



STAFF REPORT

METROPICA - LAND USE PLAN TEXT AMENDMENT (LUPA)

Summary

This is an application for a Land Use Plan Text Amendment (LUPA) to amend the text of the City of Sunrise Comprehensive Plan's Future Land Use Element's Transit Oriented Development (TOD) Metropica Development Program by increasing the number of permitted high-rise residential units and amount of allowable office use square footage. The proposed LUPA requires City Commission approval pursuant to Section 16-38 of the Land Development Code (LDC) and is considered a local land use plan amendment in accordance with BrowardNext (Broward County Land Use Plan) Policy 2.4.1.

General Information

The proposed approximately 92-acre (gross) amendment site is vacant except for the existing Metropica Tower I (multi-family residential) and the Portico residential rental developments. The subject area is generally located between West Sunrise Boulevard and Red Snapper Road, along both sides of NW 136 Avenue. To the south of the site is a membership-only warehouse club across West Sunrise Boulevard, a commercial plaza and Sawgrass Mills Mall to the east, vacant land to the north across Red Snapper Road, commercial, single family residential, transit station, and arena parking uses to the west. The Future Land Use designation of the subject area is TOD on the City's Future Land Use map and Activity Center on the Broward County Future Land Use map.

In February 2009, a Comprehensive Plan Land Use Map Plan amendment was approved by the City Commission via Ordinance No. 385-09-A to designate Metropica a TOD. The Future Land Use map was amended from Commercial, Low Density (5) Residential, and Recreation/Open Space to TOD.

Project Description

The applicant proposes to amend the text of the City's Comprehensive Plan Future Land Use Element's Transit Oriented Development by increasing the number of permitted high-rise residential units by 500 units, from the current development intensity of 2,500 units to 3,000 units, as well increase the amount of allowable office use square footage by 140,000 square feet from the current 785,000 square feet to 925,000 square feet.

Amendments to the Metropica Master Plan, Development of Regional Impact, Development Agreement, and Plat are required in order to implement the requested increase in development within the LUPA.

The Analysis of Impacts to Public Facilities and Services attributable to the proposed LUPA are as follows:

Public Facility	Current Density Demand	Proposed Density Demand	Net Change
<i>Sanitary Sewer</i> ⁽¹⁾	0.878 MGD*	1.026 MGD	+0.148 MGD
<i>Potable Water</i> ⁽²⁾	0.943 MGD	1.102 MGD	+0.159 MGD
<i>Drainage</i> ⁽³⁾	<i>See footnote 3 below</i>		
<i>Solid Waste</i> ⁽⁴⁾	37,620 lbs/Day	43,470 lbs/Day	+5,850 lbs/Day
<i>Recreation and Open Space</i> ⁽⁵⁾	21.67 Acres	25.54 Acres	+3.87 Acres
<i>Traffic</i> ⁽⁶⁾	3,746 gross PM peak hour trips/day 3,485 net PM peak hour trips/day	3,764 gross PM peak hour trips/day 2,882 net PM peak hour trips/day	+18 gross PM peak hour trips/day -603 net PM peak hour trips/day
<i>Mass Transit</i> ⁽⁷⁾	<i>See footnote 7 below</i>		
<i>Public School</i> ⁽⁸⁾	167 Students	181 Students	+14 Students
<i>Affordable Housing</i> ⁽⁹⁾	<i>See footnote 9 below</i>		

*MGD=Millions of gallons per day

- (1) **Sanitary Sewer.** The City has sufficient capacity to meet the projected demand.
- (2) **Potable Water.** Currently, the City has sufficient capacity to meet the projected demand of the increased density, however, capacity is confirmed only during which time of execution of a Utility Service Permit.
- (3) **Drainage.** The City of Sunrise’s drainage system consists of a tertiary system of catch basins and roadside swales, a secondary system of City canals and lakes and a primary canal system, regulated by the South Florida Water Management District (SFWMD). A surface water management plan amendment for the increase in development intensity will require an amendment to the existing environmental resource permit and surface water management license issued by Broward County. The applicant anticipates that the proposed

increased development intensity will meet the original adopted level of service as permitted under the Master Environmental Resource Permit by accounting for the increased density within additional building heights while maintaining the originally assumed total building footprint area.

- (4) **Solid Waste.** The site is served by the WIN WASTE to Energy Facility which can meet the demand of the proposed increased density for service and landfill capacity.
- (5) **Recreation and Open Space.** The City of Sunrise's adopted LOS of three (3) acres of park per 1,000 population will continue to be met. The previously approved TOD generated a demand of 21.67 acres of community parks. This amendment's increased density will generate an additional demand of 3.87 acres for a total of 25.54 acres. The current Community Parks Inventory includes 333.5 acres of park and based on the population forecast of 105,224 in 2045 requiring 316 acres, adequate park land is available to meet the adopted LOS.
- (6) **Traffic.** The proposed amendment will generate 3,764 gross PM peak hour trips and 2,882 net PM peak hour trips based on the current ITE Trip Generation, 11th Edition manual, as well as adjustments for internal trips based on the current ITE Trip Generation Handbook, 3rd Edition. Therefore, utilizing the most recent additions of the ITE Trip Generation manual and handbook, the proposed development program will generate 18 additional gross PM peak hour trips while generating 603 less net PM peak hour trips than the previously approved trip generations. The applicant and the City's Traffic Engineer concur that the effect of net new trips is more critical to the operation and the impact to the regional road network and the additional proposed residential units and office space will be generate 603 less net trips than the currently approved trip thresholds for the approved program. In addition, the adjacent roadways (Sunrise Boulevard and NW 136 Avenue) are projected to operate at acceptable levels of service (LOS C) through 2045.
- (7) **Mass Transit.** Broward County Transit (BCT) has identified four (4) mass transit routes within a quarter mile of the amendment site. In addition, two (2) 595 Express routes have been identified. BCT can accommodate the additional transit demand, and finds that the development to the amendment site will support the utilization of transit and provide transit connectivity.
- (8) **Public School.** The applicant submitted a Public School Impact Analysis (PSIA) application to the School Board of Broward County (SBBC) and received a School Consistency Review Report, indicating the proposed amendment will generate a total of 181 students, a net change of 14 students from the previously approved residential density for the Metropica TOD. All public schools serving the amendment site, Sawgrass Elementary, Bair Middle and Plantation High, are operating below the adopted LOS. The SBBC has determined that the schools in the area have sufficient excess capacity to absorb the students generated by

the proposed residential units.

(9) **Wetlands.** A conservation easement exists on site for 0.78 acres of unmitigated wetlands. The applicant is currently in discussion with Broward County in order to release the conservation easement via mitigation for the existing wetlands.

(10) **Affordable Housing.** This application is subject to the requirements of Broward County Land Use Plan Policy 2.16.2 for affordable housing. In order to comply with this policy, a Declaration of Restrictive Covenants was recorded in 2009 requiring that the owners of any property located within the Metropica TOD pay \$500 per residential dwelling unit, plus the annual Consumer Price Index increase, to the City at time of building permit issuance to be used for the City's affordable housing programs.

