CITY OF SUNRISE FLORIDA

STAFF REPORT

84 SOUTH DEVELOPMENT OF REGIONAL IMPACT (DRI) - DEVELOPMENT ORDER AMENDMENT

Summary

This is an application to amend the Development Order for the 84 South Development of Regional Impact (DRI), which is generally located south of State Road 84, north of SW 14 Street, west of SW 148 Avenue, and east of SW 160 Avenue, as shown on the location map. The proposed amendment is specific to a portion of the Indian Trace Shopping Center's Parcel K which is located on the northeast corner of SW 14 Street and SW 160 Avenue, more specifically the easternmost portion of Parcel K. The proposed amendment is to increase the allowable height for the subject portion of Parcel K and reduce the minimum setback along the property line abutting the I-75 Expressway right-of-way. Parcel K of the DRI has a Commercial land use designation on the City's Future Land Use Map and is currently designated as B-2 (Community Business District) on the Zoning District Map. City Commission action is required pursuant to Section 16-38 of the Land Development Code.

The applicant has concurrently submitted a Rezoning application to rezone Parcel K and other portions of the Indian Trace Shopping Center to a Planned Development District (PDD) with a corresponding PDD Master Plan and Development Agreement. In addition, the applicant has applied for site plan approval for a hotel on the subject portion of Parcel K.

Approved DRI Development Order

The 84 South DRI Development Order (DO) was originally approved by the Broward County Commission in November 1977 by Ordinance No. 77-36(z) since the land was located in unincorporated Broward County at the time. In 1983, City annexed this unincorporated property by City Commission Ordinance No. 269-1983. The DRI DO was subsequently amended over the years.

Project Description

The 84 South DRI covers approximately 701 acres and includes parcels with different ownerships. Parcel K is approximately 16 acres as defined by the "New River Estates, Section Nine Plat," as recorded in Plat Book 126, Page 46, of the Public Records of Broward County,

Florida. The Parcel K area includes an existing commercial shopping center, known as Indian Trace Shopping Center, with retail, restaurant, a movie theater, office building, and a parcel of vacant undeveloped land. The proposed amendment is to increase the allowable height for the subject portion of Parcel K, specifically the vacant parcel of undeveloped land, as shown in underlined text in Section 3.6 below. This amendment increases the maximum height to seven (7) stories and reduces the minimum setback to ten (10) feet along the property line abutting the I-75 Expressway right-of-way.

> *Section 3.6: "Development shall be consistent with those regulations embodied in B-2A zoning districts, excepts as follows:*
>
> *(a) No Structure shall be taller than two (2) stories and shall be setback a minimum of thirty-five (35) feet from all property lines. With the exception of the hotel parcel legally described on the attached survey, which shall be no taller than seven (7) stories and setback a minimum of ten (10) feet along property lines abutting the I-75 right-of-way.*
> *(b) One gasoline service station shall be permitted."*

