SUNRISE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, APPROVING A REZONING FROM COMMUNITY BUSINESS DISTRICT (B-2) TO PLANNED DEVELOPMENT DISTRICT (PDD) OF APPROXIMATELY FIFTEEN (15) ACRES OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF SW 160 AVENUE AND SW 14 STREET (INDIAN TRACE), WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA; AMENDING THE ZONING DISTRICT MAP TO REFLECT THE REZONING; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Weston Hotel Management 18 LLC (Applicant) has applied to amend the City of Sunrise's Zoning Map; and

WHEREAS, the Applicant desires to rezone from Community Business District (B-2) to Planned Development District (PDD), approximately 15 acres of land generally located at the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), within the City of Sunrise, Florida; and

WHEREAS, the area to be rezoned excludes the existing gas station, billboard site, and day care center as reflected in the sketch and legal description attached to and made a part of this Ordinance as Exhibit A; and

WHEREAS, in accordance with the City's Comprehensive Plan, the underlying land use designation for the subject property is Commercial, and in accordance with the Broward County Land Use Plan, the underlying land use designation for the subject property is Commerce, both of which allow for the Planned Development District (PDD) zoning designation; and

WHEREAS, the Planning and Zoning Board held a meeting on Thursday, December 4, 2025, and recommended approval of the proposed rezoning; and

WHEREAS, the City Commission of the City of Sunrise, sitting as the Local Planning Agency, held a duly noticed public hearing on Tuesday, January 13, 2026, regarding the proposed rezoning.

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. Rezoning and Amendment to Zoning District Map. Pursuant to Application No. RZ-000203-2025, the approximately 15 acres of land generally located at the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), more particularly described in the sketch and legal description attached to and made a part of this Ordinance as Exhibit A, is rezoned from Community Business District (B-2) to Planned Development District (PDD). The City of Sunrise Zoning District Map is hereby amended accordingly from Community Business District (B-2) to Planned Development District (PDD). The Applicant, the property owner, and their successors and assigns shall comply with all staff recommendations and conditions set forth in the Community Development Department's Staff Report to the City Commission, 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 Ordinance 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 6. 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

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

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Thomas P. Moss