



AGENDA ITEM REQUEST

ORIGINATING DEPARTMENT: COMMUNITY DEVELOPMENT

ROUTING:

CITY MANAGER: _____ DATE: _____

CITY MANAGER APPROVAL TO BEGIN PROCEDURES.

SIGNATURE: _____

PURCHASING: _____ DATE: _____

PURCHASING APPROVAL: _____ SIGNATURE: _____

LEGISLATIVE AIDE: _____ DATE: _____

CITY ATTORNEY: _____ DATE: _____

ITEM REQUEST:

An Ordinance of the City of Sunrise, Florida amending Chapter 16 "Land Development Code," Article III "Development Review Procedures" Section 16-31 "Site Plan;" amending Section 16-32 "Site Plan Adjustments;" amending Section 16-34 "Plat or Subdivision;" amending Section 16-35 "Consumer Protection Provisions;" amending Section 16-36 "Special Exception Uses;" amending Section 16-39 "Master Development Plan;" amending Section 16-40 "Revival of Abandoned Construction Projects;" creating a new Section 16-43 "Engineering Permits for Projects within the Utility Service Area Outside the Corporate City Limits;" creating a new Section 16-44 "Minimum Requirements for Engineering Plan Submittals;" amending Section 16-48 "Board Of Adjustment;" amending Section 16-49 "Planning And Zoning Board;" and amending Chapter 2 "Administration*" Article III "Boards, Committees, Commissions, Councils*" Division 6 "Planning and Zoning Board*" Section 2-186 "Created; Term; Quorum; Rules of Conduct;" amending Chapter 16 "Land Development Code" Article XVII "Definitions," Section 16-277 "Terms Defined;" for the purpose of updating and clarifying the provisions of the Land Development Code; providing that all other provisions of the Code of Ordinances of the City of Sunrise, Florida, shall remain in full force and effect; providing for conflict; providing for severability; providing for inclusion in the City Code; and providing for an effective date.

FUNDING SOURCE: N/A

AMOUNT: N/A

MANAGEMENT & BUDGET DIRECTOR
SIGNATURE: _____

ATTACHED EXHIBITS:

1. Ordinance
2. Public notice display advertisement published in the SUN-SENTINEL on October 13, 2009 and October 20, 2009.

SUMMARY EXPLANATION/BACKGROUND INFORMATION/JUSTIFICATION:

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. Staff recommends adoption of the proposed land development code amendment.

The Service Delivery Improvement Study performed by Matrix Consulting Group recommended that a comprehensive review and update of the Land Development Code be completed. In accordance with this recommendation, this proposed Ordinance represents the first of three major amendments to the Land Development Code. This proposed Ordinance is to amend the Land Development Code to update and clarify certain provisions of the Land Development Code relating to development review procedures. The Community Development Department held a Community Roundtable discussion with developers and engineers to discuss proposed changes to the development review procedures within the department. Many of the changes identified in this amendment are a result of the recommendations from the development community. The proposed changes are as follows:

- Minimum requirements for site plan and engineering plan submittals;
- Provisions for site plan adjustments and revisions;
- Provisions for City Commission review of amendments to special exception uses;
- Provisions for submittal of site plan revisions for special exception uses;
- Provisions for City Commission review of plat note amendments;
- Provisions to clarify when projects are deemed abandoned;
- Updated performance bond requirements;
- Provisions for engineering permits for projects located outside the corporate city limits; and,
- Provisions for quorums for Board of Adjustment and Planning and Zoning Board.

There is no anticipated financial impact on the cost of residential housing as a result of the proposed Land Development Code revisions.

DEPARTMENT HEAD RECOMMENDATION:

APPROVAL

PERSON WITH ADDITIONAL INFORMATION:

NAME: Jo Sesodia, AICP
Assistant Director

PHONE: 954-746-3279

DEPARTMENT HEAD SIGNATURE: _____

Mark S. Lubelski, P.E.
Director of Community Development

CITY MANAGER RECOMMENDATIONS:

APPROVED FOR AGENDA PLACEMENT

SIGNATURE: _____ (CITY MANAGER)

SUNRISE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA AMENDING CHAPTER 16 "LAND DEVELOPMENT CODE," ARTICLE III "DEVELOPMENT REVIEW PROCEDURES" SECTION 16-31 "SITE PLAN;" AMENDING SECTION 16-32 "SITE PLAN ADJUSTMENTS;" AMENDING SECTION 16-34 "PLAT OR SUBDIVISION;" AMENDING SECTION 16-35 "CONSUMER PROTECTION PROVISIONS;" AMENDING SECTION 16-36 "SPECIAL EXCEPTION USES;" AMENDING SECTION 16-39 "MASTER DEVELOPMENT PLAN;" AMENDING SECTION 16-40 "REVIVAL OF ABANDONED CONSTRUCTION PROJECTS;" CREATING A NEW SECTION 16-43 "ENGINEERING PERMITS FOR PROJECTS WITHIN THE UTILITY SERVICE AREA OUTSIDE THE CORPORATE CITY LIMITS;" CREATING A NEW SECTION 16-44 "MINIMUM REQUIREMENTS FOR ENGINEERING PLAN SUBMITTALS;" AMENDING SECTION 16-48 "BOARD OF ADJUSTMENT;" AMENDING SECTION 16-49 "PLANNING AND ZONING BOARD;" AND AMENDING CHAPTER 2 "ADMINISTRATION*" ARTICLE III "BOARDS, COMMITTEES, COMMISSIONS, COUNCILS*" DIVISION 6 "PLANNING AND ZONING BOARD*" SECTION 2-186 "CREATED; TERM; QUORUM; RULES OF CONDUCT;" AMENDING CHAPTER 16 "LAND DEVELOPMENT CODE" ARTICLE XVII "DEFINITIONS," SECTION 16-277 "TERMS DEFINED;" FOR THE PURPOSE OF UPDATING AND CLARIFYING THE PROVISIONS OF THE LAND DEVELOPMENT CODE; PROVIDING THAT ALL OTHER PROVISIONS OF THE CODE OF ORDINANCES OF THE CITY OF SUNRISE, FLORIDA, SHALL REMAIN IN FULL FORCE AND EFFECT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, from time to time the City Commission amends provisions of the Land Development Code to keep it updated; and

