



STAFF REPORT

SOLTERRA (REZONING)

Summary

This is an application to rezone approximately 152 acres from CR (Commercial Recreation District), RM-25 (Higher Density Multiple-family Residential District) and RM-10 (Low Medium Multifamily Residential District) zoning districts to a Planned Unit Development District (PUD) for a site generally located south of NW 30 Place, between Aragon Boulevard and E. Sunrise Lakes Drive, as shown on the location map. The applicant is proposing to construct a 900 residential unit development on the subject site. The property is designated Irregular (9 du/ac) and Commercial Recreation on the City's Future Land Use Map. The proposed rezoning requires City Commission approval pursuant Subsection 16-38(e) of the Land Development Code (LDC).

General Information

The subject property is the site of the former Sunrise Golf and Country Club, which closed in 2015 and is currently vacant. The golf course is surrounded by several multi-family residential developments. On June 11, 2024, via Ordinance No. 385-24-A, the City of Sunrise City Commission adopted a land use plan map amendment for approximately 103 gross acres of the subject site changing the existing land use designations from Commercial Recreation, Low-Medium (10) Residential and Medium-High (25) Residential to Commercial Recreation and Irregular (9 du/ac) Residential. (The difference of approximately 50+ acres remaining a land use designation of Commercial Recreation.) The overall site is within the Solterra Community Development District as approved via Ordinance No. 673 on March 9, 2021.

A Development Agreement for the proposed residential development was approved, via Resolution No. 21-17, on February 9, 2021. On July 13, 2021, via Resolution No. 21-17-21-A, the effective date of the original adopted Resolution for the Development Agreement was amended to be retroactive to the February 9, 2021 date, as opposed to upon the approval of future development applications; no changes were made to the Development Agreement itself. The applicant has also concurrently submitted a separate Amended Development Agreement for approval.

Concurrently the applicant has applied for and is seeking approval for a PUD Master Plan

for approximately 159-acres of the project area. (The approximate 7-acre difference between the Rezoning and PUD Master Plan is based upon a proposed public park included within the PUD Master Plan.)

Additional applications have been submitted by the applicant which are currently under review and consist of a Site Plan application and Plat application for the proposed project site.

Project Description

The applicant is proposing to rezone an area approximately 152-acres, generally located south of NW 30 Place, between Aragon Boulevard and E. Sunrise Lakes Drive, in order to construct a residential development totaling 900 residential units, consisting of between 300 to 400 single-family units and 500 to 600 townhouse units, all with a maximum height of two (2) stories. The residential project will consist of affordable and market rate housing options with multiple amenities including clubhouses, conservation, open space and wetland areas. The residential development will be surrounding by a 230-foot wide open space buffer which is restricted to uses as permitted in the City of Sunrise’s Recreation and Open Space land use designation.

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

SOLTERRA PUD			
CODE DEVIATION TABLE			
Code Section	Description	Code Required	Proposed with PUD
16-39 (H)	Master Development Plan - Design Standards	The internal collector drive shall include [...] curvilinear sidewalks and landscaped berms along both sides of the drives.	The sidewalks that line the internal collector drive will be straight and no berm will be provided

16-39 (J)	Master Development Plan - Recreational Amenities	Any recreational facilities to serve the project shall be complete prior to the first residential Certificate of Occupancy issuance.	<p>Main Clubhouse:</p> <ul style="list-style-type: none"> • Prior to the issuance of the first Certificate of Occupancy for a residential dwelling unit (excluding dry models), the Permit for the Main Clubhouse must have been issued by the City of Sunrise Building Department. • A Certificate of Occupancy (or T.C.O.) for the Main Clubhouse must have been issued by the City of Sunrise Building Department within 14 months after the issuance of the first Certificate of Occupancy for a residential dwelling unit (excluding dry models), otherwise no further Certificates of Occupancy will be issued until such time as the C.O. (or T.C.O.) for the Main Clubhouse is issued. <p>Secondary Amenity (Affordable Townhomes Amenity):</p> <ul style="list-style-type: none"> • Prior to the issuance of the 1st Certificate of Occupancy for an Affordable Townhome, the Certificate of Occupancy (or T.C.O.) for the Secondary Amenity shall have been issued by the City of Sunrise Building Department. <p>Pocket Parks:</p> <ul style="list-style-type: none"> •Pocket parks shall be completed prior to the issuance of the first Certificate of Occupancy for a residential dwelling unit (excluding dry models) adjacent to the pocket park.
16-39 (m)	Master Development Plan - Sign On-Site	Signage shall be placed on the property.	Signage will be installed off-site at the intersection of NW 30th Place and Solterra Boulevard in accordance with the Development Agreement.
16-101 (d)(4)	P.U.D. - Distance between single-family homes	15 feet	10 feet

16-101 (d)(6)	P.U.D. - Setbacks	There are no required setbacks or yards except there shall be a building setback or yard of not less than thirty (30) feet in depth from the perimeter edge of the PUD.	The rear yard setback is 15' from the perimeter of the P.U.D. The side yard setback is 5' from the perimeter of the P.U.D. These setbacks only apply to the perimeter adjacent to the park.
16-101 (d)(8)	P.U.D. - Minimum floor area (bedroom count)	Minimum floor area for a single family home is 1,650 square feet for a three-bedroom home.	A 2,298 sq ft 2-bedroom + loft model is proposed.
16-101 (d)(13)	P.U.D. - Open Space	Min. thirty-five (35) percent of the gross area of the PUD. Open space is defined as pervious surfaces, plus plazas, pool decks, sidewalks and other outdoor use areas, except that lakes or other water area shall not count for more than twenty-five (25) percent of the open space requirement, unless such water area is within a recorded wetlands conservation easement in which not more than thirty-five (35) percent of the water area shall count toward the open space requirement.	Areas included within the conservation easement are to count one-hundred (100) percent towards the open space requirement.
16-101 (e)(6)	P.U.D. - Decorative Paving	Decorative brick or concrete pavers in all driveways and walkways in all residential areas	All single-family homes and townhomes shall have decorative brick paver driveways and walkways. The walkways within common areas shall have decorative brick pavers. The 5' wide sidewalks parallel to the roadway tracts shall be concrete. The 10' wide multiuse path shall be integrally colored concrete (color and finish to be approved by City during site plan review).
16-101(e)(7)	P.U.D. - Required garages	Two car garage required	Minimum one car garage required

16-101(e)(8)	P.U.D. - Required garages	One car garage required	Up to 50% of the multi-family units are not required to have a garage or access to on-site parking garage
16-101 (e)(13)	P.U.D. - Perimeter wall	Min. 6-foot tall decorative precast or concrete wall required along perimeter of PUD that is adjacent to any single family uses.	While the properties adjacent to the PUD are either townhomes, apartments, or condominiums, the City considers the fee simple townhomes a single family use. No wall will be constructed along the perimeter of the PUD where the boundary abuts the fee simple townhomes.
16-101 (e)(18)	P.U.D. - Electrical Vehicle Charging Spaces	Two (2) percent of all required parking spaces shall be electric vehicle (EV) charging spaces.	The min. number of EV spaces shall be: Single family: One rough electrical (conduit/box) for future EV station per garage. An optional EV charging station will be offered. Townhome with garage: One rough electrical (conduit/box) for future EV station per garage. An optional EV charging station will be offered. Townhome without garage: Min. 2% of total required parking; Clubhouse: Min. 2% of total required parking
16-101 (k)(5)	Design Standards Decorative Pavers	Decorative pavers shall be required for project entryways, the intersections of internal circulation drives, and for all driveways to each garage required pursuant to subsection (11) below.	Pavers will be installed at project entryway, but will not be installed at the intersection of internal circulation drives. Driveways to all garages will be made of decorative pavers.
16-117 (b)	Yard Encroachments	Every part of every required yard shall be open and unobstructed from the ground to the sky, except as hereinafter provided or as otherwise permitted in this chapter	Air conditioners may encroach into street-side, interior side, and rear yard setbacks, provided that no slab shall be closer than 1' for from a side property line for Townhomes or 5' from a rear property line for Townhomes and Single Family lots.

16-142 (b)(1)	Off-Street Parking, Location, Character and Size - Min. Parking Space Size	Ten (10) feet in width and twenty (20) feet in length	Single Family: Parking spaces: 9' x 18' 1-car garage spaces: 10'-8" (10.67') x 18'-11" (18.92') 2-car garage (combined): 20' x 19' Townhomes: Parking spaces: 9' x 19' Garages: 11' x 19'-4" (19.33')
16-165(d)(2) & (3)	Plant Material: Slow growing & Size at Maturity	No more than 25% of the total trees counted for code to be slow growing	Trees for the townhomes with garages will not count against the overall total for slow growing trees.
16-169 (b)(1)	Min. Landscape Requirements for Multi-Family - Perimeter	Ten (10) foot wide landscape buffer with one (1) tree every twenty-five (25) and a six (6) foot wall, and mid-level landscaping.	No additional buffer required between the townhomes (with or without garages) and the perimeter open space or adjacent development. A 6-foot-high wall will only be provided between the adjacent park and the abutting multi-family buildings. Mid/upper level landscaping provided at 3-5 feet.
16-169 (d)(1)	Min. Landscape Requirements for Multi-Family - Pedestrian Zone Size	Pedestrian zone landscaping required on any building façade facing a parking area, drive, or residential district. Width to be half height of building or ten (10) feet, whichever is greater. Foundation plant area minimum of 8 ft width at each façade. No more than 5 ft of the width paved. Max of 5 feet overhang.	Townhomes with garages: the minimum width shall be five (5) feet of front facade as the lot is twenty-three (23) feet and the driveway is eighteen (18) feet. Ten (10) feet in depth for the front facade. Five (5) feet in depth on rear and side facades. Does not extend the whole length of the side facade. Townhomes without garages: the minimum length shall be fifteen (15) feet as the lot is nineteen (19) feet and the walkway is four (4) feet. Pedestrian zone shall include mid and low level planting.

16-169 (d)(2)	Min. Landscape Requirements for Multi-Family - Plant Material and Tree Spacing/Number in Pedestrian Zones	A tree every 30 ft in the pedestrian zone and upper, mid, and low-level plantings.	Townhomes with garages: One (1) tree per two (2) units installed in an access and utility tract AND One (1) tree OR One (1) palm OR a cluster of three (3) palms per unit installed around the building. Mid- and low-level landscaping required the entire length of the pedestrian zone. Townhomes without garages: One (1) tree per eight (8) parking spaces installed in an access and utility tract AND One (1) tree OR One (1) palm OR a cluster of three (3) palms per unit installed in front of the unit within the front yard. Mid- and low-level landscaping required the entire length of the pedestrian zone.
16-169 (d)(3)	Min. Landscape Requirements for Multi-Family - Tree Height in Pedestrian Zone	Trees to be 14-16 ft when the façade height is 15-25 ft Palms to be 16-20 ft	For townhomes with and without garages: Small to medium sized trees/palms will be used. Trees must be 12-14 ft at installation. Palms must be 16-20 ft at installation.
16-172 (f)(1)(b)	Tree Preservation - Tree Mitigation for Relocated Trees	Relocation of trees on-site shall be counted as half credit toward equivalent replacement.	Relocation of trees on-site shall be counted as full credit toward equivalent replacement if the trees are non-specimen trees (trees less than eighteen (18) inch caliper). This only applies during initial development.
16-182 (i)	Access Location, Character and Size - Drive Aisles	All residential streets, both public and private, shall comply with the requirements as set forth in Figure IX-6. Components/Dimensions include: Overall ROW Width: 50' Lane Width: 12' Sidewalk Width: 4' (2 provided) Valley Gutter: 2' Sod Swale: 7' (between sidewalk and street)	Streets have been designed in accordance with the hierarchy required of the code, but there are certain locations that do not adhere to the cross-section found in Figure IX-6 exactly. Type "F" curb and gutter used in addition to valley gutter. A Type "D" curb is used to separate parking spaces from sidewalks. Emergency Access: 28' Overall Width; No Sidewalks Min. Overall ROW Width: 40' Local Roadways Min. Lane Width: 11' One sidewalk provided at entrance drive (10' multi-use path) Min. Sod Swale: 0' where parking abuts a sidewalk

Staff Evaluation

The applicant has addressed the criteria established in Subsection 16-38(c) of the LDC for approval of the proposed rezoning as follows:

- (1) *That the request is consistent with the goals, objectives, policies, and intent of the City's Comprehensive Plan.*

FUTURE LAND USE ELEMENT

GOAL 1: Provide an adequate amount of residential area to accommodate the existing and future residents of Sunrise and which allows for the flexibility to provide a varied mix of residential densities and housing types.

Applicant Response: The Solterra PUD provides single-family homes, market-rate townhomes, and affordable townhomes to appeal to the ever-growing population. This development will result in a significant number of housing units in an underutilized property.

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

Applicant Response: This PUD accompanies a Land Use Plan Amendment that increased the total residential area in the City.

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

Applicant Response: Land use within the PUD is Residential and Commercial Recreation, which is consistent with the County's Land Use Plan. Structures are only proposed within the Residential portion of the site. Any use within the CR Land Use area will be compatible with both the zoning, land use, and any restrictive covenant.

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

Applicant Response: The density and development pattern that is proposed is compatible with that of the surrounding lots. Though there are taller buildings and higher-density zoning districts along the boundary of this site, the majority of the neighborhood is one- to two-story townhomes. The proposed buffer respects the existing communities by separating the new construction from properties that were originally developed on a golf course.

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

Applicant's Response: Not only does the rezoning provide the ability to add housing to the market, but the proposed PUD also includes affordable housing within the development.

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

Applicant Response: A minimum of 87 townhomes will be constructed to be affordable housing in accordance with BCLUP policy 2.16.2.

Policy 1.2.6: The City of Sunrise shall establish programs to provide, encourage, or enable low- or moderate-income housing to meet the needs of City of Sunrise's existing and future residential population and economic activities.

Applicant Response: The developer has entered into a Development Agreement with the City of Sunrise in order to incorporate affordable housing in Solterra that is equitable and seamlessly incorporates the future residents within the community.

OBJECTIVE 1.3: Protection of Residential Areas: Develop and implement land use controls which promote residential areas that are attractive, well maintained and protect the health, safety, and welfare of residential areas.

Applicant Response: The buffer that surrounds the development contains undulating lakes, mature trees, and scenic views to provide an amenity to both the new residents and the adjacent properties.

Policy 1.3.3: Provide, through the City of Sunrise Land Development Code (LDC), proper design regulations for residential developments, to ensure that the required amount of open space is located to serve the future residents. The required open space will be achieved through proper landscape buffering between residential land uses and the following land uses: community facilities, multi-family residential, commercial, industrial, and other land uses, as well as proper buffering from street rights-of-way and canals.

Applicant Response: The PUD establishes an abundance of open space for both its residence and those who visit. There will be a trail within the exterior buffer, lakeside areas, residential recreation areas, and a public park.

Policy 1.3.4: All new residential developments must receive site plan approval in accordance with the City of Sunrise LDC.

Applicant Response: A Site Plan application will be submitted for review and approval prior to the submittal of building permit applications. This will be done after approval of the PUD rezoning, master plan, and development agreement approval. The developer will abide by all City and County requirements for construction.

Policy 1.4.1: The land development regulations shall encourage This increased use of mixed densities and housing product types within a development to increase the diversity of housing choices.

Applicant Response: The Land Development Regulations (LDR) of the City of Sunrise provide a mechanism to create a Planned Unit Development for proposed development that would otherwise not be allowed per the letter of the code. This process will allow Solterra to be developed in a much higher-quality manner because of the deviations requested. When a PUD is approved, it is taken as a whole and must prove to be a development that makes the best use of the land and provides an asset to the community.

Policy 3.2.3: The City of Sunrise will encourage development of private infrastructure and facilities to accommodate energy efficient vehicles.

Applicant Response: Electric Vehicle (EV) parking will be provided within the community. Future residents will be encouraged to add additional charging facilities within their homes.

OBJECTIVE 7.2: Public Schools: Support Broward County Public Schools

Policy 7.2.1: The City of Sunrise shall implement development review procedures to assure that facilities and services meet established countywide level of service (LOS) standards and are available consistent with concurrency requirements and Section 163.3180 Florida Statutes and Policy 2.15. 4 of the BCLUP.

Applicant Response: The Solterra community will bring much-needed housing to the community. In doing so, we will work with the Broward County School Board to ensure that school capacity is addressed. A Preliminary School Capacity Availability Determination (SCAD) letter has been received on July 18, 2024 that confirms that there is sufficient capacity for the additional students this development would bring.

OBJECTIVE 10.1: Public Facilities and Phased Growth: Coordinate future land uses with availability of regional and community facilities and services sufficient to meet the current and future needs of the City of Sunrise population and economy without endangering its environmental resources.

Applicant Response: Capacity of local and regional facilities were studied as part of the associated LUPA. As part of the development of this site, the developer will be treating any contaminated portions and preserving wetlands. If any wildlife is found prior to construction, the developer will make sure the animals are properly removed in accordance with all laws and regulations.

Policy 10.1.1: The City of Sunrise shall implement development review procedures to assure that facilities and services meet established County-wide and municipal level of service (LOS) standards and are available concurrent with the impacts of the development.

Applicant Response: The developer will coordinate any required improvements to the infrastructure with the City of Sunrise.

OBJECTIVE 10.3: Efficient Use of Urban Services: Promote the efficient use of urban services by encouraging new development into areas where necessary regional and community facilities and services exist.

Applicant Response: The development is proposed on what was once a functioning golf course. There are existing facilities that have been run to the property and there are already several residential developments that encompass the site. All utility connections will take into account existing service and established routes.

Policy 11.1.3: To prevent future incompatible land uses the established character of predominantly developed adjacent areas shall be a primary consideration when amendments to the City of Sunrise 's or the Broward County Land Use Plan (BCLUP) are proposed. Future incompatibilities shall be minimized using buffers and setbacks.

Applicant Response: This rezoning, and the associated LUPA, are consistent with the built environment that surrounds the property. The property – which is now a vacant golf course – will reflect the density and housing types that are already present in the area.

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

Applicant Response: A change to the Future Land Use Map for this property was recently adopted. This Land Use Plan Amendment (LUPA) changed the future land use designations from Commercial Recreation, Low-Medium 10, and Medium-High 25 to Commercial Recreation and Irregular Density (9). The buffer and public park maintains the existing Commercial Recreation land use. This PUD proposes 900

units on a 100-acre parcel. This density is consistent with the land use that was amended by the LUPA. Uses within the Commercial Recreation land use are limited to those permitted in the Recreation/Open Space districts as required by the land use plan amendment approval.

- (3) *That the request meets the purpose and criteria set forth in the city's land development code for the zoning district into which the property is to be converted.*

Applicant Response: According to Sec. 16-101 of the Land Development Code (LDC), "The primary purpose of the planned unit development (PUD) district is to promote quality development with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning." The reasons PUDs are encouraged are then listed in the subsection. This proposal shares the following reasons for rezoning to a PUD:

- a. To allow diversification of uses, structures, and open spaces when not in conflict with existing and permitted land uses on abutting properties: The proposed PUD will provide for a diversification of residential types by providing both single-family and townhome units within a cohesive, planned development. The PUD provides for a 230' wide perimeter buffer between the surrounding existing multi-family developments and the PUD. The buffer will also contain an undulating lake around most of the perimeter. This blend of uses and housing types is not possible under traditional zoning districts.
- b. To reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through application of standards contained in conventional land development regulations and site designs: The proposed development provides a residential density that results in a smaller network of utilities and streets than would be provided under one of the standard zoning districts in the city. Because of the size of the property, construction will be phased. This allows a more efficient development of this area by clustering the improvements. The number of units that will be built allows each trade to work on several sites at the same time, reducing commuting time and the costs associated with time on the road.
- c. To conserve the natural amenities of the land by encouraging and improvement of scenic and functional space: The proposed PUD provides an extensive perimeter buffer area that includes lakes and a substantial amount of landscaping. This will serve to conserve and improve the natural amenities and preserve and enhance the existing wetland. This creates a space that is both scenic and functional. Numerous native specimen trees will also be preserved, creating shade and beauty throughout the project.

- d. To provide a high quality of design and materials to create aesthetically pleasing environments for living, shopping, and working in the City: These Design Guidelines will provide the framework for the Solterra PUD development to ensure that the resulting community is constructed with high quality design and materials that will be an asset to the city. The proposed architecture will be modern and fresh. The site design and amenities incorporated into the community will provide a desirable development for current and future city residents. The 59.01-acres of open space and amenities, which includes a multi-purpose path, pocket parks throughout the community, and two club house and pool areas will draw the residents out of their homes to enjoy the common areas. There is also 7.03 acres of lake and access to a 7.77-acre park. The streetscapes will include thoughtful design to provide a beautiful driving, biking, and walking experience.
- e. To promote sustainable development: The development will adhere to the most recent edition of the Florida Building Code, providing housing that is resilient and built to last. Where possible, the design of the property will include certain sustainability measures to provide a better development product and to add value to the new homes. A list of sustainable practices and features that will be incorporated in the development includes, but is not limited to, tile roofs, optional solar power on single-family homes, re-use water for irrigation (when available from the City), rough electric for electric vehicles in single-family homes and townhomes with garages, optional electric vehicle charging station in single-family homes and townhomes with garages, water-saving fixtures, compact building design, more efficient use of land, redevelopment of underutilized property, a safe pedestrian network, and provisions for bike racks.
- f. To ensure that development will occur within the guidelines and intent of the Sunrise Comprehensive Plan and this chapter. Planned unit developments are equally adaptable to new development or redevelopment: The City of Sunrise Comprehensive Plan illustrates a vision of the future that brings smart growth and good city-building practices to the forefront. With the South Florida's ever-growing population still on the rise and developable land at a premium, it is important to ensure that developers have the citizen's best interests in mind and put in place certain policies that allow development that enhances the City's tax base and livability. By developing this site as a PUD, the development will be an asset to the surrounding communities and the region as a whole, while minimally impacting the quality of life for the residents in the surrounding communities. The shape of the golf course does not allow the most efficient use of the land. By developing the property within a single PUD zoning district, the developer can address the concerns of the neighbors and still provide a successful product. The Solterra PUD provides for redevelopment of an abandoned golf course site and is consistent with the goals, objectives, and policies of the Sunrise Comprehensive Plan as

listed within the PUD document.

- g. To promote a more efficient use of the roadway system, encourage multi-modal trips and pedestrian mobility: The Solterra PUD provides an extensive pedestrian and multi-modal network throughout the site and connecting to adjacent roadways and mass transit facilities. Traffic improvements will be constructed to allow the residents of the Solterra PUD to exit to the north, reducing the impact on the single-family neighborhood to the east. The pedestrian amenities throughout the site will allow residents to exercise and use the amenities on site without having to drive. A multiuse path will be provided through the buffer area that residents can use to enjoy the lakes, visit neighbors, and access amenity areas and parks. A direct connection to the public park will also be provided.
- h. To provide a broader range of housing opportunities within the City, including affordable housing opportunities consistent with City and Broward County guidelines: The Solterra PUD will include single-family homes, market-rate townhomes, and affordable townhomes. This diversifies the housing stock and provides much-needed housing affordability. Affordable housing will be provided in accordance with the requirements of Broward County, the City of Sunrise, and as required in the associated Development Agreement. 87 affordable townhomes will be provided within the development. These townhomes will be constructed in the same high quality as the rest of the development and will feature an exclusive amenity area.
- i. To provide for other limitations, restrictions, and requirements as deemed necessary due to the uniqueness of the development: The Solterra PUD zoning district provides for development regulations that may not otherwise be allowed in a traditional residential zoning district. The regulations that are included in our proposal allow for a high-quality residential development that will appeal to many different users while providing the extensive buffer to the surrounding multi-family residential communities.

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

Applicant Response: The subject property is lined by various types of residential properties including:

Golfview Gardens Apartments – a 6-story apartment complex to the north of the site.

Regency Club – a townhome community to the east and south.

Aragon – a 4-story pair of condo buildings located on the southwest of the site.

Townhomes at Aragon – a community of 2-story townhomes just north of Aragon.

Fairways of Sunrise Townhomes - a community of 2-story townhomes lining the west boundary of the site.

Quail Run – Three 4-story condo buildings located to the northeast of the site.

To the south and east of these properties are single family neighborhoods. The proposed mix of single family and multifamily units complements the neighboring lands by providing density that is consistent with the immediate neighbors and housing types that are consistent with this portion of the city.

- (5) *That the request will not place an undue burden on existing infrastructure and existing capacity for the property or its general vicinity or that the applicant will provide appropriate improvements to offset the impacts.*

Applicant Response: This proposal will require approval from various utility and municipal entities before and during permitting. Through the LUPA approval we received capacity analysis letters from City Water and Sewer departments, Broward County Mass Transit, and Broward County Environmental Engineering and Permitting Division. These entities acknowledged that capacity exists in their respective infrastructure to support the proposed development. We understand and agree that the impact this rezoning will have on adjacent properties will be addressed by the developer. The proposed development that is only possible with the proposed rezoning will contribute to the area by providing a public park, recreational spaces, and a beautiful community for future residents to enjoy. Improvements to Aragon Boulevard at the bridge and the intersection with Oakland Park Boulevard will help to ease the pressures of additional vehicular traffic. These agreements are in accordance with the recorded Development Agreement.

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

Applicant Response: The most recent use of this land was for a golf course and country club. The decline of golf courses is well documented and a property of this size and condition is difficult to develop piecemeal. The rezoning of this property allows a low-intensity, context-appropriate use that benefits the City as a whole.

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

Staff recommends approval of the proposed rezoning from CR (Commercial Recreation District), RM-25 (Higher Density Multiple-family Residential District) and RM-10 (Low Medium Multifamily Residential District) zoning districts to a Planned Unit Development District (PUD) subject to the following conditions listed below:

1. The applicant shall provide an executed and recorded Unified Control document prior

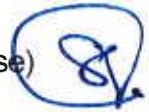
to first building permit issuance for above ground construction.

2. The applicant shall comply with all requirements of the Development Agreement approved via Resolution No. 21-17-21-A, and as amended.

