



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 City of Sunrise 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, February 10, 2026 - 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) Agreement**

This item will be pulled from the Agenda and noticed for a future Local Planning Agency Meeting.

A Resolution of the City of Sunrise, Florida approving a "Development Agreement" between the City of Sunrise, Florida and Weston Hotel Management 18 LLC; providing for recordation; providing for transmission; and providing 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: Agreement

Item Number: 5A

Meeting Date: 2/10/2026

City Reference Number (C#):

Item Description:

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A Resolution of the City of Sunrise, Florida approving a "Development Agreement" between the City of Sunrise, Florida and Weston Hotel Management 18 LLC; providing for recordation; providing for transmission; and providing an effective date. City Manager Mark Lubelski. Shannon Ley, Director of Community Development.

Funding:

N/A

Amount:

N/A

ATTACHMENTS:

Public Notice
Display Ad - Proof

Background:

This item will be pulled from the Agenda and noticed for a future Local Planning Agency Meeting.

Department Head Recommendation:

Approval

Person With Additional Information:

Name: Jim Koeth

Phone: 954-746-3279

Department Head Name and Title:

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

City Manager:

Authorized for agenda placement



**NOTICE OF INTENT TO CONSIDER A DEVELOPMENT AGREEMENT
& NOTICE OF PUBLIC HEARING**

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING A “DEVELOPMENT AGREEMENT” BETWEEN THE CITY OF SUNRISE AND TRACE ASSOCIATES, LLP, MDC 1398, LLC, AND WESTON HOTEL MANAGEMENT 18 LLC FOR APPROXIMATELY FIFTEEN (15) ACRES OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF SW 160 AVENUE AND SW 14 STREET (INDIAN TRACE), WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING FOR TRANSMISSION; AND PROVIDING AN EFFECTIVE DATE.

Trace Associates, LLP, MDC 1398, LLC, and Weston Hotel Management 18 LLC have applied to the City for a **Development Agreement** for a mixed-use development that is near your home or business. You are receiving this notice because you own property within 500 feet of this location. The Development Agreement is on file in the Community Development Department of the City of Sunrise, 10770 West Oakland Park Boulevard, 2nd Floor, Sunrise, Florida, and may be viewed by any and all interested parties between 9:00 a.m. and 4:30 p.m., Monday through Friday (excluding City holidays) or requested via AskZoning@sunrisefl.gov.

A public hearing will be held in the Sunrise City Hall Commission Chambers at 10770 W. Oakland Park Boulevard, 1st Floor, Sunrise, FL 33351 during the Local Planning Agency meeting on TUESDAY, FEBRUARY 10, 2026, commencing at 4:45 P.M. Upon the close of the Local Planning Agency hearing, a public hearing will be held in the Sunrise City Hall Commission Chambers at 10770 W. Oakland Park Boulevard, 1st Floor, Sunrise, FL 33351 by the City Commission, serving in its capacity as the local governing body (City of Sunrise Commission), on TUESDAY, FEBRUARY 10, 2026, commencing at 5:00 p.m.

The City Commission and Local Planning Agency will be meeting in-person; however, 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 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 Development Agreement is generally located at the northeast corner of SW 14 Street and SW 160 Avenue in the City of Sunrise, Florida, as shown on the attached map. The applicant has concurrently applied for an amendment to the underlying 84 South Development of Regional Impact (DRI), a Rezoning of the property from B-2 (Community Business District) to PDD (Planned Development District), a Revised Master Plan, and a Site Plan. The proposed Development Agreement includes two phases. Phase 1 will consist of one, 7-story, 174-room hotel on an existing vacant parcel, while maintaining the existing 100,776 square feet of commercial uses and 28,000 square feet of office uses. A future Phase 2 envisions redevelopment of a portion of the existing commercial and/or office uses to include residential. Currently, no residential units are being allocated within the Development Agreement, therefore, there is no residential population within the subject area. As part of Phase 2, the residential and other redevelopment improvements will be reviewed and evaluated upon submittal of a required new application. The Development Agreement also provides for offsite improvements and PDD design guidelines.

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.

