NOTICE OF PUBLIC HEARINGS

The City has received multiple development applications for a property that is near your home or business, including applications for a Rezoning, a Master Plan, and a modification to the Development Order for the 84 South Development of Regional Impact. You are receiving this notice because you own property within 500 feet of the proposed development location. The proposed development is generally located on the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), Sunrise, Florida as shown on the attached maps.

At the Local Planning Agency meeting on January 13, 2026, the hearing on the Rezoning application was continued to a Local Planning Agency meeting to be held on **February 3, 2026, at 4:45 p.m.**

At the City Commission meeting on January 13, 2026, the hearings on the Rezoning application and the Modification to the Development Order for the 84 South Development of Regional Impact application were continued to a Special City Commission meeting to be held on **February 3, 2026, beginning at 5:00 p.m.** In addition, a hearing on the Master Plan application was scheduled for January 27, 2026, at 5:00 p.m., at which time the Master Plan hearing will be continued to the Special City Commission meeting on **February 3, 2026, beginning at 5:00 p.m.**

Please see the details listed below for the scheduled hearings on each development application:

Rezoning

The applicant has requested to change the zoning of the property from B-2 (Community Business District) to Planned Development District (PDD). City staff has determined this application meets all applicable code requirements and will be placed on the Local Planning Agency agenda and the City Commission quasi-judicial hearing agenda for further action. **The following hearings will occur in the Sunrise City Hall Commission Chambers at 10770 W. Oakland Park Boulevard, 1st Floor - Sunrise, FL 33351:**

Local Planning Agency	Tuesday, 02/03/26 at 4:45 p.m.	Public hearing
Special City Commission Meeting	Tuesday, 02/03/26 at 5:00 p.m.	1st reading of ordinance at quasi-judicial hearing
City Commission Meeting	Tuesday, 02/10/26 at 5:00 p.m.	2nd reading of ordinance at quasi-judicial hearing

Modification to the Development Order for the 84 South Development of Regional Impact (DRI)

The applicant has applied to the City to adopt by ordinance a modification to the Development Order for the 84 South Development of Regional Impact for approximately 701 acres of land generally located at south of State Road 84, north of SW 14 Street, west of SW 148 Avenue, and east of SW 160 Avenue, Sunrise. The modification to the Development Order for the 84 South Development of Regional Impact is specific to a portion of Parcel K that is approximately 2.5 acres, which is located on the northeast corner of SW 160 Avenue and SW 14 Street (Indian Trace), Sunrise, Florida.

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

Special City Commission Meeting	Tuesday, 02/03/26 at 5:00 p.m.	1st reading of ordinance at public hearing
City Commission Meeting	Tuesday, 02/10/26 at 5:00 p.m.	2nd reading of ordinance at public hearing

Master Plan

The applicant has requested approval of a Master Plan for a mixed-use development. City staff has determined this application meets all applicable code requirements and will be placed on the City Commission quasi-judicial hearing agenda for further action. **The following hearing will occur in the Sunrise City Hall Commission Chambers at 10770 W. Oakland Park Boulevard, 1st Floor - Sunrise, FL 33351:**

Special City Commission Meeting	Tuesday, 02/03/26 at 5:00 p.m.	Quasi-judicial Hearing

The applications referenced above are on file in the Community Development Department of the City of Sunrise, located at 10770 W. Oakland Park Boulevard, 2nd Floor, Sunrise, FL, and may be viewed by any interested person Monday through Friday (excluding City holidays) between 9:00 a.m. and 4:30 p.m. or requested via AskZoning@sunrisefl.gov.

COMMUNITY DEVELOPMENT DEPARTMENT
10770 W. Oakland Park Boulevard – Sunrise, Florida 33351
(954) 746-3281 AskZoning@sunrisefl.gov

The Local Planning Agency and City Commission Meetings will be meeting in-person; however, the public may attend and provide comments at 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:

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

Attendees can press 5* on their phone keypad to comment during public hearings, quasi-judicial hearings, 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.

Any member of the public may provide comments at the public hearings and the quasi-judicial hearings.