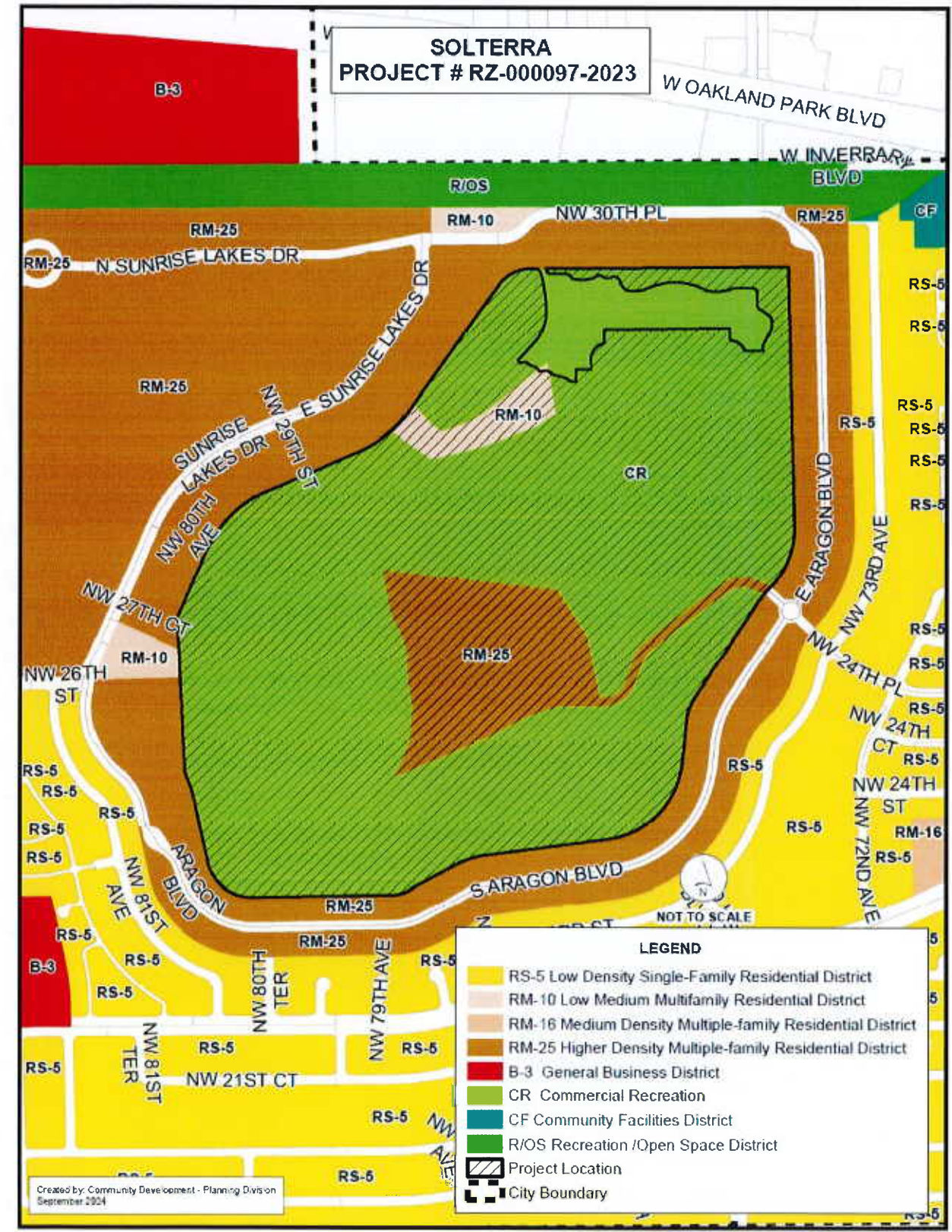
In addition, the applicant has voluntarily committed to the following conditions:

3. Install public art at the entrance to the community at Solterra Boulevard and NW 30th Place as approved by City Manager or designee.
4. A \$150,000 contribution to the City of Sunrise for transit improvements (i.e. bus shelter) to be paid prior to the first certificate of occupancy being issued within the Solterra development.

Planner: Kaitlyn Forbes, Complete Cities (Consultant) / Matt Goldstein (City of Sunrise)
File No. RZ-000097-2023 (94:060002)



Location Map with Existing Zoning Districts



September 20, 2024

Mr. Matthue Goldstein
Planning and Zoning Manager
City of Sunrise
1601 NW 136th Ave # A100
Sunrise, FL 33323

**RE: SOLTERRA
REZONING TO PUD
LETTER OF INTENT/CRITERIA LETTER
CTA PROJECT NO. 14-0013-003**

CRAIEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

Dear Mr. Goldstein:

Please accept this submittal to rezone the subject site from its three current zoning districts, CR (Commercial Recreation District), RM25 (Higher Density Multiple-family Residential District, and RM10 (Low Medium Multifamily Residential District, to PUD (Planned Unit Development District). This site is currently an abandoned golf course and country club. The property is a 152.22-acre parcel located at 7400 NW 24 Place in the City of Sunrise (Parcel IDs: 494127380020, and 494127010030, and 494127010040).

The following explains how the proposal is consistent with the Rezoning Criteria found in section 16-38(c) of the Land Development Code.

Rezoning criteria. The applicant shall demonstrate conformance with the following criteria for the zoning district into which the property is to be converted:

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

RESPONSE:

Land Use Element:

GOAL 1: Provide an adequate amount of residential area to accommodate the existing and future residents of Sunrise and which allows for the flexibility to provide a varied mix of residential densities and housing types.

The Solterra PUD provides single-family homes, market-rate townhomes,

and affordable townhomes to appeal to the ever-growing population. This development will result in a significant number of housing units in an underutilized property.

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

This PUD accompanies a Land Use Plan Amendment that increased the total residential area in the City.

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

Land use within the PUD is Residential and Commercial Recreation, which is consistent with the County's Land Use Plan. Structures are only proposed within the Residential portion of the site. Any use within the CR Land Use area will be compatible with both the zoning and land use.

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

The density and development pattern that is proposed is compatible with that of the surrounding lots. Though there are taller buildings and higher-density zoning districts along the boundary of this site, the majority of the neighborhood is one- to two-story townhomes. The proposed buffer respects the existing communities by separating the new construction from properties that were originally developed on a golf course.

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

Not only does the rezoning provide the ability to add housing to the market, but the proposed PUD also includes affordable housing within the development.

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

A minimum of 87 townhomes will be constructed to be affordable housing in accordance with BCLUP policy 2.16.2.

Policy 1.2.6: The City of Sunrise shall establish programs to provide, encourage, or enable low or moderate income housing to meet the needs of City of Sunrise's existing and future residential population and economic activities.

The developer has entered into a Development Agreement with the City of Sunrise in order to incorporate affordable housing in Solterra that is equitable and seamlessly incorporates the future residents within the community.

OBJECTIVE 1.3: Protection of Residential Areas: Develop and implement land use controls which promote residential areas that are attractive, well maintained and protect the health, safety, and welfare of residential areas.

The buffer that surrounds the development contains undulating lakes, mature trees, and scenic views to provide an amenity to both the new residents and the adjacent properties.

Policy 1.3.3: Provide, through the City of Sunrise Land Development Code (LDC), proper design regulations for residential developments, to ensure that the required amount of open space is located to serve the future residents. The required open space will be achieved through proper landscape buffering between residential land uses and the following land uses: community facilities, multi-family residential, commercial, industrial, and other land uses, as well as proper buffering from street rights-of-way and canals.

The PUD establishes an abundance of open space for both its residence and those who visit. There will be a trail within the exterior buffer, lakeside areas, residential recreation areas, and a public park.

Policy 1.3.4: All new residential developments must receive site plan approval in accordance with the City of Sunrise LDC.

A Site Plan application will be submitted for review and approval prior to the submittal of building permit applications. This will be done after approval of the PUD rezoning, master plan, and development agreement approval. The developer will abide by all City and County requirements for construction.

Policy 1.4.1: The land development regulations shall encourage This increased use of mixed densities and housing product types within a development to increase the diversity of housing choices.

The Land Development Regulations (LDR) of the City of Sunrise provide a mechanism to create a Planned Unit Development for proposed development that would otherwise not be allowed per the letter of the code. This process will allow Solterra to be developed in a much higher-quality manner because of the deviations requested. When a PUD is approved, it is taken as a whole and must prove to be a development that makes the best use of the land and provides an asset to the community.

Policy 3.2.3: The City of Sunrise will encourage development of private infrastructure and facilities to accommodate energy efficient vehicles.

Electric Vehicle (EV) parking will be provided within the community. Future residents will be encouraged to add additional charging facilities within their homes.

OBJECTIVE 7.2: Public Schools: Support Broward County Public Schools

Policy 7.2.1: The City of Sunrise shall implement development review procedures to assure that facilities and services meet established countywide level of service (LOS) standards and are available consistent with concurrency requirements and Section 163.3180 Florida Statutes and Policy 2.15. 4 of the BCLUP.

The Solterra community will bring much-needed housing to the community. In doing so, we will work with the Broward County School Board to ensure that school capacity is addressed. A Preliminary School Capacity Availability Determination (SCAD) letter has been received on July 18, 2024 that confirms that there is sufficient capacity for the additional students this development would bring.

OBJECTIVE 10.1: Public Facilities and Phased Growth: Coordinate future land uses with availability of regional and community facilities and services sufficient to meet the current and future needs of the City of Sunrise population and economy without endangering its environmental resources.

Capacity of local and regional facilities were studied as part of the associated LUPA. As part of the development of this site, the developer will be treating any contaminated portions and preserving wetlands. If any wildlife is found prior to construction, the developer will make sure the animals are properly removed in accordance with all laws and regulations.

Policy 10.1.1: The City of Sunrise shall implement development review procedures to assure that facilities and services meet established County-wide and municipal level of service (LOS) standards and are available concurrent with the impacts of the development.

The developer will coordinate any required improvements to the infrastructure with the City of Sunrise.

OBJECTIVE 10.3: Efficient Use of Urban Services: Promote the efficient use of urban services by encouraging new development into areas where necessary regional and community facilities and services exist.

The development is proposed on what was once a functioning golf course. There are existing facilities that have been run to the property and there are already several residential developments that encompass the site. All utility connections will take into account existing service and established routes.

Policy 11.1.3: To prevent future incompatible land uses the established character of predominantly developed adjacent areas shall be a primary consideration when amendments to the City of Sunrise 's or the Broward County Land Use Plan (BCLUP) are proposed. Future incompatibilities shall be minimized using buffers and setbacks.

This rezoning, and the associated LUPA, are consistent with the built environment that surrounds the property. The property – which is now a vacant golf course – will reflect the density and housing types that are already present in the area.

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

RESPONSE: A change to the Future Land Use Map for this property is currently being reviewed. This Land Use Plan Amendment (LUPA) changes the future land use designations from Commercial Recreation, Low-Medium 10, and Medium-High 25 to Commercial Recreation and Irregular Density (9). The buffer and public park will maintain the existing Commercial Recreation land use. This PUD proposes 900 units on a 100-acre parcel. This density is consistent with the land use that is amended by the proposed LUPA and no development will occur unless both applications are adopted. Uses within the Commercial Recreation land use are limited to those permitted in the Recreation/Open Space districts as required by the land use plan amendment approval.

(3) That the request meets the purpose and criteria set forth in the city's land development code for the zoning district into which the property is to be converted.

RESPONSE: According to Sec. 16-101 of the Land Development Code (LDC), "The primary purpose of the planned unit development (PUD) district is to promote quality development with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning." The reasons PUDs are encouraged are then listed in the subsection. This proposal shares the following reasons for rezoning to a PUD:

1. ***To allow diversification of uses, structures, and open spaces when not in conflict with existing and permitted land uses on abutting properties:*** The proposed PUD will provide for a diversification of residential types by providing both single-family and townhome units within a cohesive, planned development. The PUD provides for a 230' wide perimeter buffer between the surrounding existing multi-family developments and the PUD. The buffer will also contain an undulating lake around most of the perimeter. This blend of uses and housing types is not possible under traditional zoning districts.
2. ***To reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through application of standards contained in conventional land development regulations and site designs:*** The proposed development provides a residential density that results in a smaller network of utilities and streets than would be provided under one of the standard zoning districts in the city. Because of the size of the property, construction will be phased. This allows a more efficient development of this area by clustering the improvements. The number of units that will be built allows each trade to work on several sites at the same time, reducing commuting time and the costs associated with time on the road.
3. ***To conserve the natural amenities of the land by encouraging and improvement of scenic and functional space:*** The proposed PUD provides an extensive perimeter buffer area that includes lakes and a substantial amount of landscaping. This will serve to conserve and improve the natural amenities and preserve and enhance the existing wetland. This creates a space that is both scenic and functional. Numerous native specimen trees will also be preserved, creating shade and beauty throughout the project.
4. ***To provide a high quality of design and materials to create aesthetically pleasing environments for living, shopping, and working in the City:*** These Design Guidelines will provide the framework for the Solterra PUD development to ensure that the resulting community is constructed with high quality design and materials that will be an asset to the city. The proposed architecture will be modern and fresh. The site design and amenities incorporated into the community will provide a desirable development for current and future city residents. The 59.01-acres of

open space and amenities, which includes a multi-purpose path, pocket parks throughout the community, and two club house and pool areas will draw the residents out of their homes to enjoy the common areas. There is also 7.03 acres of lake and access to a 7.77-acre park. The streetscapes will include thoughtful design to provide a beautiful driving, biking, and walking experience.

5. ***To promote sustainable development:*** The development will adhere to the most recent edition of the Florida Building Code, providing housing that is resilient and built to last. Where possible, the design of the property will include certain sustainability measures to provide a better development product and to add value to the new homes. A list of sustainable practices and features that will be incorporated in the development includes, but is not limited to, tile roofs, optional solar power on single-family homes, re-use water for irrigation (when available from the City), rough electric for electric vehicles in single-family homes and townhomes with garages, optional electric vehicle charging station in single-family homes and townhomes with garages, water-saving fixtures, compact building design, more efficient use of land, redevelopment of underutilized property, a safe pedestrian network, and provisions for bike racks.
6. ***To ensure that development will occur within the guidelines and intent of the Sunrise Comprehensive Plan and this chapter. Planned unit developments are equally adaptable to new development or redevelopment:*** The City of Sunrise Comprehensive Plan illustrates a vision of the future that brings smart growth and good city-building practices to the forefront. With the South Florida's ever-growing population still on the rise and developable land at a premium, it is important to ensure that developers have the citizen's best interests in mind and put in place certain policies that allow development that enhances the City's tax base and livability. By developing this site as a PUD, the development will be an asset to the surrounding communities and the region as a whole, while minimally impacting the quality of life for the residents in the surrounding communities. The shape of the golf course does not allow the most efficient use of the land. By developing the property within a single PUD zoning district, the developer can address the concerns of the neighbors and still provide a successful product. The Solterra PUD provides for redevelopment of an abandoned golf course site and is consistent with the goals, objectives, and policies of the Sunrise Comprehensive Plan as listed within the PUD document.
7. ***To promote a more efficient use of the roadway system, encourage multi-modal trips and pedestrian mobility:*** The Solterra PUD provides an extensive pedestrian and multi-modal network throughout the site and connecting to adjacent roadways and mass transit facilities. Traffic improvements will be constructed to allow the residents of the Solterra PUD to exit to the north, reducing the impact on the single-family neighborhood to the east. The pedestrian amenities throughout the site will allow residents to exercise and use the amenities on site without

having to drive. A multiuse path will be provided through the buffer area that residents can use to enjoy the lakes, visit neighbors, and access amenity areas and parks. A direct connection to the public park will also be provided.

8. ***To provide a broader range of housing opportunities within the City, including affordable housing opportunities consistent with City and Broward County guidelines:*** The Solterra PUD will include single-family homes, market-rate townhomes, and affordable townhomes. This diversifies the housing stock and provides much-needed housing affordability. Affordable housing will be provided in accordance with the requirements of Broward County, the City of Sunrise, and as required in the associated Development Agreement. 87 affordable townhomes will be provided within the development. These townhomes will be constructed in the same high quality as the rest of the development and will feature an exclusive amenity area.
9. ***To provide for other limitations, restrictions, and requirements as deemed necessary due to the uniqueness of the development:*** The Solterra PUD zoning district provides for development regulations that may not otherwise be allowed in a traditional residential zoning district. The regulations that are included in our proposal allow for a high-quality residential development that will appeal to many different users while providing the extensive buffer to the surrounding multi-family residential communities.

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

RESPONSE: The subject property is lined by various types of residential properties including:

Golfview Gardens Apartments – a 6-story apartment complex to the north of the site.

Regency Club – a townhome community to the east and south.

Aragon – a 4-story pair of condo buildings located on the southwest of the site.

Townhomes at Aragon – a community of 2-story townhomes just north of Aragon.

Fairways of Sunrise Townhomes - a community of 2-story townhomes lining the west boundary of the site.

Quail Run – Three 4-story condo buildings located to the northeast of the site.

To the south and east of these properties are single family neighborhoods. The proposed mix of single family and multifamily units complements the neighboring lands by providing density that is consistent with the immediate neighbors and housing types that are consistent with this portion of the city.

- (5) That the request will not place an undue burden on existing infrastructure and existing capacity for the property or its general vicinity or that the applicant will provide appropriate improvements to offset the impacts.**

RESPONSE: This proposal will require approval from various utility and municipal entities before and during permitting. Through the LUPA approval we received capacity analysis letters from City Water and Sewer departments, Broward County Mass Transit, and Broward County Environmental Engineering and Permitting Division. These entities acknowledged that capacity exists in their respective infrastructure to support the proposed development. We understand and agree that the impact this rezoning will have on adjacent properties will be addressed by the developer. The proposed development that is only possible with the proposed rezoning will contribute to the area by providing a public park, recreational spaces, and a beautiful community for future residents to enjoy. Improvements to Aragon Boulevard at the bridge and the intersection with Okland Park Boulevard will help to ease the pressures of additional vehicular traffic. These agreements are in accordance with the recorded Development Agreement.

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

RESPONSE: The most recent use of this land was for a golf course and country club. The decline of golf courses is well documented and a property of this size and condition is difficult to develop piecemeal. The rezoning of this property allows a low-intensity, context-appropriate use that benefits the City as a whole.

In accordance with Section 16-101(d), Planned Unit Development; Development Standards, an applicant may propose alternative development standards that are different than the requirements of the code. This PUD application proposes several such alternative development standards which are shown on the Code Deviation Table submitted as part of this application. Those deviations, and their justifications, are as follows:

- 1. Section 16-39(H): Master Development Plan – Design Standards** – The code requires that internal collector drives include curvilinear sidewalks and landscaped berms along both sides of the drives. The proposed development provides straight sidewalks and does not provide a berm along the internal collector drive.

Justification: Solterra is a walkable community that is designed in a way to connect the entire community through multiple paths, streets, and walkways. In order for this design

to be effective, the paths need to be interconnected and easily traversed. A berm not only introduces a change of elevation, it also requires more distance between each side of the road. A curvilinear sidewalk also contributes to a streetscape that is inefficient for pedestrians and bicyclists. Both would increase the length of street crossings. Our plan makes walking and biking throughout Solterra an easy, pleasant, and safe experience.

2. **Section 16-39(J): Master Development Plan – Recreational Amenities** – The code requires that any recreational facilities to serve the project shall be complete prior to the first residential Certificate of Occupancy. Since the project includes a variety of recreational facilities, the phasing of their construction is complex and are as follows:

Main Clubhouse: Prior to the issuance of the first Certificate of Occupancy for a residential dwelling unit (excluding dry models), the Permit for the Main Clubhouse must have been issued by the City of Sunrise Building Department. A Certificate of Occupancy (or T.C.O.) for the Main Clubhouse must have been issued by the City of Sunrise Building Department within 14 months after the issuance of the first Certificate of Occupancy for a residential dwelling unit (excluding dry models), otherwise no further Certificates of Occupancy will be issued until such time as the C.O. (or T.C.O.) for the Main Clubhouse is issued.

Secondary Amenity (Affordable Townhomes Amenity): Prior to the issuance of the 1st Certificate of Occupancy for an Affordable Townhome, the Certificate of Occupancy (or T.C.O.) for the Secondary Amenity shall have been issued by the City of Sunrise Building Department.

Pocket Parks: Pocket parks shall be completed prior to the issuance of the first Certificate of Occupancy for a residential dwelling unit (excluding dry models) adjacent to the pocket park.

Justification: Solterra consists of a 900-unit master-planned development with parks, linear buffers, outdoor and indoor recreational opportunities, as well as pocket parks and a trail system. The project site is a former golf course mostly surrounded by existing residential communities. Construction of the full community will take 3 to 4 years. The entry road, entry area, guardhouse, perimeter buffer (excluding tree relocation) shall all be completed prior to the first Certificate of Occupancy for a residential unit (excluding dry models). Because the main amenity (clubhouse) will take 18 months to construct, whereas homes take 4 months to construct, delaying completion of homes until clubhouse completion would extend the project by over a year. To reduce the duration of unavoidable construction impacts on the surrounding neighbors, the Developer proposes the following schedule commitments:

- *Issuance of clubhouse Permit required prior to 1st residential CO (excluding dry models)*

- *Issuance of clubhouse CO (or TCO) within 14 months after issuance 1st residential CO (excluding dry models)*

With respect to the secondary amenity (serving the affordable units), the CO (or TCO) for the secondary clubhouse shall be completed prior to issuance of the first CO for an affordable unit. To reduce construction/residential conflicts within the Solterra community, pocket parks shall be completed prior to the issuance of a CO for any of the residential units adjacent to the common area.

3. **Sections 16-39(m): Sign on-site** – Code requires signs to be placed on-site. The Solterra sign will be placed at the intersection of Sunrise Lake Drive North and Solterra Boulevard in accordance with the Development Agreement.

Justification: The City has entered into an agreement with the developer to allow both the signage for the Solterra community (and the public park) to be located off-site in order to be easily seen from the adjacent roadways and in order to make it easier to find the community. Since there is only one public entrance to the community, it is important to residents, guests, and emergency vehicles to make the entrance highly visible.

4. **Sections 16-101(d)(4): Distance between single-family homes** – Request is to reduce the separation from fifteen (15) feet to ten (10) feet.

Justification: Consistent with separation requirements previously agreed upon with the City and in the recorded Development Agreement. The flexibility results in the reduction of open space on the private lot and increased open space in the common areas.

5. **Section 16-101(d)(6): Setbacks** – The code requires a 30-foot setback from the perimeter of the P.U.D. We are proposing a 15-foot rear setback and a 5-foot side setback along the portion of the P.U.D. perimeter that abuts the park.

Justification: While the rest of the P.U.D. has a setback of over 300', the portion that abuts the park is designed to be a bit different. This is to provide easy access to the park. The perimeter buffer continues to the north of the park, providing the same experience from all other abutting properties. The City of Sunrise has requested that the park not be included within the P.U.D. as it will be owned by the City and should not be inhibited by the residential development's restrictions. A 15-foot rear setback and a 5-foot side setback still provides plenty of separation between the townhomes and the park and is more typical of a setback between a park and a building in a residential neighborhood. It also aligns with the yard setbacks for the residential buildings.

6. **Section 16-101(d)(8): Minimum floor area (bedroom count)** – The minimum floor area for a single family home is 1,650 square feet for a three-bedroom home. A 2,298 sq ft 2-bedroom + loft model is proposed.

Justification: In order to provide more variety in housing type within the Solterra community, one of the single-family models includes a 2-bedroom home that includes a loft area. The square footage of the model exceeds the minimum required for 3-bedroom homes.

7. **Section 16-101(d)(13): Open Space** – The code requires that a minimum thirty-five (35) percent of the gross area of the PUD Open space is defined as pervious surfaces, plus plazas, pool decks, sidewalks and other outdoor use areas, except that lakes or other water area shall not count for more than twenty-five (25) percent of the open space requirement, unless such water area is within a recorded wetlands conservation easement in which not more than thirty-five (35) percent of the water area shall count toward the open space requirement. The applicant is proposing that areas included within the conservation easement are to count one-hundred (100) percent towards the open space requirement.

Justification: This project is unique in that it includes a large existing wetland (conservation area) within the PUD boundaries.

8. **Section 16-101(e)(6): Decorative Paving** – The code requirement is to provide decorative brick or concrete pavers in all driveways and walkways in all residential areas. The applicant is requesting a deviation to provide that all single-family homes and townhomes shall have decorative brick paver driveways and walkways. The walkways within common areas shall have decorative brick pavers. The five (5) foot wide sidewalks parallel to the roadway tracts shall be concrete. The ten (10) foot wide multi-use path shall be integrally colored concrete (color and finish to be approved by City during site plan review).

Justification: Decorative brick pavers will be provided in the driveways and walkways of all residential units, consistent with PUD requirements. The five (5) foot wide sidewalks parallel to the roadway tracts shall be concrete in accordance with Section 16-182(d) of the Land Development Code. The multi-use path shall be colored concrete since concrete surfaces are better suited for areas where wheeled activities and increased pedestrian traffic is expected.

9. **Sections 16-101(e)(7): Required garages** – Request is to require one car garage whereas two garages are required for single-family homes.

Justification: Consistent with garage requirements previously agreed upon with the City and in the recorded Development Agreement. Houses with one-car garages can be built with a narrower frontage than that of a house with a two-car garage. This promotes a more walkable neighborhood with shorter distances between homes and open space.

10. **Sections 16-101(e)(8): Required garages** – Request is to require up to fifty (50) percent of the multi-family units are not required to have a garage or access to on-site parking garage whereas one car garage is required for multi-family.

Justification: Consistent with garage requirements previously agreed upon with the City and in the recorded Development Agreement. Allowing townhomes to be built without a garage permits a mix of housing types within the P.U.D. that can address the availability of affordable housing. Sufficient parking will be provided adjacent to every unit.

11. **Sections 16-101(e)(13): Perimeter wall** – Code requires a minimum 6-foot decorative precast or concrete wall along the perimeter of the PUD that is directly adjacent to any single family uses. The City defines fee simple townhomes as a single family use. No perimeter wall will be provided between the adjacent townhomes and the PUD.

