

SUNRISE, FLORIDA

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING A
“SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT
FOR WESTERRA PHASE I” BETWEEN THE CITY OF SUNRISE AND
RUBY CENTRE ASSOCIATES, LLC; PROVIDING FOR RECORDATION;
PROVIDING FOR TRANSMISSION; AND PROVIDING AN EFFECTIVE
DATE.**

WHEREAS, Sections 163.3220 – 163.3243, Florida Statutes, authorize local governments to enter into development agreements with developers and to amend such agreements; and

WHEREAS, on March 27, 2018, via Resolution No. 18-42, the City Commission of the City of Sunrise approved a Development Agreement for Westerra Phase I, generally located south of West Sunrise Boulevard between Sawgrass Corporate Parkway and NW 136 Avenue; and

WHEREAS, on February 27, 2024, via Resolution No. 18-42-24-A, the City Commission of the City of Sunrise approved an Amended and Restated Development Agreement for Westerra Phase I; and

WHEREAS, the Developer has proposed, and City staff has reviewed, a Second Amended and Restated Development Agreement which maintains the development plan of 750 high-rise residential units, 750,000 square feet of office, 50,000 square feet of commercial, and 300 hotel rooms consistent with the Westerra Development of Regional Impact (DRI); and

WHEREAS, the Second Amended and Restated Development Agreement provides for modifications to maximum building height for parking garages, relocation of a pocket park, modification to timing requirements for a community linear greenway, an amendment to the voluntary contribution for public art, and modifications to driveways within the project area; and

WHEREAS, the Second Amended and Restated Development Agreement has been duly noticed and two public hearings, one of which was held by the Local Planning Agency, have been held in accordance with Section 163.3225, Florida Statutes.

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

Section 1. Approval of Agreement. A "Second Amended and Restated Development Agreement for Westerra Phase I" (Second Amendment) between the City of Sunrise and Ruby Centre Associates, LLC is hereby approved. A copy of the Second Amendment is attached hereto and made a part of this Resolution as Exhibit A.

Section 2. Execution of Agreement. The Mayor is hereby authorized to execute the Second Amendment.

Section 3. Recordation of Agreement. The City shall record the Second Amendment in the Public Records of Broward County at the expense of the Developer. The Director of Community Development is authorized to transmit the Second Amendment to the Florida Department of Economic Opportunity and other agencies as required by law.

Section 4. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED this _____ DAY of _____, 2026.

Mayor Michael J. Ryan

Authentication:

Felicia M. Bravo
City Clerk

MOTION: _____
SECOND: _____

CLARKE: _____
GUZMAN: _____
KERCH: _____
SCUOTTO: _____
RYAN: _____

Approved by the City Attorney
as to Form and Legal Sufficiency

Thomas P. Moss