You may be an "Affected Party" for purposes of the Rezoning and/or Master Plan applications. An "Affected Party" 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 defined in Section 16-277 of the City's Code of Ordinances. **If you want to participate in the quasi-judicial hearings as an Affected Party, you must file a written notice of appearance with the Community Development Department by 4:30 p.m. on the last business day before the hearing. Affected Parties must attend the meeting in person to participate.** 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. The City Commission will determine whether someone qualifies as an Affected Party. Forms are available online at www.sunrisefl.gov in the Community Development Document Library. A notice of appearance is only necessary for someone seeking to participate in a quasi-judicial hearing as an affected party, and is not necessary in order to provide comments during public hearings, quasi-judicial hearings, or during the open discussion.

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. See section 286.0105, Florida Statutes.

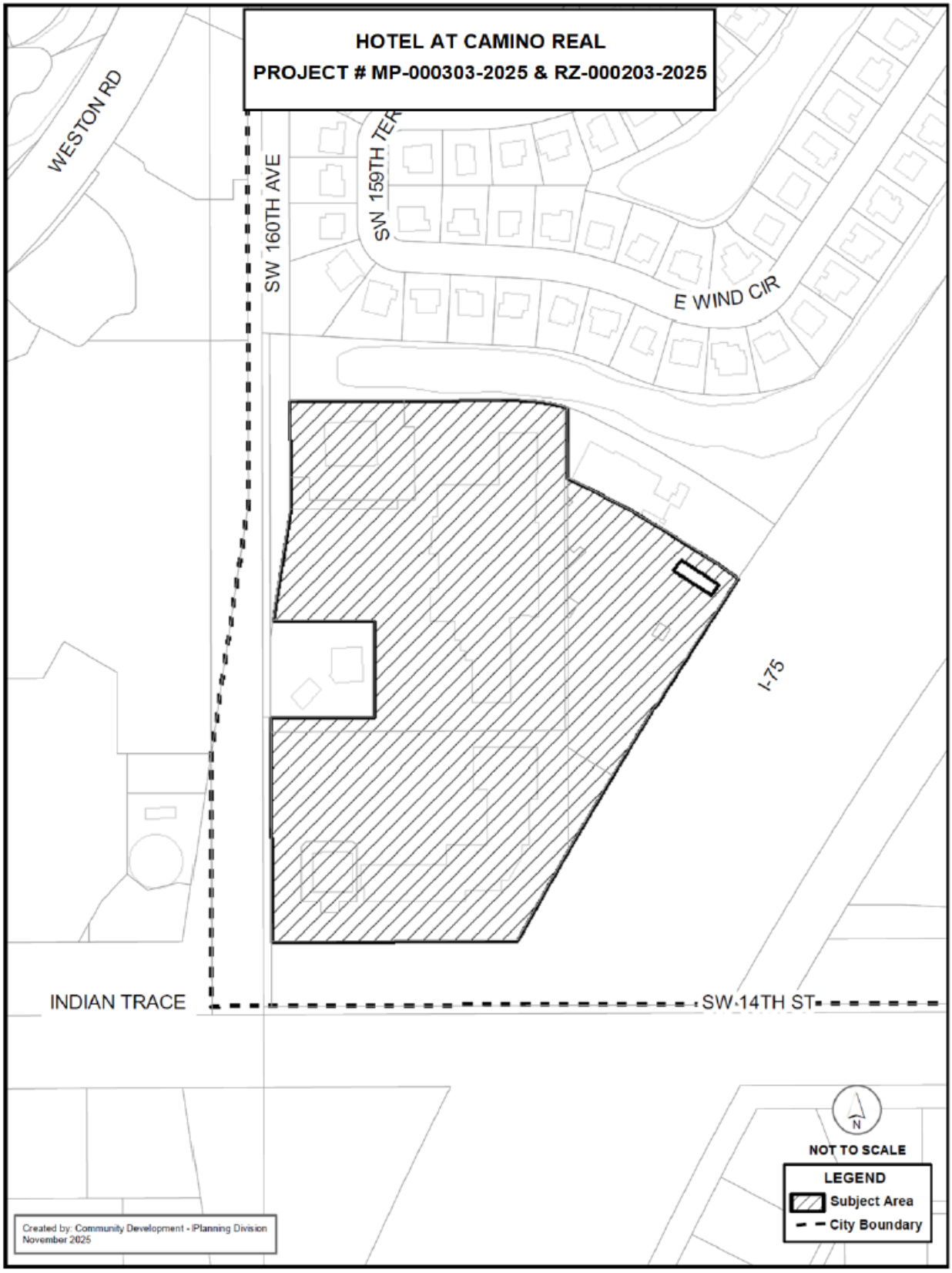
The City does not tolerate discrimination in any of its programs, services or activities; and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap,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

In compliance with the ADA and Fla. Stat. § 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 (TIY/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation.

