

SUNRISE, FLORIDA

ORDINANCE NO. ____

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.

WHEREAS, on September 26, 2023, via Ordinance No. 698, the Sunrise City Commission approved a rezoning application for the three (3) acre residential development known as Sunset Strip Square, located at 1577 Sunset Strip, pursuant to which New Urban Sunset Strip, LLC (Applicant) committed to restrict the homes in the proposed development to provide for affordable housing; and

WHEREAS, as a condition to providing financing for the Sunset Strip Square project, Broward County requires that all homes within the development be restricted to households earning not more than 120% of the area median household income for a period of fifteen (15) years; and

WHEREAS, in order to comply with Broward County's requirements, the Applicant has applied to the City for an amendment to the condition of the approved rezoning relating to affordability of the residential units. The Applicant has also requested revisions to the affordability condition in the approved site plan and Development Agreement; and

WHEREAS, the Applicant is not requesting any additional revisions to the rezoning approval and is not requesting any changes to the project design. The existing zoning will remain Low Medium Multifamily Residential District (RM-10); and

WHEREAS, the Planning and Zoning Board held a meeting on Thursday, October 9, 2025 and recommended approval of the proposed rezoning application; and

WHEREAS, the City Commission of the City of Sunrise, sitting as the Local Planning Agency, held a duly noticed public hearing on Wednesday, November 12, 2025 regarding the proposed rezoning application.

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. Approval of Rezoning Amendment. Pursuant to Application No. RZ-000494-2025 (15:103), the amendment to the affordable housing commitment and condition of approval for the rezoning of approximately three (3) net acres of land located at 1577 Sunset Strip, as set forth in the Community Development Department's Staff Report to the City Commission (Staff Report), is hereby approved. The property is more particularly described in the legal description attached to and made a part of this Ordinance as Exhibit A. The Applicant, the property owner, and their successors and assigns shall comply with all Staff recommendations and conditions set forth in the Staff Report, including those in the Staff Recommendation to the Planning and Zoning Board section. A copy of the Staff Report is attached to and made a part of this Resolution as Exhibit B.

Section 3. 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 4. 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 5. Effective Date. This Ordinance shall become effective 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