

CITY OF SUNRISE NOTICE OF INTENT TO CONSIDER A DEVELOPMENT AGREEMENT

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.

The City Commission, in its capacity as the Local Planning Agency, will hold a public hearing on a Development Agreement between the City of Sunrise and Ruby Centre Associates, LLC on Tuesday, August 11, 2026 commencing at 4:45 p.m. in the Sunrise City Hall Commission Chambers at 10770 West Oakland Park Boulevard, 1st Floor, Sunrise, Florida 33351, in order to make recommendations to the local governing body (City Commission) regarding the proposed amendment. A public hearing will be held by the Sunrise City Commission on Tuesday, August 11, 2026 commencing at 5:00 p.m. in the Commission Chambers at 10770 West Oakland Park Boulevard, 1st Floor, Sunrise, Florida 33351.

The City Commission and Local Planning Agency will be meeting in-person. 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 the 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 is generally located along W. Sunrise Boulevard between Sawgrass Corporate Parkway and NW 136 Avenue (Harrison Parkway) as shown on the location map. 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 proposed Development Agreement may be inspected at the Community Development Department, 10770 West Oakland Park Boulevard, 2nd Floor, Sunrise, FL 33351, between the hours of 9:00 a.m. to 4:30 p.m. Monday through Friday (excluding City holidays), or requested AskZoning@sunrisefl.gov.

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 (TII/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation. For additional information please contact the Community Development Department 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. Section 286.0105, Florida Statutes.

08/11/2026 - Second Amended and Restated Development Agreement

