



MEETING OF THE SUNRISE CITY COMMISSION IN ITS CAPACITY AS THE LOCAL PLANNING AGENCY

Local Planning Agency Meeting will be held at 10770 West Oakland Park Blvd., Sunrise, Florida 33351, The Local Planning Agency Meeting will be hosted both an in-person format and a virtual format. Telephone call in number: 954-395-2401 Access Code: 368262 Attendees can press 5* on their phone keypad to make a comment during public hearings or during 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. Contact the City Manager's Office for additional information via mail to City Manager's Office, 10770 West Oakland Park Boulevard, Sunrise, FL 33351, via email to CityManager@sunrisefl.gov or via phone 954-746-3430.

LOCAL PLANNING AGENCY MEETING AGENDA Tuesday, June 24, 2025 - 4:45 PM

- (1) Call To Order**
- (2) Roll Call**
- (3) Moment of Silence and Pledge of Allegiance**
- (4) Open Discussion**
- (5) Public Hearings**

(A) Amendment

C25146

Local Planning Agency discussion and/or action Re: An Ordinance of the City of Sunrise, Florida, Amending Chapter 16 "Land Development Code," Article III "Development Review Procedures," by Amending Section 16-31 "Site Plan" to allow small-scale site plans and procedures for properties with a net land area of two acres or less; and by Amending Section 16-39 "Master Development Plan" to align the approval procedure with the Large-Scale Site Plan Review Procedures; providing for conflict; providing for severability; providing for inclusion in the City Code; and providing for an effective date. City Manager Mark

Lubelski. Shannon Ley, Director of Community Development.

(B) Amendment

C25145

Local Planning Agency discussion and/or action Re: An Ordinance of the City of Sunrise, Florida, Amending Chapter 16 “Land Development Code,” Article V “District Regulations,” by Amending Section 16-101 “Planned Unit Development (PUD) District” to allow for a reduced minimum tract size; by Amending Section 16-109 “Planned Development District (PDD)” to allow for a reduced minimum Site Area and to revise the submittal requirements for single-phase developments; providing for conflict; providing for severability; providing for inclusion in the City Code; and providing for an effective date. City Manager Mark Lubelski. Shannon Ley, Director of Community Development.

Adjournment

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 F.S.S. 286.0105

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 plan to distribute written documents at the meeting, you must provide 10 copies to the City Clerk prior to the start of the meeting.



AGENDA ITEM REQUEST

Originating Department: Community Development Department

Item Title: Amendment

Item Number: 5A

Meeting Date: 6/24/2025

City Reference Number (C#): C25146

Item Description:

Local Planning Agency discussion and/or action Re: An Ordinance of the City of Sunrise, Florida, Amending Chapter 16 "Land Development Code," Article III "Development Review Procedures," by Amending Section 16-31 "Site Plan" to allow small-scale site plans and procedures for properties with a net land area of two acres or less; and by Amending Section 16-39 "Master Development Plan" to align the approval procedure with the Large-Scale Site Plan Review Procedures; providing for conflict; providing for severability; providing for inclusion in the City Code; and providing for an effective date. City Manager Mark Lubelski. Shannon Ley, Director of Community Development.

Funding:

N/A

Amount:

N/A

ATTACHMENTS:

ATY Ordinance - C25146

Display Ad - Proof

Background:

Pursuant to Chapter 163.3174(4)(c), Florida Statutes, the City Commission (acting as the Local Planning Agency) is required to hold a duly advertised public hearing in order to review and make recommendations to the governing body as to the consistency of a proposed amendment to the City's Land Development Code with the adopted Comprehensive Plan. There is not an anticipated increased financial impact on the cost of residential housing as a result of the proposed Land Development Code revision.

The City recognizes the ability to process development applications in an efficient manner is an important factor in attracting and maintaining economic development throughout the City, not only for new development but for redevelopment and infill development. Continuing to evaluate opportunities to streamline the site plan process is ongoing process and this item is a result of such process.

On September 10, 2024, the City adopted Ordinance No. 402-24-G, which created the small-scale site plan procedures. City staff has reviewed the effectiveness of the small-scale site plan procedures and recommend to amend one of the three categories when a project is eligible to utilize small-scale site plan procedures, specifically the general category when a site plan can be processed per the small-scale site plan procedures.

