



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, August 12, 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

C25178

Local Planning Agency discussion and/or action Re: An Ordinance of the City of Sunrise, Florida, Amending Chapter 16 "Land Development Code" by Amending Article V "District Regulations," Section 16-101 "Planned Unit Development (PUD) District" to authorize requests for reduced minimum floor area for certain affordable housing projects; 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: 8/12/2025

City Reference Number (C#): C25178

Item Description:

Local Planning Agency discussion and/or action Re: An Ordinance of the City of Sunrise, Florida, Amending Chapter 16 "Land Development Code" by Amending Article V "District Regulations," Section 16-101 "Planned Unit Development (PUD) District" to authorize requests for reduced minimum floor area for certain affordable housing projects; 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 - C25178
Display Ad

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 District (PDD) to encourage new development and redevelopment. These districts allow for project specific design standards through a rezoning process to create high-quality site plans.

Affordable housing projects processed under the Live Local Act are required to follow the base standards of the PUD zoning district. Projects processed per the Live Local Act are exempt from the rezoning process and therefore, are not eligible to request project specific design standards. These projects can still qualify for affordable housing waivers for some design standards as prescribed within the PUD district, such as reduced parking and other specific standards, if justification is provided and a commitment to keep the units affordable (for households earning no more than 80% of the area median income) for at least 30 years.

Minimum floor area requirements have been identified as a potential barrier to affordable housing projects within the PUD and it is recognized that certain allowances are necessary to promote the provision of affordable housing.

This proposed amendment to the City of Sunrise Land Development Code provides the opportunity for affordable housing projects to request up to a 15% reduction in the minimum unit size (floor area). Currently, only projects processed through the full PUD rezoning process can request smaller unit sizes through project specific design standards.

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.

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: Shannon Ley

Phone: 954-746-3288

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” BY AMENDING ARTICLE V “DISTRICT REGULATIONS,” SECTION 16-101 “PLANNED UNIT DEVELOPMENT (PUD) DISTRICT” TO AUTHORIZE REQUESTS FOR REDUCED MINIMUM FLOOR AREA FOR CERTAIN AFFORDABLE HOUSING PROJECTS; 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 of Sunrise is located within Broward County, one of the most cost-burdened counties in the United States for housing; and

WHEREAS, the City Commission wishes to provide for the housing needs of the City’s residents, including the promotion of fair housing for everyone; and

WHEREAS, the City codified Affordable Housing Waivers within the Planned Unit Development (PUD) district, Section 16-101 of the Code of the City of Sunrise, Florida; and

WHEREAS, City staff have identified minimum floor area requirements as a potential limiter to affordable housing projects within the Planned Unit Development (PUD) district; and

WHEREAS, the City recognizes certain allowances are necessary to promote the provision of affordable housing; 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 16-101 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.

* * *

- (8) *Minimum floor area requirements.* The minimum floor area per dwelling unit shall be as follows:

Single-family unit1,650 square feet for a three bedroom unit

Efficiency unit700 square feet

One bedroom multifamily, two-family, townhouse, villa700 square feet

Two bedroom multifamily, two-family, townhouse, villa1,000 square feet

Each additional bedroom (multifamily, two-family, townhouse, villa)175 square feet

* * *

- (15) *Affordable Housing Waivers*. In order to facilitate the production of affordable housing for very low income households and/or low income households, the department may waive any and all requirements established by the following sections; sections 16-101(e)(8), 16-142(b)(1), 16-169, and 16-192(d)(4). The applicant may propose parking that does not meet minimum Code requirements as a waiver, in which case the applicant shall submit a parking study, prepared by a registered traffic engineer. At a minimum, the parking study shall include the number of proposed parking spaces, public transit ridership statistics, and justification for any deviations from the requirements of Article VII of this Code for off-street parking and loading. The study shall be reviewed and approved by the director of community development or his/her designee. The applicant may request up to a fifteen (15) percent reduction in the minimum floor area requirements identified in section 16-101(d)(8). All waiver requests must include a justification for the need to facilitate the production of affordable housing units. Such waivers shall be given only for projects which the property is located within one-third ($\frac{1}{3}$) of a mile from an existing Broward County Transit bus stop and include rental or sales restrictions and monitoring provisions to that ensure that all of the units will be reserved for very low income and/or low income households for at least thirty (30) years. Such restrictions must be reviewed and approved by the Department prior to waiver approval. For the purpose of this subsection, the terms "very low income" and "low income" shall have the meaning defined as: very low income is thirty-one (31) to fifty (50) percent area median income and low income is fifty-one (51) to eighty (80) percent of area median income.

* * *

Section 3. 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 4. 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 5. 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 6. 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 Chapter 16 "Land Development Code:"

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, AMENDING CHAPTER 16 "LAND DEVELOPMENT CODE" BY AMENDING ARTICLE V "DISTRICT REGULATIONS," SECTION 16-101 "PLANNED UNIT DEVELOPMENT (PUD) DISTRICT" TO AUTHORIZE REQUESTS FOR REDUCED MINIMUM FLOOR AREA FOR CERTAIN AFFORDABLE HOUSING PROJECTS; 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, August 12, 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, August 12, 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.

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