



NOTICE OF PUBLIC HEARING

Ruby Centre Associates, LLC has applied to the City for a **Second Amended and Restated Development Agreement for Westerra Phase I** for a mixed-use development that is near your home or business. You are receiving this notice because you own property within 500 feet of this location. The Development Agreement is on file in the Community Development Department of the City of Sunrise, 10770 West Oakland Park Boulevard, 2nd Floor, Sunrise, Florida, and may be viewed by any and all interested parties between 9:00 a.m. and 4:30 p.m., Monday through Friday (excluding City holidays) or requested via AskZoning@sunrisefl.gov.

A public hearing will be held in the Sunrise City Hall Commission Chambers at 10770 W. Oakland Park Boulevard, 1st Floor, Sunrise, FL 33351 during the Local Planning Agency meeting on TUESDAY, AUGUST 11, 2026, commencing at 4:45 P.M. Upon the close of the Local Planning Agency hearing, a public hearing will be held in the Sunrise City Hall Commission Chambers at 10770 W. Oakland Park Boulevard, 1st Floor, Sunrise, FL 33351 by the City Commission, serving in its capacity as the local governing body (City of Sunrise Commission), on TUESDAY, AUGUST 11, 2026, commencing at 5:00 p.m.

The City Commission and Local Planning Agency will be meeting in-person; however, 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:

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

Attendees can press 5* on their phone keypad to make a comment during public 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.

The land subject to the "Second Amended and Restated Development Agreement for Westerra Phase I" is generally located along W. Sunrise Boulevard, between Sawgrass Corporate Parkway and NW 136 Avenue (Harrison Parkway), in the City of Sunrise, Florida. Ruby Centre Associates, LLC has submitted the proposed amendment for Westerra Phase I. The property is located within the Westerra Development of Regional Impact (DRI), is designated Local Activity Center (LAC) on the Future Land Use Map, and is zoned Planned Development District (PDD).

The approved development program will remain at up to 750 high-rise residential units, 750,000 square feet of office space, 50,000 square feet of commercial space, and 300 hotel rooms, consistent with the approved Westerra Development of Regional Impact (DRI). No changes to the approved development entitlements are proposed. The proposed amendment to the Development Agreement modifies maximum building height for parking garages, relocates a pocket park, modifies timing requirements for community linear greenway, amends voluntary contribution for public art, and modifies driveways within the project area. The applicant has concurrently submitted applications for a Site Plan on Pod 4 and a Revised Master Plan for the Westerra development.

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 (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, please contact City staff in the Planning Division at (954) 746-3281 or email AskZoning@Sunrisefl.gov.

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.

Notification Date: July 24, 2026

Location Map