In order for a site plan application to be processed per the small-scale site plan procedures under the general category, there are four criteria that have to be met. The proposed ordinance is to amend one of these criteria, more specifically for the site plan to be for a net land area of one (1) acre or less to a net area of two (2) acres or less. All other criteria previously established for small-scale site plan procedures will remain.

In addition, the proposed ordinance includes a revision to Section 16-39 of the Land Development Code to align the master development plan approval procedure with the large-scale site plan review procedures as it should be.

The proposed Land Development Code amendment is consistent with the Goals, Objectives and Policies of the City's adopted Comprehensive Plan and necessary for the preservation of the public health, safety, and welfare of the City's residents.

Staff recommends adoption of the proposed Land Development Code amendment.

For more information on this item, please contact the Community Development Department staff member identified below.

Department Head Recommendation:

Approval

Person With Additional Information:

Name: Jim Koeth

Phone: 964-746-3279

Department Head Name and Title:

Shannon Ley, P.E., Director of Community Development

City Manager:

Authorized for agenda placement

SUNRISE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, AMENDING CHAPTER 16 “LAND DEVELOPMENT CODE,” ARTICLE III “DEVELOPMENT REVIEW PROCEDURES,” BY AMENDING SECTION 16-31 “SITE PLAN” TO ALLOW SMALL-SCALE SITE PLANS AND PROCEDURES FOR PROPERTIES WITH A NET LAND AREA OF TWO ACRES OR LESS; AND BY AMENDING SECTION 16-39 “MASTER DEVELOPMENT PLAN” TO ALIGN THE APPROVAL PROCEDURE WITH THE LARGE-SCALE SITE PLAN REVIEW PROCEDURES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida law provides that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal service, and exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the City recognizes that the ability to process development applications in an efficient manner is an important factor in attracting and maintaining economic development throughout the City; and

WHEREAS, the Land Development Code regulates site plan applications, as well as site plan adjustments and revisions, including review procedures; and

WHEREAS, City staff has reviewed the small-scale site plan procedures and has identified revisions that would streamline the process, maximize opportunities, and encourage investment and business development to existing buildings for small-scale projects; and

WHEREAS, the City supports amending the Land Development Code to allow small-scale site plans and procedures for properties with a net land area of two (2) acres or less; and

WHEREAS, on September 10, 2024, the City adopted small-scale site plan procedures via Ordinance No. 402-24-G, which are codified in Section 16-31(f) of the City Code. As a result, a revision to Section 16-39 of the City Code is required to align the

master development plan approval procedure with the large-scale site plan review procedures; and

WHEREAS, the City's Local Planning Agency has reviewed this Ordinance and recommended its approval to the City Commission; and

WHEREAS, the City Commission held a public hearing, at which all members of the public so desiring had an opportunity to be heard; and

WHEREAS, the City Commission finds that adopting this Ordinance as set forth herein is consistent with and furthers the City's Comprehensive Plan and other applicable law relating to land use planning and development and growth management, and is necessary for the preservation of the public health, safety and welfare of the City's residents.

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

Section 1. Incorporation of Recitals. The foregoing recitals are hereby ratified and incorporated as the legislative intent of this Ordinance.

Section 2. That section 16-31 of the Code of the City of Sunrise, Florida, is hereby amended to read as follows:

Section 16-31. – Site plan.

(a) *Purpose.* The site plan is the key land development review mechanism for all development permits other than a single-family dwelling on a lot in single and separate ownership. It is intended to assure adequate site design and relationship to adjacent development and public facilities. This includes any major landscaping, walls or entrance features being added to an existing project. If a single tract is to be site planned in phases, a master development plan shall be prepared in accordance with section 16-39. A site plan must be submitted to the department for all development.