Justification: The provided buffer was thoughtfully designed after multiple meetings with the surrounding developments in order to provide a visually appealing separation between the PUD and the adjacent properties. A six-foot-high wall would obscure the view into the natural areas on the site. It would also require more maintenance and – most importantly – is not wanted by the neighbors. The 230' buffer provides more than enough separation and screening.

12. **Section 16-101(e)(18): Electrical Vehicle (EV) Charging Stations** – The code requires that two (2) percent of all required parking spaces shall be EV charging spaces. The applicant is proposing that the minimum number of EV spaces shall be the following:

Single family: One rough electrical (conduit/box) for future EV station per garage. An optional EV charging station will be offered.

Townhome with garage: One rough electrical (conduit/box) for future EV station per garage. An optional EV charging station will be offered.

Townhome without garage: Minimum two (2) percent of total required parking

Clubhouse: Minimum two (2) percent of total required parking

Justification: All surface parking will meet the PUD's requirement of two (2) percent EV charging spaces. In addition, all garage parking spaces will have an option for an EV charging station. Providing the EV charging station as an option allows for the buyers to select if currently needed, while avoiding additional costs for buyers that don't have a need for it now. All homes will have rough electrical installed for future EV stations, so that an EV charging station can easily be added in the future when needed.

13. **Section 16-101(k)(5): Design Standards – Decorative Pavers** – The code requires decorative pavers for project entryways, the intersections of internal circulation drives, and for all driveways to each required garage. In the proposed master plan, pavers will be installed at project entryway, but will not be installed at the intersection of internal circulation drives. Driveways to all garages will be made of decorative pavers.

Justification: Due to the size of the development, providing decorative pavers at each intersection would create an unnecessary maintenance burden during the multi-phased construction of the site. Traffic and circulation would be impacted while the pavers were installed and construction equipment could damage the pavers, requiring additional repairs. The streetscapes – including intersections – will be elegantly framed by beautiful landscaping, creating a pleasant pedestrian experience without the need for additional pavers.

14. **Section 16-117(b): Yard Encroachments** – The code does not give specific setbacks for air conditioner units or at-grade patios. Instead, the code requires that no improvement may be made within any required yard unless expressly provided within the code. We are proposing setbacks for air conditioner units and at-grade patios as follows:

Air conditioners and at-grade patios may encroach into street-side, interior side, and rear yard setbacks, provided that no slab shall be closer than 1' from a side property line or 5' from a rear property line and is consistent with page 10 of the PUD document.

Justification: Because of the proximity of the single-family homes and townhome units to each other and the effort to make the rear yards as usable as possible, a 1-foot setback from the side yards is necessary. The rear yard setback is more restrictive than the accepted 3-foot setback used in other districts. This ensures that the noise

produced by the units will not severely affect back-to-back properties. These setbacks prohibit the installation of units in front of buildings and create an easy-to-follow rule for the location of new units within the community.

15. **Section 16-142(b)(1): Off-Street Parking, Location, Character and Size – Minimum Parking Space Size** – The code requires parking spaces in residential districts to be a minimum of ten (10) feet wide and twenty (20) feet long. The applicant is proposing a reduction to the following:

Single Family:

Parking spaces: 9' x 18'

1-car garage spaces: 10'-8" (10.67') x 18'-11" (18.92')

2-car garage (combined): 20' x 19'

Townhomes:

Parking spaces: 9' x 19'

Garages: 11' x 19'-4" (19.33')

Justification: Consistent with the parking requirements previously agreed upon with the City and in the recorded Development Agreement. These reduced parking space sizes are consistent with the minimum sizes in various local municipalities and serves to prioritize landscaping over paved parking or oversized garages. By reducing the amount of space wasted on parking, more natural areas can be enhances, adding to the attractiveness and accessibility of the neighborhood.

16. **Section 16-165(d)(2) & (3): Plant Material: Slow Growing & Size at Maturity** – The code requires no more than 25% of the total trees counted for code to be slow growing. Our proposal is that trees for the townhomes with garages will not count against the overall total for slow growing trees.

Justification: Because of the limited amount of planting space in front of townhomes with garages, there is no option to provide large canopy trees. The majority of the pedestrian zone will be occupied by driveways, making planting large trees impossible. Exempting these trees from the 25% limit on slow-growing trees allows a normal mix of trees throughout the development.

17. **Section 16-169(b)(1): Min. Landscape Requirements for Multi-family – Perimeter** – The code requires a ten (10) foot wide landscape buffer with one (1) tree every twenty-five (25), a six (6) foot wall, and mid-level landscaping. The applicant is proposing no additional buffer required between the townhomes (with or without

garages) and the perimeter open space or adjacent development as well as mid/upper level landscaping maintained at 3- to 5-feet.

Justification: There is a 300-foot setback from the boundary of the property with 230-foot buffer along the east, south and west and a public park along the northern boundary of the site. The entire buffer will include the code-required trees. A perimeter wall would prevent either the adjacent development or the proposed multi-family from benefiting from the views into the wide, landscaped buffer including a meandering lake system. Providing perimeter landscaping between 3-5 feet provides a sense of division between the lots without relying on a wall.

18. Section 16-169(d)(1): Min. Landscape Requirements for Multi-family – Pedestrian

Zone Size – The code requires a pedestrian zone landscaping required between building façade and parking area. Width to be half height of building or ten (10) feet, whichever is greater. The applicant is proposing the following changes to the length of the LPZ due to driveways and walkways. The width as described in the code is actually depth and the length is really width. We have corrected this in the PUD document and the deviation table.

Pedestrian Zone Landscaping Size: Townhomes with garages: the minimum width shall be five (5) feet in total as the lot is twenty-three (23) feet wide and the driveway is eighteen (18) feet. The minimum depth of the pedestrian zone landscaping shall be ten (10) feet at the front façade and five (5) feet at the side and rear façade. The pedestrian zone does not extend the whole length of the side façade.

Justification: The townhome lot is twenty-three (23) feet wide and the driveway serving the townhome with a garage is eighteen (18) feet wide leaving on a five (5) foot minimum total width. The size of the pedestrian zone allows a consistent amount of landscaping around the buildings while accounting for the small sizes of the landscape areas.

Pedestrian Zone Landscaping Size: Townhomes without garages: the minimum length shall be fifteen (15) feet as the lot is nineteen (19) feet and the walkway is four (4) feet. Pedestrian zone shall include mid and low-level planting.

Justification: The townhome lot is nineteen (19) feet wide, and the walkway is five (5) feet. The trees provided for the LPZ are greater than what is required by code. The reduction in the façade foundation planting allows greater flexibility in the landscape design for the building facades that do not face the street.

19. **Section 16-169(d)(2): Min. Landscape Requirements for Multi-family – Plant Material and Tree Spacing/Number in Pedestrian Zones** – The code requires a tree every 30 feet in the pedestrian zone along with upper, mid, and low-level plantings.

Pedestrian Zone Landscaping Materials: Townhomes with garages: One (1) tree shall be provided for every two units, or fraction thereof, and shall be located within the adjacent Access and Utility Tract. One (1) tree, or one (1) palm, or a cluster of at least three (3) palms, shall be provided for every unit but does not necessarily need to be planted on each unit’s lot. For example, a 7-unit building shall have at least 7 trees or cluster of three palms for each building.

Pedestrian Zone Landscaping Materials: Townhomes without garages: One (1) tree shall be provided for every eight (8) parking spaces. These trees shall be provided within the adjacent Access and Utility Tract. One (1) tree, or one (1) palm or a cluster of at least three (3) Palms shall be provided for every unit and are to be located on the lot.

Justification: The change in required material reflects the size and shape of the pervious areas in which the plants will be installed. The options provide flexibility for the species of trees installed and the availability when ordered.

20. **Section 16-169(d)(3): Min. Landscape Requirements for Multi-family – Tree Height in Pedestrian Zones** – The code requires trees to be 14-16ft when the façade height is 15-25ft. Palms to be 16-20ft. We are proposing small to medium sized trees/palms will be used. Trees must be 12-14ft at instillation. Palms must be 16-20ft at installation.

Justification: A smaller size minimum for trees accounts for the availability of trees when they are installed.

21. **Section 16-172(f)(1)(b): Tree Preservation – Tree mitigation for relocated trees** – The code only provides for half credit for relocated trees. The applicant is requesting full credit toward equivalent replacement if the trees are non-specimen trees (trees less than eighteen (18) inches in caliper).

Justification: The requirement of only receiving half credit toward equivalent replacement financially disincentivizes the relocation of non-specimen trees. The proposed plan includes the relocation and preservation of non-specimen trees as opposed to removing the existing trees and installing all new trees. There is a high environmental value in relocating even non-specimen trees and allowing them to

count for equivalent value provides and incentive to relocate the trees to keep the canopy.

22. **Section 16-182(i): Access Location, Character and Size - Drive Aisles** – All residential streets, both public and private, shall comply with the requirements as set forth in Figure IX-6. The streets in the Solterra PUD are designed based on street hierarchy, location, existing conditions, and the context of its use. Because of this, the following deviations from Figure IX-6 are proposed:
- a. Curbs shall be either valley gutter, Type “F” curb and gutter, or Type “D” curb
 - b. Overall ROW width for emergency access: 28’
 - c. Minimum overall ROW width for Local Roadways: 40’
 - d. Minimum lane width: 11’
 - e. Sidewalk options: two sidewalks, one 10-foot-wide multi-use path, or a combination of one sidewalk and one 10-foot-wide multi-use path
 - f. Minimum sodded swale: 0’ where on-street parking abuts a sidewalk

Justification: Narrower drive aisles provide safety and walkability. Cars typically drive slower in lanes that are narrow. An 11-foot-wide travel lane is sufficient for cars to navigate, while creating a safer pedestrian experience through the use of shorter crosswalks. The changes in curbing and sodded swale are necessary to account for the various street types and uses adjacent to them. Total combined sidewalk width never drops below 10-feet, which is the amount required by code (5’ + 5’). Providing various streetscape designs allows more use of the sidewalks/paths by providing more width in places that need it.

I hope this letter clearly illustrates how our application meets the criteria required of any Planned Unit Development in the City of Sunrise. If you have any questions or concerns, please contact me at (954) 739-6400 x344 or by email at medge@craventhompson.com.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.


MATTHEW R. EDGE, CNU-A
Land Planner

SOLTERRA

DEVELOPMENT PROGRAM STANDARDS FOR

PLANNED UNIT DEVELOPMENT

(PUD)

REZONING APPLICATION

Prepared by:
Craven Thompson & Associates, Inc.
3563 NW 53rd Street
Fort Lauderdale, Florida 33309



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

September 20, 2024

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LIST OF EXHIBITS

- EXHIBIT 1 - Sketch and Legal Description
- EXHIBIT 2 - Location Map
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I. **GENERAL DESCRIPTION**

A. **Property Description**

The land area to be rezoned to PUD encompasses 152.22 acres that is generally located south of Northwest 30th Place, east of Sunrise Lakes Drive East, west of East Aragon Boulevard and north of South Aragon Boulevard. See **Exhibit 1** – Sketch and Legal Description and **Exhibit 2** – Location Map.

B. **Ownership Information**

CC/WV Sunrise, LLC
2020 Salzedo Street, Suite 200
Coral Gables, FL 33134
Contact: James Wright
Telephone: (305) 448-0353
Email: jwright@cchomes.com

Solterra Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351
Contact: Michael Levak, Chairman
Telephone: (954) 721-8681
Email: mlevak@supvcdd.com

C. **Project Description**

The Solterra Planned Unit Development (“PUD”) is a planned residential community within the City of Sunrise, Florida (“City”). The property is comprised of an abandoned golf course site (Sunrise Golf & Country Club) and an undeveloped residentially zoned island parcel located in the middle of the former course. The existing entrance to the site is from the east via NW 24th Place. The subject site is bound on all sides by existing multifamily residential developments.

The Solterra PUD consists of up to 900 residential dwelling units, comprised of between 300 and 400 single-family homes and between 500 and 600 townhouses, all with a maximum of two (2) stories in height. At least 87 townhomes shall meet Broward County’s affordable housing requirements. These affordable units will be built to the same high-standards as the market-rate housing in order to create a cohesive community aesthetic.

The PUD features a 230’ wide perimeter buffer that includes lake views, a perimeter multi-purpose trail, and extensive shaded pedestrian walkways. This buffer may also include ancillary improvements such as parking for recreational amenities and guest parking. Homeowners can walk, bike, or drive to a grand clubhouse and pool area conveniently located near the

gated entrance and nestled in amongst the natural features of the perimeter buffer. The Solterra community shall also include a pool and amenity building for the exclusive use of the affordable housing residents. In an effort to foster equitability amongst housing types, this amenity will be built at a greater size-per-user ratio than the pool that is open to the community at large and will be provided with no additional fee for the residents.

Walkability is emphasized throughout the project by providing a multimodal network of streets and walkways, nature trails, smaller lot widths, and close proximity to (and connection with) a public park. Great care has been taken to preserve existing mature trees in-place, while relocating the specimen trees that are in locations that conflict with the future development of the site. Solterra celebrates nature by providing a design that focuses on the natural areas as a feature to be enjoyed by residents and their guests.

Due to its scale, Solterra will be a multi-phased development. The associated Development Agreement, which has been amended and restated, provides certain terms and conditions that the developer and City have agreed to in order to coordinate the development of the entrance/accessway, Solterra, and the adjacent public park. The agreement also establishes some development restrictions that have been included in this document.

D. Required and/or Voluntary Commitments

Affordable housing will be provided in accordance with Broward County requirements. Eighty-seven (87) affordable townhomes will be constructed within the Solterra development along with a clubhouse and pool/amenity area available exclusively to the residents of the affordable housing. The affordable housing commitment is also found within the Development Agreement.

Public art will be installed at the main entrance to the community at Solterra Boulevard and NW 30th Place, at the terminus of the main entry road Solterra Boulevard, and within the adjacent public park. This will create visual interest within the Solterra community and provide aesthetic improvements that support the City's public art objective.

The developer has committed to providing a 230' wide buffer around the residential community that contains landscaping, lakes or retention ponds, and other minor improvements in order to provide a better view from the surrounding communities than would otherwise be provided by a PUD development. The buffer will attract wildlife and create a natural area to separate the properties.

The construction of a roadway, sidewalks, landscaping, irrigation, lighting, drainage, multi-use pathway and an entry feature (including a sign) and

related improvements for a neighborhood and park entryway has also been agreed upon by the developer in the Development Agreement. This ensures that access to the Solterra community and adjacent park will be easily accessible and identifiable.

Outside of the PUD boundary, there has been a commitment to improve off-site roadways, the nearby bridge, the perimeter roadway, and the proposed adjacent public park. These commitments can all be found in the Development Agreement associated with this property.

E. Purpose

The purpose of the Planned Unit Development (PUD) is to provide a unified quality development with greater flexibility than conventional zoning. The Solterra PUD will provide the following:

- 1) To allow diversification of uses, structures and open spaces when not in conflict with existing and permitted land uses on abutting properties:

The proposed PUD will provide for a diversification of residential types by providing both single-family and townhome units within a cohesive, planned development. The PUD provides for a 230' wide perimeter buffer between the surrounding existing multi-family developments and the PUD. The buffer will also contain an undulating lake around most of the perimeter. This blend of uses and housing types is not possible under traditional zoning districts.

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

The proposed development provides a residential density that results in a smaller network of utilities and streets than would be provided under one of the standard zoning districts in the city. Because of the size of the property, construction will be phased. This allows a more efficient development of this area by clustering the improvements. The number of units that will be built allows each trade to work on several sites at the same time, reducing commuting time and the costs associated with time on the road.

- 3) To conserve the natural amenities of the land by encouraging the preservation and improvement of scenic and functional space:

The proposed PUD provides an extensive perimeter buffer area that includes lakes and a substantial amount of landscaping. This will serve to conserve and improve the natural amenities and preserve

and enhance the existing wetland. This creates a space that is both scenic and functional. Numerous native specimen trees will also be preserved, creating shade and beauty throughout the project.

4) To provide a high quality of design and materials to create aesthetically pleasing environments for living, shopping and working in the city:

These Design Guidelines will provide the framework for the Solterra PUD development to ensure that the resulting community is constructed with high quality design and materials that will be an asset to the city. The proposed architecture will be modern and fresh. The site design and amenities incorporated into the community will provide a desirable development for current and future city residents. The 59.01 acres of open space and amenities, which includes a multi-purpose path, pocket parks throughout the community, and two club house and pool areas will draw the residents out of their homes to enjoy the common areas. There is also 7.03 acres of lake and access to a 7.77-acre park. The streetscapes will include thoughtful design to provide a beautiful driving, biking, and walking experience.

5) To promote sustainable development:

The development will adhere to the most recent edition of the Florida Building Code, providing housing that is resilient and built to last. Where possible, the design of the property will include certain sustainability measures to provide a better development product and to add value to the new homes.

Solterra will promote sustainable and smart development with the following elements:

- Tile or metal roofs
- Optional solar power on single-family homes and townhomes
- Re-use water for irrigation (when available from the City)
- Rough electric for electric vehicles in single-family homes and townhomes with garages
- Optional electric vehicle charging station in single-family homes and townhomes with garages
- Water-saving fixtures
- Compact building design
- More efficient use of land
- Redevelopment of underutilized property
- Safe pedestrian network
- Bike racks located throughout the community

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

The City of Sunrise Comprehensive Plan illustrates a vision of the future that brings smart growth and good city-building practices to the forefront. With the South Florida's ever-growing population still on the rise and developable land at a premium, it is important to ensure that developers have the citizen's best interests in mind and put in place certain policies that allow development that enhances the City's tax base and livability. By developing this site as a PUD, the development will be an asset to the surrounding communities and the region as a whole, while minimally impacting the quality of life for the residents in the surrounding communities. The shape of the golf course does not allow the most efficient use of the land. By developing the property within a single PUD zoning district, the developer can address the concerns of the neighbors and still provide a successful product. The Solterra PUD provides for redevelopment of an abandoned golf course site and is consistent with the following goals, objectives, and policies of the Sunrise Comprehensive Plan:

GOAL 1

Provide an adequate amount of residential area to accommodate the existing and future residents of Sunrise and which allows for the flexibility to provide a varied mix of residential densities and housing types.

OBJECTIVE 1.1

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

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

OBJECTIVE 1.2

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

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

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

Policy 1.2.6: The City of Sunrise shall establish programs to provide, encourage, or enable low or moderate income housing to meet the needs of City of Sunrise's existing and future residential population and economic activities.

OBJECTIVE 1.3

Protection of Residential Areas: Develop and implement land use controls which promote residential areas that are attractive, well maintained and protect the health, safety, and welfare of residential areas.

Policy 1.3.3: Provide, through the City of Sunrise Land Development Code (LDC), proper design regulations for residential developments, to ensure that the required amount of open space is located to serve the future residents. The required open space will be achieved through proper landscape buffering between residential land uses and the following land uses: community facilities, multi-family residential, commercial, industrial and other land uses, as well as proper buffering from street rights-of-way and canals.

Policy 1.3.4: All new residential developments must receive site plan approval in accordance with the City of Sunrise LDC.

Policy 1.4.1: The land development regulations shall encourage This increased use of mixed densities and housing product types within a development to increase the diversity of housing choices.

Policy 3.2.3: The City of Sunrise will encourage development of private infrastructure and facilities to accommodate energy efficient vehicles.

OBJECTIVE 7.2

Public Schools: Support Broward County Public Schools

Policy 7.2.1: The City of Sunrise shall implement development review procedures to assure that facilities and services meet established countywide level of service (LOS) standards and are available consistent with concurrency requirements and Section 163.3180 Florida Statutes and Policy 2.15. 4 of the BCLUP.

OBJECTIVE 10.1

Public Facilities and Phased Growth: Coordinate future land uses with availability of regional and community facilities and services sufficient to meet the current and future needs of the City of Sunrise population and economy without endangering its environmental resources.

Policy 10.1.1: The City of Sunrise shall implement development review procedures to assure that facilities and services meet established County-wide and municipal level of service (LOS) standards and are available concurrent with the impacts of the development.

OBJECTIVE 10.3

Efficient Use of Urban Services: Promote the efficient use of urban services by encouraging new development into areas where necessary regional and community facilities and services exist.

Policy 11.1.3: In order to prevent future incompatible land uses the established character of predominantly developed adjacent areas shall be a primary consideration when amendments to the City of Sunrise's or the Broward County Land Use Plan (BCLUP) are proposed. Future incompatibilities shall be minimized by the use of buffers and setbacks.

- 7) To promote a more efficient use of roadway system, encourage multi-modal trips and pedestrian mobility:

The Solterra PUD provides an extensive pedestrian and multi-modal network throughout the site and connecting to adjacent roadways and mass transit facilities. Traffic improvements will be constructed to allow the residents of the Solterra PUD to exit to the north, reducing the impact on the single-family neighborhood to the east. The pedestrian amenities throughout the site will allow residents to exercise and use the amenities on site without having to drive. A multiuse path will be provided through the buffer area that residents can use to enjoy the lakes, visit neighbors, and access amenity areas and parks. A direct connection to the public park will also be provided.

- 8) To provide a broader range of housing opportunities within the city, including affordable housing opportunities consistent with City of Sunrise and Broward County guidelines.

The Solterra PUD will include single-family homes, market rate townhomes, and affordable housing townhomes. This diversifies the housing stock and provides much-needed housing affordability. Affordable housing will be provided in accordance with the requirements set forth by Broward County, the City of Sunrise, and as required in the associated Development Agreement. 87 affordable townhomes will be provided within the development. These townhomes will be constructed in the same high quality as the rest of the development and will feature an exclusive amenity area.

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

The Solterra PUD zoning district provides for development regulations that may not otherwise be allowed in a traditional residential zoning district. The regulations that are included in our proposal allow for a high-quality residential development that will appeal to many different users while providing the extensive buffer to the surrounding multi-family residential communities.

F. Conceptual Development Plan

The conceptual development plan includes single-family and townhome dwelling units together with a centralized clubhouse and pool amenity, a secondary recreational amenity space, and pocket parks throughout the community. The plan also includes the preservation and enhancement of the wetland area and the design and boundary of the perimeter buffer. Although not included within the PUD, the master plan provides for the dedication and development of a 7.77-acre City Park facility located along the northern portion of the site that will be developed in conformance with park requirements included within the Development Agreement. Please refer to **Exhibit 3** for the PUD Master Plan and **Exhibit 4** for the Conceptual Park Master Plan.

G. Development Procedures

Concurrent with the submittal of this rezoning request, an application for master plan approval is being submitted to the City. The master plan submittal will meet the requirements of Section 16-39 of the City of Sunrise Land Development Code. The review procedures shall be as contained in Subsection 16-31(e) of the City of Sunrise Land Development Code. An application for site plan and subdivision plat shall also be submitted to the City in accordance with the City's LDC. Site Plan approval is required prior to the issuance of a building permit for any residential building.

II. UNIFIED CONTROL

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

- A. Requires the proposed development to proceed according to the PUD district regulations which includes the development standards and design guidelines as approved by the City Commission and conditions of approval for the rezoning of the property to PUD.
- B. To provide for continued operation and maintenance of any proposed public open spaces and common elements of the approved PUD: and

- C. To bind the owners' successors in title to any conditions of approval of the PUD.

The final unified control document that meets the City Code requirements and is approved by the City shall be recorded in the public records, together with the Amended and Restated Development Agreement which will serve as the covenant in the public records. Please refer to **Exhibit 5 – Deeds**, which provide evidence of unified control of the entire area within the proposed PUD by including recorded Special Warranty Deeds for the golf course parcel and the island parcel. In addition, a Community Development District has been formed which will provide for the continued operation and maintenance of all common areas.

III. DESIGN GUIDELINES

The design guidelines contained herein are not intended as a complete summary of all project code requirements. The applicable City of Sunrise code requirements shall apply to any criteria not included in these requirements.

NOTE: Uses within the Commercial Recreation land use are limited to those permitted in the Recreation/Open Space districts as required by the land use plan amendment approval.

A. Permitted Uses

The Solterra PUD consists of a mix of 900 single-family and townhome units on a 152.22-acre site. Housing design will vary throughout the site to provide a variety of unit sizes and affordability. This residential development will be supported by two clubhouse and pool areas, an interconnected multi-use path, pocket parks and visitor parking scattered throughout, and access to a new public park that will be built in conjunction with this development (though not a part of the rezoning application). Site density and housing mix are required to be in compliance with Section 2(c)(i) of the Development Agreement. The permitted uses within the PUD are as follows in accordance with the Declaration of Restrictive Covenants as recorded in Instrument # 119040996 of the Broward County Records:

- 1) 900 Residential Dwelling Units
 - a) 300-400 Single Family Homes
 - b) 500-600 Townhomes
 1. 50% or more of the Townhomes must have a garage
 2. Up to 50% of the Townhomes may have outdoor parking only
- 2) Open Space & Recreational Amenities which are ancillary to the residential dwelling units.

- 3) Accessory Uses Permitted: Patios, covered patios, screened enclosures, and outdoor kitchens are permitted so long as they meet the setbacks of the principal structure. Sheds are prohibited.
 - a) Encroachments
 1. Air conditioners may encroach into street-side, interior side, and rear yard setbacks, provided that no slab shall be closer than 1' from a side property line for townhomes or 5' from a rear property line for townhomes and single-family lots.

B. Development Standards

Any development standards that are not in accordance with the City Code are noted in **Exhibit 6** – Code Deviation Table.

- 1) Minimum tract size: The PUD is 152.22 acres, far exceeding the minimum size of ten (10) acres. This includes nearly all of the land that comprised the former Sunrise Golf and Country Club and the island parcel which it surrounded. This also includes affordable housing, which combined exceeds the required 4.5 acres required. Not included within the boundary of this PUD is the public park that will be built in the northern portion of the former golf course.
- 2) Maximum density: The Solterra PUD is restricted to a maximum of 900 dwelling units, which is consistent with the City of Sunrise Future Land Use Map depicting approximately 100 acres with a Land Use Designation of 9.0 dwelling units per acre, as required by Section 16-101(d)(2)(a) of the LDC. The total number of units and the housing type mix can also be found in Section 2(c)(i) of the Development Agreement. See Exhibit 7 – Land Use Map.
- 3) Minimum lot size & minimum lot dimensions:

Minimum lot size: The land use density within the Solterra PUD is greater than what is permitted in the City's RS-7 single-family zoning district and slightly less than the maximum permitted in the RS-10 multi-family zoning district. The lot size and dimensional requirements reflect this as they allow single-family and townhome lots that strikes a balance between sufficient yard area and the convenience of a medium-density community. Both housing types also take advantage of the common areas of the community to provide exceptional homes.