Land Use Compatibility

Staff finds the proposed Comprehensive Plan Text Amendment consistent with the vision for the Metropica Transit Oriented Development. The proposed amendment furthers the City's vision for a future urban mixed-use downtown to live, work, play, and raise a family. The additional intensity is consistent the City's TOD goals, objectives and policies and Broward County's Activity Center land use designation. The amendment reduces the need for automobile usage due to the mixed-use development through a balanced and interconnected pattern of uses. In addition, the additional residential intensity will support the utilization of mass transit along an existing transit route. In summary, this amendment is in line with the goal of TOD developments which support mixed-use development integrating housing, employment, retail, and recreation while encouraging multi-modal transportation opportunities.

Consistency with Goals, Objectives and Policies of Comprehensive Plan

The proposed amendment is consistent with the City of Sunrise Comprehensive Plan and BrowardNext (Broward County Land Use Plan) as follows:

City of Sunrise Land Use Plan

Future Land Use Element

GOAL 1 - Provide an adequate amount of residential area to accommodate the existing and future residents of Sunrise and which allows for the flexibility to provide a varied mix of residential densities and housing types.

This amendment will provide additional housing units within the Metropica TOD to meet the future demands of the City's increasing population. The Metropica TOD development will provide a variety of housing options at various densities.

Policy 1.2.4 - Support increases in residential densities where appropriate to ensure adequate supply of affordable housing.

A Declaration of Restrictive Covenants was recorded with the rezoning approval in 2009 to designate the Property as TOD zoning. This restrictive covenant requires any property owners within the Metropica TOD to pay to the City a sum of \$500 per dwelling unit to be used for the City's affordable housing programs. This restrictive covenant will also be applicable to the newly added residential dwelling units proposed with this amendment, supporting the City's affordable housing efforts.

Policy 1.2.5 - Affordable housing shall be addressed consistent with Policy 2.16.2 of the BCLUP, as amended.

This amendment is consistent with Policy 2.16.2 of the Broward County Land Use Plan. The restrictive covenant recorded in 2009 will apply to the new units proposed with this amendment. All units built within the Metropica TOD will require a payment of \$500 per unit to be used for the City's affordable housing policies.

OBJECTIVE 10.3 - Efficient Use of Urban Services: Promote the efficient use of urban services by encouraging new development into areas where necessary regional and community facilities and services exist.

This amendment proposes adding additional dwelling units to the previously approved Metropica TOD. As an infill development, the Metropica TOD is an area that integrates commercial, residential and office uses into a thriving community that is already being served by existing community and regional facilities.

OBJECTIVE 10.4 - Concurrency Management System: Public facilities and services will be available at a level of service (LOS) established within the City of Sunrise Comprehensive Plan concurrent with impacts of development (Concurrency Management System).

As demonstrated in the level of service and capacity analysis sections of this amendment, all of the public facilities have more than sufficient capacity to service the additional units and the level of service standards will be maintained.

Policy 11.1.1 - The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the City of Sunrise Land Use Plan and the Broward County Land Use Plan (BCLUP).

The Property has a City future land use designation of Transit Oriented Development and a Broward County Land use designation of Transit Oriented Development ("TOD"). In Broward County, all existing TOD permitted uses are incorporated under the land use designation Activity Center. The proposed text amendment is consistent with the objective of the Activity Center land use category to facilitate a balanced and interconnected mix of land uses, encourage mass

transit, non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form. The proposed amendment will further the goal of Activity Centers to support mixed-use developments integrating housing, employment, retail, recreation, and local and regional community facilities with a primary orientation toward a multi-modal transportation system. Additionally, the Project has been designed to ensure compatibility with the adjacent residential and commercial uses. The Project integrates commercial, residential, hospitality, and office into a cohesive and thriving community and neighborhood.

Policy 15.1.1 - Development shall provide water storage capacity consistent with the regulations and plans of the South Florida Water Management District (SFWMD), Broward County Environmental Protection and Growth Management Department (BCEPGMD), independent drainage districts and the City.

An engineering analysis of the amendment demonstrating that the proposed development level will meet or exceed the storm water regulations for the South Florida Water Management District and Broward County Environmental Protection and Growth Management Department (EPGMD) rules and regulations is included with this submittal.

Policy 15.1.2 - Commercial, industrial, mixed-use and development, as defined by Broward County, shall provide dry pre-treatment for stormwater runoff through grassy swales, ex-filtration trenches, or other means consistent with the best management practices of the South Florida Water Management District (SFWMD), Broward County, independent drainage districts and the City.

The mixed-use development's stormwater design shall incorporate regulatory measures to mitigate pollution from stormwater runoff. Adverse impacts on ground and surface waters will be addressed through the design of dry pretreatment areas for stormwater runoff which may include routing storm water runoff through grass swales, inclusion of pollution baffles for discharges, inlet sumps to capture silt and sand, and exfiltration systems.

OBJECTIVE 16.4 - Transit Oriented Development: Encourage mixed-use development in areas served by regional transit stations, such as major transit hubs, and neighborhood and regional transit centers as designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Mass Transit Master Plan, Broward County Metropolitan Planning Organization's (MPO) Metropolitan Transportation Plan (formerly known as the Long Range Transportation Plan), Broward County Transit Development Plan, or locally adopted financially feasible transportation or transit plan, through the Transit Oriented Development (TOD) land use category.

The Project meets the objective of the TOD land use category as it will facilitate a balanced and interconnected mix of land uses, encourage mass transit, non-motorized

transportation, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form.

Land Use Criteria for TOD

Policy 16.4.1 - Residential land use is required as a principal component within a Transit Oriented Development (TOD).

The Project provides residential uses within the TOD.

Policy 16.4.2 - Maximum Residential Density in the Transit Oriented Development (TOD), is described in the permitted uses section of the City Comprehensive Plan. (Note: Residential densities may be specified, at the option of the City, either as units per gross acre in geographically designated areas and/or, as a maximum number of permitted units (e.g. pool of units). When the density of the TOD is specified as units per gross acre, the percentage distribution among the mix of uses must also be identified.)

The residential density for the TOD is listed as a maximum number of permitted mid-rise and townhome units.

Policy 16.4.3 - At least two (2) non-residential land uses must be permitted/proposed in the designated area as principal uses: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work" buildings), research business, civic or institutional.

The TOD permits residential uses, office use and commercial use; thereby meeting this requirement.

Policy 16.4.4 - Additional or expanded, standalone automobile oriented uses such as: large surface parking lots, gas stations/auto, repair/car, washes; auto dealers; self-equipment storage; "big box"/warehouse; single-family detached dwelling units; carwashes; and drive-through facilities are discouraged and are prohibited by the City, or limited, unless designed in a manner to encourage pedestrian and transit usage in an effort to discourage urban sprawl.

Auto oriented uses are not permitted within the TOD.

Policy 16.4.5 - Minimum and Maximum Floor Area Ratio (FAR) for non-residential uses within a Transit Oriented Development must be specified by the City in the permitted uses section of the City Comprehensive Plan. Minimum non-residential FARs (Gross square footage) of 2 are encouraged. Non-residential intensities may vary in the TOD and may be specified at the option of the City, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)]. When non-residential intensity is specified as a maximum FAR, the percentage distribution among the mix of uses must also be identified.

The maximum intensity for non-residential uses in the TOD are provided in terms of maximum square footage for office and commercial uses.