Staff Evaluation

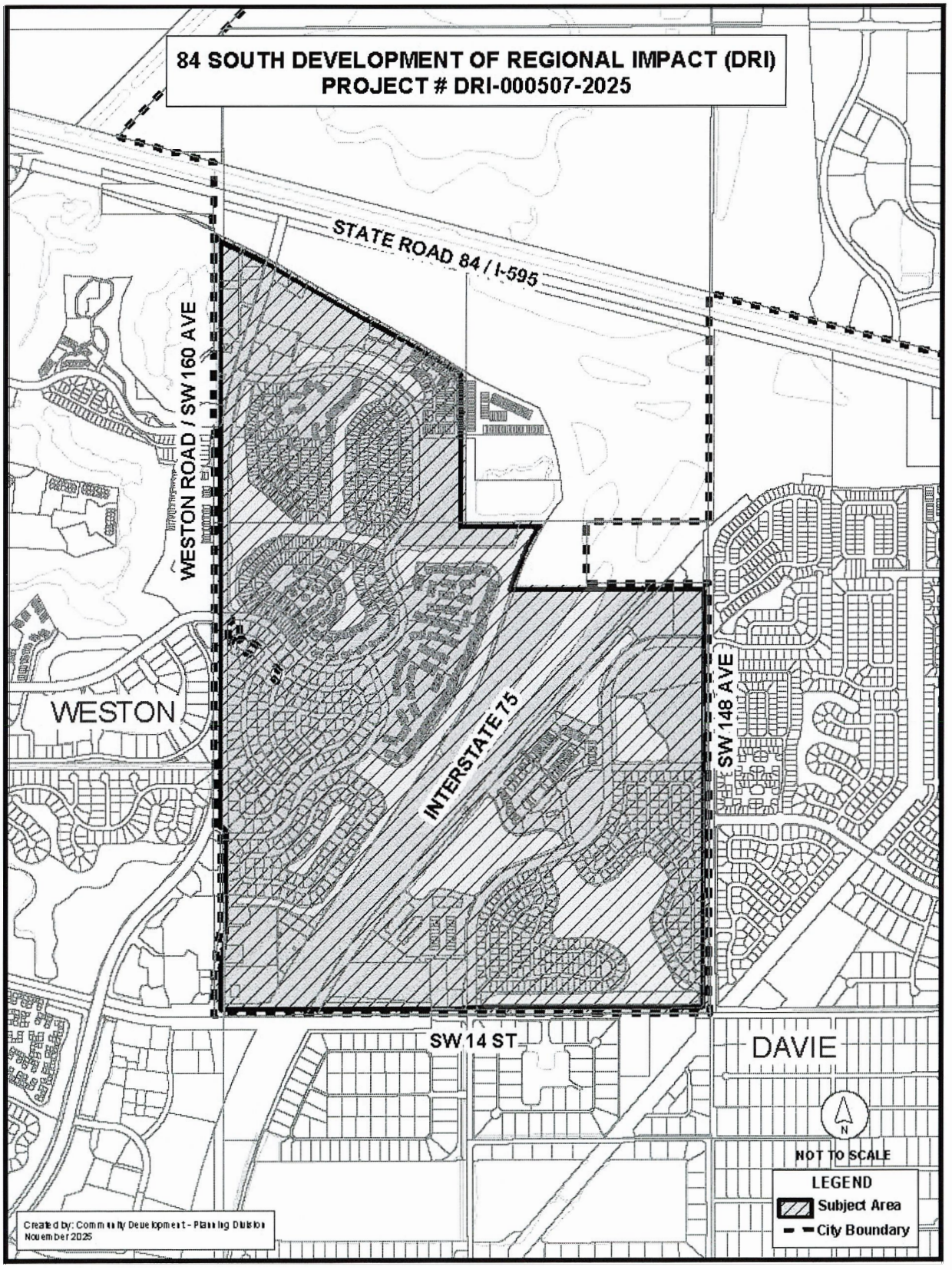
In accordance with Section 380.06 Florida Statues, the proposed amendment to the Development Order has been reviewed based on the Comprehensive Plan and the Land Development Code. Staff find that the DRI DO proposed change is consistent with the Comprehensive Plan and the Land Development Code, pursuant to Section 380.06, Florida Statutes.

Staff Recommendation to the Planning and Zoning Board, December 4, 2025

Staff recommends approval of the proposed amendment.

Planner: Sylvia Miller / Jim Koeth
Planning File No.: DRI-000507-2025 (78:010)

Location Map



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November 19, 2025

Shannon Ley, P.E.
Community Development Director
City of Sunrise
1601 NW 136 Avenue, Building A
Sunrise, Florida 33323

Re: 84 S Development of Regional Impact ("84 S DRI") — Letter of Intent and Narrative of Proposed Changes to the DRI Development Order

Dear Mrs. Ley:

Weston Hotel Management 18 LLC ("Applicant"), through undersigned counsel and pursuant to City of Sunrise Code Section 16-38, hereby requests changes to the 84 S Development of Regional Impact Development Order. In support thereof, Applicant provides this Letter of Intent and attached proposed amendments.

