

Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 008-MP-24

Development and Environmental Review Online Application

Project Information				
Plat/Site Plan Name Solterra				
Plat/Site Number		Plat Book - Page (if recorded)		
Owner/Applicant/Petitioner Name CC/WV SUNRISE, LLC				
Address 2020 Salzedo Street, Suite 200		City Coral Gables	State FL	Zip 33134
Phone (305) 448-0353	Email jwright@cchomes.com			
Agent for Owner/Applicant/Petitioner Craven, Thompson & Associates, Inc.		Contact Person Matt Edge		
Address 3563 NW 53rd Street		City Fort Lauderdale	State FL	Zip 33309
Phone (954) 739-6400	Email medge@craventhompson.com			
Folio(s) 494127380020, 494127010030 - Sunrise.				
Location <div style="display: flex; justify-content: space-between;"> North side of <u>S. Aragon Blvd</u> at/between/and <u>E Sunrise Lakes Dr</u> and/of <u>E. Aragon Blvd</u> </div> <div style="display: flex; justify-content: space-between; font-size: small;"> north side/corner north street name street name / side/corner street name </div>				

Type of Application (this form required for all applications)

Please check all that apply (use attached **Instructions** for this form).

- ☒ **Plat** (fill out/PRINT *Questionnaire Form, Plat Checklist*)
- ☐ **Site Plan** (fill out/PRINT *Questionnaire Form, Site Plan Checklist*)
- ☐ **Note Amendment** (fill out/PRINT *Questionnaire Form, Note Amendment Checklist*)
- ☐ **Vacation** (fill out/PRINT *Vacation Continuation Form, Vacation Checklist*, use *Vacation Instructions*)
 - ☐ **Vacating Plats, or any Portion Thereof** (BCCO 5-205)
 - ☐ **Abandoning Streets, Alleyways, Roads or Other Places Used for Travel** (BCAC 27.29)
 - ☐ **Releasing Public Easements and Private Platted Easements or Interests** (BCAC 27.30)
- ☐ **Vacation** (*Notary Continuation Form* Affidavit required, fill out *Business Notary* if needed)

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Regency Homes at Sunrise	045-MP-94
Is the underlying plat all or partially residential?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
649 high-rise units, 312 villa units, and 1 single-family home	
Number and type of units proposed to be deleted by this replat.	
0	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	
900 additional units (New plat includes unplatted land)	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the answer is "Yes" to any of the questions above	
RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Low-Medium (10), Commercial Recreation, Medium-High (25)* (*land included on the plat is restricted to 10 du/acre per the Flacond Realty Corp. v. Broward County and City of Sunrise final judgement)	Land Use Plan Designation(s) Commercial Recreation, Irregular Residential (9)
Zoning District(s) CR, RM25, and RM10	Zoning District(s) PUD

Existing Land Use

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site?

☒ Yes ☐ No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Golf Course Clubhouse, Office Building, Bathrooms, etc.	17,163 sq ft		YES NO	YES NO	HAS WILL NO
Residential Dwelling	1 du		YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Single Family Units	400		
Townhomes	500		

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Matthew R. Elger
Owner/Agent Signature

1/24/24
Date

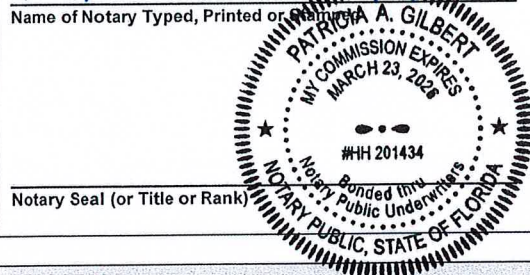
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 24th day of January, 2024, who ☒ is personally known to me | ☐ has produced _____ as identification.

PATRICIA A. GILBERT
Name of Notary Typed, Printed or Electronically Imaged

Patricia A. Gilbert
Signature of Notary Public – State of Florida



#284376
Serial Number (if applicable)

For Office Use Only

Application Type

mini Plat

Application Date

4/1/24

Acceptance Date

4/3/24

Fee

\$2,400

Comments Due

5/3/24

Report Due

5/13/24

CC Meeting Date

TBD

Adjacent City or Cities

Lauderhill

☒ Plats

☒ Surveys

☒ Site Plans

☐ Landscaping Plans

☐ Lighting Plans

☒ City Letter

☒ Agreements

☒ Other: title work, narrative, BOPA.

Distribute To

☒ Full Review

☐ Planning Council

☐ School Board

☐ Land Use & Permitting

☐ Health Department

☐ Zoning Code Services (BMSD only)

☐ Administrative Review

☐ Other:

Received By

J. Luchong