Design Guideline Principles for TOD

Policy 16.4.6 - The Transit Oriented Development (TOD) land use category must be supported by policies in the local land use element that incorporate design criteria to require pedestrian connectivity to regional transit stations with development that is mixed-use with a "sense of place" and is transit supportive.

The TOD land use category provides pedestrian oriented design features within the policies of the Comprehensive Plan.

Policy 16.4.7 - The City will ensure that Transit Oriented Development (TOD) includes design features that promote and enhance pedestrian mobility, including connectivity to regional transit stations, based on the following characteristics:

- Transit stop integrated with shelter or station (within the TOD area).
- Public plazas, urban open space or green space/pocket park uses that are accessible to the public, must be provided as an integrated component within a Transit Oriented Development.
- Wide (five (5) feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings should front the street (zero (0) or minimal setbacks are encouraged).
- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Street (internal and adjacent to the TOD) should be designed to discourage isolation and provide connectivity (such as streets in a grid pattern).

The approved Masterplan for the Project includes pedestrian oriented buildings and street design, public plazas, and integration with transit stops.

Policy 16.4.8 - The City shall require internal pedestrian and transit amenities to serve the residents and employees within the Transit Oriented Development (TOD) (such as seating, benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plazas (such as clocks, fountains, sculpture, drinking fountains, flags and food/refreshment vendor areas).

The approved master plan for the Project includes internal pedestrian and transit amenities.

Policy 16.4.9 - The intent of the required Design Guideline Principles is to provide guidelines for municipal implementation of the Transit Oriented Development (TOD) land use category. The City will encourage the use of some or all of the above design elements, or to develop other design strategies, which accomplish the goals of using design elements to enhance pedestrian and transit mobility. County review of applications seeking TOD land use category designations will only determine whether the municipality has adopted, through plan policies, a cohesive set of implementation strategies to accomplish the design strategies sought, and will not seek to require a specific design approach or a fixed set of design approaches as a requirement for County approval of the TOD land use designation sought.

The design guidelines provided in the approved masterplan for the Project meet the intent of the TOD land use category.

Review Process Considerations

Policy 16.4.10 - The transportation impact analysis for a proposed Transit Oriented Development (TOD) designation shall consider the modal shift provided through the provision of transit and the transit oriented design. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to transit oriented mixed-use projects.

A traffic impact assessment was prepared in consultation with the City's Traffic Engineer. This study includes an evaluation of the existing and forecasted levels of service for the major roadways adjacent to the site, a traffic generation analysis that accounts for mode shift and internal capture, and the identification of mass transit routes adjacent to the property.

Policy 16.4.11 - In consideration of non-residential land uses in areas proposed for designation as a Transit Oriented Development (TOD), the impact analysis for the designation in the BCLUP may be based in the amount of non-residential development, which could be permitted as per the intensity standards of the effective local government land use element, rather than the alternative 10,000 square feet per gross acre standard utilized for non-residential impact analysis.

The impact analysis was based on the amount of non-residential development rather than the 10,000 square foot per gross acre standard.

Policy 16.4.12 - An interlocal agreement between the City and Broward County must be executed no later than six (6) months from the effective date of the adoption of a Transit Oriented Development (TOD), which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the City.

The interlocal agreement between the City and Broward County was adopted with the adoption of the TOD future land use designation. The agreement will be updated with this amendment.

BrowardNext (Broward County Land Use Plan)

Policy 2.20.1 - Adopt, implement and encourage land use provisions which promote the principles of the "Smart Growth" initiative seeking to maintain and create desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational opportunities and open space areas, and which maximizes preservation and conservation of natural resources.

The Project is in line with the principles of Smart Growth by creating a walkable, mixed-use development area with a connected pedestrian network. Residents living within the TOD development will be able to walk to nearby shops, restaurants, and parks, and have the opportunity to work at offices located within walking distance.

Staff Evaluation

The proposed Land Use Plan Text Amendment is consistent with the Goals, Objectives and Policies of the City of Sunrise Comprehensive Plan.

Staff Recommendation to the Planning and Zoning Board, September 5, 2024

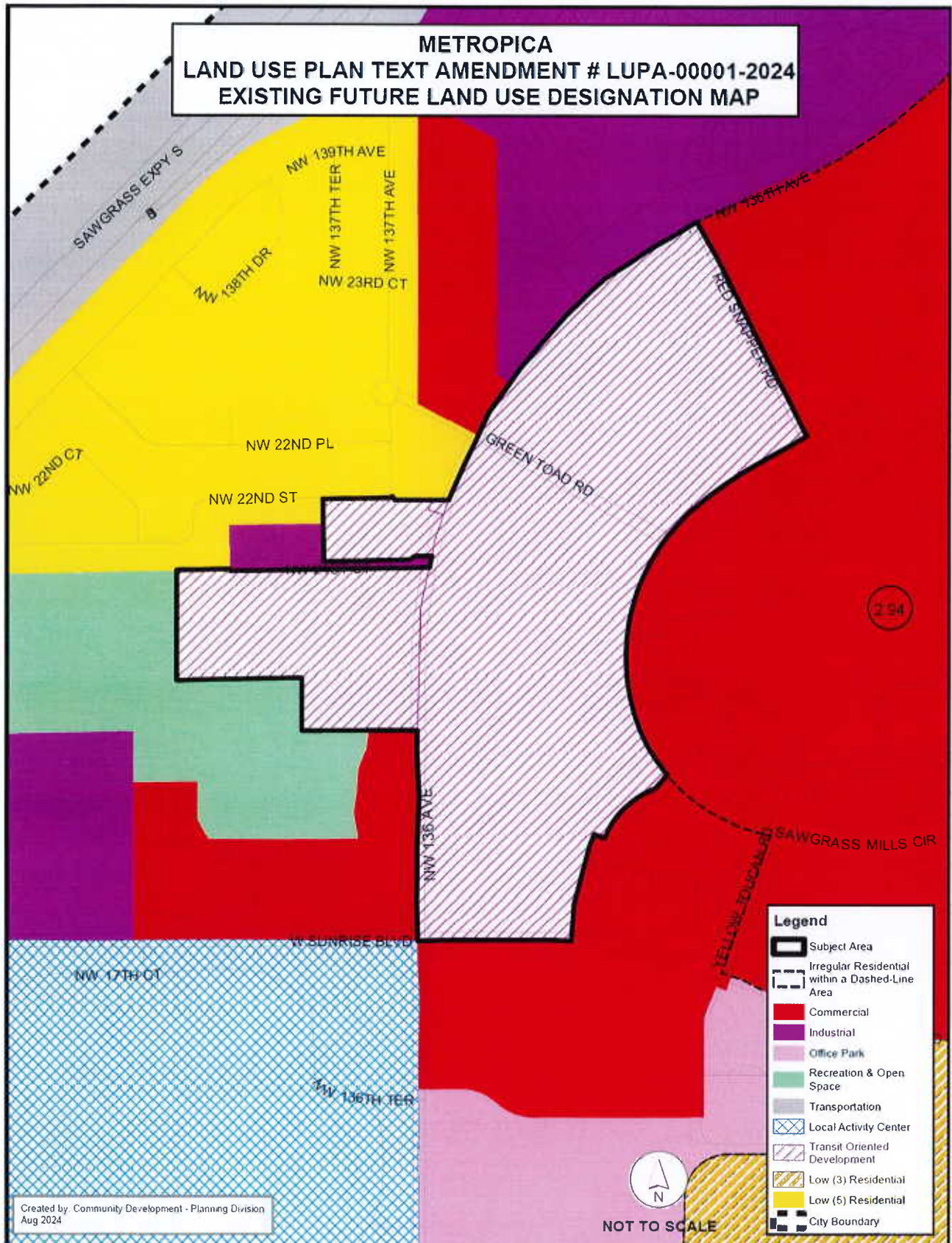
Staff recommends approval of the proposed Land Use Plan Text Amendment.