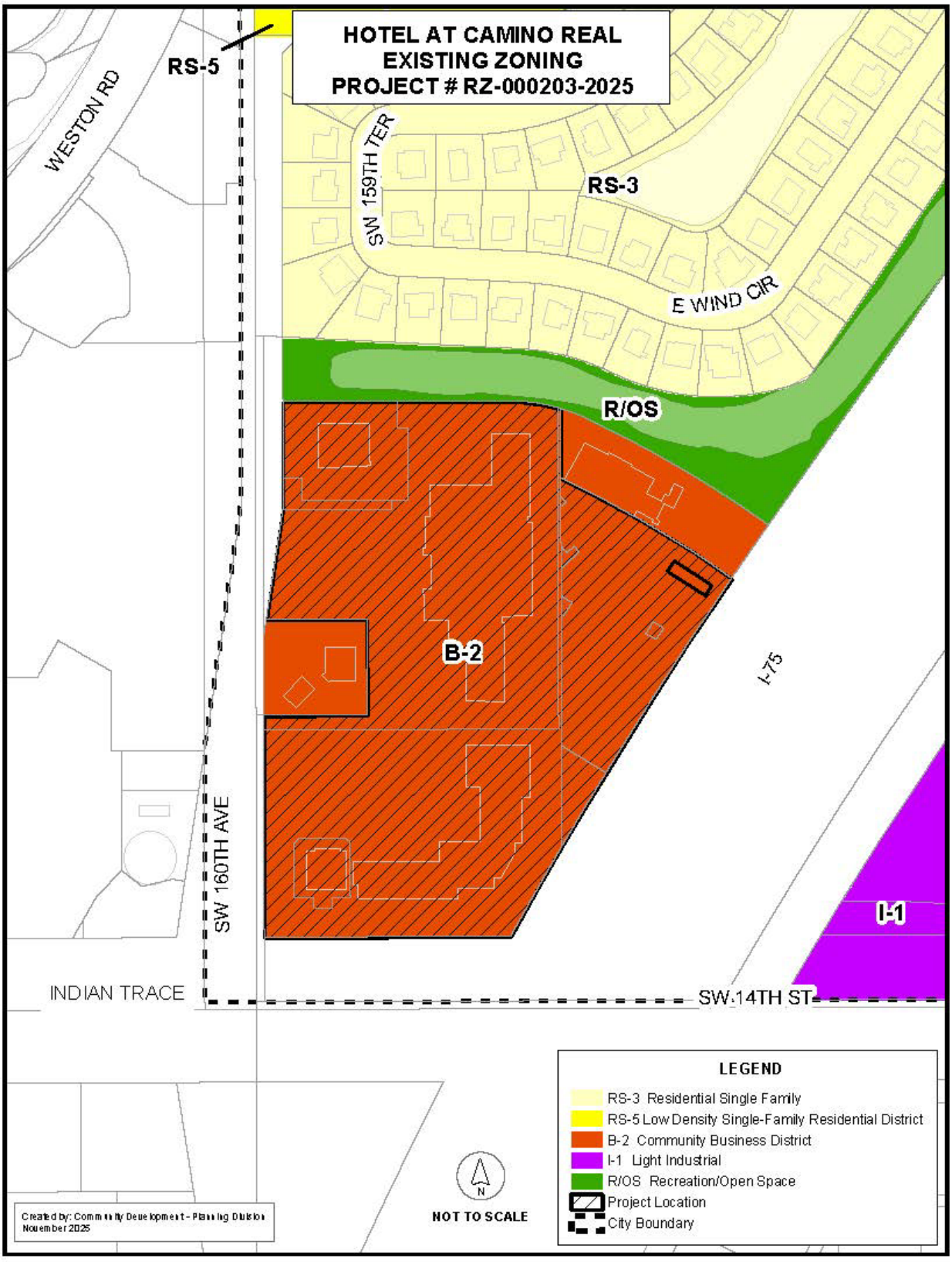
If you have any questions about this notice, then please contact City staff in the Planning Division at (954) 746-3281 or e-mail AskZoning@sunrisefl.gov

Notification Date: January 16, 2026.

Location Map for Rezoning & Master Plan Applications



Existing Zoning Map



Location Map for Amendment to Development Order for 84 South DRI