WHEREAS the City Commission desires to encourage property owners to upgrade and improve older development projects that were previously approved by the City Commission; and

WHEREAS the City Commission desires to revise the Land Development Code to clarify and update certain provisions for the review of site plans, revisions to approved site plans, plat note amendments, and amendments to previously approved special exception uses; and

WHEREAS, the City Commission desires to provide regulations concerning the review of engineering permits for projects that are located within the Utility Service Area, but outside the corporate limits of the City of Sunrise; and

WHEREAS, the City Commission desires to revise the requirements for quorums for the Board of Adjustment and Planning and Zoning Board; and

WHEREAS, the City Commission desires to simplify the Land Development Code, by consolidating existing and new definitions into a single section of the Code; 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 noticed public hearing, at which all citizens so desiring had an opportunity to be heard; and

WHEREAS, the City Commission finds that this Ordinance is consistent with the City's adopted Comprehensive Plan and 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. The foregoing Whereas clauses 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:

Sec. 16-31 Site Plan

* * *

(d) *Items to be shown ~~on-site~~ on the site plan.*

(4) ~~Recent~~ Current survey, not more than one (1) year old that accurately depicts all on-site improvements, ~~reflecting~~ existing natural features, such as topography, wetlands/vegetation, water bodies, and any existing structures and paved areas.

* * *

(13) Design features as follows:

* * *

j. Typical cross section for each property line, to include berms, swales, walls and all other above ground improvements.

jk. Table of computation of land use distribution showing proposed uses, acreage, square footage, floor area ratio for all structures, and number and

type of units and density in the case of residential uses.

~~k~~l. Future land use map designation and current zoning category.

~~l~~m. In addition to the above data, the applicant shall submit to the city the following:

1. For presentation before the planning and zoning board and the city commission, a colored and mounted rendering and colored elevations of the project (including signs and landscaping), which accurately depict the proposed development upon completion. An eight (8) by ten (10) inch color photograph of the rendering and elevations shall be presented to the department at the time of approval by the city for the purposes of comparing the completed development with the rendering and elevations approved by the city commission.

~~2. Schematic depiction of surface water management elements, including, but not limited to, retention facilities, drainage easements, and swales.~~

~~3~~2. As an option, the applicant may wish to submit color photographs of the site and the surrounding area which depict the existing site and surrounding land use conditions.

* * *

(14) Conceptual Engineering Package: At the time of initial site plan submittal, the applicant must provide a conceptual engineering package independent of the site plan, as supplemental information for review by staff in conjunction with the review and analysis of the site plan, including the following:

a. Conceptual water and sewer plan, depicting the water and sewer facilities and source of public water and wastewater disposal facilities; general distribution and collection plans within the proposed development, including easements for utilities, in conformance with Chapter 15.

- b. Conceptual drainage plan, depicting design finished floor elevation and surface water management elements including, but not limited to, retention facilities, drainage easements and swales, weir location and elevation, and outfall(s).
- c. Preliminary flood routing and water quality calculations supporting the surface water management elements, weir elevation and design finished floor elevation, in conformance with Article XI of this Chapter, shall be provided as supporting documentation.
- d. The above items shall be prepared by a Professional Engineer, registered in the State of Florida, and signed and sealed in accordance with all applicable laws and rules.

(15) The site plan shall be submitted as a set of drawings titled:

- a. Cover Sheet
- b. Site Plan
- c. Site Plan Details
- d. Pavement Marking and Signage
- e. Survey
- f. Floor Plans
- g. Elevations
- h. Landscaping Plan
- i. Landscaping Details
- j. Irrigation Plan
- k. Irrigation Details
- l. Photometrics Plan

(16) All drawing pages submitted with the site plan application shall have the same orientation (typically with North arrow up or right), be consistently scaled, and include a standard title block to be provided by the Department. Each page shall provide a blank space, not less than 3.5 inches wide by 5.5 inches tall, in the lower right hand corner, to accommodate the City approval stamp.

* * *

(e) *Bond required.*

* * *

- (1) *Bonds, required construction plans, hold harmless agreement.* Bonds, as that term is used in this section, shall include letters of credit, ~~certificates of deposit~~, cash bonds, bonds issued by an insurance company legally doing business in the State of Florida, or other acceptable means agreeable to the city attorney. Letters of credit ~~and certificates of deposit~~ shall be drawn upon banks or savings and loans legally and actually doing business in Florida. All bonds must be approved by the city attorney's office, maintained as current, and shall be provided in addition to any other bond required for any other purpose by any government entity. Bond documents shall assure that construction plans for the improvements shall be submitted to the city not less than thirty (30) days prior to the commencement of construction. In addition, the property owner shall submit a hold harmless and indemnification agreement in a form acceptable to the city attorney, protecting the city in the event that it must exercise its rights under the bond.

* * *

- (f) *Review procedures.*

* * *

- (10) *Approval period:* A site plan which has been approved pursuant to the provisions of this chapter shall be effective for a period of eighteen (18) months, during which time an active building city-issued development permits must be issued for the project, in order for the site plan approval and public facilities capacity reservation (Article XIII) to remain effective. For the purpose of this subsection, City-issued development permits shall include engineering permits (including permits for site preparation and landscaping), building permits for a permanent structure or use, and demolition permits. The department may grant, in writing, two (2) extensions of one (1) year each for good cause. Thereafter, the applicant must reapply. Staff may deny an extension due to any changes to this code or the comprehensive plan adopted since the initial site plan approval, if that change renders the initial site plan approval

inconsistent with the comprehensive plan or code, or incompatible with surrounding properties.

- (11) *Denial:* If site plan is denied, the applicant must wait six (6) months before reapplying for the same site.