Planner: Jim Koeth

File No. LUPA-00001-2024 (02:090001)

Future Land Use Map





BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

July 16, 2024

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

City of Sunrise
Community Development Department
JUL 23 2024
RECEIVED

Re: Metropica Transit Oriented Development (TOD) Local Land Use Plan Amendment — Letter of Intent and Narrative of Proposed Amendments to the City’s Comprehensive Plan

Metropica Lands, LLC (“Applicant”), through undersigned counsel and pursuant to Broward County Comprehensive Plan Policy 2.4.1, hereby requests a Local Land Use Plan Amendment (LUPA) to increase the number of permitted dwelling units and office space permitted within the Metropica Transit Oriented Development (TOD). In support thereof, Applicant provides this Letter of Intent and completed Broward County Land Use Plan Amendment Application for the proposed changes. With this amendment, Applicant is not seeking to change the boundaries or lands included in the Metropica TOD but rather is aiming to increase the number of dwelling units and amount of office square footage permitted in this specific area.

This application will help support the underlying objectives of the Metropica TOD. Importantly, Applicant is not requesting modification to the previously approved masterplan or plans. Nor is Applicant seeking to reduce any of its overall, substantive obligations to deliver a modern, mixed-use Transit-Oriented Development. Rather, Applicant intends with this application to amend the permitted uses within the TOD to help support the long-term success of the TOD and ensure it is developed into a mixed-use, vibrant community. Following this request, Applicant intends to submit an amendment to the DRI, developer’s agreement, master plan, and restrictive note on the Metropica Plat to allow the additional 500 dwelling units and 140,000 square feet of office space.

Applicant has enclosed with this application the following items as required by the City’s Land Use Plan Application:

- Completed Broward County Application
- Executed Letter of Authorization from the property owner
- Executed Ownership Affidavit

Following your review, if you have any questions or require additional information, please feel free to contact me.

Thank you,

Scott Backman

Scott Backman, Esq.
sbackman@dmbblaw.com

**Metropica TOD
Comprehensive Plan
Text Amendment**

Section 1(J)-Transit Oriented Development, of the City’s Future Land Use Element of the Comprehensive Plan currently permits the following uses for the Metropica TOD Development:

Existing Uses	
Use	Development Intensity¹
Residential High-rise ²	2,500 Units
Residential-Townhome	300 Units
Office	785,000 sq. ft. ³
Commercial	485,000 sq. ft.

1. 363 Residential flex units were previously allocated to a portion of the site.
2. High-rise units are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment and the City of Sunrise.
3. 135,000 of this office square footage is assigned to Parcel C as shown on the plat, which is the area generally bounded by NW 136 Ave., Sawgrass Mills Ring Road, Red Snapper Road and Green Toad Road.

The applicant is proposing to amend Section 1(J) of the Future Land Use Element of the Comprehensive Plan regarding permitted uses within the Metropica TOD as follows:

Proposed Uses	
Use	Development Intensity¹
Residential High-rise ²	2,500 <u>3,000 Units³</u>
Townhomes	300 Units
Office	785,000³ <u>925,000 sq. ft.⁴</u>
Commercial	485,000 sq. ft.

1. 363 Residential flex units were previously allocated to a portion of the site.
2. High-rise units are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment and the City of Sunrise.
3. 500 units will be restricted to Parcels A & B through the restrictive note on the Metropica plat.
4. 135,000 of this office square footage is assigned to Parcel C as shown on the plat, which is the area generally bounded by NW 136 Ave., Sawgrass Mills Ring Road, Red Snapper Road and Green Toad Road. An additional 140,000 square feet of office space will be assigned to Parcel C through an amendment to the restrictive note on the Metropica Plat.



**MISKEL
BACKMAN**LLP

BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

**APPLICATION FOR LOCAL
AMENDMENT TO THE SUNRISE
METROPICA TRANSIT-ORIENTED
DEVELOPMENT /ACTIVITY
CENTER PURSUANT TO
BROWARD COUNTY
COMPREHENSIVE PLAN POLICY
2.4.1**

Metropica Lands, LLC

City of Sunrise

July 19, 2024

1. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan, including the date that the local governing body held the transmittal public hearing. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.**

This request is a local amendment, therefore, this requirement is not applicable.

- B. Name, title, address, telephone, facsimile number and e-mail of the local government contact.**

Shannon Ley
Community Development Director
City of Sunrise
10770 W. Oakland Park Blvd.
Sunrise, Florida 33351

- C. Summary minutes from the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan amendment.**

This request is a local amendment, therefore, this requirement is not applicable.

- D. Description of public notification procedures followed for the amendment by the local government.**

The applicant will provide public notification of the proposed amendment to Sunrise City staff that is consistent with the City Code of Ordinances and Florida Statutes. Sunrise staff will then mail the notification documents in accordance with the City Code of Ordinance and Florida Statutes. Specifically, notice of the Local Planning Agency public hearing will be mailed to property owners within 500 feet of the boundaries of the Property. Notice of the City Commission hearings will be mailed to property owners within 500 feet of the boundaries of the Property and will be published in the newspaper.

- E. Whether the amendment is one of the following:**

***Development of Regional Impact**

***Small scale development activity (Per Florida Statutes)**

***Emergency (please describe on separate page)**

***Other amendments which may be submitted without regard to Florida statutory limits regarding amendment submittals (Brownfield amendments, etc.)**

The amendment is a local-only land use plan amendment pursuant to Broward County Comprehensive Plan Policy 2.4.1.

2. APPLICANT INFORMATION

A. Name, title, address, telephone, facsimile number and e-mail of the applicant.

Metropica Lands, LLC
Joseph Kavana – Manager
1800 NW 136 Avenue, Sunrise, Florida 33323
PH: (954) 541-9910
FAX: (954) 947-3781
joseph@kgroupholdings.com

B. Name, title, address, telephone, facsimile number and e-mail of the agent.

Dunay, Miskel, & Backman, LLP
Scott Backman, Esq.
14 SE 4th Street, Suite 36, Boca Raton, Florida 33432
PH: (561) 405-3350
Email: sbackman@dmblaw.com

C. Name, title, address, telephone, facsimile number and e-mail of the property owner.

Same as Applicant Information.

