SUNRISE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, RELATING TO THE 84 SOUTH DEVELOPMENT OF REGIONAL IMPACT; APPROVING A REQUEST FOR MODIFICATION OF THE 84 SOUTH DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER BY AMENDING SECTION 3.6 TO INCREASE THE HEIGHT OF THE HOTEL TO NO TALLER THAN SEVEN (7) STORIES AND TO REDUCE THE SETBACK TO A MINIMUM OF TEN (10) FEET ALONG PROPERTY LINES ABUTTING THE I-75 RIGHT-OF-WAY FOR A PORTION OF PARCEL K; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 84 South Development of Regional Impact (DRI) Development Order (Development Order) was originally approved by the Broward County Commission on November 1, 1977, by the adoption of Ordinance No. 77-36(z), because the land was located within unincorporated Broward County; and

WHEREAS, the City of Sunrise annexed this unincorporated property on June 28, 1983, via Ordinance No. 269; and

WHEREAS, the 84 South DRI has been subsequently amended over the years; and

WHEREAS, Weston Hotel Management 18 LLC (Applicant) has applied to the City for an amendment to Section 3.6 of the DRI Development Order, relating to a portion of Parcel K. The proposed amendment increases the allowable height for the subject portion of Parcel K and reduces the minimum setback along the property line abutting the I-75 right-of-way, as outlined in the Community Development Department's Staff Report, a copy of which is attached to and made a part of this Ordinance as Exhibit A; and

WHEREAS, the City of Sunrise Planning and Zoning Board considered the proposed amendment to the Development Order and recommended approval at its December 4, 2025 meeting pursuant to section 16-49(b)(2) of the City's Land Development Code; and

WHEREAS, the City Commission held a public hearing pursuant to Section 380.06, Florida Statutes, to consider the proposed amendment to the Development Order.

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

Section 1. The foregoing Whereas clauses are true and correct and hereby ratified and incorporated as the legislative intent of this Ordinance.

Section 2. Findings of Fact. The City Commission makes the following findings of fact:

2.1 The proposed amendment to the 84 South DRI includes revisions to the development previously approved but does not create a reasonable likelihood of additional regional impact, or any type of regional impact not previously reviewed by the City, the South Florida Regional Planning Council and the State Land Planning Agency.

2.2 The development is not located within an Area of Critical State Concern.

2.3 The Development Order is consistent with the State Comprehensive Plan, Chapter 187, Florida Statutes.

2.4 The Development Order is consistent with the Broward County Comprehensive Plan, the City's Comprehensive Plan, and the City's land development regulations.

2.5 All statutory and regulatory requirements or conditions for the adoption of this Ordinance have been met or fulfilled.

Section 3. Modifications to Development Order: The following section of the 84 South DRI Development Order, as adopted by Ordinance No. 77-36(z), and as subsequently amended, is hereby amended to read as follows:

* * *

3.6 *"Development shall be consistent with those regulations embodied in B-2A zoning districts, excepts as follows:*

(a) No Structure shall be taller than two (2) stories and shall be setback a minimum of thirty-five (35) feet from all property lines, with the exception of the hotel parcel legally described on the attached survey, which shall be no taller than seven (7) stories and setback a minimum of ten (10) feet along property lines abutting the I-75 right-of-way.

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(b) One gasoline service station shall be permitted."

* * *

Section 4. Sections Remaining in Effect. Any sections contained in Ordinance No. 77-36(z), as subsequently amended, that are not specifically amended herein shall remain in full force and effect as set forth within.

Section 5. Recordation. Within thirty (30) days of the effective date of this Amendment to the 84 South DRI Development Order, the developer shall record this Ordinance in the Public Records of Broward County, Florida and shall provide copies of the recorded ordinance to the City, the South Florida Regional Planning Council, and the Florida Department of Commerce.

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 _____ DAY OF_____, 2026.

PASSED AND ADOPTED upon this second reading this _____ DAY OF_____, 2026.

_____
Mayor Michael J. Ryan

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Authentication:

_____
Felicia M. Bravo
City Clerk

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

Approved by the City Attorney
as to Form and Legal Sufficiency

_____
Thomas P. Moss

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