

April 16, 2026

**NOTICE OF PROPOSED COMPREHENSIVE PLAN TEXT AND
FUTURE LAND USE MAP AMENDMENTS**

Thank you for registering your Association with the City of Sunrise to receive notice of proposed amendments to the City of Sunrise Comprehensive Plan Future Land Use Element text and/or Future Land Use Map, in accordance with City Ordinance 490. For your information, the following amendments are under review:

Title: Broward County Arena Redevelopment Land Use Plan Amendment
(formerly known as the “BB&T Center” currently known as “Amerant Bank Arena”)

Type:

Future Land Use Element (text): Yes
Future Land Use Map: Yes

Location affected: 1 Panther Parkway – Sunrise, FL

Applicant: Broward County

Expected date of public hearing: 05/26/2026
Please confirm date with city staff at (954) 746-3281

Description:

The City of Sunrise is proposing to amend the Future Land Use Map to revise the land use designations of approximately 154 acres of land from Commercial, Industrial, Low (5) Residential and Low Medium (10) Residential to Transit Oriented Development (TOD) thereby allowing a mixed-use development consisting of non-residential uses (office, educational, meeting/function space, community-cultural use, open space/public plazas, green open space, etc.) and multi-family residential uses on the existing properties.

The proposed map amendment includes a text amendment to the Future Land Use Element of the City’s Comprehensive Plan consistent with the proposed Future Land Use Map revision.

Attachment(s): Location Map
Current Land Use Designation Map
Summary of proposed amendments

Pursuant to City of Sunrise Ordinance 490, registered associations may request a meeting with staff, prior to the scheduled public hearing. If you have any questions about this amendment, would like to review a staff draft of the proposed ordinance, or would like to request a meeting with staff, please contact Jim Koeth, AICP, LEED AP BD+C at (954) 746-3279, or by email at jkoeth@sunrisefl.gov.

**SUMMARY OF PROPOSED AMENDMENTS TO THE
CITY OF SUNRISE COMPREHENSIVE PLAN AND
FUTURE LAND USE MAP**

Text changes are being proposed to update the Future Land Use Element (FLUE). The proposed FLUE text amendment includes:

Broward County Arena Redevelopment:

- An Arena, Meeting/Function Space, Commercial Uses, Office Uses (including Educational), Residential Uses, Hotel, Community – Cultural Uses, Preserve, Wetland and Mitigation Area, and Open Space/Public Plazas.

