

SUNRISE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, AMENDING CHAPTER 16 “LAND DEVELOPMENT CODE,” ARTICLE III “DEVELOPMENT REVIEW PROCEDURES,” BY AMENDING SECTION 16-31 “SITE PLAN” TO ALLOW SMALL-SCALE SITE PLANS AND PROCEDURES FOR PROPERTIES WITH A NET LAND AREA OF TWO ACRES OR LESS; AND BY AMENDING SECTION 16-39 “MASTER DEVELOPMENT PLAN” TO ALIGN THE APPROVAL PROCEDURE WITH THE LARGE-SCALE SITE PLAN REVIEW PROCEDURES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida law provides that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal service, and exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the City recognizes that the ability to process development applications in an efficient manner is an important factor in attracting and maintaining economic development throughout the City; and

WHEREAS, the Land Development Code regulates site plan applications, as well as site plan adjustments and revisions, including review procedures; and

WHEREAS, City staff has reviewed the small-scale site plan procedures and has identified revisions that would streamline the process, maximize opportunities, and encourage investment and business development to existing buildings for small-scale projects; and

WHEREAS, the City supports amending the Land Development Code to allow small-scale site plans and procedures for properties with a net land area of two (2) acres or less; and

WHEREAS, on September 10, 2024, the City adopted small-scale site plan procedures via Ordinance No. 402-24-G, which are codified in Section 16-31(f) of the City Code. As a result, a revision to Section 16-39 of the City Code is required to align the

master development plan approval procedure with the large-scale site plan review procedures; and

WHEREAS, the City's Local Planning Agency has reviewed this Ordinance and recommended its approval to the City Commission; and

WHEREAS, the City Commission held a public hearing, at which all members of the public so desiring had an opportunity to be heard; and

WHEREAS, the City Commission finds that adopting this Ordinance as set forth herein is consistent with and furthers the City's Comprehensive Plan and other applicable law relating to land use planning and development and growth management, and is necessary for the preservation of the public health, safety and welfare of the City's residents.

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

Section 1. Incorporation of Recitals. The foregoing recitals are hereby ratified and incorporated as the legislative intent of this Ordinance.

Section 2. That section 16-31 of the Code of the City of Sunrise, Florida, is hereby amended to read as follows:

Section 16-31. – Site plan.

(a) *Purpose.* The site plan is the key land development review mechanism for all development permits other than a single-family dwelling on a lot in single and separate ownership. It is intended to assure adequate site design and relationship to adjacent development and public facilities. This includes any major landscaping, walls or entrance features being added to an existing project. If a single tract is to be site planned in phases, a master development plan shall be prepared in accordance with section 16-39. A site plan must be submitted to the department for all development.

(b) *Types of site plan.* A site plan shall be categorized per the following:

(1) *Small-scale site plan.*

a. A site plan shall be processed as per the small-scale site plan procedures if the site plan complies with the following:

1. A net land area of ~~one (1)~~ two (2) acres or less; and

2. Fewer than fifty (50) dwelling units or fewer than twenty thousand (20,000) square feet of non-residential use; and
 3. Does not include both residential and non-residential uses; and
 4. Does not include an additional application that requires City Commission action.
- b. An exterior elevation change that does not include any changes to the site plan or includes administrative revision(s) to a site plan shall be processed as per the small-scale site plan procedures.
 - c. A new office building and associated parking garage(s) located within the Western Sunrise Area and does not include an additional application that requires City Commission action shall be processed as per the small-scale site plan procedures.
 1. Does not include an additional application that requires City Commission action; and
 2. Any portion of the property for which the new office building and associated parking garage(s) is located shall be a minimum of one-thousand (1,000) feet from any residential properties four (4) stories or less.

* * *

Section 3. That section 16-39 of the Code of the City of Sunrise, Florida, is hereby amended to read as follows:

Section 16-39. – Master development plan.

* * *

(c) *Master development plan approval procedure.* The site plan review procedures contained in subsection 16-31(f)(g) shall be followed.

* * *

Section 4. 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 5. 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 6. Inclusion in the Code. It is the intention of the City Commission, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of Sunrise, Florida.

Section 7. Effective Date. This Ordinance shall be effective immediately upon its passage.

PASSED AND ADOPTED upon this first reading this _____ DAY
OF _____, 2025.

PASSED AND ADOPTED upon this second reading this _____ DAY
OF _____, 2025.

Mayor Michael J. Ryan

Authentication:

Felicia M. Bravo
City Clerk

FIRST READING

MOTION: _____
SECOND: _____

CLARKE: _____
GUZMAN: _____
KERCH: _____
SCUOTTO: _____
RYAN: _____

Approved by the City Attorney
as to Form and Legal Sufficiency

SECOND READING

MOTION: _____
SECOND: _____

CLARKE: _____
GUZMAN: _____
KERCH: _____
SCUOTTO: _____
RYAN: _____

Thomas P. Moss