ON CENTER. A WALL SHALL NOT BE REQUIRED. ALL TREE AND PALM PLANTINGS SHALL BE OUTSIDE OF ANY PROPOSED OR EXISTING UTILITY EASEMENT UNLESS UTILITY PROVIDER APPROVAL IS OBTAINED. ALL LANDSCAPING SHALL BE A MINIMUM OF TWENTY (20) FEET FROM THE CANAL EDGE OF WATER.	
COMMUNITY LINEAR GREENWAY LANDSCAPING SHALL INCLUDE, AS A MINIMUM ONE (1) CANOPY TREE PER TWENTY-FIVE (25) LINEAL FOOT OR ONE (1) TREE PER THIRTY-FIVE (35) LINEAL FOOT WITH A PALM PLANTED IN BETWEEN OF FRONTAGE OR ONE (1) TREE PER TWENTY-FIVE (25) LINEAL FOOT WITH AT LEAST SIXTEEN (16) INCH CALIPERS TO BE PLANTED AT ONE (1) TREE PER FIFTY (50) LINEAL FOOT. ALL TREES WITHIN THE VICINITY OF THE SIDEWALK SHALL HAVE A MIN. OF CLEAR TRUNK CLUSTERS OF THE TREES AND OR PALMS IS ACCEPTABLE TO ALLOW VIEW CORRIDORS INTO THE SITE. SHRUBS AND GROUNDCOVER PLANTINGS WITHIN BUFFER, HEDGE OF AT LEAST 30" IN HEIGHT SHALL BE INSTALLED ALONG THE BUFFER WITH OPPORTUNITIES TO ALLOW VIEW CORRIDORS ONTO THE SITE. THE INSTALLATION OF MD-LEVEL AND LOW-LEVEL LANDSCAPING SHALL BE INSTALLED FOR AT LEAST 50% OF THE BUFFER LENGTH.	
Phasing	
G-1	TO BE INSTALLED WITH THE DEVELOPMENT OF POD 1.
G-2	TO BE INSTALLED WITH THE DEVELOPMENT OF POD 2 OR POD 3.
G-3	TO BE INSTALLED WITH THE DEVELOPMENT OF POD 2 OR POD 3.
IF FOOT AND FOOT OR 3 FEET BOTH DEVELOPED, 30' DIST BE CONSTRUCTED WITH THE LAST FOOT DEVELOPED FROM POD 1, POD 2 OR POD 3. THE INTENT IS TO PROVIDE A CONTINUOUS MULTIPURPOSE PATH AND NOT DEVELOP ALL OF THE COMMUNITY LINEAR PARK AND LEAVE ONE SECTION UNLIT.	
NOTE:	
LARGE CANOPY PALM SHALL BE EITHER ROYAL PALM OR DATE PALM.	

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SCALE: 1"=60'-0"

0 30' 60' 120'

NOTE: REQUIRED IMPROVEMENTS TO THE EXISTING CONNECTION AT THE NORTHEAST CORNER OF THE SITE WILL BE ADDRESSED DURING SITE PLAN REVIEW.

No.	REVISIONS	DATE	BY

SCALE: 1" = 60'-0"

DESIGNED BY: SWP

DRAWN BY: SWP

CHECKED BY: JDH

CRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 000014

WESTERRA PHASE 1
CITY OF SUNRISE, FLORIDA

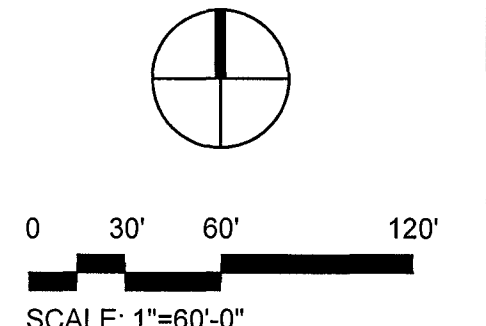
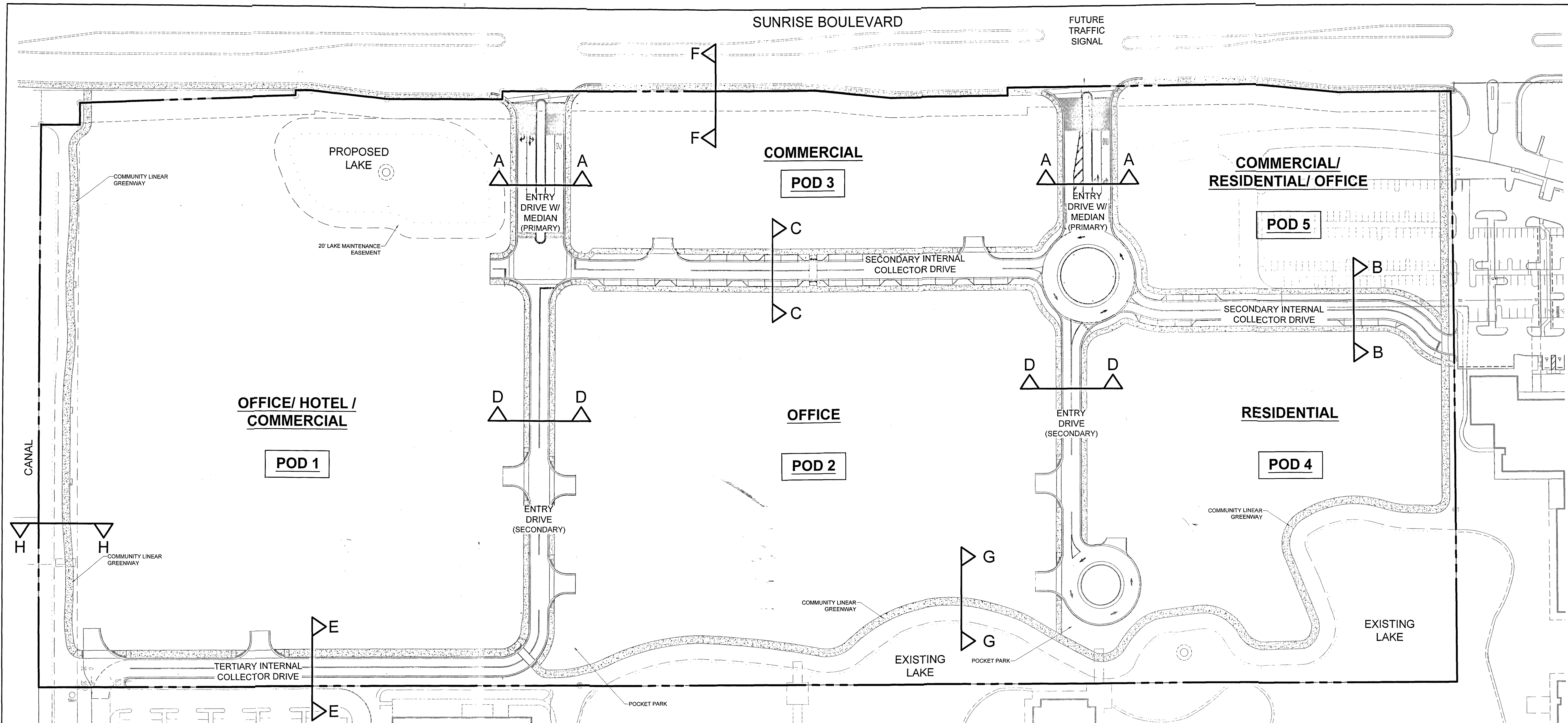
LANDSCAPE & HARDSCAPE PHASING PLAN