D. Applicant’s rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

Broward County Comprehensive Plan Policy 2.4.1 permits an increase in residential units and nonresidential intensities in Activity Center land use areas, also referred to as Transit-Oriented Development areas, via local-only land use plan amendment and recertification by the Broward County Planning Council, subject to specific requirements. The residential units and non-residential square footage in the Sunrise Metropica Activity Center have been allocated through platting to the various parcels in the Activity Center, and there is substantial interest in additional development in the area. In general, Broward County is experiencing population growth that is projected to continue in the long-range planning period. As such, there is an incredible demand for new housing units within Broward County, particularly in mixed-use, walkable, transit-oriented developments. Increasing the density within the Sunrise Metropica Activity Center will help promote the long-term success of the area and the City’s goals of creating a walkable, transit oriented mixed-use development. Additionally, office developers and users have shown interest and demand for new, modern office space in western Broward County. Allowing the additional office space within the Activity Center will help promote the “work” element of the “live, work, play” vision for Metropica.

3. AMENDMENT SITE DESCRIPTION

A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

The Property is generally located between NW 136th Ave. and Ring Rd., between Red Snapper Rd. and Sunrise Blvd. within the municipal boundaries of the City of Sunrise. The Property contains +/- 92 gross acres and +/- 80.04 net acres.

B. Sealed survey, including legal description of the area proposed to be amended.

A sketch & legal description of the property is attached as Exhibit A.

C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.

location maps of the property showing the proposed land uses is attached as Exhibit B.

4. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and non-residential uses must be included.

The Property is located within the Metropica Development TOD designation on the City of Sunrise Future Land Use Map and within the Sunrise Metropica Activity Center on the Broward County Future Land Use Map. The existing uses permitted within the Metropica TOD are as follows:

Existing Uses	
Use	Development Intensity ¹
Residential High-rise ²	2,500 Units
Residential-Townhome	300 Units
Office	785,000 sq. ft. ³
Commercial	485,000 sq. ft.

1. 363 Residential flex units were previously allocated to a portion of the site.
2. High-rise units are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment and the City of Sunrise.
3. 135,000 of this office square footage is assigned to Parcel C as shown on the plat, which is the area generally bounded by NW 136 Ave., Sawgrass Mills Ring Road, Red Snapper Road and Green Toad Road.

The applicant is proposing to amend the permitted uses within the TOD as follows:

Proposed Uses	
Use	Development Intensity ¹
Residential High-rise ²	2,500 <u>3,000</u> Units ³
Townhomes	300 Units
Office	785,000 ³ <u>925,000</u> sq. ft. ⁴
Commercial	485,000 sq. ft.

1. 363 Residential flex units were previously allocated to a portion of the site.
2. High-rise units are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment and the City of Sunrise.
3. 500 units will be restricted to Parcels A & B through the restrictive note on the Metropica plat.
4. 135,000 of this office square footage is assigned to Parcel C as shown on the plat, which is the area generally bounded by NW 136 Ave., Sawgrass Mills Ring Road, Red Snapper Road and Green Toad Road. An additional 140,000 square feet of office space will be assigned to Parcel C through an amendment to the restrictive note on the Metropica Plat.

B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

As previously stated, 363 Residential flex units were allocated to a portion of the site prior to the TOD designation of the Property.

C. Existing use of amendment site and adjacent areas.

Subject Property Existing Uses: Vacant land, multi-family residential and commercial.

Subject Property Broward County Future Land Use Designation: Activity Center

Subject Property City of Sunrise Future Land Use Designation: Transit Oriented Development

Adjacent Properties:

Location	City Future Land Use Designation	Broward County Future Land Use Designation	Existing Use
North	Industrial, Commercial & Low (5) Residential	Commerce & Irregular Residential	City of Sunrise Fire Station, single-family residential development, the Amerant Bank Arena & commercial development
South	Commercial	Commerce	Commercial developments & a water body
East	Commercial	Commerce	Vacant land & commercial developments
West	Commercial & Recreation & Open Space	Commerce & Recreation & Open Space	Commercial development, a water body, a City of Sunrise fire station, a single-family residential development & the Amerant Bank Arena

D. Proposed use of the amendment site including square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.

To date, a total of 679 high-rise multi-family dwelling units and 5,000 square feet of commercial uses have been developed with the TOD. At this time, the applicant is proposing to amend the permitted uses within the TOD as follows:

Proposed Uses	
Use	Development Intensity ¹
Residential High-rise ²	3,000 Units ³
Townhomes	300 Units
Office	925,000 sq. ft. ⁴
Commercial	485,000 sq. ft.

1. 363 Residential flex units were previously allocated to a portion of the site.
2. High-rise units are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment and the City of Sunrise.
3. 500 units will be restricted to Parcels A & B through the restrictive note on the Metropica plat.
4. 135,000 of this office square footage is assigned to Parcel C as shown on the plat, which is the area generally bounded by NW 136 Ave., Sawgrass Mills Ring Road, Red Snapper Road and Green Toad Road. An additional 140,000 square feet of office space will be assigned to Parcel through an amendment to the restrictive note on the Metropica Plat.

E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.

The Property is located within the Metropica Development Transit Oriented Development (TOD) designation on the City of Sunrise Future Land Use Map and within the Sunrise Metropica Activity Center on the Broward County Future Land Use Map. The existing uses permitted within the Metropica TOD are as follows:

Existing Uses	
Use	Development Intensity ¹
Residential High-rise ²	2,500 Units
Residential-Townhome	300 Units
Office	785,000 sq. ft. ³
Commercial	485,000 sq. ft.

1. 363 Residential flex units were previously allocated to a portion of the site.
2. High-rise units are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment and the City of Sunrise.
3. 135,000 of this office square footage is assigned to Parcel C as shown on the plat, which is the area generally bounded by NW 136 Ave., Sawgrass Mills Ring Road, Red Snapper Road and Green Toad Road.

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.

Per Policy 1.1.1 of the City’s Infrastructure Element, the level of service for potable water is an annual average daily flow that shall not exceed 90 percent (90%) of design capacity of the combined treatment plants. The system shall maintain the capacity to produce and deliver 102 gallons per person per day.

The 10 year water supply facilities plan was adopted by the City Commission of the City of Sunrise in January of 2020.

- 2. Identify the potable water facility serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.**

There are three water treatment plants currently operated by the City of Sunrise Utilities Department: Springtree Water Treatment Plant (WTP) with a capacity of 25.5 MGD, Sawgrass WTP with a capacity of 24.0 MGD, and Southwest WTP with a capacity of 2.0 MGD. The total water treatment permitted plant capacity for the City of Sunrise service area is 51.5 MGD. This project is serviced by the Sawgrass Water Treatment Plant located at 14150 NW 8th St., Sunrise, FL.

The current annual average daily water demand for the Springtree, Sawgrass, and Southwest facilities is 32.646 MGD (based upon the maximum daily flows from the utility operating report for the last 12 months). This demand consists of the maximum daily flows from the Springtree WTP of 13.833 MGD, the Sawgrass WTP of 17.695 MGD, and the Southwest WTP of 1.118 MGD.

The total outstanding committed capacity for water within the City of Sunrise service area is 0.35 MGD. The outstanding committed capacity for water at the Springtree WTP is 0.07 MGD, at the Sawgrass WTP is 0.28 MGD, and at the Southwest WTP is 0.00 MGD.

The projected water demand for the Springtree, Sawgrass, and Southwest facilities for the year 2020 is 23.6 MGD. The projected demands for the year 2025 is 24.3 MGD, for the year 2030 is 24.95 MGD and for the year 2040 is 27.9 MGD which is based on the projected population increase rate referenced in the 2020 updated City Water Supply Facilities Work Plan.