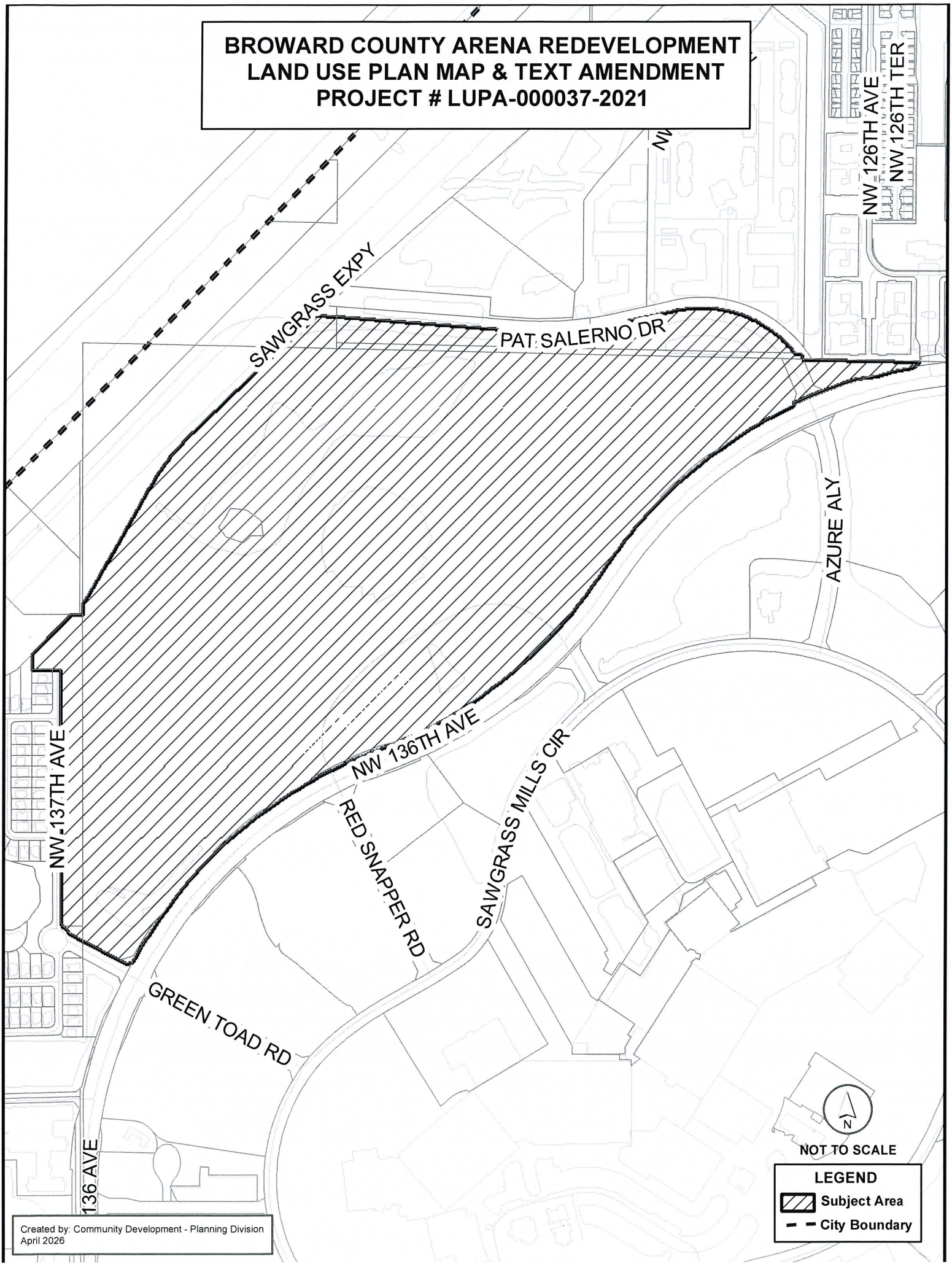
The following land use change is being proposed to update the Future Land Use Map. The proposed map amendment includes:

Amending the Future Land Use designation of approximately 155 acres of land from Commercial, Industrial, Low (5) Residential and Low Medium (10) Residential to Transit Oriented Development (TOD).

Note:

The applicant will be submitting corresponding amendments to the BrowardNext - Broward County Land Use Plan and Map to Broward County.