DATE: 01/10/2024

DRAWING NO. LP-1

PROJECT NO. 21-0061-001-01

SEAL: LANDSCAPE ARCHITECTURE PROFESSIONAL SEAL, STATE OF FLORIDA, NO. 666976, SCOTT W. STUBBINS



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No.	REVISIONS	DATE	BY

SCALE:
1" = 60'-0"

DESIGNED BY:
SWP

DRAWN BY:
SWP

CHECKED BY:
JDH

Craven Thompson and Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 732-6409 TEL: (954) 732-9400

FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 0000114

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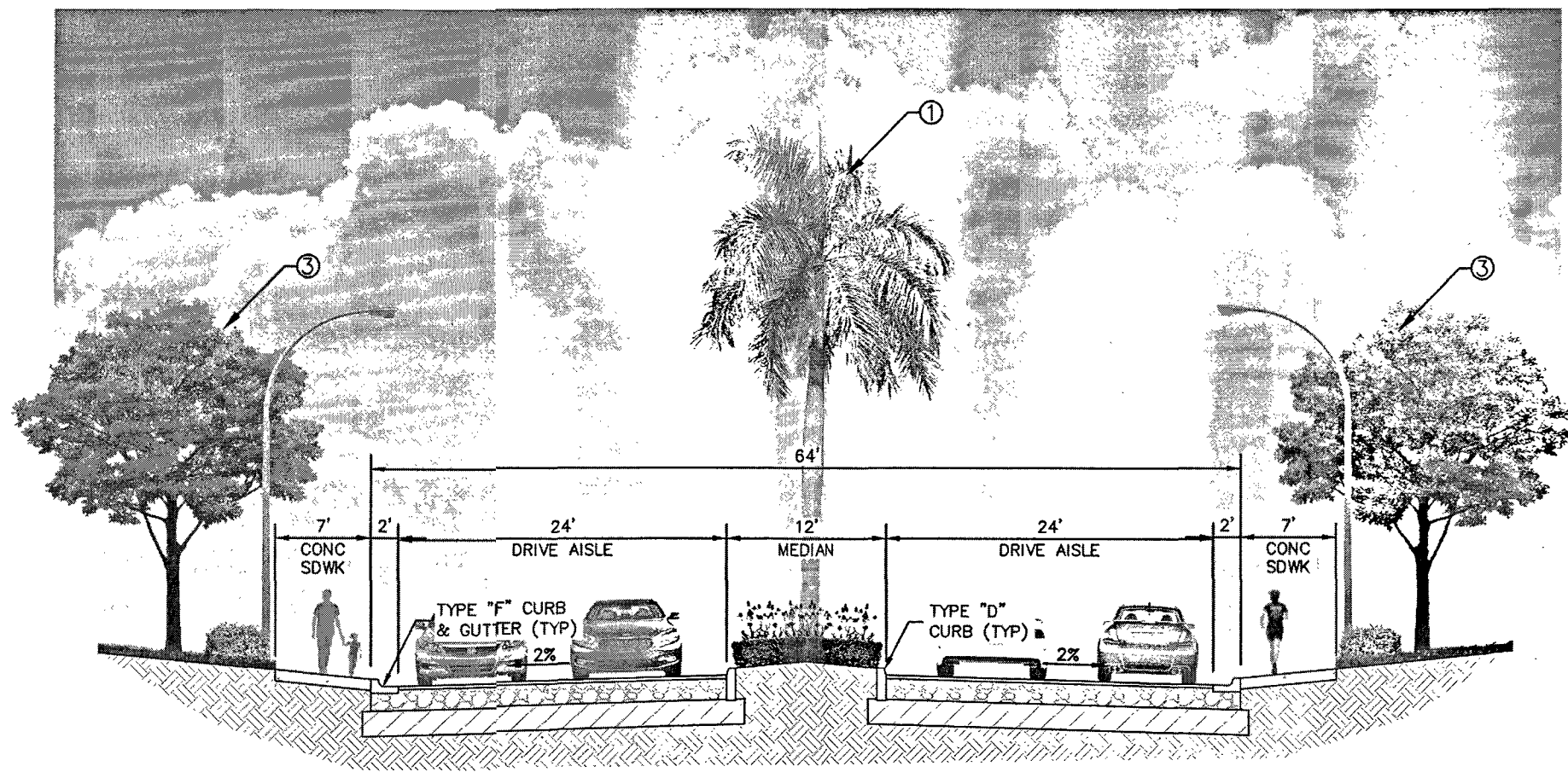
WESTERRA PHASE 1
CITY OF SUNRISE, FLORIDA