~~(g) *Engineering plans submittal.* Engineering plans must be submitted to the department for all new development for which site plan approval is also being requested. Engineering plans are not required at the time of site plan submittal to the planning and zoning board, but should be submitted at least five (5) working days prior to the city commission meeting for review and comment.~~

~~Engineering plans should contain the following information:~~

- ~~(1) Sewer and water plans, including existing and proposed fire hydrant locations and water main sizes, valves, tie ins to existing lines, manholes, lift stations, easements, etc., and all other pertinent information as applicable to assure a complete utilities plan able to be constructed and in conformance with all applicable regulatory agency requirements and good engineering practice.~~
- ~~(2) Direction of drainage flows and retention detention facilities location, if any, the first floor elevation of each building; pavement cross sections and details, sidewalk details; drainage pipe sizes, structure elevations and details, grades, bank slopes, etc., and all other details and data necessary to formulate a complete paving, grading and drainage plan able to be constructed and in conformance will all applicable regulatory agency requirements and good engineering practice.~~
- ~~(3) The department may require soil borings to determine the presence or absence of muck or other unsuitable materials. In lieu of borings, a statement from a registered engineer certifying that there is no unsuitable material can be substituted. The extent and number of these borings shall be shown on the plan. The plan shall extend a minimum of one hundred (100) feet beyond the limits of the proposed development to ensure satisfactory integration therewith. It is not necessary to provide borings beyond the limits of proposed improvements.~~

~~(h)~~—(g) *Conformity required.* No certificate of occupancy shall be issued for any development unless the development as completed is in conformance with the approved site plan, rendering, landscape plan and building elevations and floor plans. Any deviations from the approved site plan, including conditions attached thereto and paint colors, shall be considered a violation of this Code. However, minor adjustments may be authorized by the department in conformance with section 16-32 below.

Section 3. That section 16-32 of the Code of the City of Sunrise, Florida, is hereby amended to read as follows:

Sec. 16-32. Site plan adjustments and revisions.

(a) Administrative revisions prior to issuance of a certificate of occupancy:

(1) The ~~staff~~ director of community development, or his/her designee, shall have jurisdiction to make minor adjustments to site plans previously approved by the city commission without reconsideration by the city commission. Examples of minor adjustments that can be approved by the staff are administratively include, but are not limited to: Parking lot configurations; minor architectural elevation changes and upgrades; revisions that affect internal on-site circulation only; dumpster enclosure revisions; generators; minor substitutions to landscaping, providing that the changes reflect an upgrading to the original approved plan; and engineering revisions (drainage, water, sewer, etc.) of a technical nature that do not impact any other aspects of the approved plans. Examples of revisions that would require city commission approval include but are not limited to: Significant or substantial architectural elevation changes, any change that would result in an architectural downgrade from a site plan previously approved by the city commission, any increase in building size of more than 750 square feet or one (1) percent, whichever is less, major ingress/egress revisions that affect traffic movements or the location of driveways, and major landscape revisions that tend to alter the appearance of the project

substantially from the landscaping plan approved by city.

(2) Administrative approval of a revised site plan prior to issuance of a certificate of occupancy shall not cause the site plan approval period provided in Section 16-31(f)(10) to change.

(b) Site plan revisions following issuance of a certificate of occupancy. Where adjustments or revisions are proposed to an approved site plan for a development project that has been constructed and received a certificate of occupancy, the following shall apply:

(1) The Director of Community Development, or his/her designee, shall have jurisdiction to make minor adjustments to a site plan previously approved by the city commission without reconsideration by the city commission, in accordance with Subsection (a)(1).

(2) Any revisions to nonconforming uses and structures shall comply with Article XIII of this Land Development Code.

(3) Where no site plan is on file with the City, for a development that has previously received a Certificate of Occupancy, the Director of Community Development, or his/her designee, may authorize minor adjustments to be shown on a current land survey drawing that is not more than one (1) year old and accurately depicts all on-site improvements. The submittal shall include all the information normally required with a site plan submittal in accordance with Sec. 16-31(d), to the greatest extent possible. Approval of such an adjustment shall not be deemed to render conforming any otherwise nonconforming aspects of the site.

(4) An administrative revision to an approved site plan that has already received a Certificate of Occupancy, approved pursuant to this subsection, shall be effective for a period of eighteen (18) months, during which time an active city-issued development permit must be issued for the work included on the administrative revision. For the purpose of this subsection, City-issued development permits shall include engineering permits (including permits for site preparation and landscaping), building permits

for a permanent structure or use, and demolition permits.

(c) Any required revised engineering plans shall be submitted to the Director of Community Development or his/her designee at the time of submittal of the site plan revisions, and shall be approved by the department prior to final approval of the revised site plan.

Section 4. That section 16-34 of the Code of the City of Sunrise, Florida, is hereby amended to read as follows:

Sec. 16-34 Plat or subdivision.

(a) *General requirements.*

(1) Land Use and Zoning classifications: All plats submitted for consideration shall have the proper land use and zoning classifications for the proposed development as presented.

(2) Maximum impact assumed: Unless an application for site plan approval is submitted in conjunction with the application for plat approval, a development shall be assumed to incur the maximum impact allowed under the applicable land use category and zoning district.

(3) Phased platting: If a single parcel is to be platted in phases, a master development plan shall be submitted in accordance with section 16-39.

(4) Submittal of approved plat to Broward County county: When the plat has been approved by the city commission and signed by the city clerk, ~~city engineer~~ director of community development, and the mayor, it will be submitted by the city to the county for review, approval and recordation.

* * *

(d) Items to be shown on plat. The plat shall be a ~~complete and exact development plan tracing, in the form of a linen or dimensionally stable plastic film, whose overall size shall be twenty four (24) inches by thirty six (36) inches, with the property borders, drawn to scale no smaller than one (1) inch equals one hundred (100) feet,~~ prepared in accordance with the state plat law, Chapter 177, Florida Statutes, Rule 61G-17 Florida Administrative Code, and Article IX, Chapter 5, "Broward

County Land Development Code" of Broward County Code of Ordinances. The plat shall provide the following information:

- ~~(1) Proposed subdivision name or identifying title.~~
- ~~(2) Location sketch within section.~~
- ~~(3) North arrow, scale and date.~~
- ~~(4) Name of the owner of the property or his authorized agent.~~
- ~~(5) Name of the registered engineer or surveyor responsible for the plat.~~
- ~~(6) Locations and names of adjacent subdivisions.~~
- ~~(7) Property boundaries with angles and distances. Boundaries must be clearly marked with a heavy line.~~
- ~~(8) All existing watercourses, canals and bodies of water.~~
- ~~(9) All existing streets and alleys on or adjacent to the tract, including name and right-of-way width.~~
- ~~(10) All existing property lines, easements and rights-of-way and the purpose for which the easements or rights-of-way have been established (where known to the surveyor) and the recording information.~~
- ~~(11) Location and width and names of all streets, alleys, rights of way easements, proposed lot lines with dimensions, playgrounds, public areas and parcels of land proposed or reserved for public use.~~
- ~~(12) Legal description of the land being platted.~~
- ~~(13) Points of access to all local streets and trafficways.~~
- ~~(14) Dedication; if by corporation, with seal and signature of president and secretary.~~
- ~~(15) Space for approval of city authorities, including the mayor, city clerk, city engineer director of community development and the appropriate drainage district where appropriate.~~
- ~~(16) Space for approval of county commission.~~
- ~~(17) Space for signature of circuit court clerk.~~
- ~~(18) Surveyor's certificate and signature with seal.~~
- ~~(19) Mortgage holder's signature.~~
- ~~(20) Space for county engineer's signature and seal.~~
- ~~(21) Plat boundary dimensions and courses, with ties to two (2) or more land corners, or to a recorded subdivision and one (1) land corner.~~
- ~~(22) Adjacent plat names with plat book and page numbers.~~
- ~~(23) Lot and block numbers of designations, properly numbered.~~
- ~~(24) Permanent reference monuments (PRM's) and horizontal control points (HCP's) and their locations. HCP's will be shown on the plat by appropriate designation and will be placed along the centerline of the rights of-~~

~~way, preferably at centerline intersections, PC's, PT's and other applicable points as may be directed by the city or county engineer. HCP's and PRM's are considered improvements and shall be included in the performance bond and approved by the department.~~

- ~~(25) Block corner radii.~~
- ~~(26) Lot dimensions to hundredths, except where riparian boundaries are involved which may be plus or minus.~~
- ~~(27) Curvilinear lots shall show arc distance; central angles and radial lines will be so designated.~~
- ~~(28) Sufficient angles or bearings to show direction of all lines.~~
- ~~(29) The centerline of all streets shall be shown with distances, angles, PC's and PT's, arc distance, central angles, tangents and radii.~~
- ~~(30) Seals, as applicable.~~
- ~~(31) Notes and/or legend.~~
- ~~(32) Label limits of subdivision.~~
- ~~(33) Additional information: If required, the following additional information must be submitted in conjunction with the final plat:
 - ~~a. If the proposed development requires a surface water management permit (more than five (5) acres of land or more than two (2) acres impervious), a letter from the South Florida Water Management District indicating that the submitted plan appears to conform with SFWMD standards.~~
 - ~~b. If the proposed development is located within wetlands subject to the jurisdiction of the Army Corps of Engineers approval, any material submitted to the corps.~~~~
- ~~(34) Test borings: In accordance with section 16-31(d)(15).~~

* * *

(g) Plat Note Amendments. A proposed plat note amendment shall be consistent with the applicable land use and zoning classifications and shall be reviewed based on the maximum impacts allowed. If the plat is within a Development of Regional Impact (DRI) the proposed plat note shall be consistent with the permitted development in the DRI development order. The application shall include a conceptual site plan showing proposed buildings and uses. If the zoning classification is PDD or PUD the approved master plan shall be used.

The Director of Community Development, or his/her designee, is authorized to review and approve plat note amendments. However, if one or more of the following is proposed the Planning and Zoning Board shall review and recommend whether to approve the plat note amendment and it shall be submitted to the City Commission for review and approval:

- (1) An increase in intensity of development;
- (2) An increase of more than one (1) percent in AM or PM peak hour trips; or
- (3) A change of use.

(h) In the event that a plat note amendment is requested for a use that is not permitted by right pursuant to Article V of this code, the applicant shall first obtain approval for a special exception use pursuant to Sec. 16-36, prior to further review of the plat note amendment.

Section 5. That section 16-35 of the Code of the City of Sunrise, Florida, is hereby amended to read as follows:

Sec. 16-35. Consumer protection provisions.

(a) *Bond prerequisite to building permit.* Prior to the issuance of a building permit for any development, the developer shall post with the city, in a form acceptable to the city attorney, a bond, letter of credit or other acceptable surety in an amount equal to ~~ten thousand dollars (\$10,000.00)~~ fifteen thousand dollars (\$15,000) plus two thousand dollars (\$2,000.00) three thousand dollars (\$3,000) for each acre, or fraction thereof, over two (2) acres. The bond provided herein shall be in favor of the city and shall be for the purpose of cleaning up, clearing and securing the project site in the event the developer fails to properly do so. This shall include demolition or other steps necessary to correct hazardous structural or environmental conditions.

* * *

~~(f) Definitions.~~

~~(1) Closing shall mean the final steps of the transaction of a real estate sale, at which the time consideration is paid, the mortgage is secured, or the deed is delivered or placed into escrow.~~

~~(2) New dwelling unit shall mean a residential dwelling unit which has not previously been occupied as a residence, or a~~

~~rental apartment which has been converted to a condominium and which has not been occupied as a residence since its conversion.~~

~~(3) Purchaser shall mean any natural person who purchases or who may purchase one (1) or more dwelling units or real property for the construction of one (1) or more dwelling units.~~

~~(4) Sale shall mean the execution of any document which in any way commits or provides for a purchaser to purchase any real property including, but not limited to, a contract for sale and purchase.~~

~~(5) Seller shall mean any developer, builder or real estate broker or salesman, as defined in section 475.01, Florida Statute (1987) or any successory provision thereto, or any other person acting on behalf of or as the agent for a developer, builder, or real estate broker or salesman, who undertakes to sell any new dwelling unit.~~

Section 6. That section 16-36 of the Code of the City of Sunrise, Florida, is hereby amended to read as follows:

Sec. 16-36 Special exception uses

* * *

(b) *Uses Permitted.* Except as provided by this section, such uses shall be confined to those specifically listed as permitted special exception uses in the district regulations and shall be subject to the conditions and limitations prescribed therein. In addition to the uses listed in the district regulations as special exception uses, such public utility uses and structures as transformers station, telephone exchange, communication tower, pumping station, or other essential component in any district shall require a special exception approval, unless exempted by applicable regulations.

(c) *Application procedures.*

* * *

(2) *Fee:* A fee will be charged in accordance with the development code fee schedule. In the event that revision to a previously approved site plan or engineering plan is required in conjunction with the application for special exception use, an additional fee shall be charged for plan review. Where no site plan exists for a development that

has previously received a Certificate of Occupancy, then the provisions of Section 16-32 (b)(3) shall apply.