**BROWARD COUNTY ARENA REDEVELOPMENT
LAND USE PLAN MAP & TEXT AMENDMENT
PROJECT # LUPA-000037-2021**

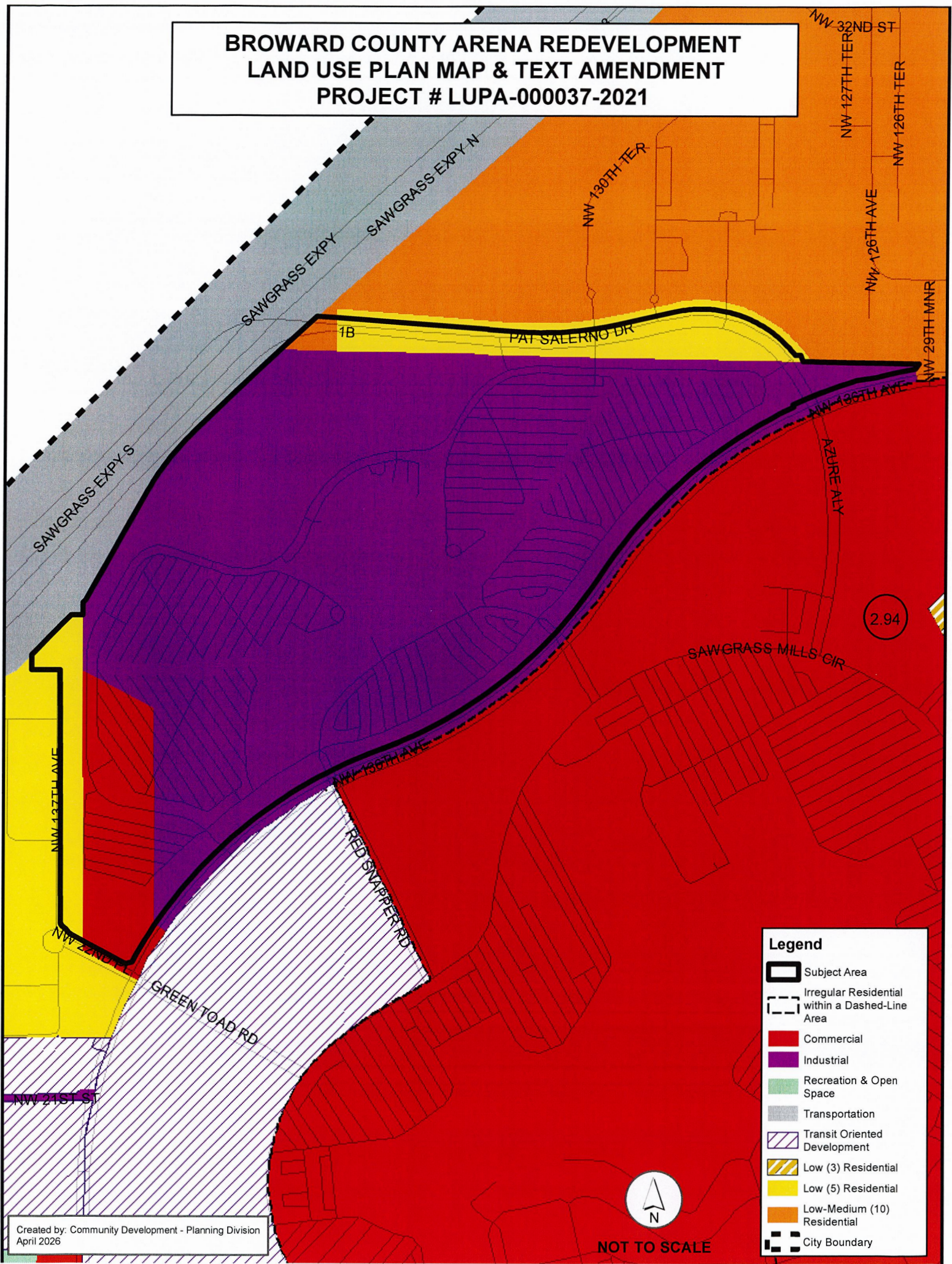


NOT TO SCALE

LEGEND

-  Subject Area
-  City Boundary

BROWARD COUNTY ARENA REDEVELOPMENT LAND USE PLAN MAP & TEXT AMENDMENT PROJECT # LUPA-000037-2021



Legend

- Subject Area
- Irregular Residential within a Dashed-Line Area
- Commercial
- Industrial
- Recreation & Open Space
- Transportation
- Transit Oriented Development
- Low (3) Residential
- Low (5) Residential
- Low-Medium (10) Residential
- City Boundary



NOT TO SCALE

December 30, 2020

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Title: BB&T Center Redevelopment Land Use Plan Amendment

Type:

Future Land Use Element (text): Yes
Future Land Use Map: Yes

Location affected: 1 Panther Parkway

Applicant: Broward County

Expected date of public hearing: 06/22/2021
Please confirm date with city staff at (954) 746-3281

Description:

The City of Sunrise is proposing to amend the Future Land Use Map to revise the land use designations of approximately 155 acres of land from Commercial, Industrial and Low (5) Residential to Transit Oriented Development (TOD) thereby allowing a mixed-use development consisting of non-residential uses (office, educational, meeting/function space, community-cultural use, open space/public plazas, green open space, etc.) and multi-family residential uses on the existing properties.