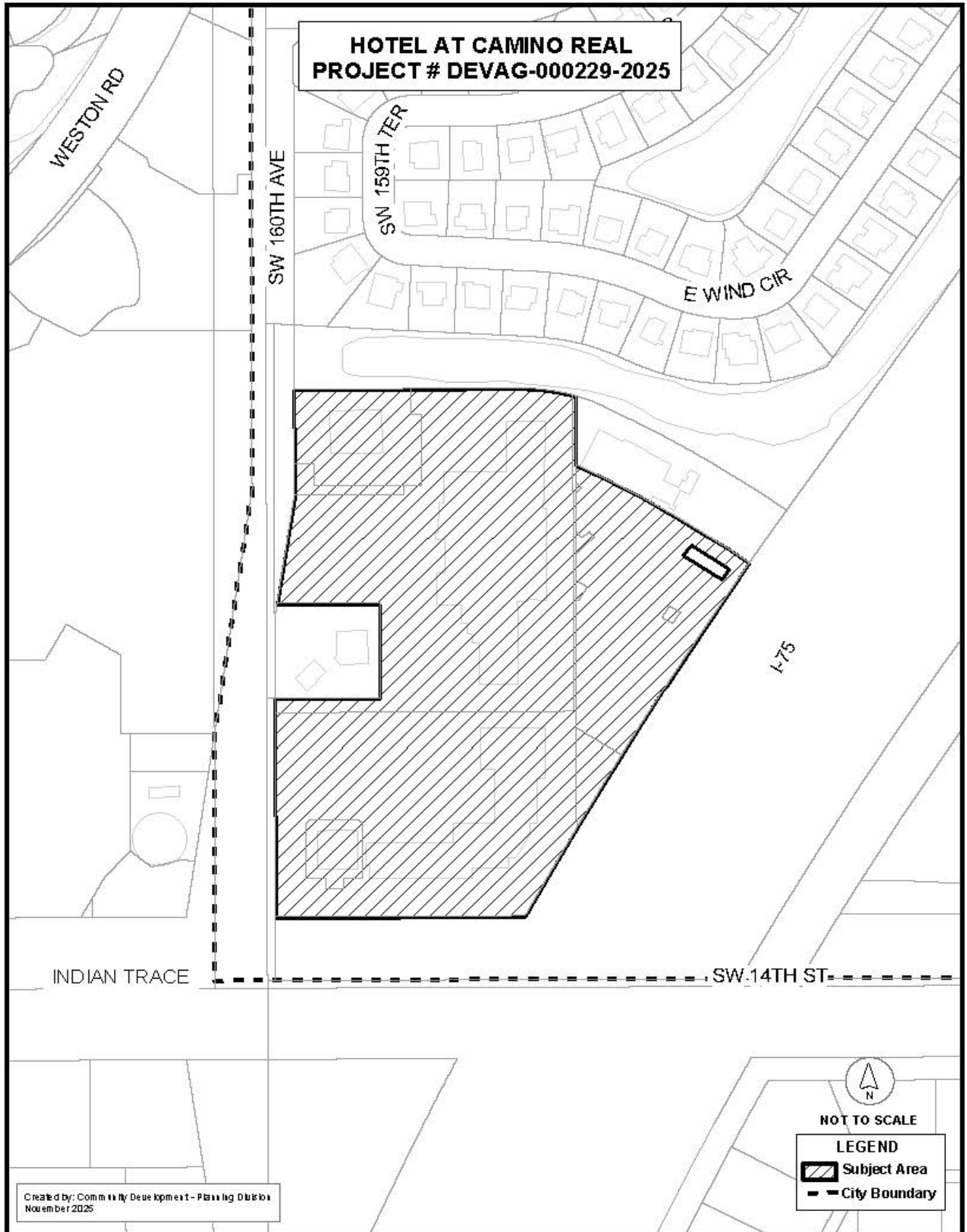
In compliance with the ADA and F.S.S. 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City's ADA Coordinator at least 48 hours in advance of the scheduled meeting. Requests can be directed via e-mail to hr@sunrisefl.gov 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 have any questions about this notice, please contact City staff in the Planning Division at (954) 746-3281 or email AskZoning@Sunrisefl.gov.

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Notification Date: January 30, 2026

Location Map



CITY OF SUNRISE NOTICE OF INTENT TO CONSIDER A DEVELOPMENT AGREEMENT

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING A "DEVELOPMENT AGREEMENT" BETWEEN THE CITY OF SUNRISE AND TRACE ASSOCIATES, LLP, MDC 1398, LLC, AND WESTON HOTEL MANAGEMENT 18 LLC FOR APPROXIMATELY FIFTEEN (15) ACRES OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF SW 160 AVENUE AND SW 14 STREET (INDIAN TRACE), WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA; 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 Trace Associates, LLP, MDC 1398, LLC, and Weston Hotel Management 18 LLC on Tuesday, February 10, 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 Development Agreement. A public hearing will be held by the Sunrise City Commission on Tuesday, February 10, 2026 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 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:

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The proposed Development Agreement may be inspected at the Community Development Department, 10770 West Oakland Park Boulevard, 2nd Floor 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.

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