(b) *Types of site plan.* A site plan shall be categorized per the following:

(1) *Small-scale site plan.*

a. A site plan shall be processed as per the small-scale site plan procedures if the site plan complies with the following:

1. A net land area of ~~one (1)~~ two (2) acres or less; and

2. Fewer than fifty (50) dwelling units or fewer than twenty thousand (20,000) square feet of non-residential use; and
 3. Does not include both residential and non-residential uses; and
 4. Does not include an additional application that requires City Commission action.
- b. An exterior elevation change that does not include any changes to the site plan or includes administrative revision(s) to a site plan shall be processed as per the small-scale site plan procedures.
 - c. A new office building and associated parking garage(s) located within the Western Sunrise Area and does not include an additional application that requires City Commission action shall be processed as per the small-scale site plan procedures.
 1. Does not include an additional application that requires City Commission action; and
 2. Any portion of the property for which the new office building and associated parking garage(s) is located shall be a minimum of one-thousand (1,000) feet from any residential properties four (4) stories or less.

* * *

Section 3. That section 16-39 of the Code of the City of Sunrise, Florida, is hereby amended to read as follows:

Section 16-39. – Master development plan.

* * *

(c) *Master development plan approval procedure.* The site plan review procedures contained in subsection 16-31(f)(g) shall be followed.

* * *

Section 4. 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 5. 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 6. Inclusion in the Code. It is the intention of the City Commission, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of Sunrise, Florida.

Section 7. Effective Date. This Ordinance shall be effective immediately upon its passage.

PASSED AND ADOPTED upon this first reading this _____ DAY OF _____, 2025.

PASSED AND ADOPTED upon this second reading this _____ DAY OF _____, 2025.

Mayor Michael J. Ryan

Authentication:

Felicia M. Bravo
City Clerk

FIRST READING

MOTION: _____
SECOND: _____

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

Approved by the City Attorney
as to Form and Legal Sufficiency

SECOND READING

MOTION: _____
SECOND: _____

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

Thomas P. Moss

SUNRISE CITY CODE

NOTICE OF PROPOSED AMENDMENT

The City of Sunrise proposes to adopt by ordinance the following amendment to the Code of the City of Sunrise, Florida, Chapter 16 "Land Development Code":

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, AMENDING CHAPTER 16 "LAND DEVELOPMENT CODE," ARTICLE III "DEVELOPMENT REVIEW PROCEDURES," BY AMENDING SECTION 16-31 "SITE PLAN" TO ALLOW SMALL-SCALE SITE PLANS AND PROCEDURES FOR PROPERTIES WITH A NET LAND AREA OF TWO ACRES OR LESS; AND BY AMENDING SECTION 16-39 "MASTER DEVELOPMENT PLAN" TO ALIGN THE APPROVAL PROCEDURE WITH THE LARGE-SCALE SITE PLAN REVIEW PROCEDURES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

The City Commission, in its capacity as the Local Planning Agency, will be conducting a public hearing on this proposed ordinance on Tuesday, June 24, 2025 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. Upon the close of the Local Planning Agency hearing, a public hearing will be held by the Sunrise City Commission on Tuesday, June 24, 2025 commencing at 5:00 p.m. in the Sunrise City Hall Commission Chambers at 10770 West Oakland Park Boulevard, 1st Floor - Sunrise, Florida 33351.

The City Commission and the 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 proposed Ordinance may be inspected at the Community Development Department, 10770 West Oakland Park Boulevard, 2nd Floor - Sunrise, Florida 33351, between the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday (excluding City holidays), or requested via 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. See F.S.S. 286.0105.



AGENDA ITEM REQUEST

Originating Department: Community Development Department

Item Title: Amendment

Item Number: 5B

Meeting Date: 6/24/2025

City Reference Number (C#): C25145

Item Description:

Local Planning Agency discussion and/or action Re: An Ordinance of the City of Sunrise, Florida, Amending Chapter 16 "Land Development Code," Article V "District Regulations," by Amending Section 16-101 "Planned Unit Development (PUD) District" to allow for a reduced minimum tract size; by Amending Section 16-109 "Planned Development District (PDD)" to allow for a reduced minimum Site Area and to revise the submittal requirements for single-phase developments; providing for conflict; providing for severability; providing for inclusion in the City Code; and providing for an effective date. City Manager Mark Lubelski. Shannon Ley, Director of Community Development.

