

SUNRISE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, APPROVING A REZONING FROM CR (COMMERCIAL RECREATION DISTRICT), RM-25 (HIGHER DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT) AND RM-10 (LOW MEDIUM MULTIFAMILY RESIDENTIAL DISTRICT) TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT OF APPROXIMATELY 152 ACRES OF LAND GENERALLY LOCATED SOUTH OF NW 30 PLACE, BETWEEN ARAGON BOULEVARD AND E. SUNRISE LAKES DRIVE, WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA; AMENDING THE ZONING DISTRICT MAP TO REFLECT THE REZONING; ALLOWING UP TO 900 RESIDENTIAL UNITS CONSISTING OF SINGLE-FAMILY AND TOWNHOUSE RESIDENTIAL UNITS; APPROVING DESIGN GUIDELINES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, CC Homes at Sunrise, LLC (Applicant) has applied to amend the City of Sunrise's Zoning Map; and

WHEREAS, the Applicant desires to rezone, from CR (Commercial Recreation District), RM-25 (Higher Density Multiple-family Residential District) and RM-10 (Low Medium Multifamily Residential District) to Planned Unit Development (PUD) District, approximately 152 acres of land generally located south of NW 30 Place, between Aragon Boulevard and E. Sunrise Lakes Drive, in Sunrise, Florida; and

WHEREAS, the PUD district requires design guidelines to demonstrate compliance with the development standards of the planned unit development and to allow for alternative development standards that will allow for greater quality of development; and

WHEREAS, in accordance with the City's Comprehensive Plan, the underlying land use designations for the subject property are Commercial Recreation and Irregular (9 du/ac) Residential, and in accordance with the Broward County Land Use Plan, the underlying land use designations for the subject property are also Commercial Recreation and Irregular (9 du/ac) Residential, both of which allow for the Planned Unit Development (PUD) District zoning designation; and

WHEREAS, the Planning and Zoning Board held a meeting on Tuesday, October 1, 2024 and recommended approval of the proposed rezoning; and

WHEREAS, the City Commission of the City of Sunrise, sitting as the Local Planning Agency, held a duly noticed public hearing on Tuesday, October 22, 2024 regarding the proposed rezoning.

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. Rezoning and Amendment to Zoning District Map. Pursuant to Application No. RZ-000097-2023 (94:060002), the approximately 152 acres of land generally located south of NW 30 Place, between Aragon Boulevard and E. Sunrise Lakes Drive, more particularly described in the legal description, which is attached to and made a part of this Ordinance as Exhibit A, is rezoned from CR (Commercial Recreation District), RM-25 (Higher Density Multiple-family Residential District) and RM-10 (Low Medium Multifamily Residential District) to Planned Unit Development (PUD) District. The City of Sunrise Zoning District Map is hereby amended accordingly from CR (Commercial Recreation District), RM-25 (Higher Density Multiple-family Residential District) and RM-10 (Low Medium Multifamily Residential District) to Planned Unit Development (PUD) District. The Applicant, the property owner, and their successors and assigns shall comply with all Staff recommendations and any conditions set forth in the Community Development Department's Staff Report to the City Commission, including those in the Staff Recommendation to the Planning and Zoning Board section and the Final Staff Recommendation to the City Commission section. A copy of the Staff Report is attached to and made a part of this Ordinance as Exhibit B.

Section 3. Pursuant to Section 16-101(d)(2) of the City's Code, the allowable number of units permitted in the approved PUD is 900 residential units consisting of single-family and townhouse residential units.

Section 4. Design Guidelines. The City Commission hereby approves the design guidelines which are attached to and made part of this Ordinance as Exhibit C. The Director of Community Development or designee may approve changes to the design guidelines in accordance with Section 16-101(g).

Section 5. 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 6. 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 7. Effective Date. This Ordinance shall become effective upon its passage.

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: _____

SECOND READING

MOTION: _____
SECOND: _____

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

Approved by the City Attorney
as to Form and Legal Sufficiency.

Thomas P. Moss