



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 "BB Boy".

RE: Solterra (008-MP-24)
City of Sunrise

DATE: March 28, 2025

This memorandum updates our previous comments regarding the referenced plat dated January 9, 2025.

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 "Commercial Recreation" (i.e. approximately 57.0 acres) and "Irregular (9) Residential" (i.e. approximately 100.0 acres) land use categories. This plat is generally located east of University Drive, between Northwest 30 Place and Sunset Strip.

Planning Council staff calculations indicate that the maximum number of dwelling units permitted on the "Irregular (9) Residential" portion of the plat, per the effective land use plan, is 900 dwelling units. In order for the proposed residential use (i.e. 900 dwelling units) to be considered in compliance with the permitted uses of the effective land use plan, said use must be restricted to that portion of the plat designated "Irregular (9) Residential."

Planning Council staff notes that a portion of this plat was the subject of Broward County Land Use Plan amendment PC 22-4, which was approved by the Broward County Commission on February 7, 2023, recognizing the following voluntary commitments:

- Construct several transportation improvements at the intersection of Oakland Park Boulevard and West Inverrary Boulevard;
- Restrict 18.6% (87) of the additional, proposed BCLUP dwelling units as moderate-income affordable housing (up to 120% of median income) for a minimum of 30 years; and
- Construct a 7.0-acre public park.

The effective land use plan shows the following land uses surrounding the plat:

North: Medium-High (25) Residential
South: Medium-High (25) Residential
East: Medium-High (25) Residential
West: Low (5) Residential and Medium-High (25) Residential

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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:DDV

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

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

