

SUNRISE, FLORIDA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, APPROVING A REZONING FROM COMMUNITY BUSINESS DISTRICT (B-2) AND GENERAL BUSINESS DISTRICT (B-3) TO PLANNED DEVELOPMENT DISTRICT (PDD) OF APPROXIMATELY 20 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NORTH UNIVERSITY DRIVE AND WEST OAKLAND PARK BOULEVARD, WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA; AMENDING THE ZONING DISTRICT MAP TO REFLECT THE REZONING; APPROVING TWO HUNDRED SEVENTY (270) MULTI-FAMILY RESIDENTIAL UNITS FOR THE PROPOSED PROJECT; APPROVING THE FORM OF A DECLARATION OF RESTRICTIVE COVENANTS FOR AFFORDABLE HOUSING; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Greystar Development East, LLC (Applicant) has applied to amend the City of Sunrise's Zoning District Map; and

WHEREAS, the Applicant desires to rezone from Community Business District (B-2) and General Business District (B-3) to Planned Development District (PDD), approximately twenty (20) acres of land generally located at the southwest corner of N. University Drive and W. Oakland Park Boulevard, within the City of Sunrise, Florida; and

WHEREAS, in accordance with the City's Comprehensive Plan, the underlying land use designation for the subject property is Commercial; 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 PDD zoning designation; and

WHEREAS, the proposed PDD zoning designation and proposed multifamily residential development are subject to and must be consistent with the applicable provisions of the City of Sunrise Comprehensive Plan, the City of Sunrise Land Development Code, and the Broward County Land Use Plan; and

WHEREAS, the subject property is eligible for consideration of multifamily residential development pursuant to Broward County Land Use Plan Policy 2.16.4, Affordable Housing – Additional Permitted Residential Density, subject to the conditions and requirements of said Policy; and

WHEREAS, pursuant to Broward County Land Use Plan Policy 2.16.4, moderate-income affordable housing may be provided as a component of residential development based on a ratio of six (6) bonus dwelling units for each one (1) moderate-income affordable dwelling unit; and

WHEREAS, the Applicant proposes to provide thirty-nine (39) dwelling units affordable to households whose income does not exceed one hundred twenty percent (120%) of Area Median Income (AMI), consistent with the moderate-income affordable housing category in the Broward County Land Use Plan; and

WHEREAS, the thirty-nine (39) proposed moderate-income affordable dwelling units satisfies the affordable housing component required pursuant to Broward County Land Use Plan Policy 2.16.4 and would permit up to two hundred thirty-four (234) bonus dwelling units pursuant to the six-to-one (6:1) ratio established by said Policy; and

WHEREAS, the thirty-nine (39) moderate-income affordable dwelling units and the two hundred thirty-four (234) bonus density market rate dwelling units allow for development of two hundred seventy-three (273) dwelling units for this site; and

WHEREAS, the applicant proposes a development of two hundred seventy (270) dwelling units on the subject property with thirty-nine (39) moderate-income affordable dwelling units and the two hundred thirty-one (231) bonus market rate dwelling units; and

WHEREAS, City staff have reviewed Broward County Land Use Plan Policy 2.16.4 and have determined that the applicable requirements of the Policy have been satisfied, subject to the conditions of this Ordinance and subsequent development approvals; and

WHEREAS, pursuant to Broward County Land Use Plan Policy 2.16.4, the required affordable dwelling units must be maintained as affordable to the applicable designated income group for a minimum period of thirty (30) years, secured through a Declaration of Restrictive Covenants; and

WHEREAS, the Planning and Zoning Board held a meeting on August 6, 2026, and recommended approval of the proposed rezoning; and

WHEREAS, the City Commission of the City of Sunrise, sitting in its capacity as the Local Planning Agency, held a duly noticed public hearing as required by applicable law 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-000509-2025, the approximately twenty (20) net acres of land generally located at the southwest corner of N. University Drive and W. Oakland Park Boulevard, more particularly described in the legal description attached to and made a part of this Ordinance as Exhibit A, is hereby rezoned from Community Business District (B-2) and General Business District (B-3) to Planned Development District (PDD). The City of Sunrise Zoning District Map is hereby amended accordingly from Community Business District (B-2) and General Business District (B-3) 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 set forth 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. Permitted Residential Units. Pursuant to Broward County Land Use Policy 2.16.4, two hundred seventy (270) multi-family residential units are hereby permitted in the approved Planned Development District (PDD) ("Permitted Units"). Thirty-nine (39) of the Permitted Units must be deed restricted as moderate-income affordable dwelling units, as defined by the City of Sunrise and Broward County Comprehensive Plans, to allow for two hundred thirty-one (231) bonus density units at a six-to-one (6:1) ratio. Pursuant to Section 16-31(g)(11) of the City Code, if the Applicant fails to obtain a building permit during the active site plan approval period, the authorization for the Permitted Units shall expire and any subsequent request for residential units shall be subject to a new application and approval process in accordance with the City Code.

Section 4. Affordable Housing Declaration. A "Declaration of Restrictive Covenants" for affordable housing is hereby approved in substantially the form set forth in the attached Exhibit C. The Director of Community Development is authorized to finalize the Declaration of Restrictive Covenants upon review and approval of the City Attorney.

Section 5. 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 6. 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 7. Effective Date. This Ordinance shall become effective upon its passage.

INTRODUCED and set for public hearing 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

MOTION: _____
SECOND: _____

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

Approved by the City Attorney
as to Form and Legal Sufficiency

Thomas P. Moss