SUNRISE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, APPROVING A "VACANT LAND CONTRACT " BETWEEN THE CITY OF SUNRISE AND SUNRISE SUNSET APTS, LLC, FOR CITY PROPERTY LOCATED ON SUNSET STRIP NORTH OF W. SUNRISE BLVD. AND GENERALLY DESCRIBED AS A PORTION OF PARCEL A OF J.B.S.K. SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEARING BROWARD COUNTY PROPERTY APPRAISER FOLIO NO. 494135150015; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Sunrise owns a 1.2 acre vacant parcel located on Sunset Strip, north of W. Sunrise Blvd., and described as a Portion of Parcel A of J.B.S.K Subdivision, according to the plat thereof as recorded in Plat Book 63, at Page 13, of the Public Records of Broward County, Florida, and bearing Broward County Property Appraiser Folio No. 494135150015 (the "Property"); and

WHEREAS, Sunrise Sunset Apts, LLC (Developer) is proposing to build a mixed-use, mixed-income multifamily rental development comprised of approximately 415 units, 33% of which will be dedicated to workforce housing, to be located at the northwest corner of W. Sunrise Blvd. and Sunset Strip (Project); and

WHEREAS, the Project will be located within the limits of the East Sunrise Improvements Master Plan (Master Plan), which identified the Project location as an "Opportunity Site" for redevelopment as it is a gateway into eastern Sunrise. The City Commission determines that the Project is consistent with goals and objectives of the Master Plan and furthers the City's goals and objectives for the prevention and mitigation of slum and blight, the creation of economic development, the improvement of critical public infrastructure, and the creation of affordable workforce housing; and

WHEREAS, the Project will provide a public benefit with regard to affordable workforce housing and economic development and opportunities; and

WHEREAS, the City wishes to provide incentives to the Developer in exchange for developing affordable workforce housing, improving the public infrastructure, and to incentivize the redevelopment of the Property and adjoining parcels; and

WHEREAS, the conveyance of the Property to the Developer is necessary for the construction of the mixed use, mixed-income Project. On October 22, 2024, the City Commission approved a Letter of Intent Development Incentive Agreement which resulted in the City's acquisition of the Property with the intention to convey the land to the Developer as part of an incentive for the Project.

WHEREAS, the City has determined in good faith that the Property is not needed for a municipal purpose, that it is in the City's best interest to convey the Property to Developer for the development of affordable housing, and that the Property constitutes surplus property; and

WHEREAS, pursuant to the City's broad home rule powers granted by Article VIII, Section 2(b), Florida Constitution, and implemented by Chapter 166, Florida Statutes, the City has enacted procedures regarding the sale of City land; and

WHEREAS, pursuant to Section 3.12 of the City Charter and Section 2-371 of the Code of the City of Sunrise, Florida, a duly noticed public hearing was held to obtain public input on the conveyance of the Property described above.

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 Section 3.12 of the City's Charter and Section 2-371 of the City of Sunrise Code of Ordinances, a "Vacant Land Contract" (Contract) between the City of Sunrise and Sunrise Sunset Apts, LLC, for property legally described as a Portion of Parcel A of J.B.S.K. Subdivision, according to the plat thereof as recorded in Plat Book 63, at Page 13, of the Public Records of Broward County, Florida, and bearing Broward County Property Appraiser Folio No. 494135150015, is hereby approved. A copy of the Contract is attached hereto and made a part of this Ordinance as Exhibit A.

Section 3. The City Commission of the City of Sunrise, Florida, hereby confirms that a public hearing was held to obtain the public's input on the conveyance of the Property.

Section 4. The City Commission further determines and declares the Property to be surplus property.

Section 5. The City Commission hereby authorizes the City Manager to execute the Contract and the Deed. The City Manager, the City Attorney, the City Clerk, the Director of Finance and Administrative Services, their designees and appropriate staff are

hereby authorized to take all actions necessary to effectuate the sale and the terms of the Contract, including but not limited to: executing any amendment or document as may be required by the title company, executing any document to extend the time of closing or any of the conditions in the Contract, and executing other documents required for closing including any closing statements, assignments, affidavits, etc., with any such documents subject to review and approval of the City Attorney.

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 be effective immediately upon its passage.

PASSED AND ADOPTED upon this first reading this 23RD DAY OF SEPTEMBER, 2025.

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

_____
Mayor Michael J. Ryan

Authentication:

_____
Felicia M. Bravo
City Clerk

FIRST READING		SECOND READING	
MOTION:	KERCH	MOTION:	_____
SECOND:	GUZMAN	SECOND:	_____
CLARKE:	YEA	CLARKE:	____
GUZMAN:	YEA	GUZMAN:	____
KERCH:	YEA	KERCH:	____
SCUOTTO:	ABSENT	SCUOTTO:	____
RYAN:	YEA	RYAN:	____

Approved by the City Attorney
as to Form and Legal Sufficiency

_____
Thomas P. Moss