

SUNRISE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING AN “AMENDED AND RESTATED DEVELOPMENT AGREEMENT” BETWEEN THE CITY OF SUNRISE, FLORIDA AND CC/WV SUNRISE, LLC, AS SUCCESSOR-IN-INTEREST TO WINDSOR INVESTMENTS (SUNRISE GOLF & COUNTRY CLUB), LLC AND WINDSOR INVESTMENTS (FAIRWAY ISLES), LLC FOR APPROXIMATELY 160 ACRES OF LAND BOUNDED ON ALL SIDES BY ARAGON BOULEVARD, EAST SUNRISE LAKES DRIVE AND NW 30 PLACE, WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING FOR TRANSMISSION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, via Resolution No. 21-17, on February 9, 2021, the Sunrise City Commission approved a Development Agreement between the City of Sunrise and Windsor Investments (Sunrise Golf & Country Club), LLC and Windsor Investments (Fairway Isles), LLC (Development Agreement) for an approximately 160-acre property bounded on all sides by Aragon Boulevard, East Sunrise Lakes Drive and NW 30 Place, within the City of Sunrise, Florida, as described in Exhibit A attached hereto and incorporated herein; and

WHEREAS, via Resolution No. 21-17-21-A, on July 13, 2021, the Sunrise City Commission amended the effective date of Resolution No. 21-17 to be consistent with the Development Agreement and did not change any language within the Development Agreement as approved via Resolution No. 21-17; and

WHEREAS, the parties wish to amend the Development Agreement to include recent revisions associated with project improvements; and

WHEREAS, Sections 163.3220 – 163.3243, Florida Statutes, authorize local governments to enter into development agreements with developers; and

WHEREAS, the Developer has proposed, and City staff has reviewed, an Amended and Restated Development Agreement attached as Exhibit B and incorporated herein; and

WHEREAS, the Amended and Restated Development Agreement has been duly noticed and two public hearings, one of which was held by the Local Planning Agency, have been held in accordance with Section 163.3225, Florida Statutes.

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

Section 1. Approval of Agreement. The “Amended and Restated Development Agreement” between the City of Sunrise, Florida and CC/WV SUNRISE, LLC, as successor-in-interest to Windsor Investments (Sunrise Golf & Country Club), LLC and Windsor Investments (Fairway Isles), LLC, a copy of which is attached hereto and made a part of this Resolution as Exhibit B, is hereby approved.

Section 2. Execution of Agreement. The Mayor is hereby authorized to execute the Amended and Restated Development Agreement. The City shall record the Amended and Restated Development Agreement in the Public Records of Broward County at the Developer’s expense. The Director of Community Development Department is authorized to transmit the Amended and Restated Development Agreement to the Florida Department of Commerce.

Section 3. Effective Date. This Resolution shall become effective upon the approval of the rezoning of the property CR (Commercial Recreation District), RM-25 (Higher Density Multiple-family Residential District) and RM-10 (Low Medium Multifamily Residential District) zoning districts to a Planned Unit Development District (PUD) for Rezoning Application No. RZ-000097-2023 (94:060002) and upon the approval of the PUD Master Plan for Application No. MP-000157-2023 (94:060002).

PASSED AND ADOPTED THIS ____ DAY OF _____, 2024.

Mayor Michael J. Ryan

Authentication:

Felicia M. Bravo
City Clerk

MOTION: _____
SECOND: _____

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

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

Thomas P. Moss