There are no planned water treatment plant flow capacity increases or wellfield expansions at this time.

The City currently operates four wellfields: Springtree, Sawgrass (Arena), Sawgrass, (Flamingo Park), and Southwest. The total permitted raw water withdrawal through South Florida Water Management District (SFWMD) is 29.09 MGD under the Consumptive Use Permit #06-00120-W which expires May 15, 2028. The permit allows for a maximum monthly withdrawal allocation of 999.30 MGM.

- 3. Identify the net impact on potable water demand, based on adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

Existing Uses		
Development Intensity	Generation Rate	Demand
Residential High-rise 2,500 dwelling units @ 2.58 persons per du	102 gpd/person	0.658 MGD
Residential-Townhome 300 dwelling units @ 2.58 persons per du	102 gpd/person	0.079 MGD
Office-785,000 sq. ft.	0.2 gpd/s.f.	0.157 MGD
Commercial-485,000 sq. ft.	0.1 gpd/s.f.	0.049 MGD
Subtotal		0.943 MGD
Proposed Uses		
Development Intensity	Generation Rate	Demand
Residential High-rise 3,000 dwelling units @ 2.58 persons per du	102 gpd/person	0.789 MGD
Residential-Townhome 300 dwelling units @ 2.58 persons per du	102 gpd/person	0.079 MGD
Office-925,000 sq. ft.	0.2 gpd/s.f.	0.185 MGD
Commercial-485,000 sq. ft.	0.1 gpd/s.f.	0.049 MGD
Subtotal		1.102 MGD
		Net Change: 0.159 MGD

- 4. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

A letter verifying the potable water capacity has been provided by the City Engineer and included as Exhibit C (Potable Water & Wastewater Service Letter).

B. Sanitary Sewer Analysis

- 1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.**

Per Policy 1.1.1 of the City's Infrastructure Element, the level of service for waste water is an annual average daily flow that shall not exceed 90 percent (90%) of design capacity of each treatment plant. The system shall maintain the capacity to collect, treat and dispose of 93 gallons per person per day.

- 2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.**

There are three wastewater treatment plants currently operated by the City of Sunrise Utilities Department: Springtree Wastewater Treatment Facility (WWTF) with a capacity of 10 MGD, Sawgrass VVVVTF with a capacity of 20 MGD, and Southwest VVVVTF with a capacity of 0.99 MGD. The total wastewater treatment plant capacity for the City of Sunrise service area is 30.99 MGD. This project is serviced by the Sawgrass Wastewater Treatment Plant located at 14150 NW 8TH ST Sunrise, FL.

The total current wastewater demand within the City of Sunrise service area is 24.932 MGD (based upon the maximum monthly average daily flows from the utility operating report for the last 12 months). This demand consists of the maximum average daily flows to the Springtree WWTF of 8.932 MGD, the Sawgrass WVVTF of 15.420 MGD, and the Southwest WWTF of 0.580 MGD.

The total outstanding committed capacity for wastewater within the City of Sunrise service area is 0.35 MGD. The outstanding committed capacity for wastewater at the Springtree WWTF is 0.07 MGD, at the Sawgrass VVVVTF is 0.28 MGD, and at the Southwest VVVVTF is 0.00 MGD.

The projected wastewater demand for the Springtree, Sawgrass, and Southwest facilities for the year 2020 is 21.24 MGD. The projected demands for the year 2025 is 21.87 MGD, for the year 2030 is 22.46 MGD and for the year 2040 is 25.11 MGD which is based on the projected population increase rate referenced in the 2020 updated City Water Supply Facilities Work Plan.

There are no planned wastewater treatment plant capacity increases at this time.

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Existing Uses		
Development Intensity	Generation Rate	Demand
Residential High-rise 2,500 dwelling units @ 2.58 persons per du	93 gpd/person	0.600 MGD
Residential-Townhome 300 dwelling units @ 2.58 persons per du	93 gpd/person	0.072 MGD
Office-785,000 sq. ft.	0.2 gpd/s.f.	0.157 MGD
Commercial-485,000 sq. ft.	0.1 gpd/s.f.	0.049 MGD
Subtotal		0.878 MGD

Proposed Uses		
Development Intensity	Generation Rate*	Demand
Residential High-rise 3,000 dwelling units @ 2.58 persons per du	93 gpd/person	0.720 MGD
Residential-Townhome 300 dwelling units @ 2.58 persons per du	93 gpd/person	0.072 MGD
Office-925,000 sq. ft.	0.2 gpd/s.f.	0.185 MGD
Commercial-485,000 sq. ft.	0.1 gpd/s.f.	0.049 MGD
Subtotal		1.026 MGD
		Net Change: 0.148 MGD

- 4. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.**

A letter verifying the sanitary sewer capacity has been provided by the City Engineer and included as Exhibit C (Potable Water & Wastewater Service Letter).

C. Solid Waste Analysis

- 1. Provide the solid waste level of service per the adopted and certified local land use plan.**

Per Policy 1.1.1 of the City's Infrastructure Element, the level of service standard for solid waste requires the collection and disposal system to be able to accommodate at least 5.0 pounds per capita per calendar day.

- 2. Identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

The Property is served by the Win Waste to Energy Facility located at 4400 S. State Rd. 7 in the City of Fort Lauderdale. The facility is capable of processing 825,000 tons per year and the current demand is 750,000 tons per year.

- 3. Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

Existing Uses		
Development Intensity	Generation Rate Per Day*	Demand Per Day
Residential High-rise 2,500 dwelling units	8.9 lbs/unit	22,250 lbs.
Residential-Townhome 300 dwelling units	8.9 lbs/unit	2,670 lbs.
Office-785,000 sq. ft.	1 lb/100 sq. ft.	7,850 lbs.
Commercial-485,000 sq. ft.	4 lbs/100 sq. ft.	4,850 lbs.
Subtotal		37,620 lbs.

* Multiplier Based On Broward County Comprehensive Plan Solid Waste Element Table 6-13: Proposed Solid Waste Generation Rates.

Proposed Uses		
Development Intensity	Generation Rate Per Day	Demand Per Day
Residential High-rise 3,000 dwelling units	8.9 lbs./unit	26,700 lbs.
Residential-Townhome 300 dwelling units	8.9 lbs/unit	2,670 lbs.
Office-925,000 sq. ft.	1 lb/100 sq. ft.	9,250 lbs.
Commercial-485,000 sq. ft.	4 lbs/100 sq. ft.	4,850 lbs.
Subtotal		43,470 lbs.
		Net Change: + 81,090 lbs.

* Multiplier Based On Broward County Comprehensive Plan Solid Waste Element Table 6-13: Proposed Solid Waste Generation Rates.

As such the landfill has an available capacity of 25,200,000 tons, there is ample capacity in the landfill to service the needs of the project.

- 4. **Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

Win-Waste Innovations is the City’s processor for solid waste. As such, a letter from Robert Hely with Win-Waste Innovations, confirming the capacity in the landfill to service the project is attached is Exhibit D.