With this amendment, Applicant is not seeking to change the boundaries or lands included in the 84 S DRI or reduce any of its overall, substantive obligations to deliver a modern, mixed-use development. Rather, Applicant is requesting to add minor flexibility to the 84 S DRI Parcel K restrictions outlined in Section 3.6, increasing the maximum height to seven (7) stories and reducing the minimum setback to ten (10) feet along property lines abutting the I-75 right-of-way for the hotel parcel legally described on the survey provided with the submittal. The changes, if approved, will help support the long-term success of the DRI and ensure it remains compliant with DRI regulations.

The DRI Master Plan identifies that Parcel K is restricted to "Commercial" and Section 3.6 of the 84 S Development of Regional Impact limits the uses on Parcel K to business use and one gasoline service station. There are no restrictions regarding the square footage of business uses or the gasoline service station. The following uses have been developed on Parcel K:

- +/- 3,160 sq. ft. gasoline service station
- +/- 12,682 sq. ft. daycare center
- +/- 74,776 sq. ft. of commercial use
- +/- 26,000 sq. ft. theater
- +-/ 29,000 sq. ft. office building

Applicant has enclosed with this application the following items as required by Section 16-38 of the City of Sunrise Code:

A. Legal Description of the Properties in Parcel K of the 84 S DRI;
B. Applicant and Agent Contact Information;

C. Narrative Description of the Proposed Change;
D. Master Site Plan;
E. Location Map;
F. Signed DRI Amendment Application form;
G. Letter of Authorization for the undersigned firm to process this Application.

Finally, the application fee has been paid and processed by the City. Following your review, if you have any questions or require additional information, please feel free to contact me.

Thank you,

Scott Backman, Esq.
sbackman@miskelbackman.com

Hotel at Camino Real
Development of Regional Impact Amendment
November 19, 2025

Weston Hotel Management 18 LLC ("Applicant") is the contract purchaser of the +/- 2.46-acre vacant parcel generally located on the northeast corner of SW 14th Street and SW 160th Avenue (folio: 504009070011) (Section 9, Township 50 South, Range 40 East) ("Vacant Parcel") in the City of Sunrise ("City"). Adjacent to the Vacant Parcel is the Indian Trace Shopping Center (folios: 504009070010, 504009070021, 504009070012, 504009070014, 504009070015, 504009070017, and 504009070020), collectively referred to with the Vacant Parcel as the "Property." The Property, totaling 14.98 acres, is zoned B-2, Community Business on the City's Zoning Map, and contains a Commercial future land use designation on the City's Future Land Use Map.

On November 8, 1977, the Broward County Board of County Commissioners enacted Ordinance No. 77-36(z), establishing the 84 S Development of Regional Impact ("DRI"), which set development guidelines for a 701-acre tract. The DRI is located in the City of Sunrise, Broward County, Florida, within Section 4, Township 50 South, Range 40 East, and Section 9, Township 50 South, Range 40 East. The DRI has been revised several times pursuant to the following ordinances: Ordinance Nos. 81-81, 82-28, 83-16, 682-X, 762-X, and 874-X. The Property is located within Parcel K of the 84 S DRI and is restricted to 13.66 acres of Commercial uses. All development on Parcel K is further limited to a maximum building height of two stories, a 35-foot setback from all property lines, and a single gasoline station.

