

CITY OF SUNRISE

NOTICE OF PUBLIC HEARING FOR A PROPOSED AMENDMENT TO A REZONING ORDINANCE

The City of Sunrise proposes to adopt by ordinance the following amendment to a rezoning ordinance condition:

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, APPROVING AN AMENDMENT TO A REZONING ORDINANCE CONDITION RELATING TO AFFORDABILITY FOR THE PROPERTY LOCATED AT 1577 SUNSET STRIP, WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

New Urban Sunset Strip, LLC has applied to the City to amend a rezoning ordinance condition relating to the affordable housing commitment within the previously approved rezoning application. The property is located at 1577 Sunset Strip, in Sunrise, Florida, as shown on the attached map.



The Applicant has requested to amend a rezoning ordinance condition relating to the affordable housing commitment within the previously approved rezoning so that all units within the project will be restricted to households whose annual income does not exceed 120% of the Broward County area median household income for a period of 15 years. There are no additional changes to any other conditions nor additional revisions to the single-family development proposed. The property will remain in the Low Medium Multifamily Residential District (RM-10). The application is on file in the Community Development Department, 10770 W. Oakland Park Boulevard, 2nd Floor - Sunrise, Florida 33351, and may be viewed between the hours of 9:00 a.m. and 4:30 p.m., Monday through Friday (excluding City holidays). City Staff has determined that this application meets all applicable code requirements. Therefore, it will be placed on the Local Planning Agency quasi-judicial hearing agenda for City Commission action.

The following hearings will occur in the Sunrise City Hall Commission Chambers (in the new City Hall) located at 10770 West Oakland Park Boulevard, 1st Floor, Sunrise, FL 33351:

Local Planning Agency	Wednesday, 11/12/2025 at 4:45 p.m.	Public Hearing
City Commission	Wednesday, 11/12/2025 at 5:00 p.m.	1 st reading of ordinance
City Commission	Tuesday, 12/09/2025 at 5:00 p.m.	2 nd reading of ordinance

The City Commission and the Local Planning Agency will be meeting in-person. The public may attend and participate in the meetings in person or via telephone by using Vast Conference Calling as early as fifteen (15) minutes before the start time utilizing the details below:

- Dial in number: (954) 395-2401
- Access Code: 368262

Attendees can press 5* on their phone keypad to make a comment during the public hearing or during the open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties, please call (954) 578-4792.

You may be an "Affected Party", which is someone who will suffer an adverse effect to a legally recognizable interest if the City's Comprehensive Plan requirements and Land Development Regulations are not properly applied as set forth in Section 16-277 of the City's Code of Ordinances. If you want to attend the quasi-judicial hearing as an Affected Party you may attend the meeting or file a written notice of appearance with the Community Development Department, by 4:30 p.m., on the last business day before the hearing. The notice of appearance shall state with particularity the comprehensive plan requirement or Land Development Regulation the person asserting affected party status contends is not being properly applied and the nature of the affected party's legally recognizable interest that may be affected by the City's approval of the land development application. Forms are available online at www.sunrisefl.gov (in the Community Development Document Library). If you plan to distribute written documents at a meeting, you must provide 10 copies to the City Clerk prior to the start of the meeting.

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Section 286.0105, Florida Statutes.

The City does not tolerate discrimination in any of its programs, services or activities; and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap, religion, family or income status.

In compliance with the ADA and F.S.S. 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting, should contact the City's ADA Coordinator at least 48 hours in advance of the scheduled meeting. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711; Florida Relay (TIV/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation.

AD LPA-1112225 – Sunset Strip Square

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