* * *

(g) Amendments to an approved special exception uses.

- (1) Requests to amend a special exception use shall be submitted to the department in writing.
- (2) The Director of Community Development, or his/her designee, is authorized to review and approve minor amendments to a previously approved special exception use.
- (3) All amendments that propose a change of use or an increase in intensity of the development or use shall be submitted for City Commission review and approval in accordance with subsection 16-36(c).

~~(g)~~ (h) Violation of conditions. Any failure to adhere to the terms and conditions of the approval shall be considered violations of this Code and shall be subject to the penalties prescribed by the city code. This includes any shift change in use or increase in intensity of an approved use that has not been approved pursuant to subsection (g).

Section 7. That section 16-39 of the Code of the City of Sunrise, Florida, is hereby amended to read as follows:

Sec. 16-39. Master development plan

(a) *When required.* A master development plan is required for development under the following circumstances:

- (1) Where a development is intended to be platted, site planned, or developed on a parcel of five (5) acres or more by one (1) or more property owner(s) or developer(s);
or
- (2) For a commercial development which consists of more than one (1) contiguous or non-contiguous parcel with a cumulative area of five (5) acres or more, and has at least one thousand (1,000) lineal feet of cumulative road frontage; or

(3) Where a development is intended to be platted, site planned or developed by one (1) or more property owner(s) or developer(s) and is proposed to include more than one (1) principal building and:

- a. The building permits for the buildings are proposed to be applied for at least six (6) months apart; or
- b. The Director of ~~Planning~~ and Community Development determines that the extent of the proposed development will require such staging of building permits.

(4) Residential developments located on a parcel of less than ten (10) acres in size shall be exempt from this subsection.

(b) *Additional requirements.* A master development plan which is required in conjunction with the application for planned unit development rezoning must meet all the requirements established in article V. A developer who wishes to determine if a master development plan is required for a particular development may request a determination from the ~~chairperson of the development review committee~~ Director of Community Development. The decision ~~of the committee~~ may be appealed to the city commission for a final determination as hereinafter provided. Where such a plan is required, all future development approvals must be consistent therewith.

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

(d) *Criteria for approval.* The city will consider the ability of the proposed plan to conform with applicable technical requirements of this code, including concurrency. In addition, an evaluation will be made as to whether the proposed development and its phasing is consistent with the surrounding area and the city as a whole, based upon the parameters in subsections (f), (g), (h), and (i) below.

(e) *Effective period of approval.* Approval of a master development plan as provided herein shall be effective for a period of ~~twelve (12)~~ eighteen (18) months. Unless a ~~building permit~~ site plan approval is obtained on or before the last day of the ~~twelfth~~ eighteenth month following the date of approval, said approval shall expire. The applicant may request an

extension of the approval period by submitting written justification to the department for the proposed extension. The department may grant, in writing, two (2) extensions of one (1) year each for good cause. Thereafter, the applicant must reapply for a new master development plan. Staff may deny an extension due to any changes of the land development code or comprehensive plan, adopted since the master plan approval that renders the master plan inconsistent with the Comprehensive Plan or Code or incompatible with the surrounding properties.

(f) *Contents of plan.* A master development plan shall include the following information:

- (1) Delineation of the geographical area covered by the entire development.
- (2) General schematic representation of the land uses included within the development.
- (3) Approximate delineation of internal circulation, with hierarchical classification of streets.
- (4) Points of connection of the local streets or internal collector drives to the public roadways, including general indication of the necessary improvements of the public roadways to accommodate the local trips generated by the proposed development.
- (5) General location and size of any community facilities proposed to be included within the development such as parks, schools, fire stations, community centers, etc.
- (6) Indication of existing native vegetation and any other natural features found within the proposed development.
- (7) ~~Schematic~~ Depiction of standard curb type(s) and conceptual surface water management elements, including, but not limited to, design finished floor elevation, retention facilities, drainage easements, and swales, weir location and elevation, and outfall(s). Drainage calculations supporting the surface water management elements, weir elevation and design finished floor elevation, in conformance with Article XI of this Chapter, shall be provided as supporting documentation. The above items shall be prepared by a Professional Engineer, registered in the State of Florida, and signed and sealed in accordance with all applicable laws and rules.
- (8) Table of computation of land use distribution showing proposed uses, acreage, and number of units and density in the case of residential uses.
- (9) ~~Schematic~~ Conceptual depiction of the water and sewer plan, depicting the water and sewer 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, in conformance with Chapter 15. The above items shall be prepared by a Professional Engineer, registered in the State of Florida, and signed and sealed in accordance with all applicable laws and rules.

(10) Entrance feature and perimeter landscaping design.

(g) *Timing of improvements; required bonds.* The required perimeter landscaping, swales, entrance features, entry drive landscaping and sidewalks, internal collector drive(s), pedestrian walkways, and all appurtenant hardscape features, including, but not limited to, fountains, roundabouts, and benches (the "improvements") shall be installed for the entire project area shown on the master development plan prior to the issuance of the first certificate of occupancy. However, secondary vehicular drives, as defined in section 16-277, shall not be required to be completed until a Certificate of Occupancy is requested for a building that is directly served by the secondary vehicular drive. ~~Developers~~ shall provide bonds in an amount equal to one hundred thirty three (133) percent of the cost of the improvements, and providing for and securing the actual and timely construction and installation of the approved improvements, in compliance with each of the following requirements:

(1) *Bonds allowed, required construction plans, hold harmless agreement.* Bonds, as that term is used in this section, shall include letters of credit, ~~certificates of deposit~~, cash bonds, bonds issued by an insurance company legally doing business in the State of Florida, or other acceptable means agreeable to the city attorney. Letters of credit ~~and certificates of deposit~~ shall be drawn upon banks or savings and loans legally and actually doing business in Florida. All bonds must be approved by the city attorney's office, and shall be provided in addition to any other bond required for any other purpose by any government entity. Bond documents shall assure that construction plans for the improvements shall be submitted to the city not less than thirty (30) days prior to the commencement of construction. In addition, the property owner shall submit a hold harmless and indemnification agreement in a form acceptable to the city attorney, protecting the city in the event that it must exercise its rights under the bond.

