

SUNRISE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY OF SUNRISE COMPREHENSIVE PLAN FOR APPROXIMATELY 154 GROSS ACRES CONSISTING OF THE "SAVANNAH P.U.D. PLAT 7" PLAT, AS RECORDED IN PLAT BOOK 149, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF PARCEL A OF THE "SAWGRASS PRESERVE" PLAT, AS RECORDED IN PLAT BOOK 157, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND GENERALLY LOCATED ON THE SOUTHWEST CORNER OF NW 136 AVENUE (PANTHER PARKWAY) AND PAT SALERNO DRIVE, FROM INDUSTRIAL, COMMERCIAL, LOW (5) RESIDENTIAL AND LOW MEDIUM (10) RESIDENTIAL TO THE TRANSIT ORIENTED DEVELOPMENT (TOD) LAND USE DESIGNATION; AMENDING THE FUTURE LAND USE ELEMENT OF THE CITY OF SUNRISE COMPREHENSIVE PLAN BY ADDING THE "BROWARD COUNTY ARENA PROPERTY" TO THE TRANSIT ORIENTED DEVELOPMENT (TOD) LAND USE CATEGORY; PROVIDING FOR TRANSMITTAL OF CERTIFIED COPIES OF THIS ORDINANCE AND LAND USE PLAN AMENDMENT TO FLORIDA DEPARTMENT OF COMMERCE, REVIEWING AGENCIES, AND THE BROWARD COUNTY PLANNING COUNCIL; APPROVING THE FORM OF A "DECLARATION OF RESTRICTIVE COVENANTS" RELATING TO AFFORDABLE HOUSING; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Sunrise has received an application from Broward County (Applicant) for amendments to the City's Comprehensive Plan Future Land Use Map and Future Land Use Element; and

WHEREAS, pursuant to Section 163.3184(11), Florida Statutes, the City is required to hold two (2) advertised public hearings when considering amendments to the City's Comprehensive Land Use Plan; and

WHEREAS, the approximate 154 gross-acre site subject to the proposed amendments is generally located on the southwest corner of NW 136 Avenue (Panther Parkway) and Pat Salerno Drive, and includes the currently-named Amerant Bank Arena. The site is currently designated for Industrial, Commercial, Low (5) Residential and Low-Medium (10) Residential uses on the City's Future Land Use Map; and

WHEREAS, the Applicant is proposing a Future Land Use Map (FLUM) amendment to change the existing land use designations to the Transit Oriented Development (TOD) land use designation; and

WHEREAS, the Applicant is proposing a concurrent text amendment to the Future Land Use Element (FLUE) of the City's Comprehensive Plan to add the "Broward County Arena Property" to the Transit Oriented Development (TOD) land use category; and

WHEREAS, the Applicant has provided a Declaration of Restrictive Covenants for affordable housing in compliance with Broward County Land Use Plan Policy 2.16.2 and City staff finds this Declaration acceptable to the City; and

WHEREAS, the Planning and Zoning Board held a meeting on May 7, 2026, and recommended approval of the proposed amendments; and

WHEREAS, the City Commission of the City of Sunrise, sitting as the Local Planning Agency, held a duly noticed public hearing on August 11, 2026, and recommended approval of the proposed amendments to the governing body; and

WHEREAS, the City Commission held an advertised and duly noticed public hearing as the governing body of the City of Sunrise on August 11, 2026, and transmitted the proposed amendments to the Florida Department of Commerce and other local governments and governmental agencies as required by law for review of this Ordinance before its second reading; and

WHEREAS, the City Commission finds the proposed land use plan map and text amendments as attached to this Ordinance in compliance with and consistent with the City's Comprehensive Plan and Florida law.

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. Pursuant to Application No. LUPA-000037-2021, the Future Land Use Map of the Future Land Use Element of the Sunrise Comprehensive Plan is hereby amended from the Industrial, Commercial, Low (5) Residential and Low-Medium (10) Residential Future Land Use Map designations to the Transit Oriented Development (TOD) designation for an approximate 154 gross-acre site generally located on the southwest corner of NW 136 Avenue (Panther Parkway) and Pat Salerno Drive, more particularly described in the legal description attached to and made a part of this Ordinance as Exhibit A. The Future Land Use Element (FLUE) of the City of Sunrise's

Comprehensive Plan is hereby amended to include the "Broward County Arena Property" to the TOD land use category. The Applicant, the property owner, and their successors and assigns shall comply with all staff recommendations and conditions set forth in the Community Development Department's Staff Report to the City Commission, including those in the Staff Recommendation to the Planning and Zoning Board section. A copy of the Staff Report is attached to and made a part of this Ordinance as Exhibit B.

Section 3. The Community Development Director is directed to transmit this plan amendment to Florida Department of Commerce and other reviewing agencies within 10 working days after the first reading of this Ordinance.

Section 4. The Community Development Director is directed to transmit this plan amendment to Florida Department of Commerce and any reviewing agencies that provided public comments after the initial public hearing within 10 working days after the adoption of this Ordinance.

Section 5. The Community Development Director is directed to transmit this plan amendment to the Broward County Planning Council after adoption of the plan amendment and further requests that the Broward County Planning Council re-certify the City of Sunrise Land Use Plan.

Section 6. Affordable Housing Declaration. The City Commission hereby approves the Affordable Housing Declaration of Restrictive Covenants in substantially the form set forth in the "Declaration of Restrictive Covenants" attached hereto and made a part of the Ordinance as Exhibit C.

Section 7. 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 8. 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 9. Effective Date. This Ordinance shall become effective upon recertification of the City of Sunrise Land Use Plan by the Broward County Planning Council, and in no event sooner than thirty-one (31) days after adoption.

PASSED AND ADOPTED upon this first reading this _____ DAY
OF _____, 2026.

PASSED AND ADOPTED upon this second reading this _____ DAY
OF _____, 2026.

Mayor Michael J. Ryan

Authentication:

Felicia M. Bravo
City Clerk

FIRST READING

MOTION: _____
SECOND: _____

CLARKE: _____
GUZMAN: _____
KERCH: _____
SCUOTTO: _____
RYAN: _____

Approved by the City Attorney
as to Form and Legal Sufficiency

SECOND READING

MOTION: _____
SECOND: _____

CLARKE: _____
GUZMAN: _____
KERCH: _____
SCUOTTO: _____
RYAN: _____

Thomas P. Moss