LANDSCAPE SECTION CALLOUTS

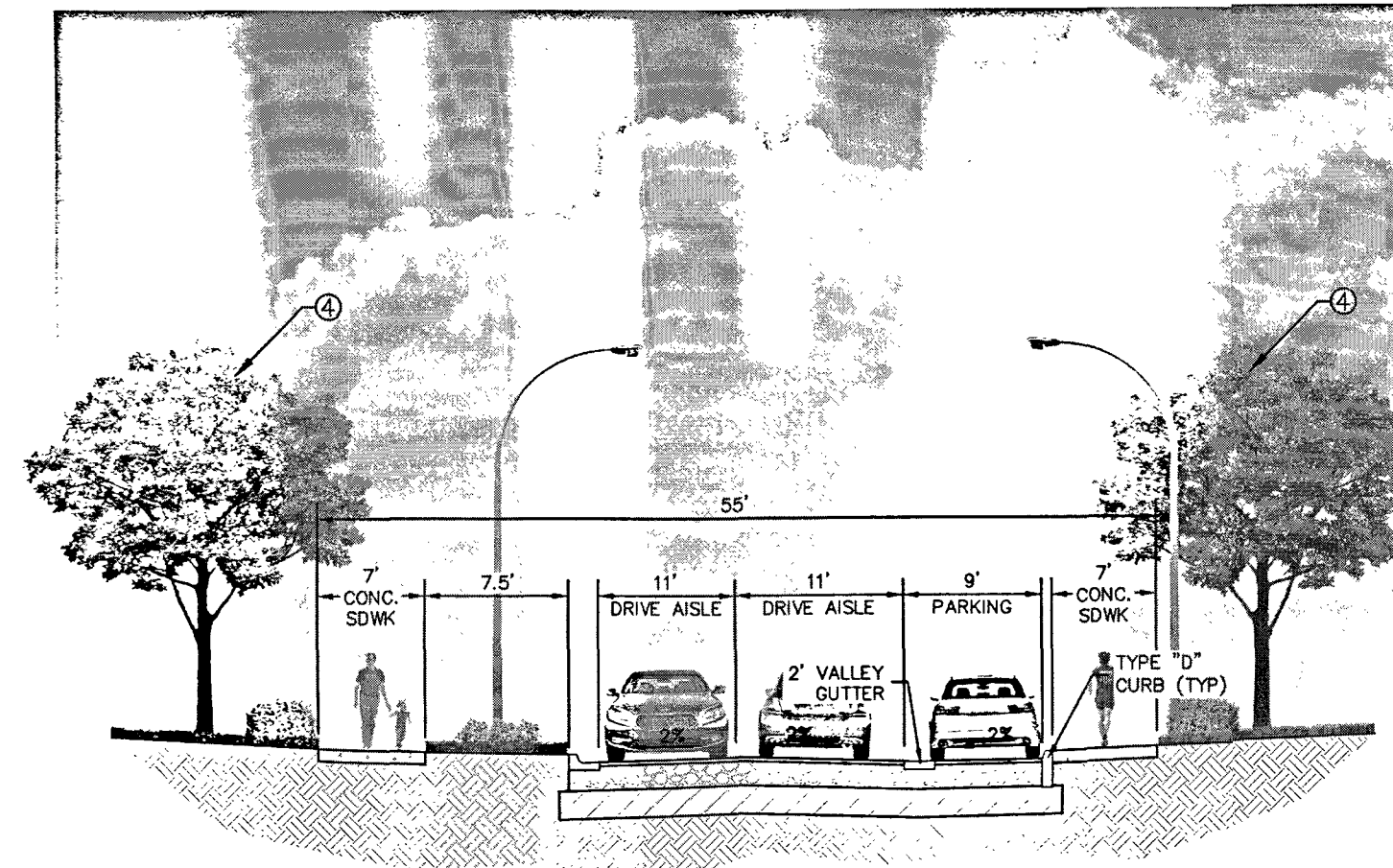
DATE: 01/10/2024

DRAWING NO: LP-2

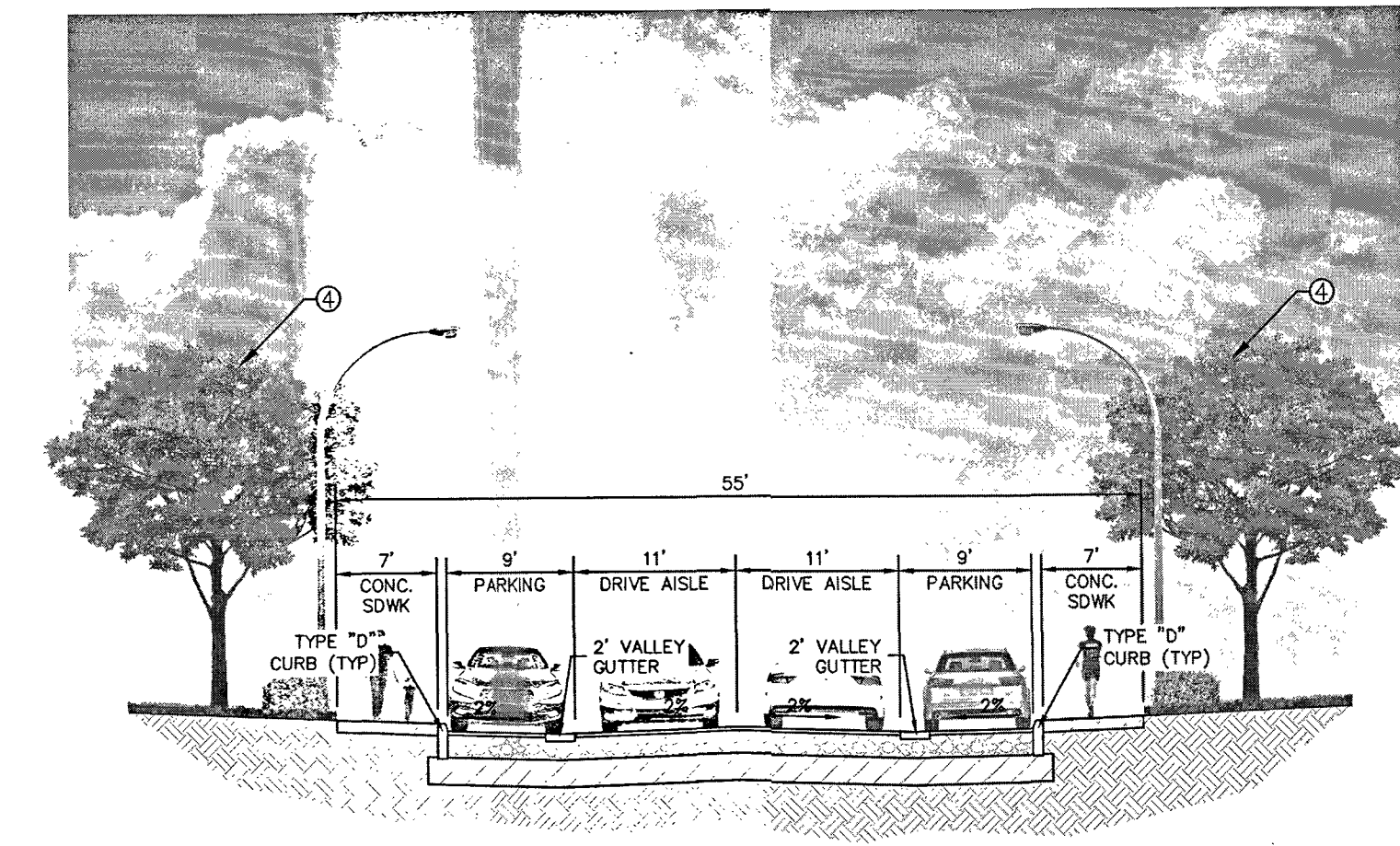
PROJECT NO: 21-0061-001-01



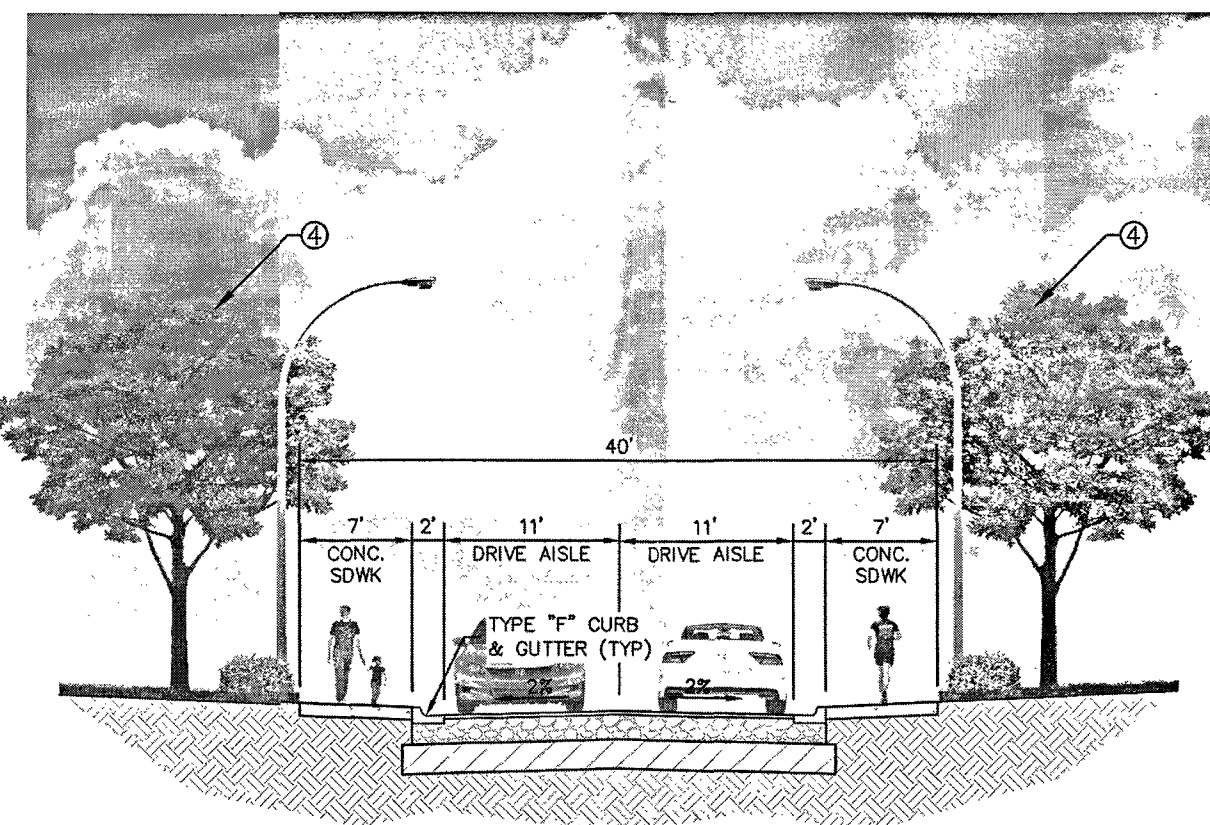
SECTION A-A
(ENTRY DRIVE WITH MEDIAN)
N.T.S



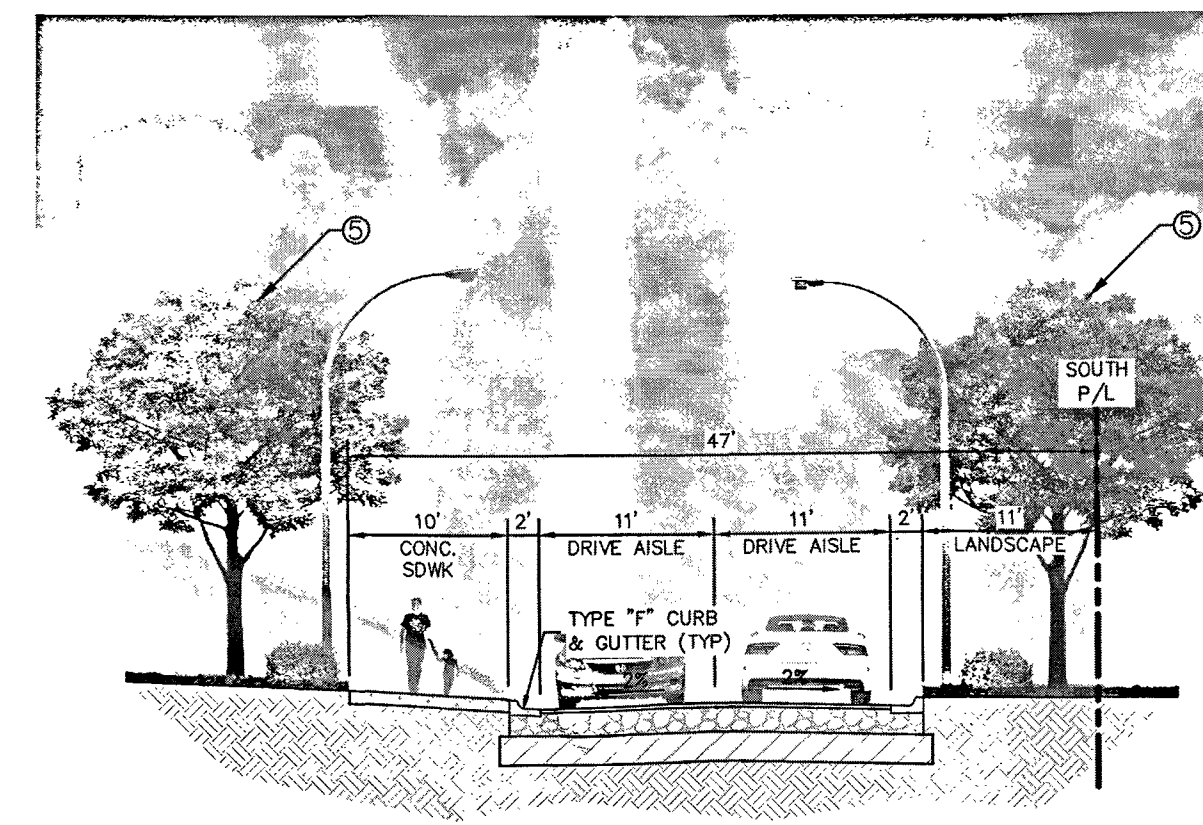
SECTION B-B
(SECONDARY INTERNAL COLLECTOR DRIVE)
N.T.S



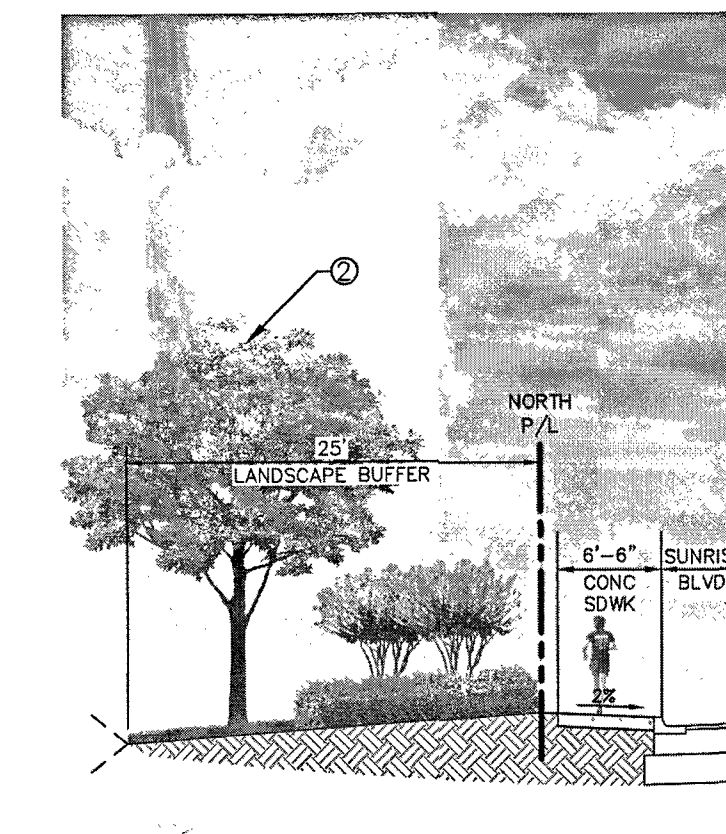