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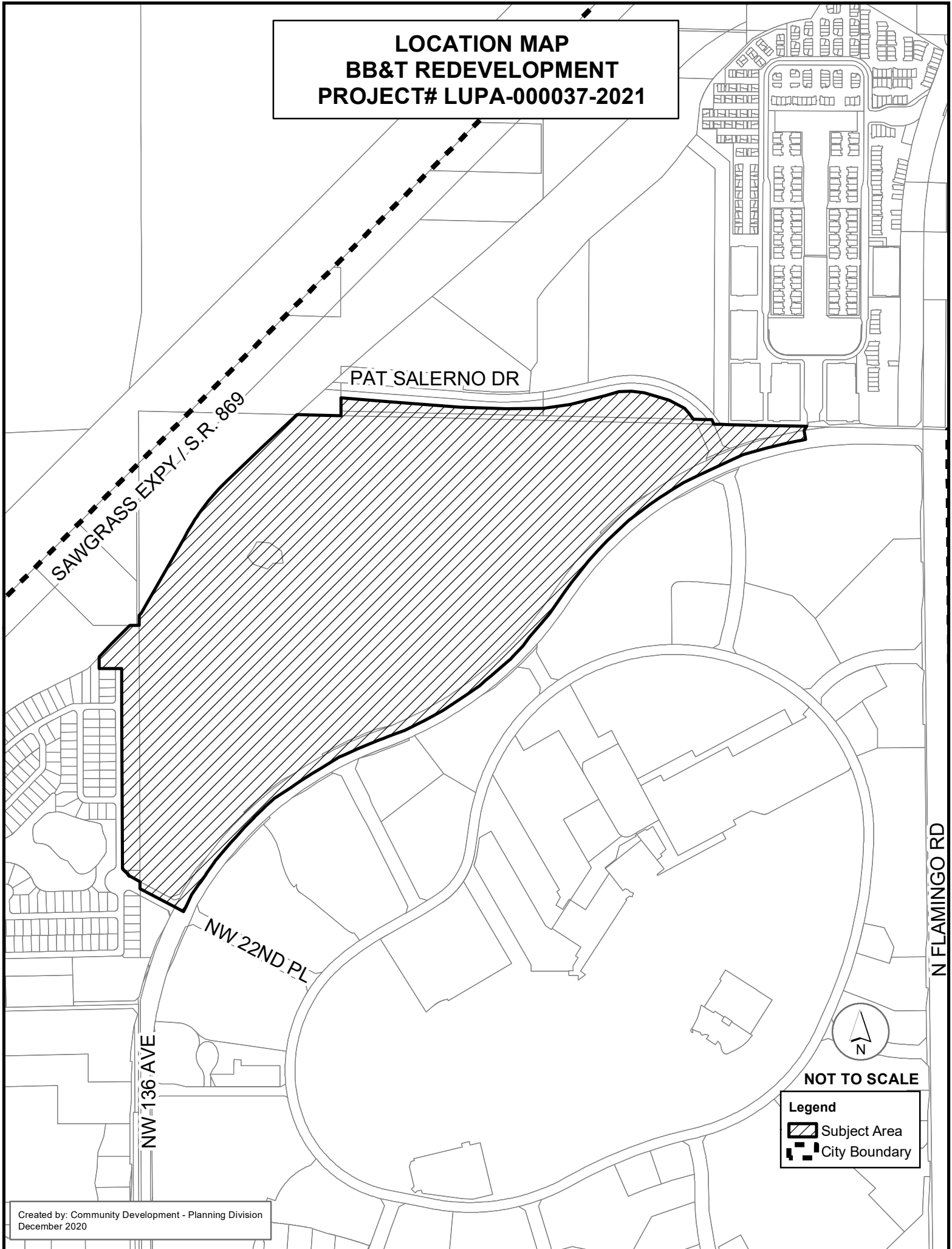
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Amending the Future Land Use designation of approximately 155 acres of land from Commercial, Industrial and Low (5) Residential to Transit Oriented Development (TOD).

Note:

Corresponding amendments to the BrowardNext - Broward County Land Use Plan and Map will be submitted to the County concurrent with these amendments.

**LOCATION MAP
BB&T REDEVELOPMENT
PROJECT# LUPA-000037-2021**



**LAND USE MAP
BB&T REDEVELOPMENT
PROJECT# LUPA-000037-2021**