- (2) *Cost estimate, administrative fee, amount of bonds, bond period.* A written calculation of the costs for completion of the improvements in accordance with the approved plans shall be prepared by a registered engineer, and submitted to and approved by the department. A city administrative fee equal to one (1) percent of the bond shall be included in the cost estimate, shall be payable to the city upon city approval of the bond, and shall be nonrefundable. The bond amount shall be set at one hundred thirty-three (133) percent of the approved cost estimate (including the administrative fee), and shall assure completion of the improvements, payment of the administrative fee, and reimbursement of any city expenses incurred as a result of the developer's violation of this section. The bond period shall be for no longer than one (1) year after the date of the issuance of the first certificate of occupancy, and shall also set the deadline for the completion of the improvements.
- (3) *Release of bonds, change in ownership.* Upon successful completion of the approved improvements and written approval by the city, bonds required for completion of the improvements shall be released, on request by the developer. Bonds may be released by the city when fee simple title is transferred. The city may condition the release of the bond upon the establishment of a new bond by the new owner in fee simple.
- (4) *Extension of bond periods.* Developers may obtain a one-year extension of a bond (and a related one-year deferral of the completion date of the improvements) upon submission and city approval of an updated cost estimate. If the updated cost estimate is greater than the original cost estimate, then the amount of the bond shall be increased proportionately so that the bond still guarantees one hundred twenty-five (125) percent of the approved cost estimate. A developer may seek no more than one (1) extension to the original, one-year bond period.
- (5) *Violations.* If, at any time after the issuance of the first certificate of occupancy, the bond lapses and the improvements are not completed, then the developer shall be in violation of this section. If a developer is in violation of this section, then the city may proceed against the bond and complete the improvements.
- (h) *Design standards.*

- (1) *Hardscape requirements:* Developments larger than ten (10) acres or consisting of two (2) or more non-contiguous parcels shall be designed with an internal collector drive, which provides vehicular ingress or egress between individual parcels and access to parking areas, and which provides connection to an adjacent public roadway. The internal collector drive ~~and all access drives~~ shall include a curbed, landscaped median at least ten (10) feet in width from inside of curb to inside of curb, with curvilinear sidewalks and landscaped berms along both sides of the drives. Secondary access drives, as defined in Section 16-277, shall include curbed, landscaped medians at least eight (8) feet in width, measured from inside of curb to inside of curb. Benches, shaded from the sun, shall be provided along the internal collector drives and detention lake banks spaced ~~on~~ no more than two hundred (200) feet, with an attractive refuse collector located nearby. The department shall, where possible, require the internal collector drive and other internal circulation drives to be gently curving in order to promote a safe and tranquil environment. Master development plans shall include a defined vehicular entryway configured as a square or boulevard or some other distinctive space created by trees, masonry walls, buildings and/or special paving. The department may at its discretion adopt and, from time to time, modify administrative rules to provide additional details to govern the design geometrics and the construction details of internal circulation and parking facilities.
- (2) *Landscape requirements:* Entry feature landscaping is required and shall consist of trees plus low, mid and upper level landscaping. The landscaping shall be located in the area on either side of the entry drive and shall extend along the right-of-way ~~one (1)~~ on each side of the entry drive a distance equal to one-half (1/2) the width of the right-of-way to which the entry drive connects. The landscaping shall extend along the entry drive to the first parking space or the first intersecting internal drive. Notwithstanding the above, the minimum required distance parallel and perpendicular to the entry feature landscaping for secondary entries shall be one-half (1/2) the minimum extent for primary entries. ~~Secondary entries shall be defined as those entries used primarily for service access to, or from, the site.~~ Entrance features shall include elegantly distinctive architectural design, identifying and

distinguishing the project. The department may, at its discretion, adopt and, from time to time, modify administrative rules to provide additional details to govern the design and construction of landscaping and architectural features.

- (3) The minimum number of trees for entrance feature and perimeter landscaping shall meet the minimum requirements of section 16-169. In addition, at the time of installation, not less than fifty (50) percent of the total required trees for the entrance feature area shall be specimen trees as defined in section ~~16-165(d)(4)~~ 165(d)(5).
- (4) Decorative pavers, or stamped architectural concrete shall be required to be placed on roadways at project entryways, the intersections of internal circulation drives, any roundabouts with architectural features in the center, and for all driveways to any parking garage provided pursuant to section 16-139.
- (5) Site features of subdivided parcels within a master planned site shall be subject to the approved master plan design criteria. Site plans shall be designed to complement the approved master plan. The exterior colors of buildings, trim and other site features shall be subject to the approval of the department. They shall be selected to ensure compatibility among the various colors of the approved master plan a visually tranquil environment, and they shall conform to the requirements of section 16-138.
- (6) Lakes and other detention areas shall be equipped with fountains for aeration and decoration. Fountain spray shall be lighted and the spray height shall be a minimum of fifteen (15) feet, but not less than twenty-five (25) percent of the shortest dimension of the lake or other detention area. Maximum spray height shall be limited to fifty (50) feet.
 - (i) *Internal collector drive median landscaping.* For all required internal collector drive medians within all districts, the following landscaping shall be required as a minimum: One (1) tree or palm per each twenty-five (25) lineal feet of median or fraction thereof, and a combination of low- and mid-level landscaping that encompasses a minimum of fifty (50) percent of the median area. Species shall be ~~specimen~~ trees or palms selected from the city's approved plant list, with a minimum

height for trees of twenty (20) feet and for palms of twenty-five (25) feet. Trees or palms shall be installed within the median and both sides of the internal collector drive.

(j) *Recreational amenities.* Any recreational facilities to serve the project, in the case of residential uses, shall be completed and receive a certificate of occupancy before the certificate of occupancy for the first residential unit will be approved.

(k) *Changes to master development plans.* Master development plans are adopted as an integrated and unified program of development for a particular property that is compatible with the surrounding development. Any change in use to a portion of the master development plan is disfavored and shall not be approved unless the developer seeking a change demonstrates to the commission by clear and convincing evidence that there has been a material change in circumstances that requires the change, that the change is the minimum necessary and that the amended master development plan will result in development of at least the same quality and compatibility as would the originally approved master development plan. Financing issues shall not be considered a material change in circumstances.