The minimum lot sizes within the Solterra PUD shall be as follows:

- a) Single Family: 3,040 SF

- b) Townhomes with Garages: 1,840 SF
- c) Townhomes without Garage: 1,254 SF

Minimum lot dimensions, coverage, and pervious area (does not include common area around townhomes):

- a) Single Family:
 - 1. Minimum lot width: 38'
 - 2. Minimum lot depth: 80'
 - 3. Maximum lot building coverage: 50%
 - 4. Minimum pervious area: 30%

- b) Townhomes with Garage:
 - 1. Minimum lot width: 23'
 - 2. Minimum lot depth: 80'
 - 3. Maximum lot coverage: 65%
 - 4. Minimum pervious area: 15%

- c) Townhomes without Garage:
 - 1. Minimum lot width: 19'
 - 2. Minimum lot depth: 66'
 - 3. Maximum lot coverage: 60%
 - 4. Minimum pervious area: 15%

4) Distance between structures: While traditional single-family planned developments use the height of the home to determine some of the distances it must be set back from another home, the structures within this PUD will have predetermined distances. These required distances allow for a predictable development pattern and provide assurance to all homeowners that there will be enough room to easily access all sides of their single-family home or townhome building. The minimum distance between structures within the Solterra PUD shall be:

- a) Single Family (side to side): 10'

- b) Single Family (side to rear): 15'
- c) Single Family (rear to rear): 20'
- d) Townhomes (side to side, side to rear or rear to side): 20'

5) Access: Access to the site will be solely from NW 30th Place via a new public road constructed on a portion of the Golf View Gardens Apartments property that has been acquired by the City of Sunrise. This new right-of-way will allow residents and visitors to access both the Solterra community and the public park that will be built on the northern portion of the former golf course. The intersection will be clearly marked with an iconic sign and lush landscaping. Once inside the development boundary, the road leads to a gated guardhouse.

Each dwelling unit shall have access to a public street. Sidewalks and a multi-use trail provide opportunities for walking, jogging, and biking throughout the development. The pedestrian path also connects to the public park and ultimately to the public roads.

Internal streets will be constructed in accordance with the phasing requirements as noted in the Development Agreement. All road construction will provide full 2-way access and will provide emergency vehicle access as required. Right-of-way widths will range from forty (40) feet to eighty-one (81) feet in width and will include either two sidewalks, a 10-foot-wide multi-use path, or a combination of one sidewalk and one 10-foot-wide multi-use path. Lane widths will range from 11' to 12 feet depending on road classification and location within the community. The emergency access will include two 12-foot lanes with valley gutters on either side for a total of 28 feet in width. Streets will be separated from adjacent swales, medians, and sidewalks by a combination of valley gutters, type "F" curb and gutters, and type "D" curbs. On-street parking will abut the sidewalk, but in all other locations, the sidewalks will be offset from the street by a 7- to 8-foot-wide sodded swale.

Off-site improvements to Aragon Boulevard at the bridge and intersection with Oakland Park will also be required due to the increased usage from the new residents. These improvements are committed to in section 4.g.2 of the recorded Development Agreement between the Developer and the City. These improvements are as follows:

Widening the Inverrary Boulevard bridge from two to four lanes with a sidewalk on both sides.

Converting the signal at the intersection of Oakland Park Boulevard and Inverrary Boulevard West from "split phase" to "dual ring."

Widening the northbound approach to provide maximum vehicle storage.

Constructing a southbound left turn lane and a southbound right turn lane at the intersection of East Aragon Boulevard and NW 30th Place (over bridge).

Extending existing westbound left turn signal lane storage.

Constructing an eastbound right turn lane at the intersection.

Restriping the southbound approach lane configuration.

Relocating all existing utilities contained within the bridge excluding the force main.

- 6) Setbacks: City Code does not require any setbacks or yards with the exception of a 30' setback along the perimeter of the site (unless modified by the approved PUD). The majority of our perimeter setback is ten times what is required – 300'. The only exception to this is the portion of the property that abuts the park. Since the park property is not included within the PUD, the setback in this area is 15 feet. We have also established dimensional setbacks and yards for the residential structures. This allows a familiar development pattern and provides lot standards for the City and HOA. The minimum setbacks within the Solterra PUD shall be:
- a) Any building to perimeter property line: 300' (in accordance with Section 2(c)(iv) of the Development Agreement)
 - b) Setback from park boundary:
 - 1. Front: n/a
 - 2. Side: 5'
 - 3. Corner: n/a
 - 4. Rear: 15'
 - c) Single Family:
 - 1. Front: 20'

- 2. Side: 5'
 - 3. Corner: 15'
 - 4. Rear: 10'
- d) Townhomes with Garage:
- 1. Front: 20'
 - 2. Side: 5'
 - 3. Corner: 15'
 - 4. Rear: 10'
- e) Townhomes without Garage:
- 1. Front: 10'
 - 2. Side: 5'
 - 3. Corner: 15'
 - 4. Rear: 10'
- 7) Maximum height of structures: The boundary of this PUD is lined with nearly 7,000 linear feet of townhome development, The majority of which are on land zoned RM-25. While the maximum height in the RM-25 zoning district is 12 stories or 120-feet, the townhomes that abut the former golf course are either one- or two-story buildings. In keeping consistent with the character of the neighborhood, all residences and clubhouses within the PUD will be two stories in height. This two-story restriction is also included in the approved Development Agreement. The maximum height of structures within the Solterra PUD shall be:
- a) Maximum number of stories: Two (2) stories (in accordance with Section 2(c)(ii) of the Development Agreement)
 - b) Maximum height: 35'
- 8) Minimum floor area requirements: The minimum floor size for dwelling units in the Solterra PUD is consistent with the requirements of Section 10-101(d)(8) of the City's Land Development Code. The minimum floor area per dwelling unit shall be as follows:
- a) Single Family Home:

1. 2-bedroom with loft: 1,650 SF
2. 3-bedroom: 1,650 SF
3. 4-bedroom: 1,825 SF
4. 5-bedroom: 2,000 SF

b) Townhomes:

1. 2-bedroom: 1,000 SF
2. 3-bedroom: 1,175 SF
3. 4-bedroom: 1,350 SF
4. 5-bedroom: 1,525 SF

9) Floor Area Ratio: The City of Sunrise's Comprehensive Plan specifies FAR limits for only non-residential uses on lands that are designated non-residential. The Solterra PUD only proposes residential uses, and therefore is not restricted by a FAR requirement.

10) Off-street parking and loading requirements:

Section 16-101(d)(10) allows the deviation of the off-street parking requirements found in Article VII of the Land Development Code, provided the resulting parking is consistent with the following guidelines:

Parking lot layout, landscaping, buffering, and screening shall minimize direct views of parked vehicles from major streets.

- No parking areas will be visible from any major street.
The interior of all parking lots shall be landscaped to provide shade and relief.

- All parking areas shall be landscaped according to code requirements.

Parking lot layout shall take into consideration pedestrian circulation and pedestrian crosswalks shall be provided where necessary and appropriate.

- Most parking areas are along the edge of an interior roadway. The exception is the parking lot that serves the main amenity area, which is a double-loaded parking area along a single drive aisle.

The applicant may propose parking that does not meet minimum Code requirements, in which case the applicant shall submit a parking study, prepared by a registered traffic engineer. At a minimum, the parking study shall include the number of proposed parking spaces, public transit ridership statistics, and justification for any deviations from the requirements of Article VII of this Code for off-street parking and loading. The study shall be reviewed and approved by the director of community development or his/her designee.

- The number of parking spaces will comply with code requirements, so no deviation is requested. Parking will be provided as listed in section a below.

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

- Eighteen 7-space bicycle racks, capable of accommodating up to 126 bicycles will be located throughout the site. This is equal to 5 percent of the required vehicle parking. They will be installed in locations where access, safety, and convenience are identified, such as at the clubhouses, pocket parks, and along the multiuse path. Exact locations will be determined during site plan review.

Seeing that we have met the above-referenced guidelines, the off-street parking and loading requirements are as follows:

a) Minimum required parking:

1. Single Family Home: Three (3) parking spaces required; the spaces may be tandem but must not intrude on sidewalk. This exceeds the requirement of 16-144(a)(1). No deviation for number of parking spaces is requested.

2. Townhomes:

The below requirements are consistent with the requirements of 16-144(a)(2). No deviation for number of parking spaces is requested.

- a. One (1) bedroom, 1.75 spaces per dwelling unit
- b. Two (2) bedrooms, 2 spaces per dwelling unit
- c. Three (3) or more bedrooms, 2.5 spaces per dwelling unit

3. Guest parking for the townhomes must be provided at a minimum rate of ten (10) percent of the total number of parking spaces required for the townhome units.

4. Clubhouse:

Parking for clubhouses serving multi-family residential developments is included in the guest parking requirements. Due to the size of this development, clubhouse-specific parking is needed. The following is required for all clubhouses within the PUD.

a. 1 space per 250 square feet

b) Parking space size: The minimum parking space requirements are as follows:

1. Single Family Home:

a. 9' x 18' (driveway spaces)

b. 10'-8" (10.67') x 18'-11" (18.92') (1-car garage spaces)

c. 20' x 19' (2-car garage spaces (combined))

d. Driveways must be a minimum of 9' in width, but no wider than twenty-four (24) feet at the property line abutting the right-of-way.

2. Townhomes:

a. 9' x 19' (driveway & other parking spaces)

b. 11' x 19'-4" (19.33') (garage spaces)

c) Garages: The minimum garage requirements are as follows:

1. Single Family Home:

a. One 1-car garage – 10'-8" (10.67') x 18'-11" (18.92') minimum.

2. Townhomes:

a. At least 50% of the townhomes to have one 1-car garage - 11' x 19'-4" (19.33') minimum.

d) Electrical Vehicle (EV) Availability: Spaces equipped with EV charging equipment may be counted toward minimum parking requirements. The minimum number of EV spaces are as follows:

1. Single Family Home:

- a. All garages to come with one rough electrical (conduit/box) for future EV charging system. Optional EV charging station will be offered.
- 2. Townhomes with garage:
 - a. All garages to come with one rough electrical (conduit/box) for future EV charging system. Optional EV charging station will be offered.
- 3. Townhomes without garages:
 - a. 2% of total vehicular parking required.
- 4. Clubhouse:
 - a. 2% of total vehicular parking required.
- e) Lighting Requirements: Along private rights-of-way and public rights-of-way owned by a CDD adjacent to new development, streetlights shall be installed with a maintained minimum of six-tenths (0.6) footcandles of light measured at grade level at the property line.

11) Landscaping Requirements

- a) Entrance Hardscape Requirements:
 - 1. Berm along entrance drive: In keeping with the walkable theme and modern design, no berm will be provided along the internal collector drive.
 - 2. Sidewalks: The sidewalks that flank the collector drives shall not be curvilinear but instead built parallel to the adjacent street in order to provide a more efficient path.
- b) Requirements by Housing Type
 - 1. Single-family:
 - a. Lot Tree: Minimum of three (3) trees required per lot, one of which shall be a Group A tree from the approved list for single-family homes. Group A tree to be located within the adjacent Access and Utility tract but shall count towards the lot requirement. The other two (2) trees shall be either Group A tree, Group B tree, Group A palm or a cluster of at least three Group B palms.

b. Pedestrian zone or Foundation Landscaping: Not applicable.

c. Buffer: No additional buffer shall be required between the single-family homes, the perimeter open space buffer, and any adjacent development.

2. Townhomes with a garage:

a. One (1) tree shall be provided for every two units, or fraction thereof, and shall be located within the adjacent Access and Utility Tract.

b. One (1) tree, or one (1) palm, or a cluster of at least three (3) palms, shall be provided for every unit but does not necessarily need to be planted on each unit's lot. For example, a 7-unit building shall have at least 7 trees or cluster of three palms for each building.

c. Pedestrian zone landscaping: The minimum width of the pedestrian zone provided in total, per unit, shall be five (5) feet as the lot is twenty-three (23) feet in width and the driveway is eighteen (18) feet in width. The minimum depth of the pedestrian zone landscaping shall be ten (10) feet at the front façade and five (5) feet at the side and rear façade. The pedestrian zone does not extend the whole length of the side façade. The pedestrian zone landscaping shall include mid or low-level planting.

d. Foundation planting: For the building facades that do not face the street, mid-level landscaping shall be provided for 50% of the length of the façade that has pervious area immediately adjacent.

e. Buffer: No additional buffer shall be required between the townhomes with garages and the perimeter open space buffer or the park. No wall shall be required between the Townhomes with garages and any adjacent development.

f. Small to medium-sized trees and palms to be used. Trees must be 12-14 feet in height at

installation. Palms must be 16-20 feet in height at installation.

3. Townhomes without garage:

- a. One (1) tree shall be provided for every eight (8) parking spaces. These trees shall be provided within the adjacent Access and Utility Tract.
- b. One (1) tree, or one (1) palm or a cluster of at least three (3) Palms shall be provided for every unit and are to be located on the lot.
- c. Pedestrian zone landscaping: The minimum width of the pedestrian zone provided in total shall be fifteen (15) as the lot is nineteen (19) feet in width and the walkway is four (4) feet. The minimum depth of the pedestrian zone shall be ten (10) feet. The pedestrian zone landscaping shall include mid and low-level planting.
- d. Foundation planting: For the building facades that do not face the street, mid-level landscaping shall be provided for 50% of the length of the façade that has pervious area immediately adjacent.
- e. Buffer: No additional buffer shall be required between the townhomes without garages and the perimeter open space buffer and the park. No wall shall be required between the Townhomes without garages and any adjacent development.

c) Tree Relocation:

- 1. No mitigation shall be required for the relocation of specimen trees (trees in excess of 18" DBH) in the initial development of the Solterra community.

d) Buffer Planting:

- 1. Perimeter buffer: The perimeter buffer shall contain one tree for every 25 LF of the perimeter buffer. Clustering shall be permitted as long as the entire quantity is provided. The required trees shall be located anywhere within the buffer (either side of the

lakes). Mid/upper-level landscaping to be provided around the perimeter to be maintained at three (3) to five (5) feet in height.

- 12) Plant materials: Plant materials will comply with Subsection 16-165(d)(3) of the LDC. All plant material specified shall be functionally appropriate for shade, shelter, height and mass, texture color and form. Distinctive planting schemes for the entry ways, streetscapes and open spaces shall be developed.

Trees that are required for townhomes with garages will not count against the overall total for slow-growing trees.

- 13) Open space requirement:

a) A minimum of thirty-five (35) percent of the gross area of the PUD. Open space is defined as pervious surfaces, plus plazas, pool decks, sidewalks, and other outdoor use areas, except that lakes or other water area shall not count for more than twenty-five (25) percent of the open space requirement, unless such water area is within a recorded wetlands conservation easement. Our open space consists of pocket parks, buffer areas, pool decks, and other pedestrian areas. The pocket parks will mostly be passive, with benches and hardscape provided.

b) Wetlands: Areas that are included within a conservation easement are to count 100% towards the open space requirement for the Solterra development.

c) Open space will be provided in the form of pocket parks, common areas, landscaping features, amenity decks, yards, and swales.

- 14) Coordination with Broward County Transit: The applicant has coordinated with Broward County Mass Transit during the Land Use Plan Amendment and Plat application reviews for the site. The Development Review Report received during the Plat review required no additional transit infrastructure. A copy of the County's report has been provided with the Plat submittal.

- 15) Property line radii:

a) Property line radii shall not be less than fifteen (15) foot radii at street intersections.

C. Design Standards

- 1) Building architecture: The architecture of the Solterra community is designed to create a unique neighborhood that is rich in character, style, diversity and quality. The homes reflect a design style that is suitable for the community and meets the homeowners' needs.

The Coastal elevation utilizes wood accents like brackets and shutters, stone tile, and flat roof tile to create a warm style. The Contemporary elevation uses wood and tile accents in a more modern way to create a sleek elegant style. The Santa Barbara elevation uses Spanish tile, gable ends, wood brackets, shutters, and stucco detailing to create an old Florida Spanish style.

The single-family homes consist of a minimum of 5 different models with a minimum of three elevation styles. Townhomes will vary in size from 3 to 9 units. The townhomes have a minimum of 6 models with two alternate elevation styles, Santa Barbara and Coastal.

The combination of all these elevation designs on various models creates a tremendous amount of variety throughout the community and prevents repetitive architecture. No two single-family houses having the same model and elevation shall be constructed side by side or directly across the street from one another. A house is determined to be across the street from the subject house if you draw a line from the center of the subject house across the street and the line intersects with the footprint of another house. Models may be flipped in order to achieve a more varied streetscape and to address the locations of fire hydrants, drains, and existing trees. In order to eliminate monotony of the townhome buildings, no two townhome buildings of the same mix and style shall be located next to each other. This does not prohibit identical buildings from being located across the street or diagonally from each other.

- 2) Decorative Paving:

Hardscape Requirements:

- a) All single-family homes and townhomes shall have decorative brick paver driveways and walkways.
- b) The walkways within common areas shall have decorative brick pavers.
- c) The five (5) foot wide sidewalks parallel to the roadway tracts shall be concrete.
- d) The ten (10) foot multi-use path shall be integrally colored concrete (color and finish to be approved by City during site plan review).

- e) Pavers will be installed at the project entry but will not be installed at the intersection of internal circulation drives.
- 3) Open Space and Private Recreation Facilities: Common open space and private recreation facilities will be provided for all residential uses. A multi-purpose path is open to the public and provides both an exercising amenity and a connection throughout the development to various pocket parks, lakeside gathering areas, clubhouses, and recreation facilities. Benches and bike racks are located throughout the development to support the passive open spaces. The Solterra development will include a clubhouse and pool amenity for the entire community as identified on the Conceptual Master Plan included as Exhibit D in the Development Agreement. While all residents are given the opportunity to gain access to the main clubhouse and pool area, a second clubhouse and pool will be provided exclusively for the use of the homeowners of the affordable units.
 - 4) Public art and public open spaces: Public art will be appreciated by residents and visitors of the Solterra community as public art will be located in three separate locations: the main entrance to the community at Solterra Boulevard and NW 30th Place, at the terminus of the main entry road Solterra Boulevard, and within the park. The specific location and orientation shall be placed such that it is easily visible and accessible to the public. Artwork will be selected to enhance the overall public environment and the pedestrian experience by creating a place of congregation and activity. Appropriate, durable materials will be selected such as, but not limited to, metal, glass, stone, concrete, or mosaic. Immediate adjacent landscaping, if proposed, will be complementary without blocking the art. Public art shall be similar in character and composition to the included pictures (see Exhibit 8).
 - 5) Screening: All mechanical and other similar uses shall be screened in accordance with the City's Land Development Regulations.
 - 6) Non-residential uses: No non-residential uses are permitted within the PUD.
 - 7) Walkways: An internal circulation of walkways and/or multi-modal paths will be provided to connect uses within the PUD and to connect the PUD to adjacent uses. Sidewalks adjacent to the streets and in common areas are 5' wide. The multiuse path is 10' wide. The sidewalk leading from a driveway to the residential unit is 3' wide.
 - 8) Storage: All storage of equipment and materials for amenities shall be within an enclosed building.

- 9) Sustainable Practices: The list of sustainable practices and list of green building elements are as follows:
- Tile or metal roofs
 - Optional solar power on single-family homes and townhomes
 - Re-use water for irrigation (when available from the City)
 - Rough electric for electric vehicles in single-family homes and townhomes with garages
 - Optional electric vehicle charging station in single-family homes and townhomes with garages
 - Water-saving fixtures
 - Compact building design
 - More efficient use of land
 - Redevelopment of underutilized property
 - Safe pedestrian network
- 10) Natural Gas: Natural gas will be provided to all of the single-family homes.
- 11) Utilities: All utilities shall be placed underground. Transformers shall be screened with landscaping as permitted by FPL.
- 12) Restriction on Garage Conversions: No garage may be converted into living space or any other space that would prohibit the parking of a vehicle. Garages must be used for the parking of automobiles only.
- 13) Recycling Containers: Recycling containers shall be provided adjacent to all garbage containers in a separate area screened by a continuous hedge.

D. PHASING

Unless otherwise noted, the recorded Development Agreement controls the phasing of various items as listed below:

- 1) Entrance Area Improvements
- 2) Offsite Roadway Improvements
- 3) Perimeter Roadway Improvements
- 4) Internal Park Roadway Improvements
- 5) Public Park
- 6) Recreational Amenities:
 - a) Perimeter Buffer

1. Grading, irrigation, walkways, and landscaping (excluding tree relocation) for the perimeter buffer shall be completed prior to the issuance of the first Certificate of Occupancy for a residential dwelling unit (excluding dry models).
- b) Main Clubhouse: Solterra consists of a 900-unit master-planned development with parks, linear buffers, outdoor and indoor recreational opportunities, as well as pocket parks and a trail system. The project site is a former golf course mostly surrounded by existing residential communities. Construction of the full community is anticipated to take between 3 to 4 years. The entry road, entry area, guardhouse, perimeter buffer (excluding tree relocation) shall all be completed prior to the first Certificate of Occupancy for a residential unit (excluding dry models). Because the main amenity (clubhouse) will take 18 months to construct, whereas homes take 4 months to construct, delaying completion of homes until clubhouse completion would extend the project by over a year. In order to reduce the duration of unavoidable construction impacts on the surrounding neighbors, the Developer proposes the following schedule commitments:
1. Issuance of clubhouse permit required prior to the first residential Certificate of Occupancy (excluding dry models).
 2. Issuance of a Certificate of Occupancy (or T.C.O.) for the Main Clubhouse must have been issued by the City of Sunrise Building Division within 14 months after the issuance of the first Certificate of Occupancy for a residential dwelling unit (excluding dry models).
- c) Secondary Amenity (Affordable Townhomes Amenity)
1. Prior to the issuance of the 1st Certificate of Occupancy for an Affordable Townhome, the Certificate of Occupancy (or T.C.O.) for the Secondary Amenity shall have been issued by the City of Sunrise Building Division.
- d) Pocket Parks and Common Areas
1. To reduce construction and residential conflicts within the Solterra community, pocket parks and other common areas shall be completed prior to the

issuance of a Certificate of Occupancy for a residential dwelling unit (excluding dry models) adjacent to the pocket park/common area.

e) Dry Models and Temporary Trailers

1. Dry model homes and construction and sales trailers shall be permitted to be constructed prior to the issuance of a Certificate of Occupancy for a residential dwelling unit upon the issuance of a building permit by the City of Sunrise Community Development Department. The construction permit for the dry model homes or construction or sales trailer shall comply with all applicable local land development codes and the Florida Building Code.

7) Affordable Townhomes:

In accordance with the Declaration of Restrictive Covenants (Exhibit B) of the Broward County Comprehensive Plan Amendment PC22-4, which is an amendment to the Broward County Land Use Plan located in the City of Sunrise: *"Whereas, the land use designation change increases the maximum permitted development on the Property from 321 dwelling units to 900 dwelling units, an increase of 579 units ("Additional Units"). As noted in paragraph 2: "Covenants: Fifteen (15) percent of the additional units on the Property as set forth on the final site plan approved by the City) shall be affordable moderate-income units as defined in the County Comprehensive Plan. Fifteen (15) percent of the Additional Units is eighty-seven (87) dwelling units."*

- a) Prior to the issuance of the Certificate of Occupancy for the 322nd market-rate residential dwelling unit (first Additional Unit), the Certificate of Occupancy for first Affordable Townhome shall have been issued by the City of Sunrise Building Division.
- b) The issuance of Certificates of Occupancy for Affordable Townhomes shall occur at a minimum of fifteen (15) percent of the cumulative Certificates of Occupancy for Additional Units.
- c) After the issuance of the 87th Certificate of Occupancy for an Affordable Townhome, this requirement shall be deemed satisfied for the remainder of the project.

