

SUNRISE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE CITY OF SUNRISE COMPREHENSIVE PLAN BY AMENDING THE METROPICA TRANSIT ORIENTED DEVELOPMENT (TOD) LAND USE DESIGNATION BY INCREASING THE QUANTITY OF PERMITTED HIGH-RISE RESIDENTIAL UNITS AND BY INCREASING THE ALLOWABLE SQUARE FOOTAGE OF OFFICE USE; PROVIDING FOR TRANSMITTAL OF THIS ORDINANCE AND LAND USE PLAN AMENDMENT TO FLORIDA DEPARTMENT OF COMMERCE AND REVIEWING AGENCIES; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL FOR RECERTIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received an application from Metropica Lands, LLC (Applicant) for an amendment to Sunrise Comprehensive Plan Future Land Use Element; and

WHEREAS, pursuant to Section 163.3184(11), Florida Statutes, the City is required to hold two advertised public hearings when considering amendments to the City's Comprehensive Land Use Plan; and

WHEREAS, the approximate 92-acre (gross) site known as "Metropica" which is the subject of this amendment is generally described as being between W. Sunrise Boulevard and Red Snapper Road, along both sides of NW 136 Avenue, and is currently designated a Transit Oriented Development (TOD) use on the City's Future Land Use Map; and

WHEREAS, the Applicant is proposing to increase the permitted residential high-rise units from 2,500 units to 3,000 units and to increase the permitted office uses from 785,000 square feet to 925,000 square feet; and

WHEREAS, there are no other text amendments nor boundary changes proposed by the Applicant to the existing Metropica project; and

WHEREAS, the Planning and Zoning Board held a meeting on September 5, 2024, and recommended approval of the proposed text amendment; and

WHEREAS, the City Commission of the City of Sunrise sitting as the Local Planning Agency, held a duly noticed public hearing on September 24, 2024 and recommended approval to the governing body; and

WHEREAS, the City Commission held an advertised and duly noticed public hearing as the governing body of the City of Sunrise, on September 24, 2024 and transmitted the proposed text amendment to the Florida Department of Commerce and other local government and governmental agencies as required by law for review of this Ordinance before its second reading; and

WHEREAS, the City Commission finds the proposed land use plan text amendment as attached to this Ordinance in compliance with and consistent with its Comprehensive Plan and Florida Law.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. The foregoing Whereas clauses are hereby ratified and incorporated as the legislative intent of this Ordinance.

Section 2. Pursuant to Application No. LUPA-00001-2024 (02:090001), the Future Land Use Element of the Sunrise Comprehensive Plan, specifically pertaining to the Metropica project, within the Implementation, Section 1(J)-Transit Oriented Development is hereby amended to increase the allowable high-rise residential units from 2,500 units to 3,000 units and to increase the allowable office space square footage from 785,000 square feet to 925,000 square feet as detailed in the "Metropica TOD Comprehensive Plan Text Amendment," attached to and made a part of this Ordinance as Exhibit B. The Metropica project consists of an approximately 92-acre (gross) site generally located between W. Sunrise Boulevard and Red Snapper Road, along both sides of NW 136 Avenue, more particularly described in the legal description attached to and made a part of this Ordinance as Exhibit A. The Applicant, the property owner, and their successors and assigns shall comply with all staff recommendations and any conditions set forth in the Staff Recommendation to the Planning and Zoning Board section of Community Development Department's Staff Report to the City Commission. A copy of the Staff Report is attached to and made a part of this Ordinance as Exhibit C.

Section 3. The Community Development Director is directed to transmit this plan amendment to Florida Department of Commerce and other reviewing agencies within 10 working days after the first reading of this Ordinance.

Section 4. The Community Development Director is directed to transmit this plan amendment to Florida Department of Commerce and any reviewing agencies that provided public comments after the initial public hearing within 10 working days after the adoption of this Ordinance.

Section 5. The Community Development Director is directed to transmit this plan amendment to the Broward County Planning Council after adoption of the plan amendment and further requests that the Broward County Planning Council re-certify

the City of Sunrise Land Use Plan.

Section 6. Conflict. All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7. Severability. Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be invalid.

Section 8. Effective Date. This Ordinance shall become effective upon recertification of the City of Sunrise Land Use Plan by the Broward County Planning Council, and in no event sooner than thirty-one (31) days after adoption.

PASSED AND ADOPTED upon this first reading this _____ DAY
OF _____, 2024.

PASSED AND ADOPTED upon this second reading this _____ DAY
OF _____, 2024.

Mayor Michael J. Ryan

Authentication:

Felicia M. Bravo
City Clerk

FIRST READING

MOTION: _____
SECOND: _____

DOUGLAS: _____
GUZMAN: _____
KERCH: _____
SCUOTTO: _____
RYAN: _____

Approved by the City Attorney
as to Form and Legal Sufficiency

SECOND READING

MOTION: _____
SECOND: _____

DOUGLAS: _____
GUZMAN: _____
KERCH: _____
SCUOTTO: _____
RYAN: _____

Thomas P. Moss