Section 8. That section 16-40 of the Code of the City of Sunrise, Florida, is hereby amended to read as follows:

Sec. 16-40. Revival of abandoned construction projects.

(a) For the purpose of this section, a construction project, which has obtained site plan approval from the city, and for which construction has commenced, shall be deemed abandoned if work is suspended on said project for one hundred eighty (180) calendar days or more. Work shall be considered suspended when there is not a full complement of workers and equipment present on the site to diligently continue construction and incorporate materials into the project or when all City issued permits have expired. The fact that the property or parties may be involved in litigation shall not be sufficient to constitute an exception to the time period set forth above.

(b) Notwithstanding any other code provision to the contrary, once a project is abandoned, any site plan or engineering plan issued approved by the city for the project shall automatically expire, and any outstanding engineering permits issued in

accordance with the site plan or engineering plan shall also be deemed to have expired.

* * *

Section 9. That the Code of the City of Sunrise, Florida, is hereby amended by adding sections to be numbered 16-43 and 16-44, which sections read as follows:

Sec. 16-43. Engineering permits for projects within the Utility Service Area outside the Corporate City Limits.

For projects within the Utility Service Area, as defined in the City of Sunrise Comprehensive plan, that are located outside the corporate limits of the City of Sunrise, the applicant shall submit engineering plans to the Department of Community Development for review and approval prior to the issuance by the department of any engineering permit for construction.

Sec 16-44. Minimum requirements for Engineering Plan submittals

(a) Engineering plans must be submitted to the department for all new development for which site plan approval is also being requested. Engineering plans may not be submitted to the department for review prior to the first scheduled development review committee meeting.

(b) The engineering plan shall be submitted as a set of drawings titled:

- (1) Cover Sheet
- (2) Paving, Grading and Drainage Plan
- (3) Paving, Grading and Drainage Details
- (4) Water and Sewer Plan
- (5) Water and Sewer Details
- (6) Lift Station Details
- (7) Offsite Improvements
- (8) Storm Water Pollution Protection Plan
- (9) Miscellaneous

(c) All drawing pages shall have the same orientation (typically with North arrow up or right), be consistently scaled, and include a standard title block to be provided by the Department.

Each page shall provide a blank space, not less than 3.5 inches wide by 5.5 inches tall, in the lower right hand corner, to accommodate the City approval stamp.

(d) Engineering plans shall contain the following information:

- (1) Paving, Grading and Drainage: spot grades, direction of drainage flows, retention and/or detention facilities location, finished floor elevation of each building, pavement cross-sections and details, curbing details, sidewalk details, drainage pipe sizes, structure elevations and details, grades, bank slopes, and all other details and data necessary to formulate a complete paving, grading and drainage plan for permitting and construction. These plans shall be in conformance with all applicable regulatory agency requirements and standard engineering practices.
- (2) Water and Sewer: existing and proposed fire hydrant locations, water main sizes, valves, tie-in to existing lines, manholes, lift stations, easements, and all other details and data necessary to formulate a complete water and sewer plan for permitting and construction. These plans shall be in conformance with all applicable regulatory agency requirements and standard engineering practices.
- (3) The department may require soil borings to determine the presence or absence of muck or other unsuitable materials. In lieu of borings, a statement from a registered engineer, in the State of Florida, certifying that there is no unsuitable material can be submitted. The extent and number of these borings shall be shown on the plan. The plan shall extend a minimum of one hundred (100) feet beyond the limits of the proposed development to ensure satisfactory integration therewith. It is not necessary to provide borings beyond the limits of proposed improvements.

Section 10. That section 16-48 of the Code of the City of Sunrise, Florida, is hereby amended to read as follows:

Sec. 16-48. Board of adjustment.

(a) *Membership.*

* * *

(4) A quorum shall consist of three ~~four~~ (3~~4~~) voting members. The affirmative vote of a majority of those voting members shall be required to take any board action.

* * *

Section 11. That section 16-49 of the Code of the City of Sunrise, Florida, is hereby amended to read as follows:

Sec. 16-49. Planning and zoning board.

(a) *Membership.*

* * *

(1) There is hereby created for the city a planning and zoning board consisting of seven (7) members, who shall serve for a term of one (1) year and until their successors are qualified. Three (3)~~Four~~(~~4~~) members present shall constitute a quorum which may conduct business.

* * *

Section 12. That section 2-186 of the Code of the City of Sunrise, Florida, is hereby amended to read as follows:

Sec. 2-186. Created; term; quorum; rules of conduct.

There is hereby created for the city a planning and zoning board consisting of seven (7) members, who shall serve for a term of one (1) year and until their successors are qualified. Three (3)~~Four~~(~~4~~) members present shall constitute a quorum which may conduct business. All of the provisions of Chapter 2, Article III, Division 1 of this Code shall apply to this board unless specifically exempted or excluded in Chapter 2, Article II, Division 6 of this Code.

The planning and zoning board may establish rules for the conduct of its meetings, including order of business. Conduct of meetings shall, when practicable, conform to Robert's Rules of Order, Newly Revised edition.

Section 13. That section 16-277 of the Code of the City

of Sunrise, Florida, is hereby amended to insert the following definitions alphabetically within the section:

Sec. 16-277. Terms defined.

For the purpose of this chapter, the following words and phrases shall have the meanings herein set forth:

* * *

Closing: The final steps of the transaction of a real estate sale, at which the time consideration is paid, the mortgage is secured, or the deed is delivered or placed into escrow.

* * *

Defined Vehicular Entryway: The portion of an Internal Collector Drive which is clearly articulated and designed to identify the main entrance to the project and is configured as a square or boulevard or some other distinctive space created by trees, masonry walls, building and/or special paving.

* * *

Dwelling unit, New: A dwelling unit which has not previously been occupied as a residence, or a rental apartment which has been converted to a condominium and which has not been occupied as a residence since its conversion.

* * *

Entrance Feature: That element of elegantly distinctive architectural design located at the main entryway leading to the internal collector drive which clearly identifies and distinguishes the project.

* * *

Internal Collector Drive: The primary access drive or private roadway which allows direct access to and from the public roadway and provides internal circulation to secondary vehicular drives.

* * *

Purchaser: Any natural person who purchases or who may purchase one (1) or more dwelling units or real property for the construction of one (1) or more dwelling units.