D. Drainage Analysis

- 1. **Provide the drainage level of service per the adopted and certified local land use plan.**

Per Policy 1.1.1 of the City's Infrastructure Element, the level of service standards for drainage are as follows:

Roadway Protection	Residential streets not greater than fifty (50) feet wide rights-of-way to have crown elevations no lower than the elevation for the respective area depicted on the 10-year "Flood Criteria Map."
Buildings	Lowest floor elevation no lower than the elevation for the respective area depicted on the "100-year Flood Elevation Map," or the Federal Emergency Management Agency (FEMA) Base Flood Elevation, whichever is higher.
Off-Site Discharge	Note to exceed the inflow limit of the South Florida Water Management District (SFWMD) primary receiving canal or the local conveyance system, whichever is less.
Storm Sewers	Design frequency minimum to be 3-year rainfall intensity of the Florida Department of Transportation (FDOT) Zone 10 rainfall curves.
Floodplain Routing	Calculated flood elevations based on the 10-year and 100-year return frequency rainfall of three (3) day duration shall not exceed the corresponding elevations of the 10-year "Flood Criteria Map" and the "100-year Flood Elevation Map."
Antecedent Water	The higher elevation of either the control level elevation or the elevation depicted on the map "Average Wet Season Water Levels."
On-Site Storage	Minimum capacity above antecedent water level and below floodplain routing elevations to be design rainfall volume minus off-site discharge occurring during design rainfall.

2. Identify the drainage district and drainage systems serving the amendment area.

The site is located in a sub-basin of the City of Sunrise identified as Drainage Basin Number 8, as permitted by the Broward County Environmental Protection and Growth Management Department (EPGMD) under Environmental Resource Permit No. 06-00345-S-159 and Surface Water Management License No.2016-058-0 issued on August 5, 2016.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

Currently, there are no planned drainage improvements set forth by the City.

- 4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.**

A surface water management plan amendment for the increase in development level has not been approved or submitted to the Broward County Environmental Protection and Growth Management Department (EPGMD). The proposed increase in development level will require an amendment to the existing environmental resource permit and surface water management license issued by Broward County Environmental Protection and Growth Management Department (EPGMD) under Environmental Resource Permit No. 06-00345-S-159 and Surface Water Management License No.2016-058-0 which were issued on August 5, 2016.

- 5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to natural land elevation.**

The proposed increased development intensity will meet the original adopted level of service as permitted under the Master Environmental Resource Permit (ERP) that was approved under South Florida Water Management District (SFWMD) Permit Number 06-00345-S-159 / Broward County Stormwater Management License SWM2016-058-0 on August 05, 2016. The increased development density will be accounted for by increasing the proposed building heights while maintaining the originally permitted assumed total building footprint area. Additionally, the originally permitted future land use areas utilized for the Metropica within the Basin 8 Stormwater Study will remain as approved. Since the originally permitted assumed total building footprint and future land use areas will be maintained for this proposed increased development intensity, the permitted peak stage elevations for the design storm events will be unchanged for the affect sub-basins of Basin 8. Please refer to Exhibit E-Stomwater Analysis.

- 6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

A letter from Broward County Surface Water Management License confirming the information above has been provided as Exhibit F.

E. Recreation and Open Space Analysis

- 1. Provide the recreation and open space level of service per the adopted and certified local land use plan.**

Per Policy 1.1.1 of the City’s Recreation & Open Space Element, the level of service standard for recreational facilities and open space shall be 3 acres for each 1,000 residents.

2. **For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.**

The adopted Community Parks Inventory has been provided as Exhibit G.

3. **Identify the net impact on demand for “community parks” acreage, as defined by the City Comprehensive Plan, resulting from this amendment.**

Current Use		
Development Intensity	Generation Rate	Demand
2,500 High-rise Units 300 Townhome Units (2.58 per capita)	3 acres/1,000 people	21.67 Acres
Proposed Use		
Development Intensity	Generation Rate	Demand
3,000 High-rise Units 300 Townhome Units (2.58 per capita)	3 acres/1,000 people	25.54 Acres
NET CHANGE: +3.87 acres		

4. **Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.**

Per the City’s adopted Community Parks Inventory (dated May 23, 2023), the City currently has a total of 333.5 acres of park land that can be counted towards the City’s level of service requirements for parks. Based on a population of 105,224 (Broward County Planning & Development Management Division, Population Forecast & Allocation Model 2017) in 2045, the City requires a total of 316 acres of park land. With a total of 333.5 acres of park land, the City is currently operating 17.5 acres above the required level of service standards for the current and projected populations. Therefore, the City has more than sufficient park land to meet the 3.87 acres generated by the proposed amendment. Furthermore, the project will provide approximately 46,000 square feet of open space that is consistent with what was previously approved on the current master plan. The proposed conceptual plan showing the location of the of open space area has been provided has Exhibit H.

5. **As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.**

Policy 2.5.4: Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met; including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

This policy is not applicable as the project will not reduce the amount of open space in Broward County.

Policy 2.5.5: Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

- a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.**

This policy is not applicable as the project is not located on a golf course.

- b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.**

This policy is not applicable as the project is not located on a golf course.

- c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.**

This policy is not applicable as the project is not located on a golf course.

- d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase I environmental assessment. A Phase II environmental assessment may be required based upon the findings of the Phase I assessment.**

This policy is not applicable as the project is not located on a golf course.

- e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.**

This policy is not applicable as the project is not located on a golf course.

F. Traffic Circulation Analysis

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP,

an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

- 1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.**

The roadway network that will be most impacted by the proposed land use plan amendment includes one Sunrise Blvd. and NW 136th Ave.

The number of lanes, current traffic volumes, adopted levels of service, and current operating conditions (i.e. LOS) of the roadway segments located within the study area are documented in the table below. The 2022 data is based on 2019 information with a two (2.0) percent compounded growth rate applied for a three-year period to provide a more conservative estimate and avoid potential effects of the Covid-19 pandemic.

Broward County Roadway Capacity and Level of Service Analysis for 2022⁽¹⁾

Roadway	Segment	Volume	No. of Lanes	2022 Daily Conditions (2)			2022 Peak Hour Conditions			
				Capacity	Volume to Capacity Ratio (V/C)	Level of Service (LOS)	Volume (3)	Capacity	Volume to Capacity Ratio (V/C)	Level of Service (LOS) (4)
Sunrise Blvd	E of Sawgrass Xway	40,900	6	59,900	0.68	C	3,886	5,390	0.72	C
Sunrise Blvd	E of SW 136 Ave	44,600	6	59,900	0.74	C	4,237	5,390	0.79	C
NW 136 Ave	N of NW 3 St	38,700	6	56,905	0.68	C	3,677	5,121	0.72	C
NW 136 Ave	N of Cleary Blvd	30,800	6	56,905	0.54	C	2,926	5,121	0.57	C
NW 136 Ave	N of Sunrise Blvd	26,000	6	56,905	0.46	C	2,470	5,121	0.48	C

Notes:

1. Data from Broward County Data & Tools Portal.
2. Based on 2019 (pre-pandemic) traffic data and assumes a 2% annual growth rate to estimate 2022 baseline traffic volumes.
3. Estimated based on Average Daily Traffic data using a factor of 0.095.
4. The adopted Level of Service (LOS) Standard is LOS "D" for this concurrency district.

The results indicate that the roadway segments adjacent to the amendment area currently operate at acceptable levels of service.