EXHIBIT 1
SKETCH AND LEGAL DESCRIPTION

FOR: C.C. HOMES

REZONING AREA BOUNDARY
SUNRISE GOLF & COUNTRY CLUB, LLC

LEGAL DESCRIPTION:

ALL OF PARCEL "B" OF REGENCY HOMES AT SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

TOGETHER WITH,

A PORTION OF BLOCKS 1 AND 4 OF SECTION 28 AND BLOCKS 2 AND 3 OF SECTION 27, TOWNSHIP 49 SOUTH, RANGE 41 EAST, EVERGLADES PLANTATION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE BOUNDARY OF PARCEL "A" OF SAID REGENCY HOMES AT SUNRISE PLAT, SAID POINT DELINEATED AS PRM NO. 48 ON SAID PLAT; THENCE SOUTH 89°32'52" WEST ALONG A BOUNDARY LINE OF PARCEL "A" OF SAID PLAT, A DISTANCE OF 1277.92 FEET TO A POINT OF CURVATURE OF A 200.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE AND SAID BOUNDARY THROUGH A CENTRAL ANGLE OF 31°02'38", AN ARC DISTANCE OF 108.36 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF UNIT ONE OF QUAIL RUN OF SUNRISE UNITS ONE, TWO & THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 31°27'08" WEST ALONG SAID PROLONGATION, BEING RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 1.22 FEET TO THE EASTERN-MOST CORNER OF UNIT ONE OF SAID PLAT; THENCE SOUTHWESTERLY ALONG THE EAST BOUNDARY LINE OF SAID PLAT AND THE ARC OF A 200.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST THROUGH A CENTRAL ANGLE OF 23°06'09", AN ARC DISTANCE OF 80.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 35°26'43" WEST ALONG SAID BOUNDARY, A DISTANCE OF 768.07 FEET TO A POINT OF CURVATURE OF A 600.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE AND BOUNDARY LINE THROUGH A CENTRAL ANGLE OF 31°01'52", AN ARC DISTANCE OF 324.96 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66°28'35" WEST ALONG SAID BOUNDARY, A DISTANCE OF 180.00 FEET TO THE SOUTHERN MOST CORNER OF UNIT 3 OF SAID PLAT ALSO BEING THE EASTERN MOST CORNER OF PARCEL "A" OF THE FAIRWAYS OF SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUE SOUTH 66°28'35" WEST ALONG THE EAST BOUNDARY LINE OF PARCEL "A" OF SAID PLAT, A DISTANCE OF 305.41 FEET TO A POINT OF CURVATURE OF A 600.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 42°57'20", AN ARC DISTANCE OF 449.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°31'15" WEST, A DISTANCE OF 356.00 FEET TO AN ANGLE POINT OF SAID BOUNDARY; THENCE SOUTH 02°50'12" EAST ALONG SAID BOUNDARY, A DISTANCE OF 155.87 FEET TO THE SOUTHERN MOST CORNER OF PARCEL "A" OF SAID PLAT ALSO BEING THE NORTHEAST CORNER OF PARCEL 21 AND THE EAST BOUNDARY LINE OF ARAGON SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUE SOUTH 02°50'12" EAST ALONG THE EAST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 614.35 FEET TO A POINT OF INTERSECTION WITH A 600.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS SOUTH 64°18'32" WEST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 13°23'04", AN ARC DISTANCE OF 140.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 12°18'24" EAST ALONG SAID BOUNDARY, A DISTANCE OF 319.04 FEET TO A POINT OF CURVATURE OF A 223.67 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 78°46'41", AN ARC DISTANCE OF 307.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°54'55" EAST ALONG SAID BOUNDARY, A DISTANCE OF 50.45 FEET TO THE NORTH EAST CORNER OF PARCEL 16 OF SAID PLAT, ALSO BEING A COMMON CORNER OF PARCEL "A" OF REGENCY HOMES AT SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT DELINEATED AS PRM NO. 14 ON SAID PLAT; THENCE CONTINUE NORTH 88°54'55" EAST ALONG THE BOUNDARY LINE OF PARCEL "A", A DISTANCE OF 642.16 FEET TO A POINT OF CURVATURE OF A 190.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 27°31'43", AN ARC DISTANCE OF 91.29 FEET TO A POINT OF TANGENCY; THENCE NORTH 61°23'13" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 245.82 FEET TO A POINT OF CURVATURE OF A 490.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH;

(CONTINUED ON SHEET 2)

\\CTAFLE02\SURVEY_PROJECTS\PROJECTS\2014\14-0013 SOLTERRA CDD\DRAWINGS\14-0013_REZONE_REV_03252024.DWG

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
REVISED LESS OUT PARK DESCRIPTION	3/25/24	RP	RDP
REVISED LESS OUT PARK DESCRIPTION	7/31/24	RY	TB



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 ENGINEERS • PLANNERS • SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL.: (954) 739-8400
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JOB NO.: 14-0013	SHEET 1 OF 11 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RDP	DATED: 10/24/23

**REZONING AREA BOUNDARY
SUNRISE GOLF & COUNTRY CLUB, LLC**

LEGAL DESCRIPTION (CONTINUED):

THENCE EASTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 20°59'46", AN ARC DISTANCE OF 179.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 82°22'59" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 604.86 FEET TO A POINT OF CURVATURE OF A 432.67 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 76°51'51", AN ARC DISTANCE OF 580.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 05°31'08" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 208.39 FEET TO A POINT OF CURVATURE OF A 237.56 FOOT RADIUS CURVE, CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 28°08'39", AN ARC DISTANCE OF 116.69 FEET TO A POINT OF TANGENCY; THENCE NORTH 33°39'46" EAST ALONG SAID BOUNDARY, A DISTANCE 521.35 FEET TO A POINT OF INTERSECTION OF A 649.13 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 59°55'00" EAST, FROM THE LAST DESCRIBED POINT; THENCE NORTHEASTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 08°57'26", AN ARC DISTANCE OF 101.48 FEET TO A POINT OF A COMMON CORNER OF PARCEL "B" OF SAID PLAT; THENCE CONTINUE NORTHEASTERLY ALONG SAID 649.13 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 04°20'44", AN ARC DISTANCE OF 49.23 FEET TO A POINT OF REVERSE CURVATURE OF A 423.37 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°31'58", AN ARC DISTANCE OF 3.94 FEET TO A POINT OF A COMMON CORNER OF PARCEL B OF SAID PLAT; THENCE CONTINUE NORTHEASTERLY ALONG SAID 423.37 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 44°19'48", AN ARC DISTANCE OF 327.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°28'35" WEST ALONG THE BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 1292.13 FEET TO THE POINT OF BEGINNING.


LESS THERE FROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF BLOCK 2, SECTION 27, TOWNSHIP 49 SOUTH, RANGE 41 EAST, EVERGLADES PLANTATION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE PREVIOUSLY DESCRIBED POINT OF BEGINNING, SAID POINT LYING ON A BOUNDARY OF PARCEL "A" OF SAID REGENCY HOMES AT SUNRISE PLAT, SAID POINT DELINEATED AS PRM NO. 48 ON SAID PLAT; THENCE SOUTH 89°32'52" WEST ALONG THE BOUNDARY LINE OF PARCEL "A" OF SAID PLAT, A DISTANCE OF 1207.00 FEET TO THE POINT OF BEGINNING OF THE LESS OUT PARCEL, SAID POINT BEING ON THE ARC OF A 554.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 69°49'59" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°15'57", FOR AN ARC DISTANCE OF 2.57 FEET TO A POINT OF REVERSE CURVATURE OF A 23.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°33'04", FOR AN ARC DISTANCE OF 28.32 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°32'52" EAST, A DISTANCE OF 70.81 FEET TO A POINT OF CURVATURE OF A 32.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°06'22", FOR AN ARC DISTANCE OF 36.36 FEET TO A POINT OF REVERSE CURVATURE OF A 27.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°06'22", FOR AN ARC DISTANCE OF 30.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°32'52" EAST, A DISTANCE OF 51.84 FEET TO A POINT OF CURVATURE OF AN 82.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°55'56", FOR AN ARC DISTANCE OF 51.43 FEET TO A POINT OF REVERSE CURVATURE OF A 30.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°22'05", FOR AN ARC DISTANCE OF 39.46 FEET TO A POINT OF REVERSE CURVATURE OF A 38.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°26'19", FOR AN ARC DISTANCE OF 44.73 FEET TO A POINT OF REVERSE CURVATURE OF A 29.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 107°55'37", FOR AN ARC DISTANCE OF 54.63 FEET TO A POINT OF REVERSE CURVATURE OF A 61.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°49'47", FOR AN ARC DISTANCE OF 79.67 FEET TO A POINT OF COMPOUND CURVATURE OF A 162.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°43'41", FOR AN ARC DISTANCE OF 86.88 FEET TO A POINT OF REVERSE CURVATURE OF A 298.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY;

(CONTINUED ON SHEET 3)

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2014\14-0013 SOLTERRA CDD\DRAWINGS\14-0013_REZONE_REV_03252024.DWG

 Craven • Thompson & Associates, Inc. ENGINEERS • PLANNERS • SURVEYOR'S <small>3503 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL: (954) 739-8400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2024</small>	JOB NO.: 14-0013	SHEET 2 OF 11 SHEETS
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	CHECKED BY: RDP	DATED: 10/24/23

**REZONING AREA BOUNDARY
SUNRISE GOLF & COUNTRY CLUB, LLC**

LEGAL DESCRIPTION (CONTINUED):

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°59'31", FOR AN ARC DISTANCE OF 270.41 FEET TO A POINT OF REVERSE CURVATURE OF A 180.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°30'59", FOR AN ARC DISTANCE OF 142.99 FEET TO A POINT OF REVERSE CURVATURE OF A 98.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°09'30", FOR AN ARC DISTANCE OF 32.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°32'52" EAST, A DISTANCE OF 90.69 FEET TO A POINT OF CURVATURE OF A 23.00 RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°58'33", FOR AN ARC DISTANCE OF 35.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°28'35" EAST, A DISTANCE OF 56.87 FEET TO A POINT OF CURVATURE OF A 37.00 RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°33'40", FOR AN ARC DISTANCE OF 35.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 57°02'15" EAST, A DISTANCE OF 48.00 FEET TO A POINT OF CURVATURE OF A 33.00 RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°33'40", FOR AN ARC DISTANCE OF 32.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°28'35" EAST, A DISTANCE OF 6.93 FEET TO A POINT OF CURVATURE OF A 123.00 RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°41'21", FOR AN ARC DISTANCE OF 74.47 FEET TO A POINT OF REVERSE CURVATURE OF A 136.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°42'39", FOR AN ARC DISTANCE OF 77.64 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 88°31'25" WEST ON A NON-TANGENT LINE, A DISTANCE OF 106.53 FEET TO A POINT OF INTERSECTION OF A 72.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 55°09'19" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°28'16", FOR AN ARC DISTANCE OF 68.45 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 00°27'08" WEST, A DISTANCE OF 85.01 FEET; THENCE SOUTH 89°32'52" WEST, A DISTANCE OF 625.40 FEET; THENCE SOUTH 00°27'08" EAST, A DISTANCE OF 86.10 FEET TO A POINT OF CURVATURE WITH A 63.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 11°10'03" EAST FROM THE LAST DESCRIBED POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°58'00", FOR AN ARC DISTANCE OF 86.83 FEET TO A POINT OF INTERSECTION WITH A RADIAL LINE; THENCE SOUTH 89°51'57" WEST ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, A DISTANCE OF 6.00 FEET TO A POINT OF CURVATURE WITH A 69.00 FOOT RADIUS CURVE; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, BEING CONCENTRIC WITH THE LAST DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 01°20'33", FOR AN ARC DISTANCE OF 1.62 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°28'35" EAST, A DISTANCE OF 42.00; THENCE SOUTH 88°31'25" WEST, A DISTANCE OF 86.00 FEET; THENCE SOUTH 01°28'35" EAST, A DISTANCE OF 56.39 FEET; THENCE SOUTH 88°31'25" WEST, A DISTANCE OF 23.92 FEET; THENCE SOUTH 04°43'59" EAST, A DISTANCE OF 13.70 FEET TO A POINT OF CUSP AND A POINT OF CURVATURE OF A 15.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°53'04", FOR AN ARC DISTANCE OF 15.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 64°37'03" WEST, A DISTANCE OF 35.17 FEET; THENCE NORTH 78°26'42" WEST, A DISTANCE OF 28.83 FEET TO A POINT OF CURVATURE WITH A 55.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, WHOSE RADIUS POINT BEARS NORTH 03°12'39" EAST FROM THE LAST DESCRIBED POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°27'08", FOR AN ARC DISTANCE OF 40.75 FEET TO A POINT OF REVERSE CURVATURE OF A 40.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°02'52", FOR AN ARC DISTANCE OF 46.81 FEET TO A POINT OF REVERSE CURVATURE OF A 23.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°08'22", FOR AN ARC DISTANCE OF 37.79 TO A POINT OF REVERSE CURVATURE OF A 10.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°14'33", FOR AN ARC DISTANCE OF 12.43 FEET TO A POINT OF REVERSE CURVATURE OF A 43.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY;

(CONTINUED ON SHEET 4)

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CHECKED BY: RDP	DATED: 10/24/23

**REZONING AREA BOUNDARY
SUNRISE GOLF & COUNTRY CLUB, LLC**

LEGAL DESCRIPTION (CONTINUED):

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°15'39", FOR AN ARC DISTANCE OF 36.97 FEET TO A POINT OF REVERSE CURVATURE OF A 25.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 97°54'35", FOR AN ARC DISTANCE OF 42.72 FEET TO A POINT OF NON-TANGENCY; THE LAST NINE (9) COURSES BEING CONTIGUOUS WITH THE THE CONSERVATION EASEMENT RECORD IN OFFICIAL RECORDS BOOK 24612, PAGE 670, BROWARD COUNTY RECORDS; THENCE NORTH 47°08'12" WEST ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, A DISTANCE OF 20.26 FEET TO A POINT OF CURVATURE OF A 1944.00 FOOT RADIUS CURVES, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°08'08", FOR AN ARC DISTANCE OF 106.39 FEET TO A POINT OF REVERSE CURVATURE OF A 220.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°52'08", FOR AN ARC DISTANCE OF 160.76 FEET TO A POINT OF COMPOUND CURVATURE OF A 520.00 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°14'50", FOR AN ARC DISTANCE OF 238.21 FEET TO A POINT ON THE BOUNDARY OF THE AFORESAID PARCEL "A" OF "REGENCY HOMES AT SUNRISE"; THENCE NORTH 89°32'52" EAST ALONG SAID BOUNDARY, A DISTANCE OF 35.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 6,630,470 SQUARE FEET OR 152.21 ACRES, MORE OR LESS.

RICHARD D. PRYCE, FOR THE FIRM
FLORIDA PROFESSIONAL SURVEYOR MAPPER NO. 4038
CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER NO. 271

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17 FLORIDA ADMINISTRATIVE CODE.

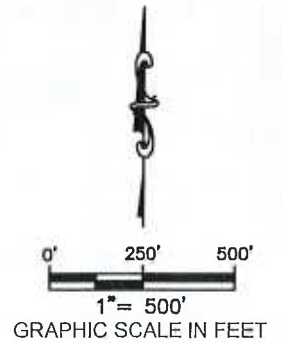
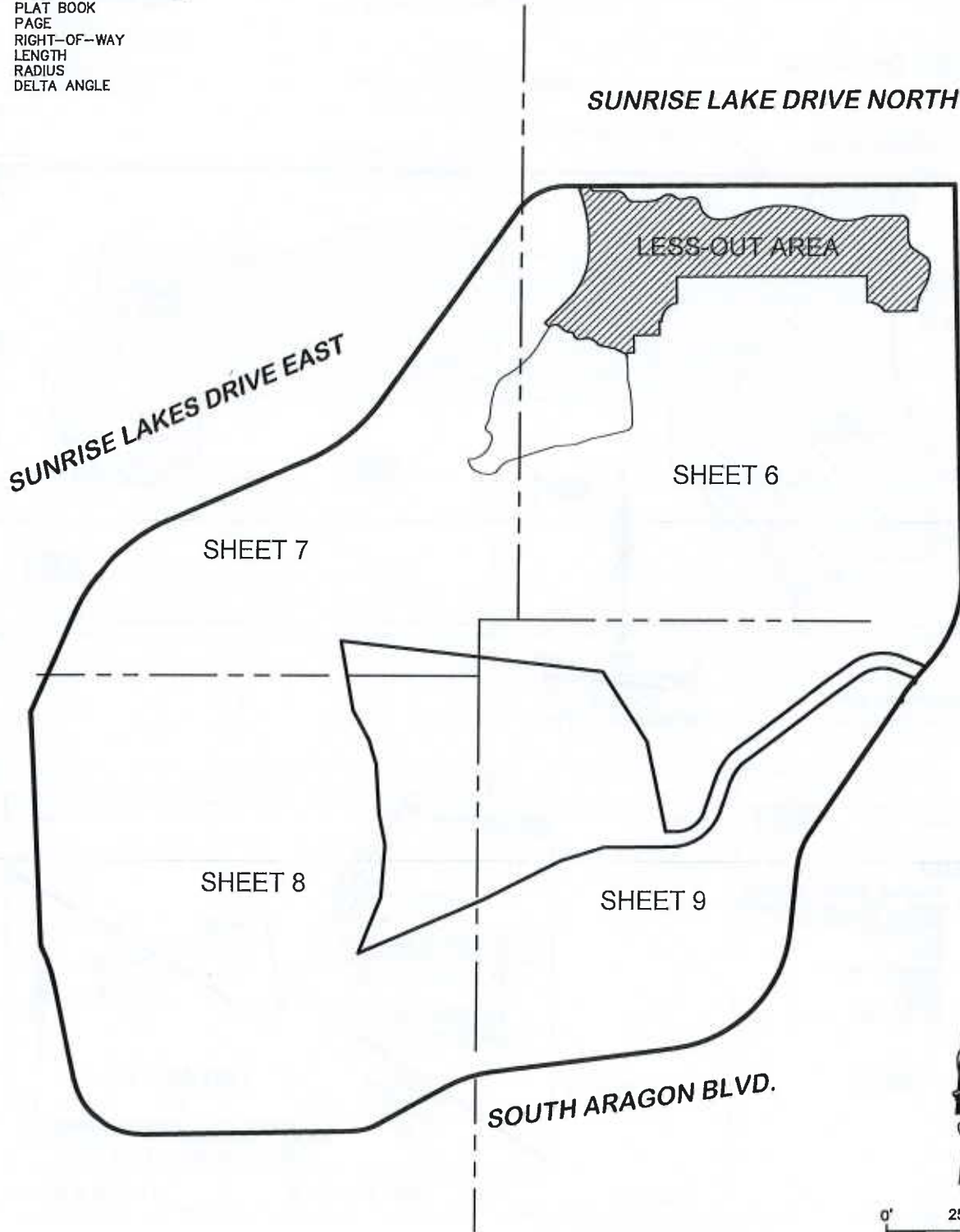
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**REZONING AREA BOUNDARY
SUNRISE GOLF & COUNTRY CLUB, LLC**

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT-OF-WAY
- L LENGTH
- R RADIUS
- Δ DELTA ANGLE

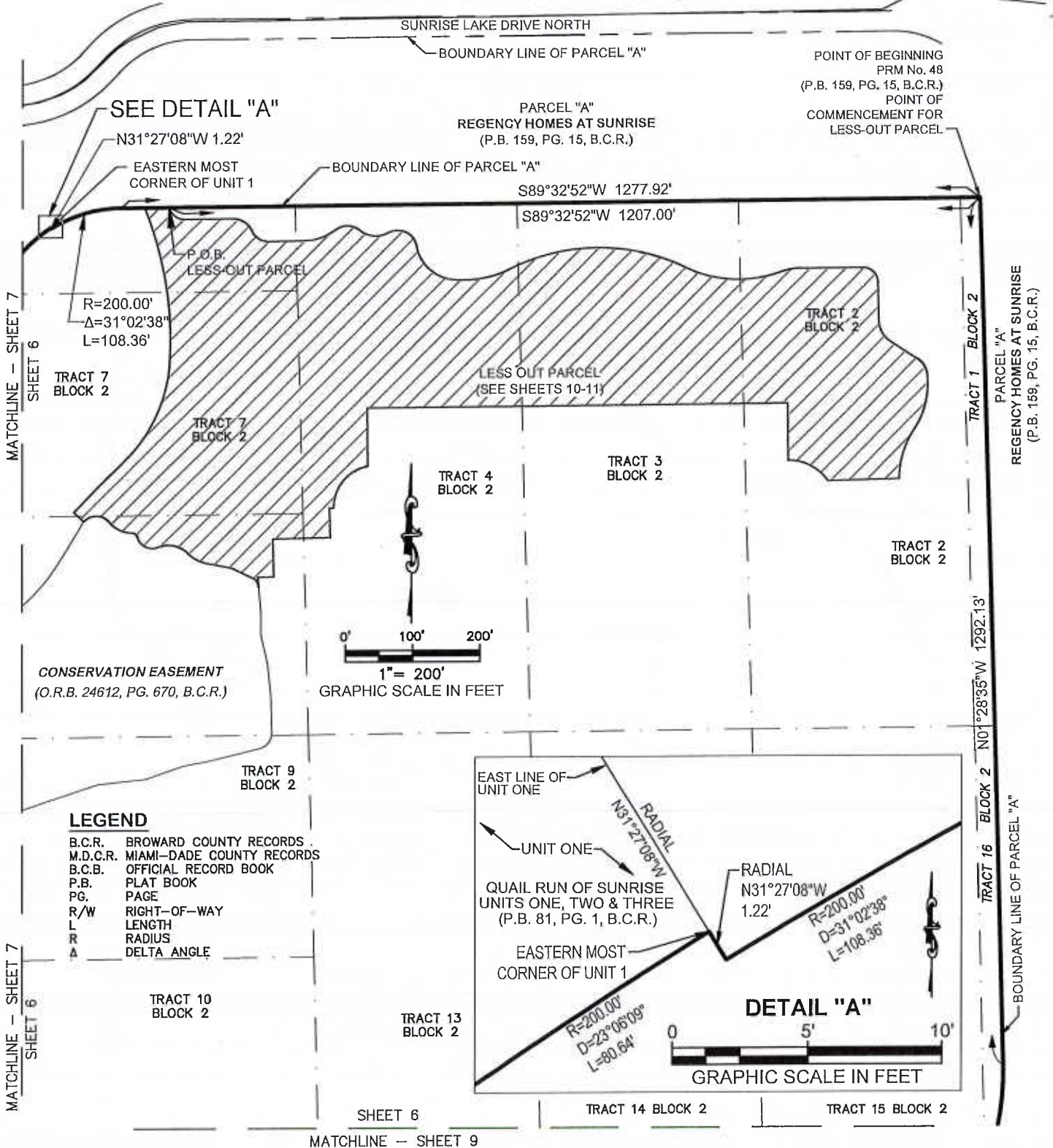


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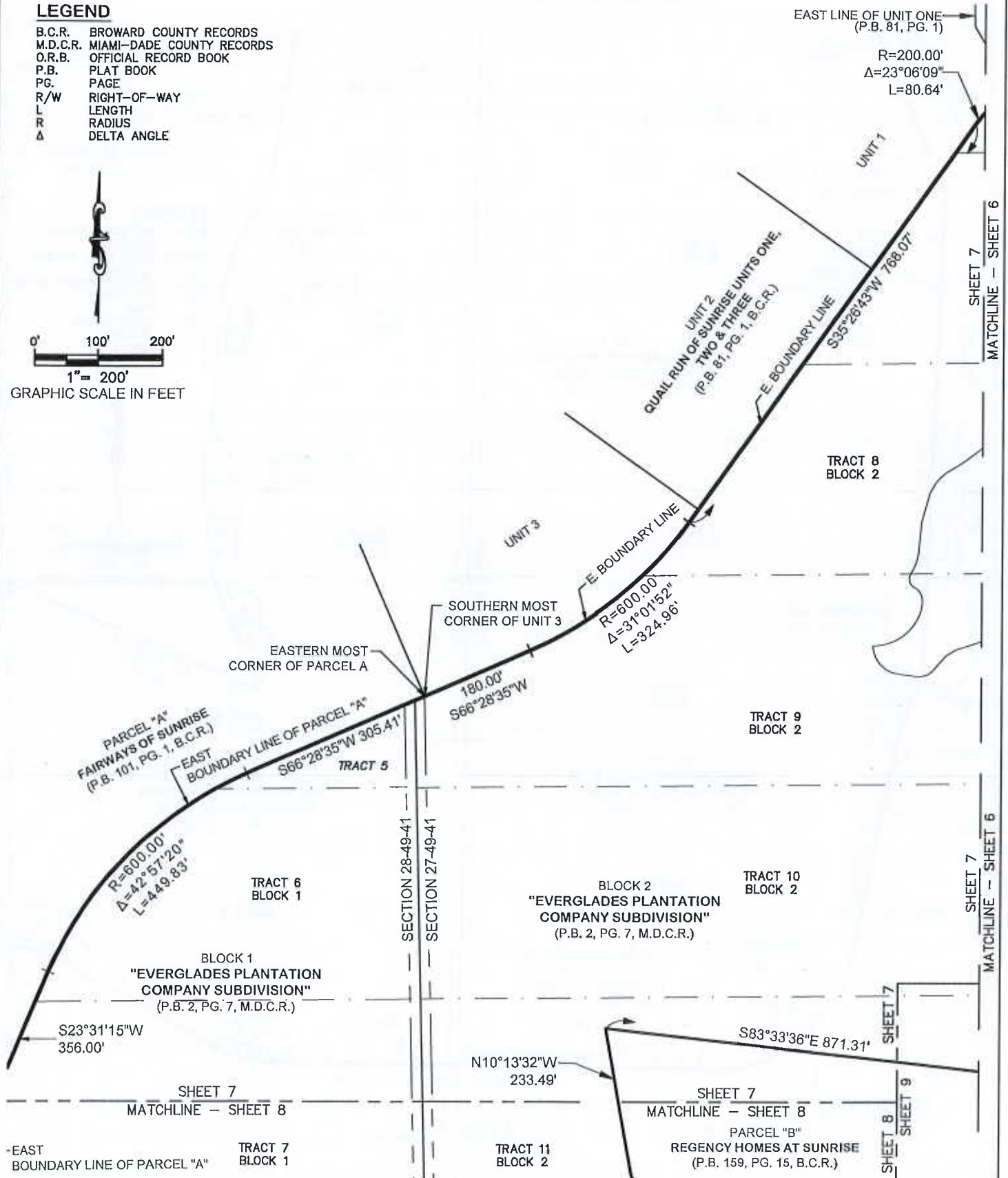
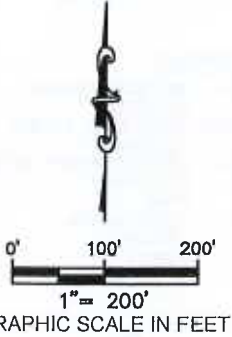
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LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT-OF-WAY
- L LENGTH
- R RADIUS
- Δ DELTA ANGLE

