

SUNRISE, FLORIDA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, APPROVING A REZONING FROM GENERAL BUSINESS DISTRICT (B-3) TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT OF APPROXIMATELY 9.65 ACRES OF LAND GENERALLY LOCATED SOUTH OF WEST OAKLAND PARK BOULEVARD, BETWEEN NW 64 AVENUE AND NW 68 AVENUE, WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA; AMENDING THE ZONING DISTRICT MAP TO REFLECT THE REZONING; ALLOCATING UP TO THIRTY-THREE (33) FLEXIBILITY UNITS FOR THE PROPOSED PROJECT; APPROVING TWO HUNDRED TWENTY-NINE (229) MULTI-FAMILY RESIDENTIAL UNITS FOR THE PROPOSED PROJECT; APPROVING DEVELOPMENT PROGRAM STANDARDS; 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, PC PG Holdings II, LLC (Applicant) has applied to amend the City of Sunrise's Zoning District Map; and

WHEREAS, the Applicant desires to rezone approximately 9.65 net acres of land from General Business District (B-3) to Planned Unit Development (PUD) District, said property being generally located south of West Oakland Park Boulevard, between NW 64 Avenue and NW 68 Avenue; and

WHEREAS, according to the City's Comprehensive Plan, the underlying land use designation for the subject property is "commercial." According to the Broward County Land Use Plan, the underlying land use designation for the subject property is "commerce." Both the City's Plan and the County's Plan allow the proposed PUD zoning designation; and

WHEREAS, the proposed PUD zoning designation and the 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, pursuant to Section 16-116 of the Code of the City of Sunrise, Florida (City Code), the Applicant is seeking the allocation of thirty-three (33) Flexibility Units for the subject site; and

WHEREAS, pursuant to Section 16-116 of the City's Code, the City Commission may allocate "reserve units" to provide for a residential use on a parcel designated "commercial" on the City's Future Land Use Map; and

WHEREAS, pursuant to Resolution No. 18-36, the City Commission approved the City becoming a "Unified Flexibility Zone" in accordance with the Broward County Planning Council's "Administrative Rules Document: BrowardNext"; and

WHEREAS, under the Unified Flexibility Zone, "reserve units" are now known as "flexibility units"; and

WHEREAS, City staff have reviewed the request for allocation of flexibility units and determined that the criteria set forth in Section 16-116(b) have been satisfied and that the requested number of flexibility units are available for allocation; and

WHEREAS, the subject property is eligible for consideration of multifamily residential development pursuant to Broward County Land Use Plan (BCLUP) Policy 2.16.3, Affordable Housing – Additional Permitted Residential Density, subject to the conditions and requirements of said Policy; and

WHEREAS, pursuant to BCLUP Policy 2.16.3, 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 fifty-seven (57) 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 BCLUP, of which thirty-three (33) of such units will be consistent with BCLUP Policy 2.16.3; and

WHEREAS, the inclusion of thirty-three (33) moderate-income affordable dwelling units satisfies the affordable housing component required pursuant to BCLUP Policy 2.16.3 and would permit up to one hundred ninety-eight (198) bonus dwelling units pursuant to the six-to-one (6:1) ratio established by said Policy; and

WHEREAS, the thirty-three (33) moderate-income affordable dwelling units and the one hundred ninety-eight (198) bonus density market rate dwelling units allow for a development of two hundred thirty-one (231) dwelling units for this site; and

WHEREAS, the Applicant proposes a development of two hundred twenty-nine (229) dwelling units on the subject property with thirty-nine (33) moderate-income affordable dwelling units, consistent with BCLUP Policy 2.16.3 and the one hundred ninety-six (196) bonus market rate dwelling units; and

WHEREAS, City staff have reviewed BCLUP Policy 2.16.3 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 BCLUP Policy 2.16.3, 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 City Commission desires to allocate thirty-three (33) flexibility units for the proposed residential project located on approximately 9.65 acres of the area to be rezoned. Such allocation is contingent on the Applicant obtaining rezoning approval and final site plan approval; and

WHEREAS, the Planning and Zoning Board held a public meeting on April 2, 2026, and recommended approval of the proposed rezoning; and

WHEREAS, the City Commission of the City of Sunrise, sitting as the Local Planning Agency, held a duly noticed public hearing as required by Florida general 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-000463-2025, the approximately 9.65 net acres of land, generally located south of W. Oakland Park Boulevard, between NW 64 Avenue and NW 68 Avenue, more particularly described in the legal description attached to and made a part of this Ordinance as Exhibit A, is hereby rezoned from General Business District (B-3) to Planned Unit Development (PUD) District. The City of Sunrise Zoning District Map is hereby amended accordingly from General Business District (B-3) to Planned Unit Development (PUD) District. 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. A copy of the Staff Report is attached to and made a part of this Ordinance as Exhibit B.

Section 3. Allocation of Flexibility Units. Up to thirty-three (33) Flexibility Units are hereby allocated to the subject property. This allocation of Flexibility Units is contingent upon, and shall become effective upon, final site plan approval. If the Applicant fails to obtain a building permit during the active site plan approval period pursuant to Section 16-31(g)(11) of the City Code, all allocated Flexibility Units will revert back to the City's Unified Flexibility Zone.

Section 4. Pursuant to Section 16-116(c)(4) of the City Code, the Community Development Department shall reduce the number of Flexibility Units available for use elsewhere by the number of Flexibility Units allocated, and the City Planner shall inform the Broward County Planning Council of such action.

Section 5. Permitted Residential Units. Pursuant to Section 16-101(d)(2) of the City Code, two hundred twenty-nine (229) multi-family residential units are hereby permitted in the approved Planned Unit Development (PUD) District ("Permitted Units"). Thirty-three (33) 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 one hundred ninety-six (196) 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 6. Approval of Development Program Standards. The City Commission hereby approves the Development Program Standards, attached to and made part of this Ordinance as Exhibit C. The Director of Community Development or designee may approve changes to Development Program Standards in accordance with Section 16-101(g).

Section 7. Affordable Housing Declaration. A "Declaration of Restrictive Covenants" for affordable housing is hereby approved in substantially the form set forth in the attached Exhibit D. The Director of Community Development is authorized to finalize the Declaration of Restrictive Covenants upon review and approval of the City Attorney.

Section 8. 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 9. 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 10. 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