Funding:

N/A

Amount:

N/A

ATTACHMENTS:

ATY Ordinance - C25145

Display Ad - Proof

Background:

Pursuant to Chapter 163.3174(4)(c), Florida Statutes, the City Commission (acting as the Local Planning Agency) is required to hold a duly advertised public hearing in order to review and make recommendations to the governing body as to the consistency of a proposed amendment to the City's Land Development Code with the adopted Comprehensive Plan. There is not an anticipated increased financial impact on the cost of residential housing as a result of the proposed Land Development Code revision.

The City has established the Planned Unit Development (PUD) and Planned Development Districts (PDD) zoning districts within the Land Development Code. The PUD and PDD zoning districts incentivize development and redevelopment by providing opportunities to create specific design standards within the district for superior site plan opportunities. Currently both the PUD and PDD have a minimum tract size of 10 acres. Vacant tracts of ten (10) acres or more are extremely limited within the City. The PUD and PDD zoning districts have been a significant economic development tool. The proposed ordinance amends both the PUD and PDD zoning districts to revise the minimum tract size from ten (10) acres or more to eight (8) acres or more.

In addition, the proposed ordinance amends the submittal requirements for single phase PDD development to require an overall plan as part of the site plan application instead of a separate master plan application. This is similar to what is currently required for a PUD single phase development and streamlines the process.

The proposed Land Development Code amendment is consistent with the Goals, Objectives and Policies of the City's adopted Comprehensive Plan and necessary for the preservation of the public health, safety, and welfare of the City's residents.

Staff recommends adoption of the proposed Land Development Code amendment.

For more information on this item, please contact the Community Development Department staff member identified below.

Department Head Recommendation:

Approval

Person With Additional Information:

Name: Jim Koeth

Phone: 964-746-3279

Department Head Name and Title:

Shannon Ley, P.E., Director of Community Development

City Manager:

Authorized for agenda placement

SUNRISE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, AMENDING CHAPTER 16 “LAND DEVELOPMENT CODE,” ARTICLE V “DISTRICT REGULATIONS,” BY AMENDING SECTION 16-101 “PLANNED UNIT DEVELOPMENT (PUD) DISTRICT” TO ALLOW FOR A REDUCED MINIMUM TRACT SIZE; BY AMENDING SECTION 16-109 “PLANNED DEVELOPMENT DISTRICT (PDD)” TO ALLOW FOR A REDUCED MINIMUM SITE AREA AND TO REVISE THE SUBMITTAL REQUIREMENTS FOR SINGLE-PHASE DEVELOPMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida law provides that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal service, and exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the Land Development Code regulates site plan requirements and applications within the City of Sunrise; and

WHEREAS, planned unit development (PUD) and planned development district (PDD) zoning districts incentivize development and redevelopment by providing opportunities to create specific design standards with the district for superior site plan opportunities; and

WHEREAS, the current⁴ minimum tract size for a PUD, and the current⁴ minimum site area for a PDD, is ten (10) acres; and

WHEREAS, ⁴vacant land tracts of ten (10) acres or more within the City are extremely limited; and

WHEREAS, the City supports modifying the PUD minimum tract size and the PDD minimum site area requirements to reduce the minimum size to eight (8) acres; and

WHEREAS, the City supports revising the submittal requirements for single-phase PDD developments to require an overall plan as part of the site plan application instead of a separate master plan application; and

TPMRG0616

□

C25145

WHEREAS, the City's Local Planning Agency has reviewed this Ordinance and recommended its approval to the City Commission; and

WHEREAS, the City Commission held a public hearing, at which all members of the public so desiring had an opportunity to be heard; and

WHEREAS, the City Commission finds that adopting this Ordinance as set forth herein is consistent with and furthers the City's Comprehensive Plan and other applicable law relating to land use planning and development and growth management, and is necessary for the preservation of the public health, safety and welfare of the City's residents.

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

Section 1. Incorporation of Recitals. The foregoing recitals are hereby ratified and incorporated as the legislative intent of this Ordinance.

Section 2. That section 16-101 of the Code of the City of Sunrise, Florida, is hereby amended to read as follows:

Section 16-101. – Planned unit development (PUD) district.