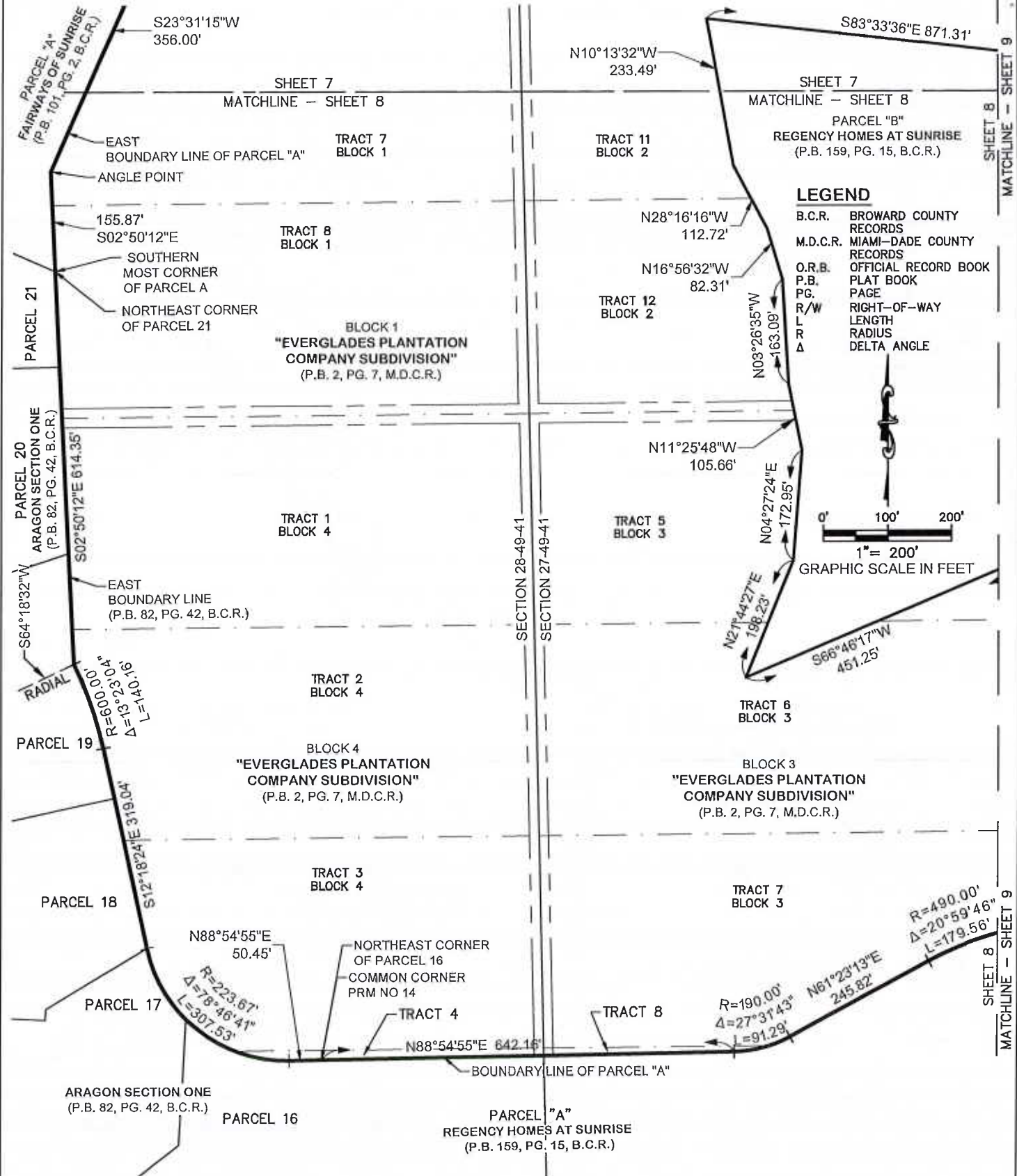


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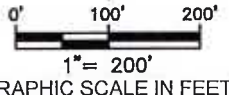
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LEGEND

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P.B. PLAT BOOK
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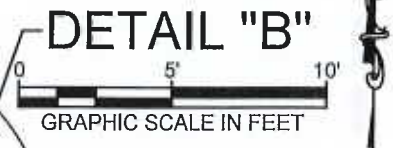
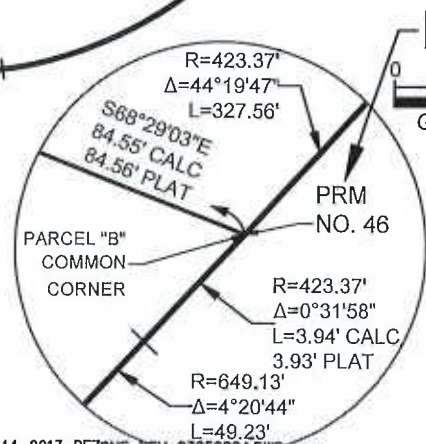
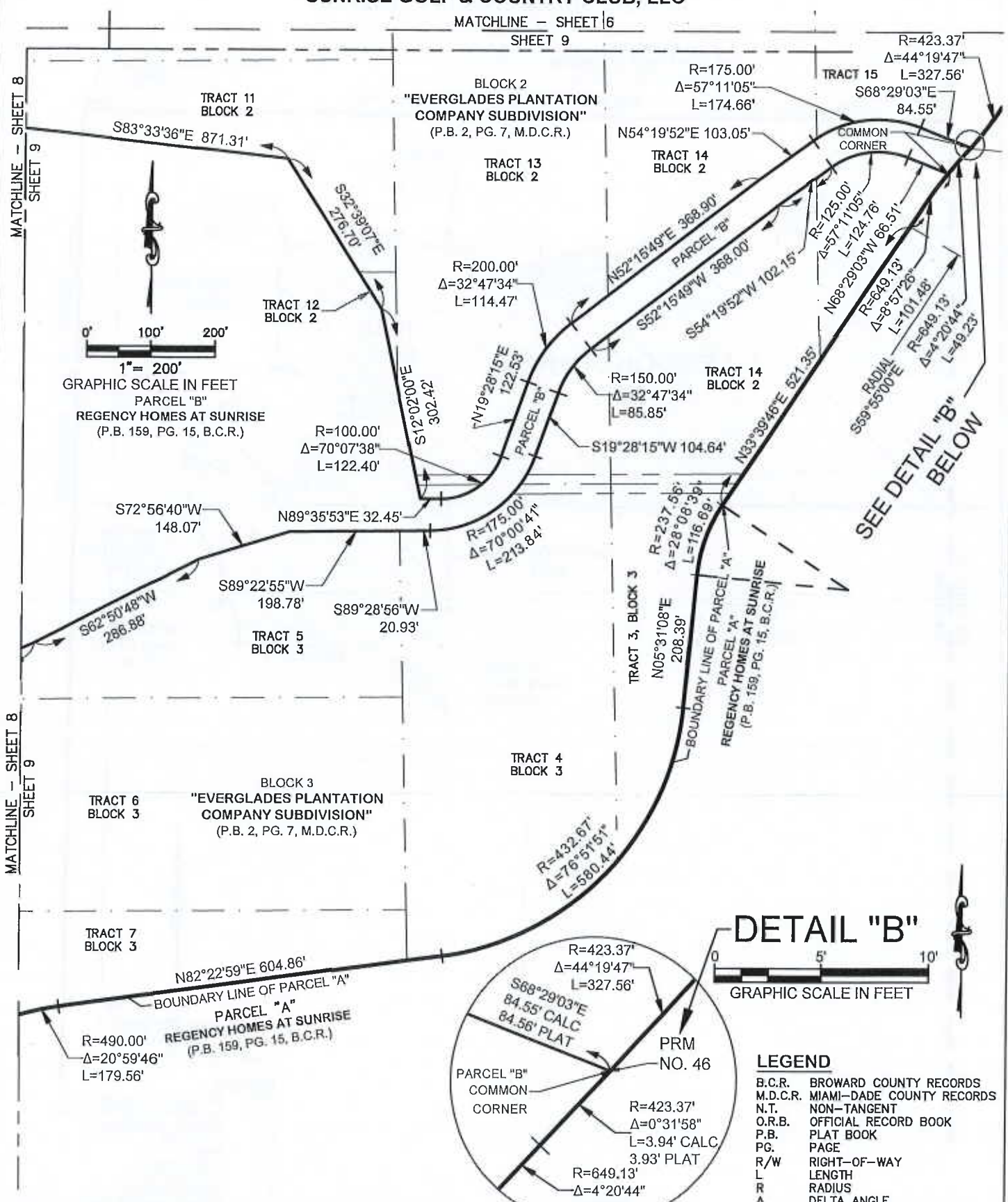
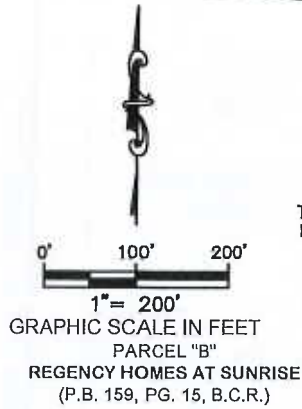
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REZONING AREA BOUNDARY SUNRISE GOLF & COUNTRY CLUB, LLC

MATCHLINE - SHEET 6
SHEET 9

MATCHLINE - SHEET 8
SHEET 9

MATCHLINE - SHEET 8
SHEET 9



LEGEND

B.C.R.	BROWARD COUNTY RECORDS
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
N.T.	NON-TANGENT
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
L	LENGTH
R	RADIUS
Δ	DELTA ANGLE

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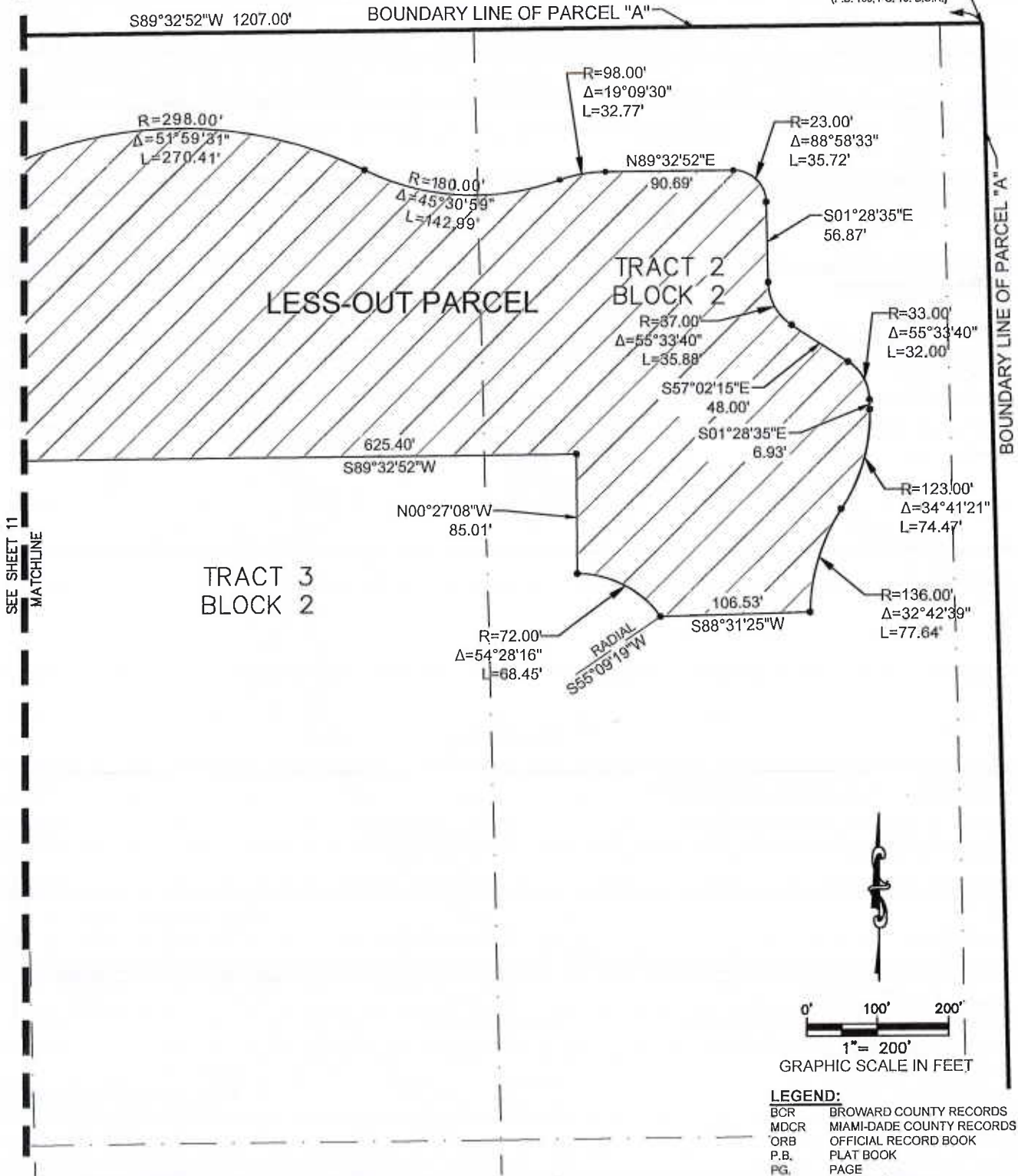
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CHECKED BY: RDP	DATED: 10/24/23

REZONING AREA BOUNDARY SUNRISE GOLF & COUNTRY CLUB, LLC

PARCEL "A"
REGENCY HOMES AT SUNRISE
(P.B. 159, PG. 15, B.C.R.)

POINT OF COMMENCEMENT
PRM No. 48
(P.B. 159, PG. 15, B.C.R.)



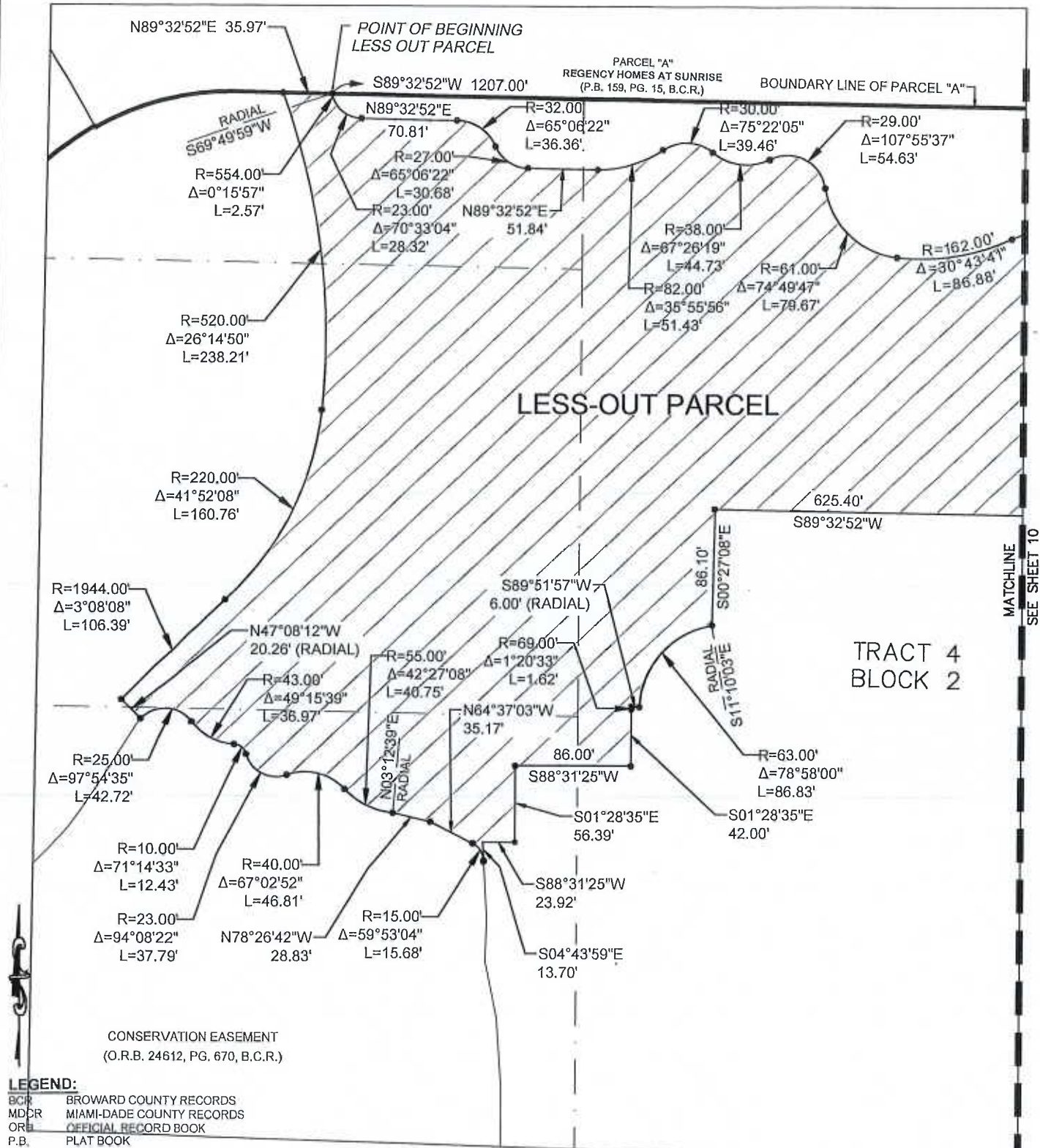
- LEGEND:**
- BCR BROWARD COUNTY RECORDS
 - MDCR MIAMI-DADE COUNTY RECORDS
 - ORB OFFICIAL RECORD BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - RAW RIGHT-OF-WAY
 - L LENGTH OF CURVE
 - R RADIUS OF CURVE
 - Δ CENTRAL ANGLE OF CURVE

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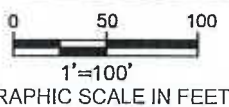
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3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL.: (954) 739-8400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2024

JOB NO.: 14-0013	SHEET 10 OF 11 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RDP	DATED: 10/24/23

REZONING AREA BOUNDARY SUNRISE GOLF & COUNTRY CLUB, LLC



- LEGEND:**
- BCR BROWARD COUNTY RECORDS
 - MDCR MIAMI-DADE COUNTY RECORDS
 - ORB OFFICIAL RECORD BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - R/W RIGHT-OF-WAY
 - L LENGTH OF CURVE
 - R RADIUS OF CURVE
 - Δ CENTRAL ANGLE OF CURVE
 - POB POINT OF BEGINNING

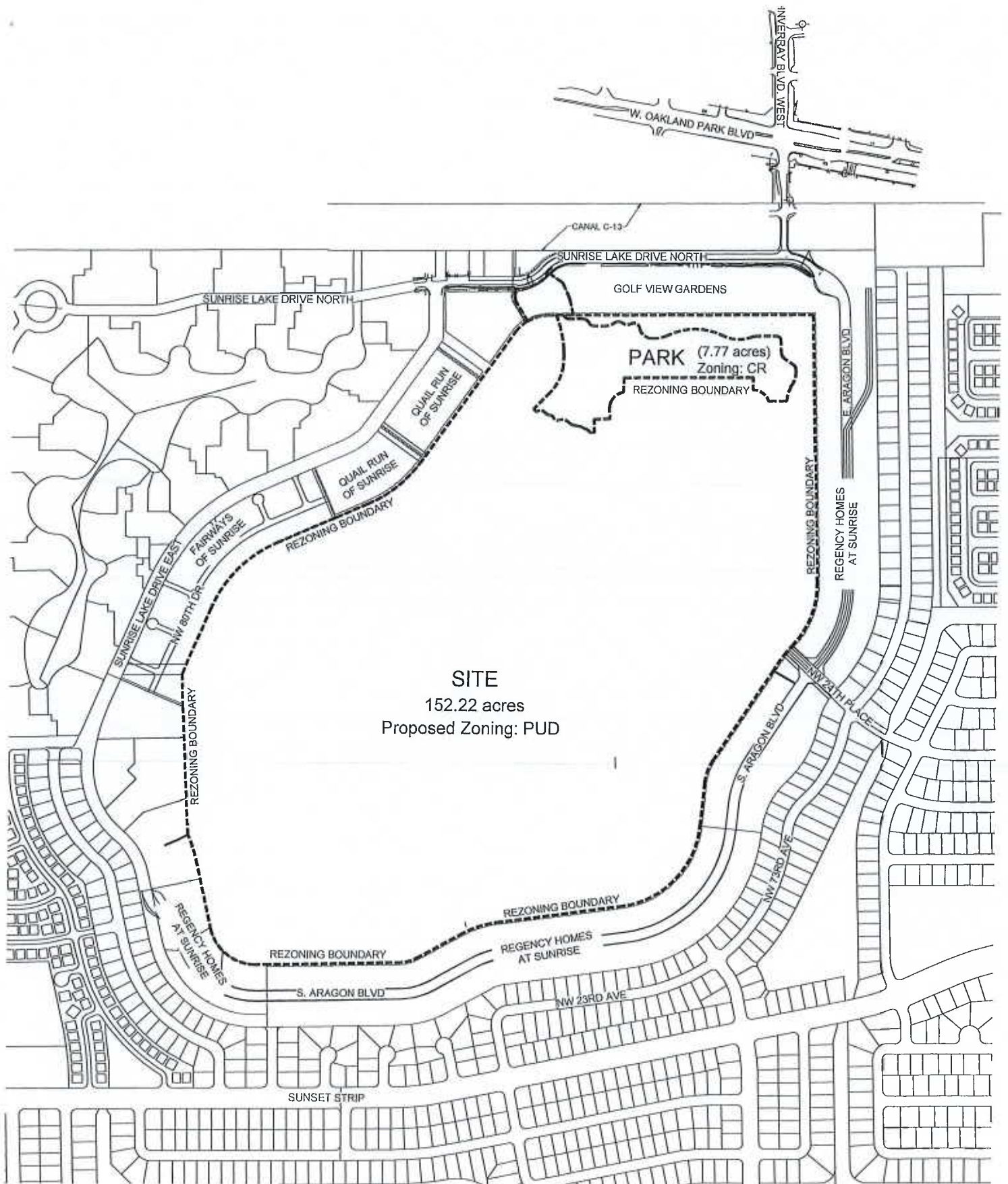


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GRAVEN • THOMPSON & ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL.: (954) 739-8400
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JOB NO.: 14-0013	SHEET 11 OF 11 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RDP	DATED: 10/24/23

EXHIBIT 2
LOCATION MAP



LOCATION MAP



EXHIBIT 3
PUD MASTER PLAN

SITE DATA:

SITE AREA:
 EXISTING LAND USE
 EXISTING ZONING
 PROPOSED ZONING
 PROPOSED PARK DEDICATION
 PUD AREA (TOTAL MASTER PLAN AREA - PARK AREA)
 MAX. NUMBER OF UNITS
 UNIT TYPES

195.99 GROSS & NET ACRES
 COMMERCIAL RECREATION (59.99 AC.) /
 IRREGULAR RESIDENTIAL (9) (100.00 AC.)
 CR, RM-10, RM-25
 CR, PLANNED UNIT DEVELOPMENT
 177 ACRES
 400 SINGLE FAMILY
 314 TOWNHOMES WITH GARAGES (INCL. 24 AFFORDABLE)
 186 TOWNHOMES WITHOUT GARAGES (INCL. 63 AFFORDABLE)
 126 BIKE SPACES (18, 7 SPACE BIKE RACKS, LOCATED ALONG
 MULTI-PURPOSE TRAIL AT CLUBHOUSE, AND VARIOUS SPOTS
 ALONG WALKWAYS THROUGH COMMON AREA OPEN SPACE.
 1,816,960 SF (41.71 AC.)
 4,813,520 SF (110.90 AC.)

BICYCLE PARKING:
 (5% OF REQ. PARKING)

PERVIOUS (PUD ONLY):
 IMPERVIOUS (PUD ONLY):

OPEN SPACE REQUIREMENTS:

PROJECT REQUIRED OPEN SPACE BASED ON TOTAL SITE IS 95% OF PUD SITE AREA.
 SEE BREAKDOWN OF OPEN SPACE AREA BELOW:

REQUIRED OPEN SPACE CALCULATIONS	SQUARE FEET	ACRES	% OF PUD SITE
TOTAL MASTER PLAN AREA	6,800,400.00	156.99	100.00%
PARK AREA	3,330,000.00	76.32	55.25%
REQUIRED OPEN SPACE (25% OF PUD AREA)	1,700,100.00	38.82	25.00%
PROVIDED OPEN SPACE CALCULATIONS	SQUARE FEET <td>ACRES <td>% OF PUD SITE</td> </td>	ACRES <td>% OF PUD SITE</td>	% OF PUD SITE
OPEN SPACE	796,000.00	18.34	27.20%
AMOUNT OF LANDS THAT CAN COUNT TOWARDS CONSERVATION EASEMENT AREA (COMPRISED OF WETLANDS AND WETLANDS ADJACENT WETLANDS)	590,166.13	13.41	8.70%
AMOUNT OF WETLANDS THAT CAN COUNT TOWARDS CONSERVATION EASEMENT WETLANDS	490,478.49	11.27	7.40%
AMOUNT OF WETLANDS THAT CAN COUNT TOWARDS CONSERVATION EASEMENT WETLANDS	341,688.89	7.84	5.22%
TOTAL OPEN SPACE PROVIDED	1,877,645.42	42.85	27.45%

- 1 OPEN SPACE PARKS & BUFFER
- 2 LAKES WITHIN P.U.D.
- 3 MARKET RATE TOWNHOMES
- 4 AFFORDABLE TOWNHOMES
- 5 SINGLE FAMILY LOTS
- 6 COMMUNITY FACILITIES
- 7 CONSERVATION AREA
- 8 GUEST PARKING AREAS
- 9 FOUNTAINS (MIN. 25' HEIGHT)
- 0 PROPOSED WETLAND W/ CONSERVATION EASEMENT

- 1 PUD BOUNDARY LINE
- 2 IRREGULAR (9) RESIDENTIAL BOUNDARY
- 3 SETBACKS/BUFFER
- 4 PARK BOUNDARY LINE
- 5 DECORATIVE FENCE WITH COLUMNS
- 6 SCREEN WALL

PARKING TABLE

TYPE	NO. OF SPACES	NO. OF SPACES PER 100 UNITS
RESIDENTIAL	1,800	1.80
COMMERCIAL	100	0.10
GUEST	50	0.05
TOTAL	1,950	1.95

TABLES OF INFORMATION EACH PHASE "STANDS" ON ITS OWN WILL BE PROVIDED ON THE APPROVED SITE PLAN. THE APPROVED SITE PLAN SHALL BE PROVIDED TO THE CITY OF SUNRISE FOR REVIEW AND APPROVAL. THE IMPROVEMENTS ARE TO BE INSTALLED BY THE OWNER.

ALL LAND WILL BE UNDER CONSERVATION EASEMENT. THE GUARANTEE SHALL BE SIZED TO FACILITATE TWO SOCIETY GARDENS. IF THE MANAGEMENT COMPANY WILL STAFF THE GUARANTEES WITH MULTIPLE ATTENDANTS TO MAINTAIN THE VEHICLES IN THE VISITOR LANE.