Subsequently, the Indian Trace Shopping Center's master plan, approved on April 27, 1987, authorized the existing commercial and office uses on-site. It has been revised over time, most recently on December 18, 2006. Although the plan included the future development of the Vacant Parcel as an Office Showroom, this portion of the project was never constructed. Now, the Applicant proposes to rezone the Property from B-2 to Planned Development District ("PDD") to redevelop the Property in two phases. Phase 1 includes the construction of a 174-unit, 75-foot hotel with a swimming pool, fitness center, meeting room, and dining facilities on the Vacant Parcel. A van loading zone is provided for ease of loading and unloading large parties, enhancing the hotel's functionality and guest experience. Phase 2 envisions a future mixed-use community featuring multifamily residential units, commercial spaces, and office uses (collectively, the "Project").

Because the proposed Project exceeds the Parcel K height and setback restrictions, the Applicant is requesting an amendment to the existing language to allow a maximum building height of seven

stories and a reduced setback of 10 feet along property lines abutting the I-75 right-of-way. These amendments are necessary to facilitate the development of a hotel use on Parcel K.

The proposed increase in building height will not negatively impact the surrounding area, as the site is located internal to the property directly adjacent to I-75 and separated from adjacent properties by a day care building, substantial vegetative buffer and canal. Due to the parcel's irregular shape and its proximity to the highway, the building setback has been reduced to minimize impacts on adjacent properties. Required mitigation trees are proposed within the FDOT I-75 right-of-way and will be installed by FDOT as part of the future roadway improvement project.

The current DRI language states:

> "Development shall be consistent with those regulations embodied in B-2A zoning districts, except as follows:
>
> (a) No structure shall be taller than two (2) stories and shall be setback a minimum of thirty-five (35) feet from all property lines.
>
> (b) One gasoline service station shall be permitted."

The Applicant is requesting that this language be revised to:

> "Development shall be consistent with those regulations embodied in B-2A zoning districts, except as follows:
>
> (a) No structure shall be taller than two (2) stories and shall be setback a minimum of thirty-five (35) feet from all property lines. <u>With the exception of the hotel parcel legally described on the attached survey, which shall be no taller than 7 stories and setback a minimum of ten (10) feet along property lines abutting the I-75 right-of-way.</u>
>
> (b) One gasoline service station shall be permitted."

The proposed revision will not alter the DRI's approved buildout date, phasing, or total acreage, and does not require any amendment to the City's Comprehensive Plan.

As part of the existing conditions on the Property, there is a small, separately folioed parcel located entirely within the boundaries of the Vacant Parcel (the "Billboard Parcel"), which contains a billboard structure. A portion of the billboard aerially extends over the Vacant Parcel,

as is permitted by an existing Easement Agreement recorded in ORB 49050, Page 371, in the Public Records of Broward County, Florida. Following the Applicant's purchase of the Vacant Parcel, the property lines of the Billboard Parcel will be adjusted to include the portions of the billboard structure that currently hover over the Vacant Parcel. In turn, an easement will be granted back to the Vacant Parcel to allow for continued use of the land for hotel-related site improvements, such as landscaping, drive aisles, and parking. The billboard is serviced by a small vehicle approximately the size of a pickup truck, and access is gained via a ladder integrated into the billboard pole. No staging area is required, and maintenance activities are infrequent, brief, and do not interfere with the operations of the hotel or the neighboring preschool. The billboard is owned and operated by a well-established company whose personnel follow the highest safety standards in the industry.

All applications and documents currently under review, which includes the Rezoning, Site Plan, Plat Note Amendment, Master Plan, Development Agreement, Design Guidelines, and DRI Amendment, are intended to authorize immediate development of a hotel within Phase 1 only. Phase 2 is planned to include future residential, commercial, and office uses on the remaining portions of the Property. While these general uses have been identified, specific plans for Phase 2 have not yet been developed. Within 12 months of receiving entitlement approvals for the Camino Real PDD, the Applicant will revise the PDD and Master Plan to allocate residential density, revise any applicable Phase 2 approvals. The Phase 2 approval process, among other things, will ensure that all concurrency and other impact associated with the proposed residential density are fully analyzed in accordance with applicable regulations.