

CITY CLERK  
CITY OF SUNRISE

2020 MAR 18 PM 2: 36

SUNRISE, FLORIDA

**RESOLUTION NO. 07-152-20-A**

**A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING THE REPLAT OF "WINDS OF SUNRISE PLAT" RENAMING IT THE "CYPRESS OF SUNRISE" PLAT AND APPROVING THE RESTRICTIVE NOTE ON THE PLAT LOCATED ON THE SOUTH SIDE OF NW 38<sup>TH</sup> STREET, BETWEEN NW 90<sup>TH</sup> TERRACE AND NW 91<sup>ST</sup> AVENUE; PROVIDING FOR PENALTIES FOR VIOLATIONS OF THE CONDITIONS OF APPROVAL; PROVIDING FOR A TERM OF APPROVAL; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the plat known as "Winds of Sunrise" Plat was approved by the City Commission by Resolution No. 07-152 on October 23, 2007; and

WHEREAS, Brangus Developments LLC (hereafter the "Property Owner") has applied to the City of Sunrise for Plat approval pursuant to Section 16-34 of the City Code; and

WHEREAS, the Property Owner, intends to replat the "Winds of Sunrise" Plat and rename it the "Cypress of Sunrise" Plat; and

WHEREAS, there is an existing notation on the face of the plat restricting development to eight (8) duplex units; and

WHEREAS, the owner intends to improve the approximate 0.8 acre Plat site and amend the Plat Note and reduce the maximum allowable density to six (6) duplex units (i.e., three (3) duplexes); and

WHEREAS, the Planning and Zoning Board held a meeting on February 6, 2020 and recommended approval of the proposed name change and restrictive note on the Plat; and

WHEREAS, Broward County requires that the City of Sunrise concur with this revision prior to a review by the Broward County Board of County Commissioners.

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

Section 1. In accordance with Section 16-34 of the City's Land Development Code, the City Commission of the City of Sunrise does hereby approve the proposed revision to the restrictive note on the plat:

Current Note:

This plat is restricted to eight (8) duplex units.

Proposed Note:

This plat is restricted to six (6) duplex units (3 duplexes).

The proposed revision is specifically described in the Community Development Department's Staff Report to the City Commission, a copy of which is attached hereto and made a part of this Resolution as Exhibit A.

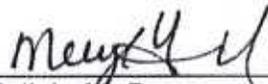
Section 2. This replat and note amendment is subject to the owner obtaining approval from the Broward County Board of County Commissioners.

Section 3. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED this 10TH DAY of MARCH, 2020.

  
\_\_\_\_\_  
Mayor Michael J. Ryan

Authentication:

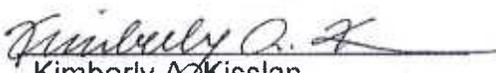
  
\_\_\_\_\_  
Felicia M. Bravo  
Asst. City Clerk



MOTION: SOFIELD  
SECOND: SCUOTTO

DOUGLAS: ABSENT  
KERCH: YEA  
SCUOTTO: YEA  
SOFIELD: YEA  
RYAN: YEA

Approved by the City Attorney  
as to Form and Legal Sufficiency

  
\_\_\_\_\_  
Kimberly A. Kisslan

**EXHIBIT A**



**STAFF REPORT**

CYPRESS OF SUNRISE (PLAT)

**Summary**

This is an application for replat approval for an approximate 0.84 acre parcel of vacant land, generally located on the south side of NW 38 Street, between NW 90 Terrace and NW 91 Avenue, as shown on the location map. The property is currently zoned RM-10 (Low Medium Multifamily Residential District) and designated Low-Medium (10) Residential (up to 10 units/acre) land use on the City's Future Land Use Map. The proposed replat requires City Commission approval pursuant to Section 16-34. A separate Site Plan application for the subject site is currently under review with Staff.

**General Information**

This subject "Winds of Sunrise" Plat was approved by the City Commission on October 23, 2007, via Resolution No. 07-152, with a note on the face of the plat restricting development to eight (8) duplex units equating to four (4) duplexes.

**Project Description**

The applicant proposes to replat the property renaming it the "Cypress of Sunrise" Plat while reducing the maximum allowable density from eight (8) to six (6) duplex units, equating to three (3) duplexes.

**Staff Evaluation**

Staff has reviewed the Plat application and finds it consistent with the Land Development Code.

**Staff Recommendation to the Planning and Zoning Board, February 6, 2020**

This application meets all applicable Land Development Code requirements, therefore Staff recommends approval.

**Planning and Zoning Board Recommendation, February 6, 2020**

At its meeting on February 6, 2020 the Board approved Staff recommendation.

**Final Staff Recommendation to the City Commission, March 10, 2020**

This application meets all applicable LDC requirements. Therefore, Staff recommends approval.

Planner: Matthue Goldstein  
File No. 19:09 (06:15)

**Location Map**