* * *

Sale: The execution of any document which in any way commits or provides for a purchaser to purchase any real property including, but not limited to, a contract for sale and purchase.

* * *

Secondary Access Drive: An entry other than the main vehicular entryway which may be from a public roadway or a private drive and can generally be shown to be an additional means for ingress to, and egress from, the master-planned parcel.

Secondary Entry: An entry used primarily for service access to or from the site.

Secondary Vehicular Drive: The driveway that collects vehicles from individual building sites or parking areas and connects to the internal collector drive.

Seller: Any developer, builder or real estate broker or sales associate, as defined in section 475.01, Florida Statutes or any successor provision thereto, or any other person acting on behalf of or as the agent for a developer, builder, or real estate broker or sales associate, who undertakes to sell any new dwelling unit.

Section 14. Chapter 16 of the Land Development Code of the City of Sunrise, Florida, is hereby amended to replace each instance of "Department of Planning and Development" with "Department of Community Development;" and "Director of Planning and Development" with "Director of Community Development."

Section 15. 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 16. 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 17. 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 Land Development Code of the City of Sunrise, Florida.

Section 18. Effective Date. This Ordinance shall be effective immediately upon its passage.

PASSED AND ADOPTED upon this first reading this ____ DAY OF _____, 2009.

PASSED AND ADOPTED upon this second reading this ____ DAY OF _____, 2009.

Mayor Roger B. Wishner

Authentication:

Felicia M. Bravo
City Clerk

FIRST READING

MOTION: _____
SECOND: _____

ALU: _____
ROSEN: _____
SCUOTTO: _____
SOFIELD: _____
WISHNER: _____

SECOND READING

MOTION: _____
SECOND: _____

ALU: _____
ROSEN: _____
SCUOTTO: _____
SOFIELD: _____
WISHNER: _____

Approved by the City Attorney
As to Form and Legal Sufficiency

Stuart R. Michelson

SUNRISE CITY CODE NOTICE OF PROPOSED AMENDMENT

The City of Sunrise proposes to adopt by ordinances the following amendments to Chapter 16 "Land Development Code":

DEVELOPMENT REVIEW PROCEDURES

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA AMENDING CHAPTER 16 "LAND DEVELOPMENT CODE," ARTICLE III "DEVELOPMENT REVIEW PROCEDURES" SECTION 16-31 "SITE PLAN;" AMENDING SECTION 16-32 "SITE PLAN ADJUSTMENTS;" AMENDING SECTION 16-34 "PLAT OR SUBDIVISION;" AMENDING SECTION 16-35 "CONSUMER PROTECTION PROVISIONS;" AMENDING SECTION 16-36 "SPECIAL EXCEPTION USES;" AMENDING SECTION 16-39 "MASTER DEVELOPMENT PLAN;" AMENDING SECTION 16-40 "REVIVAL OF ABANDONED CONSTRUCTION PROJECTS;" CREATING A NEW SECTION 16-43 "ENGINEERING PERMITS FOR PROJECTS WITHIN THE UTILITY SERVICE AREA OUTSIDE THE CORPORATE CITY LIMITS;" CREATING A NEW SECTION 16-44 "MINIMUM REQUIREMENTS FOR ENGINEERING PLAN SUBMITTALS;" AMENDING SECTION 16-48 "BOARD OF ADJUSTMENT;" AMENDING SECTION 16-49 "PLANNING AND ZONING BOARD;" AND AMENDING CHAPTER 2 "ADMINISTRATION" ARTICLE III "BOARDS, COMMITTEES, COMMISSIONS, COUNCILS" DIVISION 6 "PLANNING AND ZONING BOARD" SECTION 2-186 "CREATED; TERM; QUORUM; RULES OF CONDUCT;" AMENDING CHAPTER 16 "LAND DEVELOPMENT CODE" ARTICLE XVII "DEFINITIONS," SECTION 16-277 "TERMS DEFINED;" FOR THE PURPOSE OF UPDATING AND CLARIFYING THE PROVISIONS OF THE LAND DEVELOPMENT CODE; PROVIDING THAT ALL OTHER PROVISIONS OF THE CODE OF ORDINANCES OF THE CITY OF SUNRISE, FLORIDA, SHALL REMAIN IN FULL FORCE AND EFFECT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

AUTOMOBILE REPAIR USES

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA AMENDING CHAPTER 16 "LAND DEVELOPMENT CODE," AMENDING ARTICLE V "DISTRICT REGULATIONS" SECTION 16-80 "I-1 LIGHT INDUSTRIAL DISTRICT" TO ALLOW AUTOMOBILE REPAIR USES; SECTION 16-82 "WESTERN SUNRISE AREA" TO PROHIBIT AUTOMOBILE REPAIR USES; ARTICLE VII, "OFF-STREET PARKING AND LOADING" SECTION 16-144 "AMOUNT OF OFF-STREET PARKING" TO PROVIDE STANDARDS FOR AUTOMOBILE REPAIR USES; AND, ARTICLE XVII "DEFINITIONS" SECTION 16-277 "TERMS DEFINED" TO ADD DEFINITIONS FOR AUTOMOBILE REPAIR USES; PROVIDING THAT ALL OTHER PROVISIONS OF THE CODE OF ORDINANCES OF THE CITY OF SUNRISE, FLORIDA, SHALL REMAIN IN FULL FORCE AND EFFECT; 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 hold a public hearing on these ordinances on Tuesday, October 27, 2009 in the Commission Chambers at 10770 West Oakland Park Boulevard, 1st Floor, Sunrise, Florida, commencing at 6:15 p.m., in order to make recommendations to the local governing body (City Commission) regarding the proposed amendments. Upon the close of the Local Planning Agency hearing, a public hearing will be held by the Sunrise City Commission at 6:30 p.m., or as soon thereafter as the Local Planning Agency hearing adjourns.

The proposed ordinances may be inspected at the Community Development Department, 10770 West Oakland Park Boulevard, 1st Floor, Sunrise, Florida 33351, between the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday. Persons with disabilities requiring accommodations in order to participate should contact the City Commission Office at (954) 746-3250 at least 24 hours in advance to request such accommodations.

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that for such purposes, he/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 to be based. Fla. Stat. § 286.0105.

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