SOLTERRA
 SUNRISE, FLORIDA

MASTER DEVELOPMENT PLAN
 EXHIBIT

MP-1.01

DATE: 09/20/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]

NO.	REVISION	DATE	BY	CHKD BY

EXHIBIT 4
CONCEPTUAL PARK MASTER PLAN

EXHIBIT 5
DEEDS

When Recorded Return To:
c/o First American Title Ins. Co.
National Commercial Services
703 Waterford Way, Suite 500
Miami, FL 33126
File No.: 1164255

THIS INSTRUMENT PREPARED BY:
Maria A. Hudson, Esquire
Stolzenberg Gelles Flynn & Arango, LLP
1533 Sunset Drive, Suite 150
Coral Gables, Florida 33143

Parcel Identification Nos.494127-38-0020;494127-01-0020; 494127-01-0022; 494127-01-0023; 494127-01-0024; 494127-01-0060

WARRANTY DEED

This **WARRANTY DEED**, is made as of the 19th day of May, 2023, by and between **WINDSOR INVESTMENTS (SUNRISE CCJV), LLC, a Florida limited liability company**, formerly known as Windsor Investments (Sunrise Golf & Country Club), LLC, a Florida liability company, successor by merger to Windsor Investments (Fairway Isles), LLC, a Florida limited liability company (the "Grantor"), having an address of 117 Aragon Avenue, Coral Gables, Florida 33134, and **CC/WV SUNRISE, LLC, a Florida limited liability company** (the "Grantee"), whose post office address is 2020 Salzedo Street, Suite 200, Coral Gables, Florida 33134.

(Wherever used herein, the terms "Grantor" and "Grantee(s)" include all the parties to this instrument and their respective heirs, legal representatives and assigns of individuals, and the successors and assigns.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN and No/100 Dollars (\$10.00) and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that certain parcels of land lying and being in Broward County, Florida legally described as set forth in Exhibit A attached hereto and incorporated herein (the "Property").

This conveyance is made subject to (i) the lien of real estate taxes for 2023 and all subsequent years, which are not yet due and payable, (ii) existing zoning and government regulations, and (iii) the easements, restrictions, covenants, agreements and conditions, set forth on Exhibit "B" (however reference thereto shall not serve to re-impose the same).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise pertaining.

TO HAVE AND TO HOLD, the Property, with the appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

AND, the Grantor covenants that the Property is free of all encumbrances, that lawful and good right to convey the foregoing Property is vested in the Grantor and that the Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.



EXHIBIT "A"

Legal Description

See Attached

EXHIBIT A
Legal Description

PARCEL I

PARCEL B, OF REGENCY HOMES AT SUNRISE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER ROADWAYS AS SET FORTH IN ACCESS EASEMENT REGARDING THE ISLAND PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 26580, PAGE 718, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL II

A PORTION OF BLOCKS 1 AND 4 OF SECTION 27, AND BLOCKS 2 AND 3 OF SECTION 28, TOWNSHIP 49 SOUTH, RANGE 41 EAST, "EVERGLADES PLANTATION SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE PRM NO. 48, AS SHOWN ON SAID PLAT; THENCE S89°32'52"W ALONG A BOUNDARY LINE OF "REGENCY HOMES AT SUNRISE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 1277.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE SOUTHWESTERLY ALONG SAID BOUNDARY LINE AND THE SOUTHWESTERLY PROJECTION THEREOF ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S01°19'06"E, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 53°42'42", AN ARC DISTANCE OF 187.49 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S35°30'24"W ALONG THE EASTERLY BOUNDARY LINE OF "QUAIL RUN OF SUNRISE UNITS ONE, TWO & THREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 768.25 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID EASTERLY BOUNDARY LINE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 31°01'52", AN ARC DISTANCE OF 324.96 FEET TO A POINT OF TANGENCY; THENCE S66°32'16"W ALONG SAID EASTERLY BOUNDARY LINE AND THE EASTERLY BOUNDARY LINE OF PARCEL "A", THE FAIRWAYS OF SUNRISE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 485.38 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID EASTERLY BOUNDARY LINE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 42°57'20", AN ARC DISTANCE OF 449.83 FEET TO A POINT OF TANGENCY; THENCE S23°34'56"W ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 356.00 FEET; THENCE S02°46'25"E ALONG SAID EASTERLY BOUNDARY LINE AND THE BOUNDARY LINE OF "ARAGON SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 769.99 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S64°11'48"W, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 13°22'18", AN ARC DISTANCE OF 140.03 FEET TO A POINT OF TANGENCY; THENCE S12°19'54"E ALONG SAID BOUNDARY LINE, A DISTANCE OF 318.85 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID

BOUNDARY LINE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 223.67 FEET, A CENTRAL ANGLE OF 78°45'11", AN ARC DISTANCE OF 307.44 FEET TO A POINT OF TANGENCY; THENCE N88°54'55"E ALONG SAID BOUNDARY LINE AND THE BOUNDARY LINE OF SAID "REGENCY HOMES AT SUNRISE", A DISTANCE OF 692.55 FEET TO A POINT OF CURVATURE; (THE FOREGOING FORTY ONE COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINE OF SAID "REGENCY HOMES AT SUNRISE" THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 27°31'43", AN ARC DISTANCE OF 91.29 FEET TO A POINT OF TANGENCY; THENCE N61°23'12"E, A DISTANCE OF 245.82 FEET TO POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO RIGHT, HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 20°59'46", AN ARC DISTANCE OF 179.56 FEET TO A POINT OF TANGENCY; THENCE N82°22'58"E, A DISTANCE OF 604.70 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 432.67 FEET, A CENTRAL ANGLE OF 76°51'51", AN ARC DISTANCE OF 580.44 FEET TO A POINT OF TANGENCY; THENCE N05°31'07"E, A DISTANCE OF 208.41 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 237.56 FEET, A CENTRAL ANGLE OF 28°08'39", AN ARC DISTANCE OF 116.69 FEET TO A POINT OF TANGENCY; THENCE N33°39'46"E, A DISTANCE 521.35 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S59°55'00"E, HAVING A RADIUS OF 649.13 FEET, A CENTRAL ANGLE OF 08°57'26", AN ARC DISTANCE OF 101.48 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N68°29'03"W, A DISTANCE OF 66.52 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 57 °11'05", AN ARC DISTANCE OF 124.76 FEET TO A POINT OF TANGENCY; THENCE S54°19'52"W, A DISTANCE OF 102.15 FEET; THENCE S52°15'49"W, A DISTANCE OF 368.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 32°47'34", AN ARC DISTANCE OF 85.85 FEET TO A POINT OF TANGENCY; THENCE S19°28'15"W A DISTANCE OF 104.64 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 70°00'41", AN ARC DISTANCE OF 213.84 FEET TO THE POINT OF TANGENCY; THENCE S89°28'56"W, A DISTANCE OF 20.93 FEET; THENCE S89°22'55"W, A DISTANCE OF 198.78 FEET; THENCE S72°56'40"W, A DISTANCE OF 148.07 FEET; THENCE S62°50'48"W, A DISTANCE OF 286.88 FEET; THENCE S66°46'17"W, A DISTANCE OF 451.25 FEET THENCE N21°44'27"E, A DISTANCE OF 198.23 FEET; THENCE N04°27'24"E, A DISTANCE OF 172.95 FEET; THENCE N11°25'48"W, A DISTANCE OF 105.66 FEET; THENCE N03°26'35"W, A DISTANCE OF 163.09 FEET; THENCE N16°56'32"W, A DISTANCE OF 82.31 FEET; THENCE N28°16'16"W, A DISTANCE OF 112.72 FEET; THENCE N10° 13'32"W, A DISTANCE OF 233.49 FEET; THENCE S83°33'36"E, A DISTANCE OF 871.31 FEET; THENCE S32°39'07"E, A DISTANCE OF 276.70 FEET THENCE S12°02'00"E, A DISTANCE OF 302.42 FEET; THENCE N89°35'53"E, A DISTANCE OF 32.45 FEET; TO A POINT OF CURVATURE, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 70°07'38", AN ARC DISTANCE OF 122.39 FEET TO A POINT OF TANGENCY; THENCE N19°28'15"E, A DISTANCE OF 122.53 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 32°47'34", AN ARC DISTANCE OF 114.47 FEET TO A POINT OF TANGENCY, THENCE N52°15'49"E, A DISTANCE OF 368.90 FEET; THENCE N54°19'52"E, A DISTANCE OF 103.05 FEET TO A POINT OF CURVATURE, THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT S35°40'08"E, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 57°11'05", AN ARC DISTANCE OF 174.66 FEET TO A POINT OF TANGENCY; THENCE S68°29'03"E, A DISTANCE OF 84.56 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N20° 41'19"E, HAVING A RADIUS OF 423.37 FEET, A CENTRAL ANGLE OF 44°19'48", AN ARC DISTANCE OF 327.56 FEET TO A POINT OF TANGENCY; THENCE N01°28'35"W, A DISTANCE OF 1292.19 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH IN REVOCABLE EASEMENT AND LICENSE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 20379, PAGE 83, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT DEED RECORDED IN OFFICIAL RECORDS BOOK 23582, PAGE 886, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT DEED RECORDED IN OFFICIAL RECORDS BOOK 25649, PAGE 80, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



EXHIBIT "B"

Easements and Restrictions

See Attached

EXHIBIT B

1. Restrictions, reservations, dedications and easements as shown on the plat of REGENCY HOMES AT SUNRISE, recorded in Plat Book 159, Page 15; as affected by that Agreement for Amendment of Notation on Plat recorded March 28, 1996, in Official Records Book 24670, Page 647; that Scrivener's Error Affidavit recorded July 22, 1997 in Official Records Book 26746, Page 825; that Agreement for Amendment of Notation on Plat recorded May 15, 2002 in Official Records Book 33134, Page 1347; and by that Agreement for Amendment of Notation on Plat recorded April 16, 2007 in Official Records Book 43897, Page 1023; all of the Public Records of Broward County, Florida. (As to Parcel)
2. Easement in favor of Florida Power & Light Company recorded November 24, 1959 in Official Records Book 1742, Page 608, as affected by that Partial Release of Easement recorded November 14, 1996 in Official Records Book 25649, Page 64; both of the Public Records of Broward County, Florida. (As to Parcel II)
3. Agreement of Drainage recorded August 22, 1973 in Official Records Book 5415, Page 548, as affected by that Amendment recorded November 30, 2001 in Official Records Book 32426, Page 347, both of the Public Records of Broward County, Florida. (As to Parcel)
4. Terms, conditions, restrictions and easements as contained in that Revocable Easement and License Agreement recorded February 18, 1993 in Official Records Book 20379, Page 83, of the Public Records of Broward County, Florida. (As to Parcel II)
5. Easement in favor of BellSouth Telecommunications, Inc., recorded October 27, 1994 in Official Records Book 22767, Page 583, of the Public Records of Broward County, Florida. (As to Parcel II)
6. Terms and conditions of that Easement Deed recorded June 20, 1995 in Official Records Book 23582, Page 886, of the Public Records of Broward County, Florida. (As to Parcel)
7. Conservation Easement in favor of Broward County, recorded March 15, 1996 in Official Records Book 24612, Page 670, of the Public Records of Broward County, Florida. (As to Parcel II)
8. Recreational Impact Agreement recorded September 19, 2005 in Official Records Book 23927, Page 370, of the Public Records of Broward County, Florida. (As to Parcel)
9. Educational Impact Agreement recorded March 28, 1996 in Official Records Book 24670, Page 652, of the Public Records of Broward County, Florida. (As to Parcel)
10. Road Impact Agreement recorded March 28, 1996 in Official Records Book 24670, Page 662, of the Public Records of Broward County, Florida. (As to Parcel)
11. Non-Exclusive Utility Easement recorded October 28, 1996 in Official Records Book 25576, Page 644, of the Public Records of Broward County, Florida. (As to Parcel II)
12. Non-Exclusive Utility Easement recorded October 28, 1996 in Official Records Book 25576, Page 649, of the Public Records of Broward County, Florida. (As to Parcel II)
13. Non-Exclusive Utility Easement recorded October 28, 1996 in Official Records Book 25576, Page 654, of the Public Records of Broward County, Florida. (As to Parcel II)

14. Terms and conditions of that Easement Deed recorded November 14, 1996 in Official Records Book 25649, Page 80, of the Public Records of Broward County, Florida. (As to Parcel II)
15. Access Agreement Regarding the Island Property recorded June 17, 1997 in Official Records Book 26580, Page 718, of the Public Records of Broward County, Florida. (As to Parcel)
16. Perpetual Easement and Restrictive Covenant recorded June 17, 1997 in Official Records Book 26580, Page 733, as affected by that Amendment to Agreement recorded December 28, 2000 in Official Records Book 31142, Page 773; that Agreement recorded May 24, 2002 in Official Records Book 33180, Page 910; together with the provisions of Paragraph 4 of the Agreement dated April 17, 1972, as attached to Assignment recorded in Official Records Book 5228, Page 245; all of the Public Records of Broward County, Florida. (As to Parcel Island Parcel II)
17. Notice of Establishment of the Solterra Community Development District recorded March 24, 2021 under instrument Number 117144785, of the Public Records of Broward County, Florida.
18. Development Agreement by and between City of Sunrise and Windsor Investments (Sunrise Golf & Country Club), LLC, a Florida limited liability company and Windsor Investments (Fairway Isles), LLC, a Florida limited liability company recorded June 10, 2021 under Instrument Number 117336162, of the Public Records of Broward County, Florida.
19. Declaration of Restrictive Covenants recorded August 31, 2021, under instrument Number 117549062, of the Public Records of Broward County, Florida.
20. Ordinance No. 2023-03 recorded in instrument No. 118671934, of the Public Records of Broward County, Florida.

When Recorded Return To:
c/o First American Title Ins. Co.
National Commercial Services
703 Waterford Way, Suite 500
Miami, FL 33126
File No.: 1164255

THIS INSTRUMENT PREPARED BY:

Maria A. Hudson, Esquire
Stolzenberg Gelles Flynn & Arango, LLP
1533 Sunset Drive, Suite 150
Coral Gables, Florida 33143

Parcel Identification Nos. 494127-38-0020; 494127-01-0020; 494127-01-0022; 494127-01-0023; 494127-01-0024; 494127-01-0060

WARRANTY DEED

This **WARRANTY DEED**, is made as of the 19th day of May, 2023, by and between **WINDSOR INVESTMENTS (SUNRISE CCJV), LLC**, a Florida limited liability company, formerly known as Windsor Investments (Sunrise Golf & Country Club), LLC, a Florida liability company, successor by merger to Windsor Investments (Fairway Isles), LLC, a Florida limited liability company (the "Grantor"), having an address of 117 Aragon Avenue, Coral Gables, Florida 33134, and **CC/WV SUNRISE, LLC**, a Florida limited liability company (the "Grantee"), whose post office address is 2020 Salzedo Street, Suite 200, Coral Gables, Florida 33134.

(Wherever used herein, the terms "Grantor" and "Grantee(s)" include all the parties to this instrument and their respective heirs, legal representatives and assigns of individuals, and the successors and assigns.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN and No/100 Dollars (\$10.00) and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that certain parcels of land lying and being in Broward County, Florida legally described as set forth in Exhibit A attached hereto and incorporated herein (the "Property").

This conveyance is made subject to (i) the lien of real estate taxes for 2023 and all subsequent years, which are not yet due and payable, (ii) existing zoning and government regulations, and (iii) the easements, restrictions, covenants, agreements and conditions, set forth on Exhibit "B" (however reference thereto shall not serve to re-impose the same).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise pertaining.

TO HAVE AND TO HOLD, the Property, with the appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

AND, the Grantor covenants that the Property is free of all encumbrances, that lawful and good right to convey the foregoing Property is vested in the Grantor and that the Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

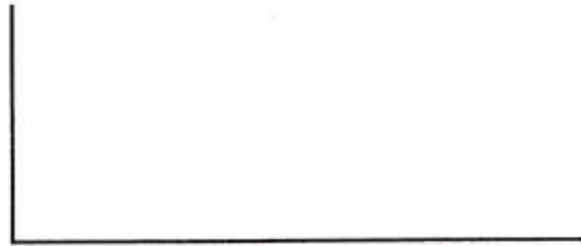


EXHIBIT "A"

Legal Description

See Attached

EXHIBIT A
Legal Description

PARCEL I

PARCEL B, OF REGENCY HOMES AT SUNRISE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER ROADWAYS AS SET FORTH IN ACCESS EASEMENT REGARDING THE ISLAND PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 26580, PAGE 718, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL II

A PORTION OF BLOCKS 1 AND 4 OF SECTION 27, AND BLOCKS 2 AND 3 OF SECTION 28, TOWNSHIP 49 SOUTH, RANGE 41 EAST, "EVERGLADES PLANTATION SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE PRM NO. 48, AS SHOWN ON SAID PLAT; THENCE S89°32'52"W ALONG A BOUNDARY LINE OF "REGENCY HOMES AT SUNRISE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 1277.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE SOUTHWESTERLY ALONG SAID BOUNDARY LINE AND THE SOUTHWESTERLY PROJECTION THEREOF ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S01°19'06"E, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 53°42'42", AN ARC DISTANCE OF 187.49 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S35°30'24"W ALONG THE EASTERLY BOUNDARY LINE OF "QUAIL RUN OF SUNRISE UNITS ONE, TWO & THREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 768.25 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID EASTERLY BOUNDARY LINE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 31°01'52", AN ARC DISTANCE OF 324.96 FEET TO A POINT OF TANGENCY; THENCE S66°32'16"W ALONG SAID EASTERLY BOUNDARY LINE AND THE EASTERLY BOUNDARY LINE OF PARCEL "A", THE FAIRWAYS OF SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 485.38 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID EASTERLY BOUNDARY LINE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 42°57'20", AN ARC DISTANCE OF 449.83 FEET TO A POINT OF TANGENCY; THENCE S23°34'56"W ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 356.00 FEET; THENCE S02°46'25"E ALONG SAID EASTERLY BOUNDARY LINE AND THE BOUNDARY LINE OF "ARAGON SECTION ONE". ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 769.99 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S64°11'48"W, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 13°22'18", AN ARC DISTANCE OF 140.03 FEET TO A POINT OF TANGENCY; THENCE S12°19'54"E ALONG SAID BOUNDARY LINE, A DISTANCE OF 318.85 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID

BOUNDARY LINE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 223.67 FEET, A CENTRAL ANGLE OF 78°45'11", AN ARC DISTANCE OF 307.44 FEET TO A POINT OF TANGENCY; THENCE N88°54'55"E ALONG SAID BOUNDARY LINE AND THE BOUNDARY LINE OF SAID "REGENCY HOMES AT SUNRISE", A DISTANCE OF 692.55 FEET TO A POINT OF CURVATURE; (THE FOREGOING FORTY ONE COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINE OF SAID "REGENCY HOMES AT SUNRISE" THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 27°31'43", AN ARC DISTANCE OF 91.29 FEET TO A POINT OF TANGENCY; THENCE N61°23'12"E, A DISTANCE OF 245.82 FEET TO POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO RIGHT, HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 20°59'46", AN ARC DISTANCE OF 179.56 FEET TO A POINT OF TANGENCY; THENCE N82°22'58"E, A DISTANCE OF 604.70 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 432.67 FEET, A CENTRAL ANGLE OF 76°51'51", AN ARC DISTANCE OF 580.44 FEET TO A POINT OF TANGENCY; THENCE N05°31'07"E, A DISTANCE OF 208.41 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 237.56 FEET, A CENTRAL ANGLE OF 28°08'39", AN ARC DISTANCE OF 116.69 FEET TO A POINT OF TANGENCY; THENCE N33°39'46"E, A DISTANCE 521.35 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S59°55'00"E, HAVING A RADIUS OF 649.13 FEET, A CENTRAL ANGLE OF 08°57'26", AN ARC DISTANCE OF 101.48 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N68°29'03"W, A DISTANCE OF 66.52 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 57°11'05", AN ARC DISTANCE OF 124.76 FEET TO A POINT OF TANGENCY; THENCE S54°19'52"W, A DISTANCE OF 102.15 FEET; THENCE S52°15'49"W, A DISTANCE OF 368.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 32°47'34", AN ARC DISTANCE OF 85.85 FEET TO A POINT OF TANGENCY; THENCE S19°28'15"W A DISTANCE OF 104.64 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 70°00'41", AN ARC DISTANCE OF 213.84 FEET TO THE POINT OF TANGENCY; THENCE S89°28'56"W, A DISTANCE OF 20.93 FEET; THENCE S89°22'55"W, A DISTANCE OF 198.78 FEET; THENCE S72°56'40"W, A DISTANCE OF 148.07 FEET; THENCE S62°50'48"W, A DISTANCE OF 286.88 FEET; THENCE S66°46'17"W, A DISTANCE OF 451.25 FEET THENCE N21°44'27"E, A DISTANCE OF 198.23 FEET; THENCE N04°27'24"E, A DISTANCE OF 172.95 FEET; THENCE N11°25'48"W, A DISTANCE OF 105.66 FEET; THENCE N03°26'35"W, A DISTANCE OF 163.09 FEET; THENCE N16°56'32"W, A DISTANCE OF 82.31 FEET; THENCE N28°16'16"W, A DISTANCE OF 112.72 FEET; THENCE N10° 13'32"W, A DISTANCE OF 233.49 FEET; THENCE S83°33'36"E, A DISTANCE OF 871.31 FEET; THENCE S32°39'07"E, A DISTANCE OF 276.70 FEET THENCE S12°02'00"E, A DISTANCE OF 302.42 FEET; THENCE N89°35'53"E, A DISTANCE OF 32.45 FEET; TO A POINT OF CURVATURE, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 70°07'38", AN ARC DISTANCE OF 122.39 FEET TO A POINT OF TANGENCY; THENCE N19°28'15"E, A DISTANCE OF 122.53 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 32°47'34", AN ARC DISTANCE OF 114.47 FEET TO A POINT OF TANGENCY, THENCE N52°15'49"E, A DISTANCE OF 368.90 FEET; THENCE N54°19'52"E, A DISTANCE OF 103.05 FEET TO A POINT OF CURVATURE, THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT S35°40'08"E, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 57°11'05", AN ARC DISTANCE OF 174.66 FEET TO A POINT OF TANGENCY; THENCE S68°29'03"E, A DISTANCE OF 84.56 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N20° 41'19"E, HAVING A RADIUS OF 423.37 FEET, A CENTRAL ANGLE OF 44°19'48", AN ARC DISTANCE OF 327.56 FEET TO A POINT OF TANGENCY; THENCE N01°28'35"W, A DISTANCE OF 1292.19 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH IN REVOCABLE EASEMENT AND LICENSE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 20379, PAGE 83, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT DEED RECORDED IN OFFICIAL RECORDS BOOK 23582, PAGE 886, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT DEED RECORDED IN OFFICIAL RECORDS BOOK 25649, PAGE 80, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

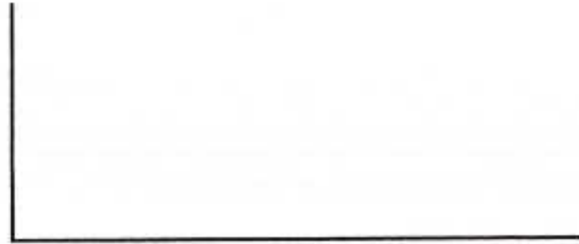


EXHIBIT "B"

Easements and Restrictions

See Attached

EXHIBIT B

1. Restrictions, reservations, dedications and easements as shown on the plat of REGENCY HOMES AT SUNRISE, recorded in Plat Book 159, Page 15; as affected by that Agreement for Amendment of Notation on Plat recorded March 28, 1996, in Official Records Book 24670, Page 647; that Scrivener's Error Affidavit recorded July 22, 1997 in Official Records Book 26746, Page 825; that Agreement for Amendment of Notation on Plat recorded May 15, 2002 in Official Records Book 33134, Page 1347; and by that Agreement for Amendment of Notation on Plat recorded April 16, 2007 in Official Records Book 43897, Page 1023; all of the Public Records of Broward County, Florida. (As to Parcel)
2. Easement in favor of Florida Power & Light Company recorded November 24, 1959 in Official Records Book 1742, Page 608, as affected by that Partial Release of Easement recorded November 14, 1996 in Official Records Book 25649, Page 64; both of the Public Records of Broward County, Florida. (As to Parcel II)
3. Agreement of Drainage recorded August 22, 1973 in Official Records Book 5415, Page 548, as affected by that Amendment recorded November 30, 2001 in Official Records Book 32426, Page 347, both of the Public Records of Broward County, Florida. (As to Parcel)
4. Terms, conditions, restrictions and easements as contained in that Revocable Easement and License Agreement recorded February 18, 1993 in Official Records Book 20379, Page 83, of the Public Records of Broward County, Florida. (As to Parcel II)
5. Easement in favor of BellSouth Telecommunications, Inc., recorded October 27, 1994 in Official Records Book 22767, Page 583, of the Public Records of Broward County, Florida. (As to Parcel II)
6. Terms and conditions of that Easement Deed recorded June 20, 1995 in Official Records Book 23582, Page 886, of the Public Records of Broward County, Florida. (As to Parcel)
7. Conservation Easement in favor of Broward County, recorded March 15, 1996 in Official Records Book 24612, Page 670, of the Public Records of Broward County, Florida. (As to Parcel II)
8. Recreational i mpact Agreement recorded September 19, 2005 in Official Records Book 23927, Page 370, of the Public Records of Broward County, Florida. (As to Parcel)
9. Educational i mpact Agreement recorded March 28, 1996 in Official Records Book 24670, Page 652, of the Public Records of Broward County, Florida. (As to Parcel)
10. Road impact Agreement recorded March 28, 1996 in Official Records Book 24670, Page 662, of the Public Records of Broward County, Florida. (As to Parcel)
11. Non-Exclusive Utility Easement recorded October 28, 1996 in Official Records Book 25576, Page 644, of the Public Records of Broward County, Florida. (As to Parcel II)
12. Non-Exclusive Utility Easement recorded October 28, 1996 in Official Records Book 25576, Page 649, of the Public Records of Broward County, Florida. (As to Parcel II)
13. Non-Exclusive Utility Easement recorded October 28, 1996 in Official Records Book 25576, Page 654, of the Public Records of Broward County, Florida. (As to Parcel II)

14. Terms and conditions of that Easement Deed recorded November 14, 1996 in Official Records Book 25649, Page 80, of the Public Records of Broward County, Florida. (As to Parcel II)
15. Access Agreement Regarding the Island Property recorded June 17, 1997 in Official Records Book 26580, Page 718, of the Public Records of Broward County, Florida. (As to Parcel)
16. Perpetual Easement and Restrictive Covenant recorded June 17, 1997 in Official Records Book 26580, Page 733, as affected by that Amendment to Agreement recorded December 28, 2000 in Official Records Book 31142, Page 773; that Agreement recorded May 24, 2002 in Official Records Book 33180, Page 910; together with the provisions of Paragraph 4 of the Agreement dated April 17, 1972, as attached to Assignment recorded in Official Records Book 5228, Page 245; all of the Public Records of Broward County, Florida. {As to Parcel Island Parcel II}
17. Notice of Establishment of the Solterra Community Development District recorded March 24, 2021 under instrument Number 117144785, of the Public Records of Broward County, Florida.
18. Development Agreement by and between City of Sunrise and Windsor Investments (Sunrise Golf & Country Club), LLC, a Florida limited liability company and Windsor Investments (Fairway Isles), LLC, a Florida limited liability company recorded June 10, 2021 under Instrument Number 117336162, of the Public Records of Broward County, Florida.
19. Declaration of Restrictive Covenants recorded August 31, 2021, under instrument Number 117549062, of the Public Records of Broward County, Florida.
20. Ordinance No. 2023-03 recorded in instrument No. 118671934, of the Public Records of Broward County, Florida.