SECTION C-C
(SECONDARY INTERNAL COLLECTOR DRIVE AND PARALLEL PARKING)
N.T.S



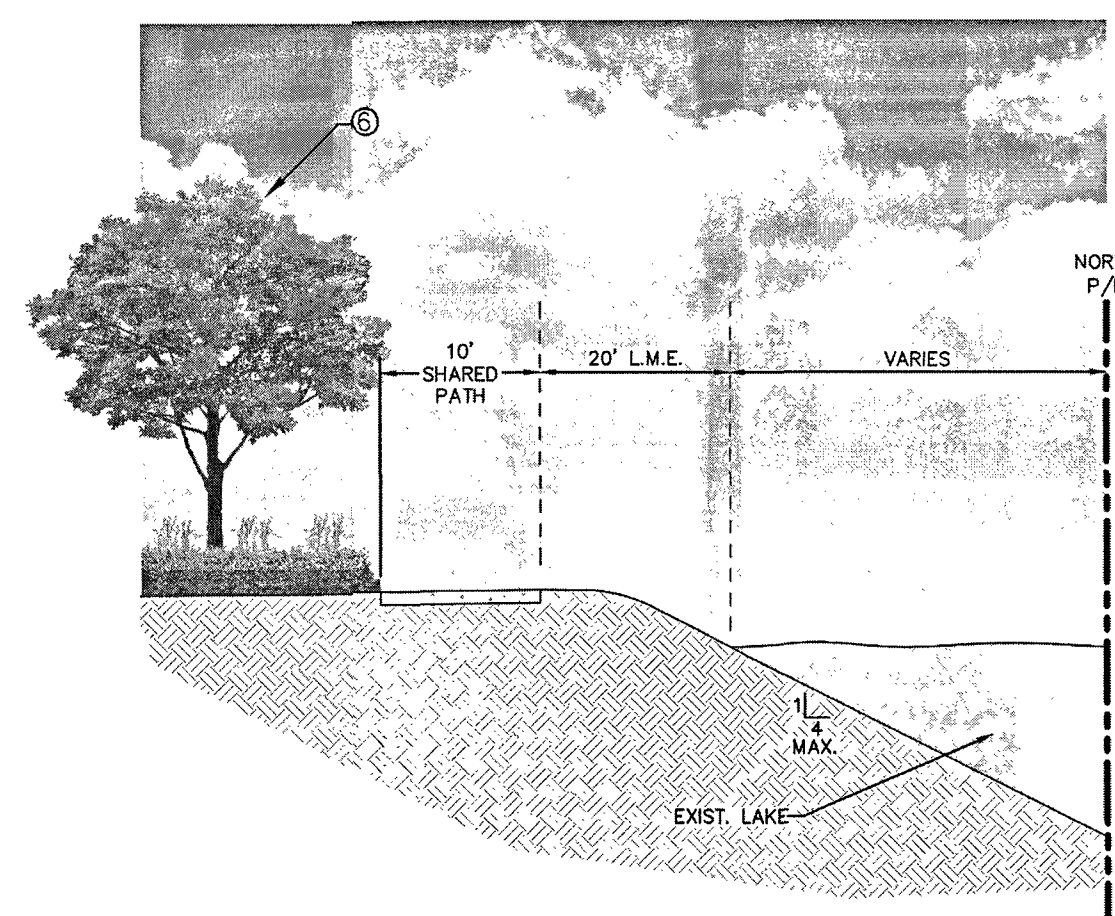
SECTION D-D
(ENTRY DRIVE)
N.T.S



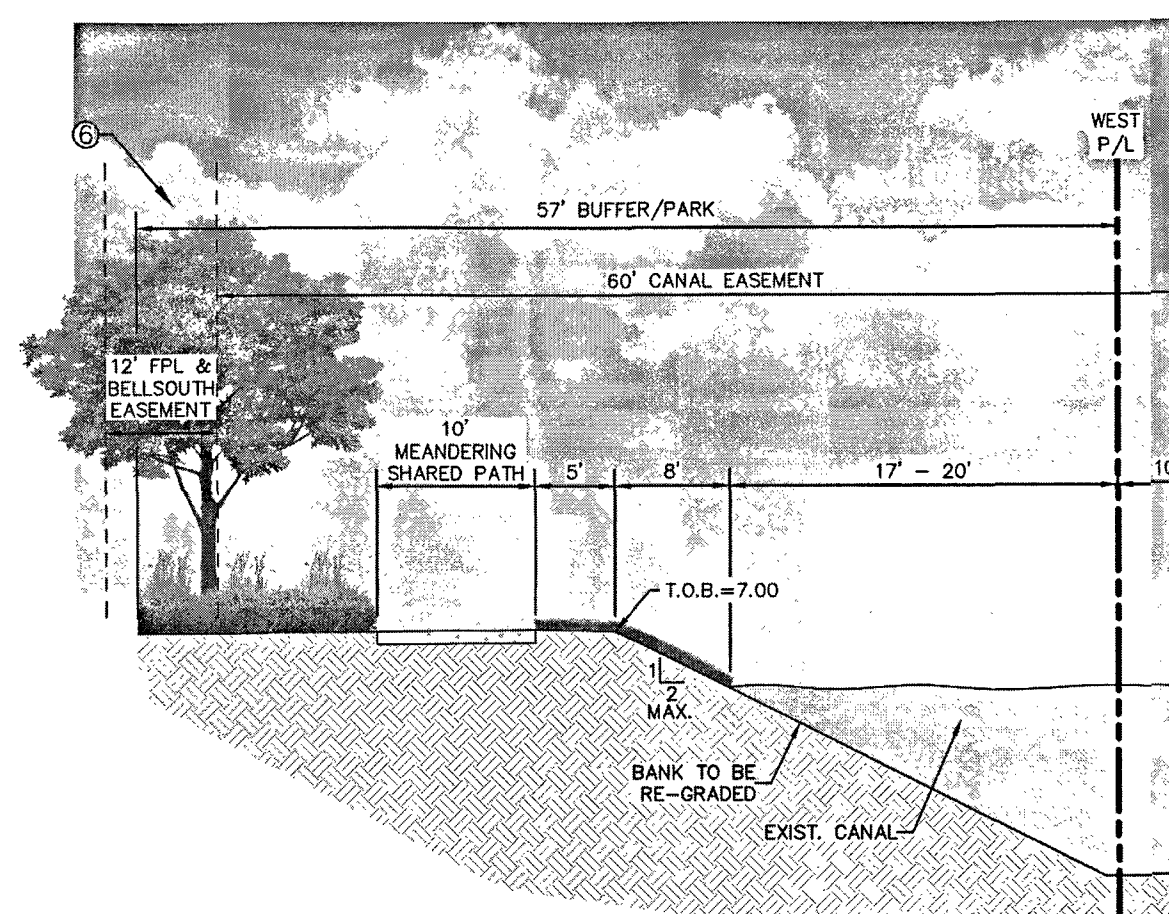
SECTION E-E
(TERTIARY INTERNAL COLLECTOR DRIVE AT SOUTH PROPERTY LINE)
N.T.S



SECTION F-F
(BUFFER AT SUNRISE BOULEVARD)
N.T.S



SECTION G-G
(COMMUNITY LINEAR GREENWAY- EXISTING LAKE)
N.T.S



