



TO: Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", is placed over the name "Barbara Blake Boy".

RE: Plat Note Amendment for Fruscians Tract
(080-MP-02) City of Sunrise

DATE: March 13, 2025

This memorandum updates our previous comments regarding the referenced plat dated December 1, 2022.

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

The Future Land Use Element of the City of Sunrise Comprehensive Plan is the effective land use plan for the City of Sunrise. That plan designates the area covered by this plat for the uses permitted in the "Irregular (20.1) Residential" land use category. This parcel is generally located on the south side of Oakland Park Boulevard, between Pine Island Road/Northwest 88 Avenue and Northwest 91 Avenue, in the City of Sunrise.

The density of the proposed development of 412 dwelling units on 19.3 acres of land in the platted area together with 3.2 acres of the adjacent Sunrise Ice Chalet plat, is 18.31 dwelling units per gross acre, including the immediately adjacent rights-of-way, which is in compliance with the permitted uses and densities of the effective land use plan. Planning Council staff notes that the referenced plat is being combined with adjacent platted land under the same ownership per the "Covenant Running With the Land in Lieu of Unity of Title," dated March 12, 2025, recorded by Instrument Number 120098983, in the Public Records of Broward County, Florida, binding both properties together for density purposes.

Planning Council staff notes that this plat was the subject of Broward County Land Use Plan (BCLUP) amendment PC 21-8, which was approved by the Broward County Commission on October 5, 2021, recognizing the following voluntary commitment:

- Restrict 15% of the proposed dwelling units to affordable housing units at the "moderate-income" level or below (up to 120% of median income) for a minimum of 30 years (Instrument Number 118865275).

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The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:ACJ

cc: Mark S. Lubelski, P.E., City Manager
City of Sunrise

Shannon Ley, P.E., Director, Community Development Department
City of Sunrise

