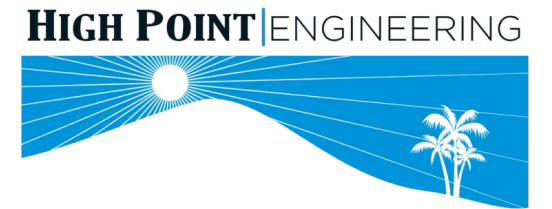


Sunrise Village Major Site Plan & Conditional Use

City Commission

September 2, 2025





Team Introductions





Project Location

PZSITE2025-00009

- Major Site Plan approval for a 106-unit affordable housing multifamily development.
- Design Review approval for a 106-unit affordable housing multifamily development.
- Conditional Use approval for an Innovative Community Development.
- Density Bonus of 5 units per acre per section 125-326(b)(2) in the land development code.

a. *Purpose.* Innovative community developments are primarily creative and imaginative housing, mixed-use and community-oriented development. **Innovation is achieved by use of material, solar juxtaposition, clustering, positive environmental impacts, energy efficiency, economic sustainability and by employing methods to achieve distinctiveness and excellence in siting, design, pedestrian accessibility, and landscaping.** Reductions in required on-site parking, adoption of reduced and zero setbacks, expedited planning review and reductions in various building siting requirements are used to encourage these developments.

- **Material** - High-performance, sustainable materials including block exterior walls and low-VOC interior finishes are incorporated into the design. These enhance durability, lower long-term maintenance, and reduce environmental impact.
- **Solar Juxtaposition** - The site plan is oriented to maximize southern exposure for rooftops, ensuring optimal conditions for solar panel installation if the budget will allow. This improves energy efficiency and supports future renewable energy integration.
- **Clustering** - All units are located in one quadrant of the site, ensuring that all units are close to the street to accommodate pedestrian and bike accessibility. This also preserves a substantial part of the site in its current semi-natural state.
- **Positive Environmental Impacts** - The project includes retention areas and native landscaping to enhance stormwater management, reduce runoff, and support pollinator habitats. We are also reusing portions of existing outfall swale to reduce redundancies. Additionally, the site is designed around existing wetland areas that will remain.
- **Energy Efficiency** - All units are designed to meet Energy Star standards, with high-efficiency HVAC systems, insulation, and appliances. Verdant systems allow management to monitor and manage humidity levels in the units. The project will achieve NGBS green certification.

Sec. 125-243 Innovative Community Development

- **Economic Sustainability** - A mix of unit types and income levels will be provided, all below 80% AMI. Therefore, this is a 100% attainable workforce (affordable) housing, which supports economic diversity within the community.
- **Distinctiveness and Excellence in Siting** - The development is designed around a large pond and green space that serves as a communal focal point. Each building is carefully positioned to take advantage of views, sunlight, and connectivity to shared amenities. Amenities include a playground, outdoor fitness area, gazebo overlooking the pond, clubhouse and covered bike kiosks.
- **Design** - The architectural style incorporates a blend of modern and traditional elements, and an Anglo Caribbean architectural style with varied rooflines, open stairwells and breezeways, and quality façade treatments. This avoids repetition and enhances neighborhood character.
- **Pedestrian Accessibility** - A network of sidewalks connects all residential units to amenity spaces, transit stops, and offsite neighborhood areas. Onsite traffic calming measures will prioritize safety for pedestrians and cyclists.
- **Landscaping** - Enhanced landscaping that includes drought-tolerant, native species, and shade trees is provided throughout the site and exceeds code requirements in several areas. Landscaped buffers soften building edges and define outdoor gathering areas, contributing to a strong sense of place.

Sec. 125-243 Innovative Community Development

Section 125-243(a) of the code states that reductions in required on-site parking may be utilized for innovative community developments, for which the Applicant is requesting conditional use approval.

Reduced parking on site will result in less impervious area and a reduction to the urban heat island effect. The table below compares pervious and impervious calculations for the proposed 106 parking spaces versus 159 spaces by standard requirements. By reducing parking on-site, there is a 6.3 percent reduction of impervious area.