SECTION H-H
(COMMUNITY LINEAR GREENWAY- CANAL)
N.T.S

LEGEND:

1. MEDIAN PLANTINGS- REFER TO PHASE 'B-1' AND OR PHASE 'B-2' OF THE LANDSCAPE PHASING SCHEDULE ON SHEET LP-1.
2. SUNRISE BOULEVARD LANDSCAPE BUFFER- REFER TO PHASE 'A' OF THE LANDSCAPE PHASING SCHEDULE ON SHEET LP-1.
3. PROJECT ENTRY DRIVE LANDSCAPING- REFER TO PHASE 'B-1' AND OR PHASE 'B-2' OF THE LANDSCAPE PHASING SCHEDULE ON SHEET LP-1.
4. SECONDARY INTERNAL COLLECTOR DRIVE LANDSCAPING- REFER TO PHASE 'C-1' AND OR PHASE 'C-2' OF THE LANDSCAPE PHASING SCHEDULE ON SHEET LP-1.
5. TERTIARY INTERNAL COLLECTOR DRIVE LANDSCAPING- REFER TO PHASE 'D' OF THE LANDSCAPE PHASING SCHEDULE ON SHEET LP-1.
6. COMMUNITY LINEAR PARK LANDSCAPING- REFER TO PHASE 'G-1', 'G-2', AND OR PHASE 'G-3' OF THE LANDSCAPE PHASING SCHEDULE ON SHEET LP-1.