* * *

(d) *Development Standards.* All development in the PUD shall comply with the development standards contained in this subsection. However, an applicant requesting a rezoning to PUD may propose alternative development standards to those contained in this subsection as part of the PUD design guidelines of the uniform control document submitted with the rezoning application. An applicant may propose alternative development standards for other sections of the Code that are applicable to the development in the PUD. Alternative development standards are subject to City Commission approval and shall supersede the development standards contained in this subsection and the Code. Any development standard in the Code not specifically listed below or modified by the approved PUD alternative development standards shall be applied in accordance with the Code.

(1) Minimum tract size. All planned unit developments shall contain one of the following:

a. A minimum of ~~ten (10)~~ eight (8) acres of contiguous land designated as PUD.

- b. A minimum of four and one-half (4.5) acres of contiguous land designated as PUD for an affordable housing development with a minimum of eighty (80) percent of the units deed restricted as affordable housing for a minimum of thirty (30) years for households earning between twenty-five (25) and eighty (80) percent of the Broward County Area Median Income, as adjusted for family size.

(2) Maximum density.

- a. The total number of dwelling units permitted in a PUD shall not exceed the total number of units permitted by the Land Use Element of the Sunrise Comprehensive Plan or the DRI development order.
- b. The ordinance adopting the rezoning for a specific PUD shall specify the allowable number of units permitted in that particular planned unit development or the DRI development order.

(3) Minimum lot size. No minimum lot size shall be required within a PUD.

* * *

Section 3. That section 16-109 of the Code of the City of Sunrise, Florida, is hereby amended to read as follows:

Section. 16-109. - Planned Development District (PDD).

* * *

(d) *Development regulations.*

(1) *Minimum site area.* ~~Ten (10)~~ Eight (8) acres of contiguous land area.

(2) *Perimeter development requirement.* No housing type, use, setback, height, and coverage requirements are established. However, existing residentially zoned property adjacent to the perimeter of the PDD shall be protected by setbacks, landscaping, minimum ten-foot high decorative walls, and other buffers to be established as part of the PDD master plan.

(3) *Internal development requirement.*

- a. No minimum lot sizes shall be required.
- b. No minimum distance between on-site structures shall be required.
- c. No minimum yard setbacks shall be required.

* * *

(e) *Submittal documents.* Upon application for rezoning to the PDD district, the applicant shall provide a Development Agreement in compliance with F.S. §§

163.3220—163.3243, and a PDD master plan. The PDD master plan shall include items (1) through (20) below. the following information: Single-phase developments shall not be required to file a separate master plan application, but shall include an overall plan of the PDD as part of the site plan application. The overall plan for single-phase developments shall include items (1) through (20) below unless deemed unnecessary by the Director of Community of Development.

- (1) Delineation of the geographical area covered by the entire development.
- (2) A full legal description of the property with attached copies of any instruments referred to (deeds, plats, covenants or restrictions etc.), and including the total area of the site in acres and square feet.
- (3) General schematic representation of the land uses included within the development.
- (4) A statement as to how the proposed project conforms to all aspects of the city's adopted Comprehensive Plan, including a detailed statement addressing conformance with the land use category applicable to the development (and any required mix of uses, height, floor area ratio, or other standards as specified in the Comprehensive Plan).
- (5) Approximate delineation of internal circulation, with hierarchical classification of streets.
- (6) Points of connection of the local streets or internal collector drives to the public roadways, including necessary improvements to the public roadways to accommodate the local trips generated by the proposed development.
- (7) Plans showing the location and dimensions of all proposed land uses, including the number of stories per building;; building setbacks from perimeter boundaries and from public right-of-way; a proposed traffic circulation plan showing the location and dimensions or all streets, driveways, walkways, bikeways, parking spaces, and loading areas; and proposed common elements including utilities, open spaces and recreation areas.
- (8) General location and size of any community facilities, such as parks, schools, fire stations, community centers, etc., proposed to be included within the development.
- (9) A plan showing proposed improvement of common spaces, together with a statement of the provisions, restrictions and conditions anticipated for the use, maintenance, and operation of these common elements.