	Number of Spaces	Pervious Area	Impervious Area
Standard Parking	159	(60.5%) 179,142.57 SF	(39.5%) 116,870.40 SF
Proposed Parking	106	(66.8%) 197,692.57 SF	(33.2%) 98,320.40 SF

The average Peak Parking Demand ratio per bedroom for Blue Sky Landing, a similar demographic and less than 2 miles away, observed is 0.52 (316 bedrooms). Applying this percentage to the 106 units proposed at Sunrise Village (188 bedrooms X 0.52) results in 98 parking spaces required. The proposed 106 spaces provided are sufficient to accommodate the parking needs of our future residents.

Proposed Parking



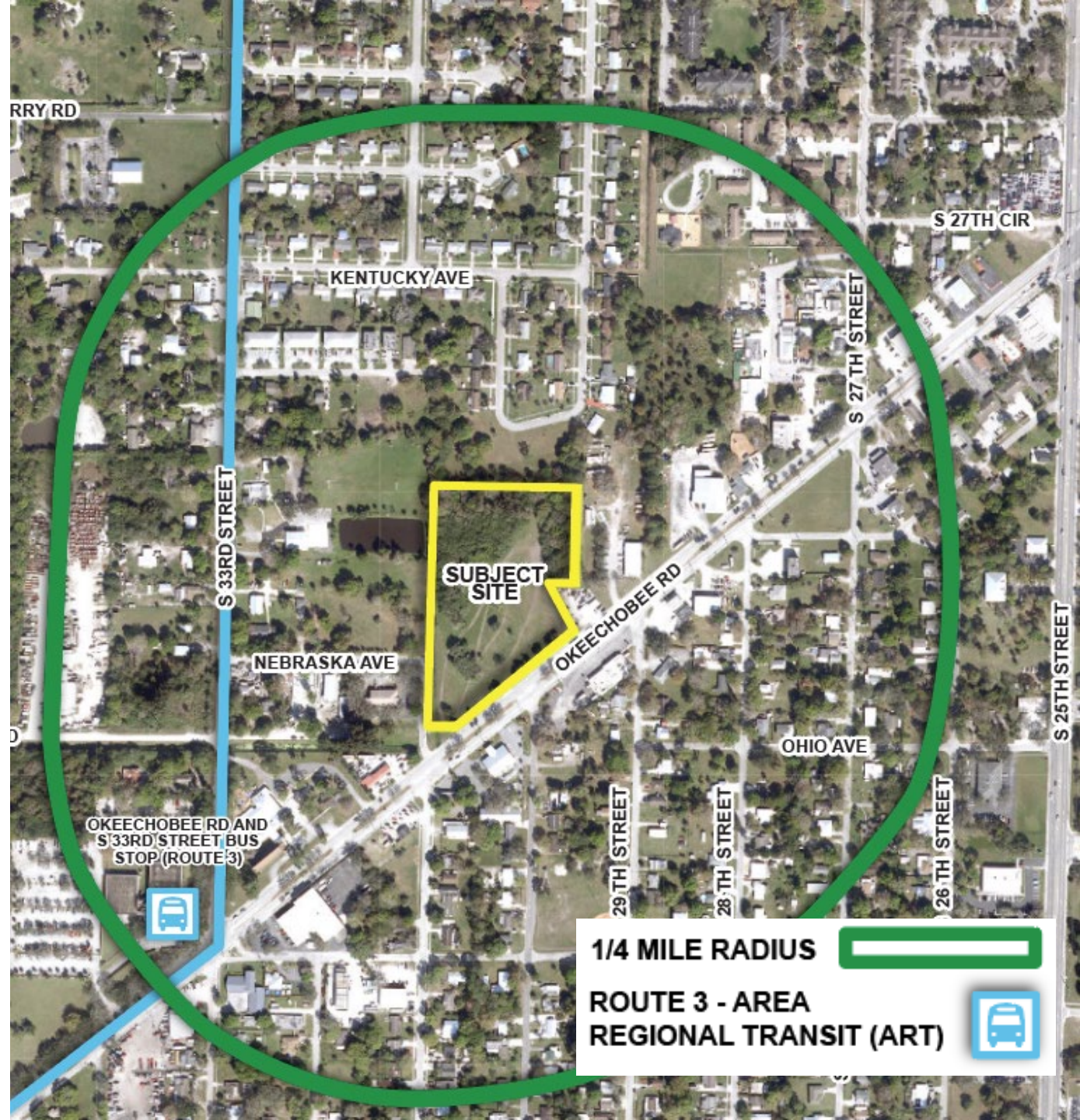


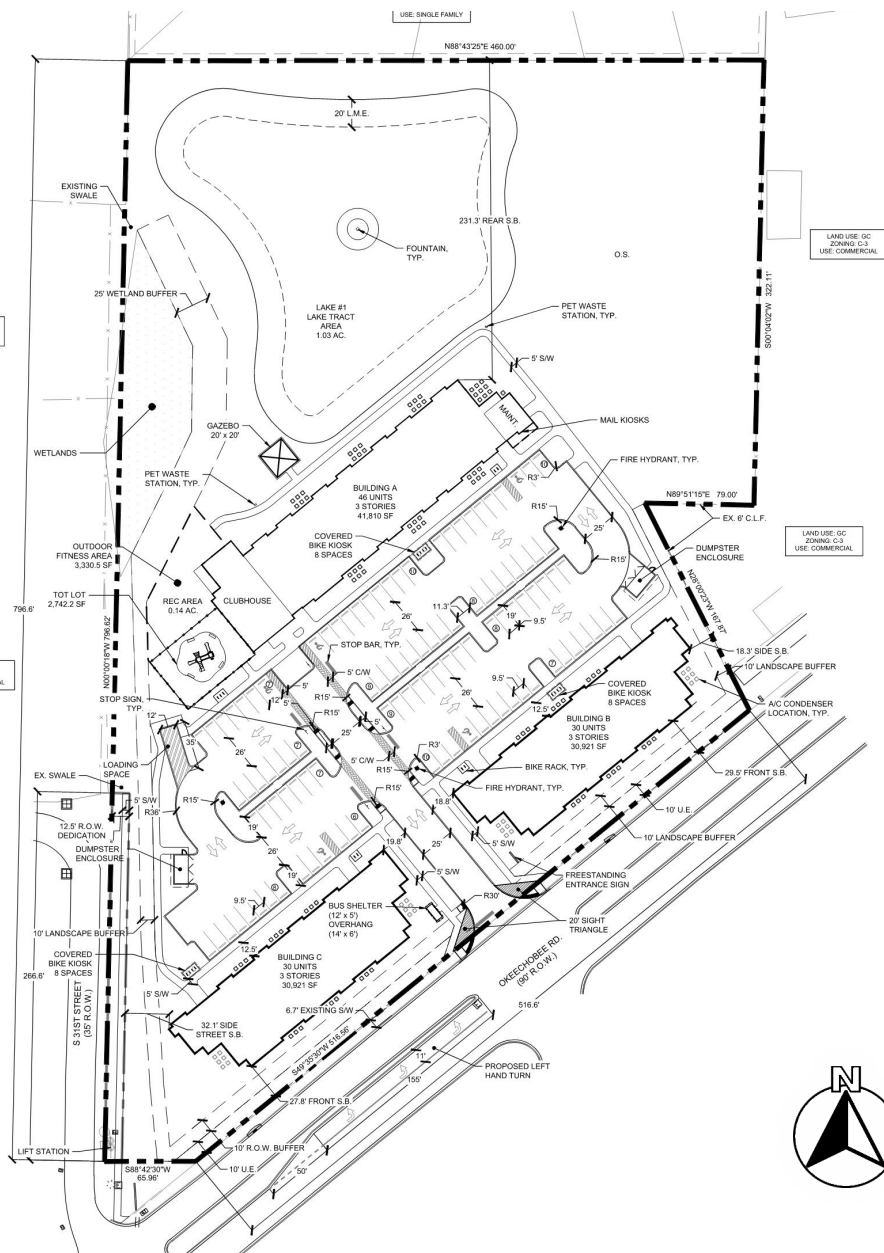
Precedent Design Photos – Blue Sky Landing

Sec. 125-326(b)(2) allows for a density bonus of **up to five dwelling units per acre** for development located within one-fourth mile radius of a rail station, multimodal transit center, or transit stop.