This Instrument Was Prepared
By And Should Be Returned To:

Steven J. Vainder, Esquire
CC Homes
2020 Salzedo Street
Suite 200
Coral Gables, Florida 33134
NCS: 1183042- MIA
Property Appraisers Parcel
Identification (Folio) Number (s):
494127010030

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED (this “**Deed**”), executed as of the 6th day of February, 2024, by **CC/WV SUNRISE, LLC**, a Florida limited liability company (the “**Grantor**”), whose mailing address is 2020 Salzedo Street, Suite 200, Coral Gables, Florida 33134 to **SOLTERRA COMMUNITY DEVELOPMENT DISTRICT**, whose mailing address is c/o District Manager, 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “**Grantee**”).

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee’s heirs and assigns forever, the real property situate, lying, and being in Broward County, Florida, and described in **EXHIBIT “A”** attached to this Deed (the “**Property**”), subject to all matters of record.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor specially warrants the title to the Property and will defend it against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

NOTE TO RECORDER: This instrument is being recorded to correct an error in the legal description in that certain Corrective Special Warranty Deed recorded 11/30/2023 under Instrument No. 119256551, which prior Corrective Special Warranty Deed corrected an error in that certain Special Warranty Deed recorded 10/30/2023 under Instrument No. 119197263.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

WITNESSED BY:

CC/WV SUNRISE, LLC, a Florida limited liability company

[Signature]
Signature of Witness 1

By: [Signature]
James Wright, Vice President

Steven J Vanden
Print name of Witness 1

L. Viera
Signature of Witness 2

Lissette Viera
Print name of Witness 2

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of February, 2024, by James Wright, as Vice President of CC/WV SUNRISE, LLC, a Florida limited liability company, on behalf of such company, who is personally known to me or has produced a driver's license as identification.

(NOTARY SEAL)



[Signature]
Notary public, State of Florida
LISSETTE VIERA

Name: _____
My commission expires: 6.12.2025
Serial No.: HH100981

**SKETCH & DESCRIPTION:
OPEN SPACE PARCEL**

LEGAL DESCRIPTION:

A PORTION OF BLOCKS 2, AND 3 OF SECTION 27, AND BLOCK 4 OF SECTION 28, TOWNSHIP 49 SOUTH, RANGE 41 EAST, EVERGLADES PLANTATION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE BOUNDARY OF PARCEL "A" OF SAID REGENCY HOMES AT SUNRISE PLAT, AS RECORDED IN PLATBOOK 159, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT DELINEATED AS PRM NO. 48 ON SAID PLAT; THENCE SOUTH 89°32'52" WEST ALONG THE MOST NORTHERLY SOUTH BOUNDARY LINE OF PARCEL "A" OF SAID PLAT, A DISTANCE OF 230.04 FEET; THENCE SOUTH 01°28'35" EAST, A DISTANCE OF 1296.24 FEET TO A POINT OF CURVATURE OF A 193.37 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°51'45", AN ARC DISTANCE OF 151.41 FEET TO A POINT OF REVERSE CURVATURE OF A 879.13 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°47'56", AN ARC DISTANCE OF 196.38 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 33°39'46" WEST, A DISTANCE OF 9.65 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY OF A 12' UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 25576, PAGES 654, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING HEREINAFTER KNOWN AS REFERENCE POINT "A"; THENCE NORTH 54°19'52" EAST, A DISTANCE OF 50.73 FEET ALONG SAID BOUNDARY TO A POINT OF CURVATURE OF A 187.00' RADIUS CURVE, CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 57°11'05", AN ARC DISTANCE OF 186.64 TO A POINT OF TANGENCY; THENCE SOUTH 68°29'03" EAST, A DISTANCE OF 89.03 FEET ALONG SAID EASEMENT BOUNDARY TO A POINT ON THE WEST BOUNDARY OF SAID PARCEL "A" OF THE REGENCY HOMES AT SUNRISE PLAT, ALSO BEING A POINT ON A 423.37 FOOT RADIUS CURVE, NON-RADIAL TO THE LAST DESCRIBED LINE, CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 48°52'49" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 42°35'46", AN ARC DISTANCE OF 314.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°28'35" WEST ALONG THE WEST BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 1292.13 FEET TO THE POINT OF BEGINNING.


TOGETHER WITH

COMMENCE AT REFERENCE POINT "A", THENCE SOUTH 33°39'46" WEST, A DISTANCE OF 226.05 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID UTILITY EASEMENT, AND POINT OF BEGINNING #2; THENCE CONTINUE SOUTH 33°39'46" WEST, A DISTANCE OF 279.00 FEET TO A POINT OF CURVATURE OF A 467.56 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°08'39", AN ARC DISTANCE OF 229.67 FEET TO A POINT OF TANGENCY; THENCE SOUTH 05°31'08" WEST, A DISTANCE OF 208.39 FEET TO A POINT OF CURVATURE OF A 202.67 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST;

(CONTINUED ON V-3)

R:\SURVEY\2014\14-0013-001 SUNRISE GOLF CLUB\DRAWINGS\14-0013-001_SOLTERRA_S-D-CDD-OPEN-SPACE-PARCEL.DWG

REVISED 8/03/2023

 Craven • Thompson & Associates, Inc. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 83RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8400 TEL.: (954) 739-8400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2023	JOB NO.: 14-0013-001	SHEET V-2 of 10 SHEETS
	DRAWN BY: JDP	F.B. PG.
	CHECKED BY: MRM	DATED: 08/02/2023

**SKETCH & DESCRIPTION:
OPEN SPACE PARCEL**

LEGAL DESCRIPTION:
(CONTINUED FROM V-2)

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°51'51", AN ARC DISTANCE OF 271.89 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°22'59" WEST, A DISTANCE OF 604.86 FEET TO A POINT OF CURVATURE OF A 720.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°59'46", AN ARC DISTANCE OF 263.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 61°23'13" WEST, A DISTANCE OF 236.02 FEET; THENCE SOUTH 88°54'55" WEST, A DISTANCE OF 650.90 FEET; THENCE SOUTH 77°41'37" WEST ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 256.20 FEET TO A POINT ON THE ARC OF A 223.67 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, SAID POINT BEING THE NORTHERNMOST CORNER OF PARCEL 17 OF ARAGON SECTION ONE, RECORDED IN PLAT BOOK 82, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE AND THE NORTH BOUNDARY OF PARCELS 17 AND 16 OF SAID ARAGON SECTION ONE THROUGH A CENTRAL ANGLE OF 78°46'41", AN ARC DISTANCE OF 307.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°54'55" EAST ALONG SAID BOUNDARY, A DISTANCE OF 50.45 FEET TO THE NORTHEAST CORNER OF PARCEL 16 OF SAID PLAT, ALSO BEING A COMMON CORNER OF PARCEL "A" OF SAID REGENCY HOMES AT SUNRISE, SAID POINT DELINEATED AS PRM NO. 14 ON SAID PLAT; THENCE CONTINUE NORTH 88°54'55" EAST ALONG THE BOUNDARY LINE OF PARCEL "A", A DISTANCE OF 642.16 FEET TO A POINT OF CURVATURE OF A 190.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 27°31'43", AN ARC DISTANCE OF 91.29 FEET TO A POINT OF TANGENCY; THENCE NORTH 61°23'13" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 245.82 FEET TO A POINT OF CURVATURE OF A 490.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 20°59'46", AN ARC DISTANCE OF 179.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 82°22'59" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 604.86 FEET TO A POINT OF CURVATURE OF A 432.67 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 76°51'51", AN ARC DISTANCE OF 580.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 05°31'08" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 208.39 FEET TO A POINT OF CURVATURE OF A 237.56 FOOT RADIUS CURVE, CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 28°08'39", AN ARC DISTANCE OF 116.69 FEET TO A POINT OF TANGENCY; THENCE NORTH 33°39'46" EAST ALONG SAID BOUNDARY, A DISTANCE 521.35 FEET TO A POINT OF INTERSECTION OF A 649.13 FOOT RADIUS CURVE, NON-RADIAL TO THE LAST DESCRIBED LINE, CONCAVE TO THE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 59°55'00" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 07°50'59", AN ARC DISTANCE OF 88.93 FEET TO A POINT OF NON-TANGENCY ON THE SOUTH BOUNDARY OF SAID 12 FOOT UTILITY EASEMENT; THENCE NORTH 68°29'03" WEST ALONG SAID UTILITY EASEMENT BOUNDARY, A DISTANCE OF 62.85 FEET TO A POINT OF CURVATURE OF A 113 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 57°11'05", AN ARC DISTANCE OF 112.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 54°19'52" WEST, A DISTANCE OF 101.93 FEET; THENCE SOUTH 52°15'49" WEST ALONG SAID BOUNDARY, A DISTANCE OF 160.40 FEET TO THE POINT OF BEGINNING #2.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, AND CONTAINING 1,118,471 SQUARE FEET OR (25.67 ACRES), MORE OR LESS.

R:\SURVEY\2014\14-0013-001 SUNRISE GOLF CLUB\DRAWINGS\14-0013-001_SOL.TERRA_S-D-CDD-OPEN-SPACE-PARCEL.DWG

REVISED 8/03/2023


 Craven • Thompson & Associates, Inc. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 738-8408 TEL: (954) 738-8400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2023	JOB NO.: 14-0013-001	SHEET V-3 of 10 SHEETS
	DRAWN BY: JDP	F.B. PG.
	CHECKED BY: MRM	DATED: 08/02/2023

EXHIBIT 6
CODE DEVIATION TABLE

SOLTERRA PUD

CODE DEVIATION TABLE

Code Section	Description	Code Required	Proposed with PUD	Criteria Letter Reference
16-39 (H)	Master Development Plan - Design Standards	The internal collector drive shall include [...] curvilinear sidewalks and landscaped berms along both sides of the drives.	The sidewalks that line the internal collector drive will be straight and no berm will be provided	Pg. 9-10
16-39 (J)	Master Development Plan - Recreational Amenities	Any recreational facilities to serve the project shall be complete prior to the first residential Certificate of Occupancy issuance.	<p>Main Clubhouse:</p> <ul style="list-style-type: none"> • Prior to the issuance of the first Certificate of Occupancy for a residential dwelling unit (excluding dry models), the Permit for the Main Clubhouse must have been issued by the City of Sunrise Building Department. • A Certificate of Occupancy (or T.C.O.) for the Main Clubhouse must have been issued by the City of Sunrise Building Department within 14 months after the issuance of the first Certificate of Occupancy for a residential dwelling unit (excluding dry models), otherwise no further Certificates of Occupancy will be issued until such time as the C.O. (or T.C.O.) for the Main Clubhouse is issued. <p>Secondary Amenity (Affordable Townhomes Amenity):</p> <ul style="list-style-type: none"> • Prior to the issuance of the 1st Certificate of Occupancy for an Affordable Townhome, the Certificate of Occupancy (or T.C.O.) for the Secondary Amenity shall have been issued by the City of Sunrise Building Department. <p>Pocket Parks:</p> <ul style="list-style-type: none"> • Pocket parks shall be completed prior to the issuance of the first Certificate of Occupancy for a residential dwelling unit (excluding dry models) adjacent to the pocket park. 	Pg. 10-11
16-39 (m)	Master Development Plan - Sign On-Site	Signage shall be placed on the property.	Signage will be installed off-site at the intersection of NW 30th Place and Solterra Boulevard in accordance with the Development Agreement.	Pg. 11
16-101 (d)(4)	P.U.D. - Distance between single-family homes	15 feet	10 feet	Pg. 11
16-101 (d)(6)	P.U.D. - Setbacks	There are no required setbacks or yards except there shall be a building setback or yard of not less than thirty (30) feet in depth from the perimeter edge of the PUD.	The rear yard setback is 15' from the perimeter of the P.U.D. The side yard setback is 5' from the perimeter of the P.U.D. These setbacks only apply to the perimeter adjacent to the park.	Pg. 11
16-101 (d)(8)	P.U.D. - Minimum floor area (bedroom count)	Minimum floor area for a single family home is 1,650 square feet for a three-bedroom home.	A 2,298 sq ft 2-bedroom + loft model is proposed.	Pg. 12

SOLTERRA PUD

CODE DEVIATION TABLE

Code Section	Description	Code Required	Proposed with PUD	Criteria Letter Reference
16-101 (d)(13)	P.U.D. - Open Space	Min. thirty-five (35) percent of the gross area of the PUD. Open space is defined as pervious surfaces, plus plazas, pool decks, sidewalks and other outdoor use areas, except that lakes or other water area shall not count for more than twenty-five (25) percent of the open space requirement, unless such water area is within a recorded wetlands conservation easement in which not more than thirty-five (35) percent of the water area shall count toward the open space requirement.	Areas included within the conservation easement are to count one-hundred (100) percent towards the open space requirement.	Pg. 12
16-101 (e)(6)	P.U.D. - Decorative Paving	Decorative brick or concrete pavers in all driveways and walkways in all residential areas	All single-family homes and townhomes shall have decorative brick paver driveways and walkways. The walkways within common areas shall have decorative brick pavers. The 5' wide sidewalks parallel to the roadway tracts shall be concrete. The 10' wide multiuse path shall be integrally colored concrete (color and finish to be approved by City during site plan review).	Pg. 12
16-101(e)(7)	P.U.D. - Required garages	Two car garage required	Minimum one car garage required	Pg. 13
16-101(e)(8)	P.U.D. - Required garages	One car garage required	Up to 50% of the multi-family units are not required to have a garage or access to on-site parking garage	Pg. 13
16-101 (e)(13)	P.U.D. - Perimeter wall	Min. 6-foot tall decorative precast or concrete wall required along perimeter of PUD that is adjacent to any single family uses.	While the properties adjacent to the PUD are either townhomes, apartments, or condominiums, the City considers the fee simple townhomes a single family use. No wall will be constructed along the perimeter of the PUD where the boundary abuts the fee simple townhomes.	Pg. 13
16-101 (e)(18)	P.U.D. - Electrical Vehicle Charging Spaces	Two (2) percent of all required parking spaces shall be electric vehicle (EV) charging spaces.	The min. number of EV spaces shall be: Single family: One rough electrical (conduit/box) for future EV station per garage. An optional EV charging station will be offered. Townhome with garage: One rough electrical (conduit/box) for future EV station per garage. An optional EV charging station will be offered. Townhome without garage: Min. 2% of total required parking; Clubhouse: Min. 2% of total required parking	Pg. 13-14

SOLTERRA PUD

CODE DEVIATION TABLE

Code Section	Description	Code Required	Proposed with PUD	Criteria Letter Reference
16-101 (k)(5)	Design Standards Decorative Pavers	Decorative pavers shall be required for project entryways, the intersections of internal circulation drives, and for all driveways to each garage required pursuant to subsection (11) below.	Pavers will be installed at project entryway, but will not be installed at the intersection of internal circulation drives. Driveways to all garages will be made of decorative pavers.	Pg. 14
16-117 (b)	Yard Encroachments	Every part of every required yard shall be open and unobstructed from the ground to the sky, except as hereinafter provided or as otherwise permitted in this chapter	Air conditioners may encroach into street-side, interior side, and rear yard setbacks, provided that no slab shall be closer than 1' from a side property line for townhomes or 5' from a rear property line for townhomes and single-family lots.	Pg. 14-15
16-142 (b)(1)	Off-Street Parking, Location, Character and Size - Min. Parking Space Size	Ten (10) feet in width and twenty (20) feet in length	Single Family: Parking spaces: 9' x 18' 1-car garage spaces: 10'-8" (10.67') x 18'-11" (18.92') 2-car garage (combined): 20' x 19' Townhomes: Parking spaces: 9' x 19' Garages: 11' x 19'-4" (19.33')	Pg. 15
16-165(d)(2) & (3)	Plant Material: Slowgrowing & Size at Maturity	No more than 25% of the total trees counted for code to be slow growing	Trees for the townhomes with garages will not count against the overall total for slow growing trees.	Pg. 15
16-169 (b)(1)	Min. Landscape Requirements for Multi-Family - Perimeter	Ten (10) foot wide landscape buffer with one (1) tree every twenty-five (25) and a six (6) foot wall, and mid-level landscaping.	No additional buffer required between the townhomes (with or without garages) and the perimeter open space or adjacent development. A 6-foot-high wall will only be provided between the adjacent park and the abutting multi-family buildings. Mid/upper level landscaping provided at 3-5 feet.	Pg. 15-16
16-169 (d)(1)	Min. Landscape Requirements for Multi-Family - Pedestrian Zone Size	Pedestrian zone landscaping required on any building façade facing a parking area, drive, or residential district. Width to be half height of building or ten (10) feet, whichever is greater. Foundation plantation area minimum of 8 ft width at each façade. No more than 5 ft of the width paved. Max of 5 feet overhang.	Townhomes with garages: the minimum width shall be five (5) feet of front facade as the lot is twenty three (23) feet and the driveway is eighteen (18) feet. Ten (10) feet in depth for the front facade. Five (5) feet in depth on rear and side facades. Does not extend the whole length of the side facade. Townhomes without garages: the minimum length shall be fifteen (15) feet as the lot is nineteen (19) feet and the walkway is four (4) feet. Pedestrian zone shall include mid and low level planting.	Pg. 16

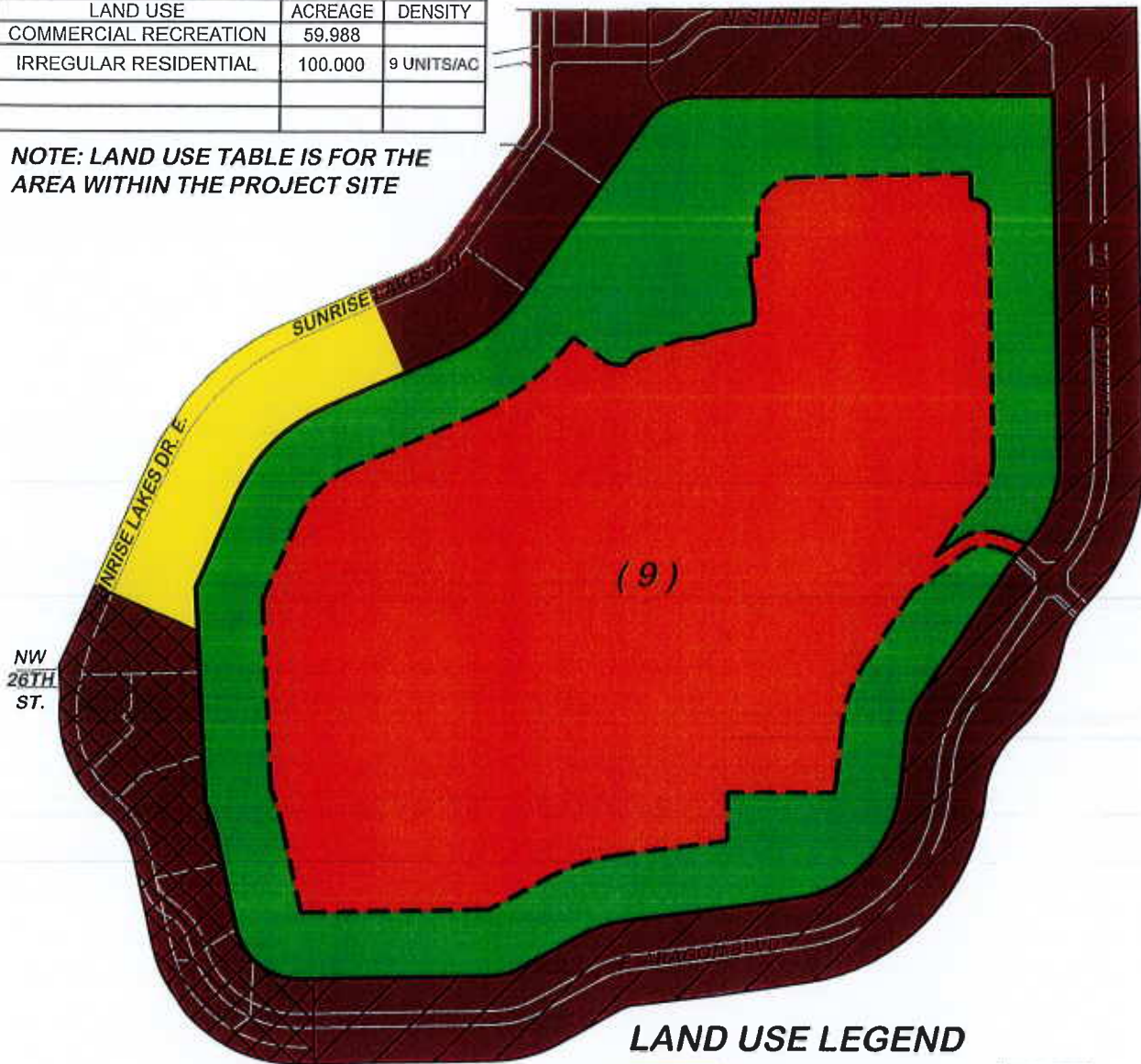
SOLTERRA PUD				
CODE DEVIATION TABLE				
Code Section	Description	Code Required	Proposed with PUD	Criteria Letter Reference
16-169 (d)(2)	Min. Landscape Requirements for Multi-Family - Plant Material and Tree Spacing/Number in Pedestrian Zones	A tree every 30ft in the pedestrian zone and upper, mid, and low-level plantings.	Townhomes with garages: One (1) tree per two (2) units installed in an access and utility tract AND One (1) tree OR One (1) palm OR a cluster of three (3) palms per unit installed around the building. Mid- and low-level landscaping required the entire length of the pedestrian zone. Townhomes without garages: One (1) tree per eight (8) parking spaces installed in an access and utility tract AND One (1) tree OR One (1) palm OR a cluster of three (3) palms per unit installed in front of the unit within the front yard. Mid- and low-level landscaping required the entire length of the pedestrian zone.	Pg. 16-17
16-169 (d)(3)	Min. Landscape Requirements for Multi-Family - Tree Height in Pedestrian Zone	Trees to be 14-16ft when the façade height is 15-25ft. Palms to be 16-20ft.	For townhomes with and without garages: Small to medium sized trees/palms will be used. Trees must be 12-14ft at installation. Palms must be 16-20ft at installation.	Pg. 17
16-172 (f)(1)(b)	Tree Preservation - Tree Mitigation for Relocated Trees	Relocation of trees on-site shall be counted as half credit toward equivalent replacement.	Relocation of trees on-site shall be counted as full credit toward equivalent replacement if the trees are non-specimen trees (trees less than eighteen (18) inch caliper). This only applies during initial development.	Pg. 17
16-182 (i)	Access Location, Character and Size - Drive Aisles	All residential streets, both public and private, shall comply with the requirements as set forth in Figure IX-6. Components/Dimensions Include: Overall ROW Width: 50' Lane Width: 12' Sidewalk Width: 4' (2 provided) Valley Gutter: 2" Sod Swale: 7' (between sidewalk and street)	Streets have been designed in accordance with the hierarchy required of the code, but there are certain locations that do not adhere to the cross-section found in Figure IX-6 exactly. Type "F" curb and gutter used in addition to valley gutter. A Type "D" curb is used to separate parking spaces from sidewalks. Emergency Access: 28' Overall Width; No Sidewalks Min. Overall ROW Width: 40' Local Roadways Min. Lane Width: 11' One sidewalk provided at entrance drive (10' multi-use path) Min. Sod Swale: 0' where parking abuts a sidewalk	Pg. 17-18

EXHIBIT 7
LAND USE MAP

SUNRISE, FLORIDA LAND USE PLAN

LAND USE TABLE		
LAND USE	ACREAGE	DENSITY
COMMERCIAL RECREATION	59.988	
IRREGULAR RESIDENTIAL	100.000	9 UNITS/AC

NOTE: LAND USE TABLE IS FOR THE AREA WITHIN THE PROJECT SITE



LAND USE LEGEND

- LOW (5) RESIDENTIAL
- MEDIUM (25) RESIDENTIAL
- COMMERCIAL RECREATION
- IRREGULAR RESIDENTIAL (9)
- PROJECT SITE

The below densities are per the Flacond Realty Corp. v. Broward County and City of Sunrise final judgment and supersede the underlying land use designation densities.

- 18 UNITS/ACRE
- 27.2 UNITS/ACRE



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GRAVEN • THOMPSON & ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL.: (954) 739-8400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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JOB NO.: 14-0013-001	
DRAWN BY: SP	F.B. PG.
CHECKED BY: ME	DATED: 07/25/24

**EXHIBIT 8
PUBLIC ART**

PUBLIC ART EXAMPLES