(10) Tables showing land use and density, including:

- a. Proposed uses by acreage;
- b. Total dwelling units by type, size and number of bedrooms;
- c. Gross residential density, computed as defined in section 16-277.
- d. Gross floor area devoted to business or other nonresidential uses; and,
- e. Proposed floor area ratio (FAR) for the combined nonresidential development.

(11) A statement as to the percentage of the development site to be covered with buildings, sidewalks, parking areas, roofed structures, and other impervious surfaces; percentage of the site to be covered with water; percentage of the site to be landscaped; and percentage of the site to be left in a natural or undisturbed condition.

(12) A tree survey per section 16-172 and information on existing native vegetation and any other natural features found within the proposed development.

(13) Schematic depiction of surface water management elements, including, but not limited to, retention facilities, drainage easements and swales showing the approximate size of retention areas, methods of pollutants removal, conceptual locations of berms, swales, culverts and sewers, anticipated finished grades, and proposed slopes and grades adjacent to bodies of water.

(14) Schematic depiction of the water and wastewater treatment facilities and/or source of public water and wastewater disposal facilities; general distribution and collection plans within the proposed development, including easements for utilities.

(15) Entrance features and perimeter landscaping design.

(16) A statement, when applicable, as to the sequence of construction by phases, and the approximate completion date for each phase.

(17) A perspective rendering of the project showing roads, water features, landscaping, buildings and any other features deemed pertinent by the director of community development or his/her designee.

(18) A traffic impact analysis or documented evidence that vehicular trips are vested.

(19) Design guidelines, including transit shelters to provide safe and comfortable service and encourage transit usage, and pedestrian and bicycle paths and greenways to accomplish fully-connected routes to all destinations within the development. The paths should be spatially defined by buildings, trees, and lighting and should incorporate designs which discourage high-speed traffic.

(20) Any other information deemed necessary by the director of community development or his/her designee or the city commission.

* * *

Section 4. 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 5. 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 6. Inclusion in the Code. It is the intention of the City Commission, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of Sunrise, Florida.

Section 7. Effective Date. This Ordinance shall be effective immediately upon its passage.

PASSED AND ADOPTED upon this first reading this _____ DAY
OF _____, 2025.

PASSED AND ADOPTED upon this second reading this _____ DAY
OF _____, 2025.

Mayor Michael J. Ryan

Authentication:

Felicia M. Bravo
City Clerk

FIRST READING

MOTION: _____
SECOND: _____

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

Approved by the City Attorney
as to Form and Legal Sufficiency

SECOND READING

MOTION: _____
SECOND: _____

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

Thomas P. Moss

SUNRISE CITY CODE

NOTICE OF PROPOSED AMENDMENT

The City of Sunrise proposes to adopt by ordinance the following amendment to the Code of the City of Sunrise, Florida, Chapter 16 "Land Development Code:"

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, AMENDING CHAPTER 16 "LAND DEVELOPMENT CODE," ARTICLE V "DISTRICT REGULATIONS," BY AMENDING SECTION 16-101 "PLANNED UNIT DEVELOPMENT (PUD) DISTRICT" TO ALLOW FOR A REDUCED MINIMUM TRACT SIZE; BY AMENDING SECTION 16-109 "PLANNED DEVELOPMENT DISTRICT (PDD)" TO ALLOW FOR A REDUCED MINIMUM SITE AREA AND TO REVISE THE SUBMITTAL REQUIREMENTS FOR SINGLE-PHASE DEVELOPMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

The City Commission, in its capacity as the Local Planning Agency, will be conducting a public hearing on this proposed ordinance on Tuesday, June 24, 2025 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. Upon the close of the Local Planning Agency hearing, a public hearing will be held by the Sunrise City Commission on Tuesday, June 24, 2025 commencing at 5:00 p.m. in the Sunrise City Hall Commission Chambers at 10770 West Oakland Park Boulevard, 1st Floor - Sunrise, Florida 33351.

The City Commission and the 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 proposed Ordinance may be inspected at the Community Development Department, 10770 West Oakland Park Boulevard, 2nd Floor - Sunrise, Florida 33351, between the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday (excluding City holidays), or requested via 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 (TYY/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. See F.S.S. 286.0105.