NOTE:

ALL SELECTED PLANT MATERIAL SHALL BE FROM THE CITY OF SUNRISE APPROVED PLANT LIST.

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No.	REVISIONS	DATE	BY

SCALE: NTS
DESIGNED BY: SWP
DRAWN BY: SWP
CHECKED BY: JDH

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WESTERRA PHASE 1
CITY OF SUNRISE, FLORIDA

LANDSCAPE SECTIONS

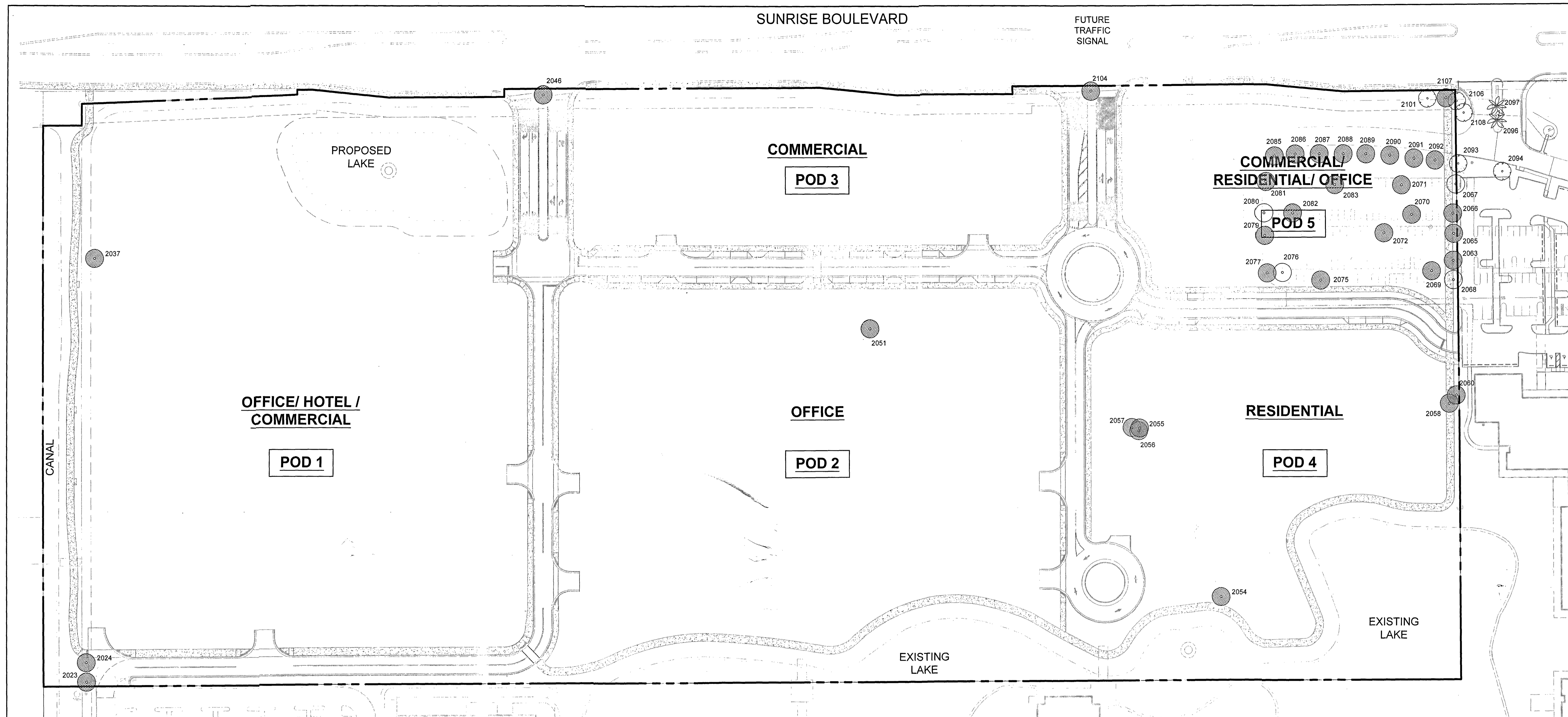
REGISTERED LANDSCAPE ARCHITECT
STATE OF FLORIDA
LA 6699776
Scott W. Pavler
Florida R.L.S. #16, 6686977
January 5, 2024
FLORIDA

DATE:
01/10/2024
DRAWING NO.
LP-3

PROJECT NO.
21-0061-001-01

SUNRISE BOULEVARD

FUTURE TRAFFIC SIGNAL



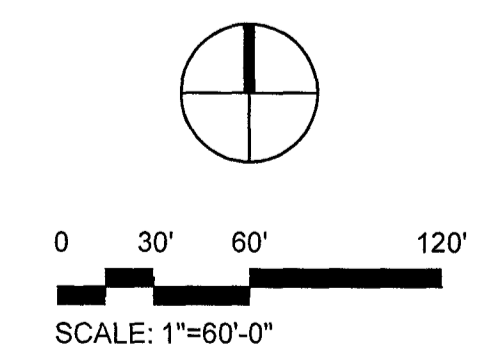
LEGEND

- TREES/ PALMS TO REMAIN
- XX TREES/ PALMS TO BE REMOVED
- XX TREES/ PALMS TO BE RELOCATED

TREE DISPOSITION LIST:

No.	Botanical Name	Common Name	Native	DBH (in.)	Canopy (Dia.)	Condition	Disposition	Canopy Loss (SF)
2023	QUERCUS VIRGINIANA	LIVE OAK	YES	25	35	FAIR	REMOVE	962
2024	QUERCUS VIRGINIANA	LIVE OAK	YES	25	35	FAIR	REMOVE	962
2037	MALALEUCA QUINQUELOBERATA	MALALEUCA	NO	14	25	POOR	REMOVE	79
2046	CORDIA SEBESTENA	ORANGE GEIGER	YES	4	10	POOR	REMOVE	79
2051	SABAL PALMETTO	SABAL PALM	YES	10	10	POOR	REMOVE	79
2054	ACACIA ALURICULIFORMIS	EARLEAF ACACIA	NO	3	10	POOR	REMOVE	79
2055	SABAL PALMETTO	SABAL PALM	YES	8	10	POOR	REMOVE	79
2056	SABAL PALMETTO	SABAL PALM	YES	8	10	POOR	REMOVE	79
2057	SABAL PALMETTO	SABAL PALM	YES	8	10	POOR	REMOVE	79
2058	CUPANIOPSIS ANACARDIODES	CARROTWOOD	NO	27	30	POOR	REMOVE	616
2060	CUPANIOPSIS ANACARDIODES	CARROTWOOD	NO	24	30	POOR	REMOVE	491
2063	QUERCUS VIRGINIANA	LIVE OAK	YES	17	28	GOOD	REMOVE	415
2065	QUERCUS VIRGINIANA	LIVE OAK	YES	14	25	FAIR	REMOVE	32
2066	QUERCUS VIRGINIANA	LIVE OAK	YES	16	23	FAIR	REMOVE	64
2067	QUERCUS VIRGINIANA	LIVE OAK	YES	4	9	FAIR	RELOCATE, 50% CANOPY	157
2068	QUERCUS VIRGINIANA	LIVE OAK	YES	3	9	FAIR	RELOCATE, 50% CANOPY	167
2069	JACARANDA MIMOSIFOLIA	JACARANDA	NO	8	13	POOR	REMOVE	616
2070	ACACIA ALURICULIFORMIS	EARLEAF ACACIA	NO	30	40	FAIR	REMOVE	707
2071	QUERCUS VIRGINIANA	LIVE OAK	YES	13	28	GOOD	REMOVE	157
2072	QUERCUS VIRGINIANA	LIVE OAK	YES	13	28	FAIR	REMOVE	616
2075	QUERCUS VIRGINIANA	LIVE OAK	YES	19	30	GOOD	REMOVE	707
2076	QUERCUS VIRGINIANA	LIVE OAK	YES	9	20	GOOD	RELOCATE, 50% CANOPY	157
2077	QUERCUS VIRGINIANA	LIVE OAK	YES	14	28	GOOD	REMOVE	616
2079	QUERCUS VIRGINIANA	LIVE OAK	YES	11	24	POOR	REMOVE	452
2080	QUERCUS VIRGINIANA	LIVE OAK	YES	10	15	FAIR	RELOCATE, 50% CANOPY	88

No.	Botanical Name	Common Name	Native	DBH (in.)	Canopy (Dia.)	Condition	Disposition	Canopy Loss (SF)
2081	QUERCUS VIRGINIANA	LIVE OAK	YES	16	28	GOOD	REMOVE	616
2082	QUERCUS VIRGINIANA	LIVE OAK	YES	15	30	GOOD	REMOVE	707
2083	QUERCUS VIRGINIANA	LIVE OAK	YES	15	30	GOOD	REMOVE	707
2085	QUERCUS VIRGINIANA	LIVE OAK	YES	19	33	GOOD	REMOVE	855
2086	QUERCUS VIRGINIANA	LIVE OAK	YES	12	27	FAIR	REMOVE	573
2087	QUERCUS VIRGINIANA	LIVE OAK	YES	7	16	POOR	REMOVE	201
2088	QUERCUS VIRGINIANA	LIVE OAK	YES	15	40	GOOD	REMOVE	1,257
2089	QUERCUS VIRGINIANA	LIVE OAK	YES	14	33	GOOD	REMOVE	855
2090	QUERCUS VIRGINIANA	LIVE OAK	YES	23	35	GOOD	REMOVE	962
2091	QUERCUS VIRGINIANA	LIVE OAK	YES	19	40	GOOD	REMOVE	1,257
2092	QUERCUS VIRGINIANA	LIVE OAK	YES	23	38	GOOD	REMOVE	1,134
2093	QUERCUS VIRGINIANA	LIVE OAK	YES	4	10	FAIR	REMAIN	
2094	QUERCUS VIRGINIANA	LIVE OAK	YES	10	20	FAIR	REMAIN	
2095	ROYSTONIA REGIA	ROYAL PALM	YES	15	15	FAIR	REMAIN	
2097	ROYSTONIA REGIA	ROYAL PALM	YES	15	15	FAIR	REMAIN	
2101	FICUS SP.	FICUS	NO	38	60	FAIR	REMAIN	
2104	CORDIA SEBESTENA	ORANGE GEIGER	YES	6	10	POOR	REMOVE	79
2106	SIMAROUBA GLAUCA	PARADISE TREE	NO	3	6	FAIR	REMAIN	
2107	SIMAROUBA GLAUCA	PARADISE TREE	NO	4	10	FAIR	REMOVE	79
2108	SIMAROUBA GLAUCA	PARADISE TREE	NO	3	6	FAIR	REMAIN	
TOTAL CANOPY LOSS=								16,467



LEAVE BLANK - FOR CITY USE ONLY

No.	REVISIONS	DATE	BY

SCALE: 1" = 60'-0"

DESIGNED BY: SWP

DRAWN BY: SWP

CHECKED BY: JDH

CRAVEN THOMPSON AND ASSOCIATES, INC.
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 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 000014

WESTERRA PHASE 1
 CITY OF SUNRISE, FLORIDA

TREE DISPOSITION PLAN

PROJECT NO:
21-0061-001-01

DATE: 01/10/2024

DRAWING NO.: TD-1

PROJECT NO: 21-0061-001-01