The subject site is located within a one-fourth mile radius of the Okeechobee Road and S 33rd Street bus stop.

Density Bonus





SITE DATA

Acres: 6.80

Proposed Use: Multifamily

Density: 15.6 DU/AC

Building Height: 3 stories/45'

Required/Provided Parking:

- **Standard:** 159
- **Provided:** 106*

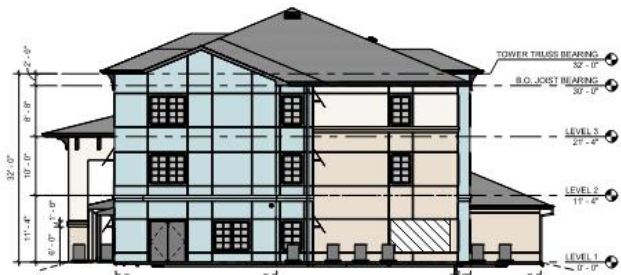
Recreation Area: 0.14 acres

Open Space: 4.23 acres

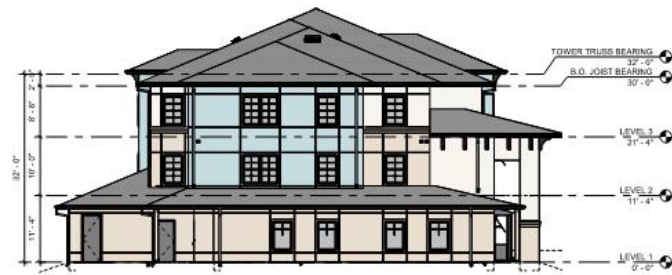
*Per staff-supported parking reduction.

Proposed Site Plan





Building A End Elevation



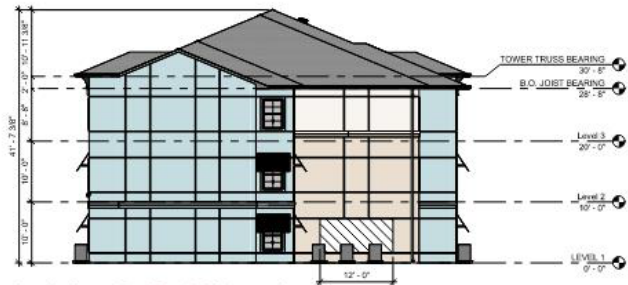
Building A End Elevation



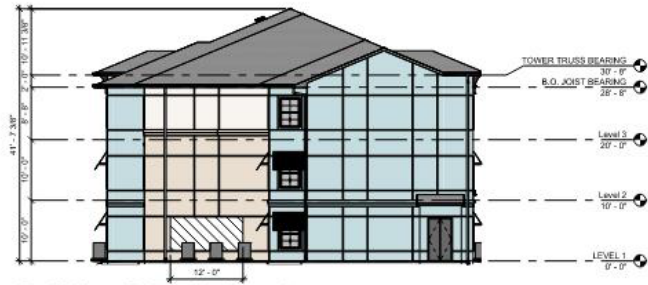
Building A Elevation - Facing Pond



Building A Elevation - Facing Parking



Building B End Elevation



Building B End Elevation



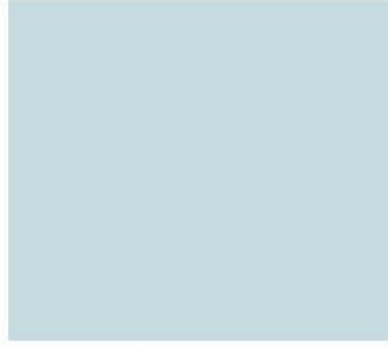
Building B Elevation - Facing Parking



Building B Elevation - Facing Okeechobee



Sherwin Williams
Westhighland White
SW 7566



Sherwin Williams
Byte Blue
SW 6498



Sherwin Williams
Moderate White
SW 6140



Sherwin Williams
Sealskin
SW 7675



Exterior Lighting



Exterior Lighting



Metal
Dark Bronze



Shingles
Timberline HD - Oyster Gray



Renderings



Renderings

Staff Assessment: Staff recommends approval with conditions.

Staff Recommendation

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