- 2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization (MPO) plans and projections.**

The table below documents the projected levels of service (LOS) for the primary roadways located near the proposed amendment.

Broward County Roadway Capacity and Level of Service Analysis for 2045⁽¹⁾

Roadway	Segment	Volume	No. of Lanes	2045 Daily Conditions			2045 Peak Hour Conditions			
				Capacity	Volume to Capacity Ratio (V/C)	Level of Service (LOS)	Volume	Capacity	Volume to Capacity Ratio (V/C)	Level of Service (LOS) (2)
Sunrise Blvd	E of Sawgrass Xway	41,300	6	59,900	0.69	C	3,924	5,390	0.73	C
Sunrise Blvd	E of SW 136 Ave	48,300	6	59,900	0.81	C	4,589	5,390	0.85	C
NW 136 Ave	N of NW 3 St	48,100	6	56,900	0.85	C	4,570	5,121	0.89	C
NW 136 Ave	N of Cleary Blvd	46,500	6	56,900	0.82	C	4,418	5,121	0.86	C
NW 136 Ave	N of Sunrise Blvd	31,200	6	56,900	0.55	C	2,964	5,121	0.58	C

Notes:

1. Data from Broward County Data & Tools Portal.
2. The adopted Level of Service (LOS) Standard is LOS "D" for this concurrency district.

The results indicate that the roadway segments adjacent to the amendment area will continue to operate at acceptable levels of service through 2045.

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for this amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long range planning horizons.

A comparison of the number of currently approved and proposed development programs was prepared to identify the potential increase in peak hour vehicle trips as a result of the Land Use Plan Amendment. This was determined by comparing the approved trip generation thresholds identified in the Broward County 2007 Traffic Analysis to the number of vehicle trips expected to be generated by the proposed program.

The trip generation estimates for the currently approved program were extracted from the 2007 Broward County study. These were calculated based on the Trip Generation, Seventh Edition manual, published by the Institute of Transportation Engineers' (ITE), with adjustments for internal trips between land uses using an overall capture rate of seven (7.0) percent for each of the land uses based on accepted ITE guidance at the time.

The results for approved conditions are shown on Table 3 and indicate that the approved program would generate 3,746 gross PM peak hour trips and 3,485 net PM peak hour trips. A detailed summary of the approved trip generation analysis is included in Appendix A. The anticipated trip generation for the proposed program was estimated based on the most recently published ITE Trip Generation, 11th Edition manual. Adjustments for internal trips were made using the current ITE Trip Generation Handbook, 3rd Edition that have been updated since the previous report was prepared in 2007. This updated methodology results

in capture rates that range from approximately 10 percent for office, 20 percent for retail, and 37 percent for residential during the critical PM peak hour. No other adjustments were applied consistent with the approved traffic report.

The results for proposed conditions are shown on Table 3 and indicate that the proposed program would generate 3,764 gross PM peak hour trips and 2,882 net PM peak hour trips. A detailed summary of the proposed trip generation analysis is included in Appendix B.

The results of the comparison indicate that the proposed development program would generate slightly more gross PM peak hour trips (+18 trips) but significantly fewer net PM peak hour trips (-603 trips) when compared to the previous trip generation estimates of the approved program.

Trip Generation Comparison Summary

Development/ Land Use	Size	Units	PM Peak Hour Trip Generation Summary					
			Gross Vehicle Trips			Net Vehicle Trips		
			In	Out	Total	In	Out	Total
Approved Program (1)								
Office	785,000 SF		163	795	958	152	739	891
Retail	485,000 SF		852	923	1,775	792	858	1,651
Residential (High-Rise)	2,500 DU		537	328	865	499	305	805
Residential (Townhouses)	300 DU		99	49	148	92	46	138
Subtotal: Approved Program			1,651	2,095	3,746	1,536	1,949	3,485
Proposed Program (2,3)								
Office	925,000 SF		179	873	1,052	145	788	933
Retail	485,000 SF		844	915	1,759	692	659	1,351
Residential (High-Rise)	3,000 DU		450	353	803	238	267	505
Residential (Townhouses)	300 DU		95	55	150	52	41	93
Subtotal: Proposed Program			1,568	2,196	3,764	1,127	1,755	2,882
DIFFERENCE (PROPOSED VS. APPROVED) GROSS/NET VEHICLE TRIPS			(83)	101	18	(409)	(194)	(603)

Notes:

1. Broward County Planning Council Traffic Analysis, June 20, 2007 based on ITE Trip Generation, 7th Edition rates.
2. Based on ITE Trip Generation, 11th Edition Rates.
3. Internal trips based on ITE 3rd Edition Handbook.

Since the effect of net new trips are more critical to the operation and impact to the regional road network, the additional residential units and office space would be less than the currently approved trip thresholds for the approved program. In addition, the adjacent roadways are projected to operate at acceptable levels of service (LOS "C") under future conditions in 2045 based on currently approved thresholds.

4. Provide any transportation studies relating to this amendment, as applicable.

A traffic analysis has been provided as Exhibit I.

G. Mass Transit

- 1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.**

According to the Broward County Transit Division, the current transit service provided within one-quarter mile from the Property includes BCT Routes 22, 23, 36, 72 and 595 Express Routes 110 and 114. Please see the Table below for detailed information:

Bus Route	Days of Service	Service Span A.M. – P.M.	Service Frequency
BCT 22	Weekday	4:50 am – 12:05 am	20/40 Minutes
	Saturday	5:10 am – 11:45 pm	30/60 Minutes
	Sunday	7:30 am – 9:51 pm	30/60 Minutes
BCT 22	Weekday	6:10 am – 10:20 pm 3:10 am – 7:40 pm	44 Minutes
BCT 36	Weekday	5:00 am – 12:41 am	25 Minutes
	Saturday	5:26 am – 12:17 am	30 Minutes
	Sunday	6:42 am – 10:13 pm	30 Minutes
BCT 72	Weekday	4:45 am – 1:27 am	20 Minutes
	Saturday	5:00 am – 12:51 am	18 Minutes
	Sunday	7:17 am – 10:11 pm	21 Minutes
595 Express Route 110	Weekday	5:10 am – 9:24 am 3:00 pm – 7:53 pm	30 Minutes
595 Express Route 114	Weekday	5:00 am – 9:20 am 3:15 pm – 9:08 pm	25 Minutes

- 2. Describe how the proposed amendment furthers or supports mass transit use.**

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The proposed amendment will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. Additionally, a number of transit facilities exist in proximity to the Project. Specifically, bus stops are located on Sunrise Boulevard at NW 136th Avenue, a bus transfer station is located within Sawgrass Mills just east of the site and a park-and-ride lot is located on the west side of NW 136th Avenue within the Florida Live Arena.

- 3. Correspondence from transit provider verifying the information submitted as part of the application on items 1 and 2 above. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit J (Mass Transit Letter).

H. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning County staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be

subject to a fee for the analysis and review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application (PSIA).

A PSIA application has been submitted to the Broward County School Board. The Consistency Review Report has been provided as Exhibit K.

2. The associated fee in the form of a check made payable to the SBBC.

The application fee was paid to the Broward County School Board with the PSIA application.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

The Property does not contain any historic sites or districts on the National Register of Historic Places or locally designated historical sites. In addition, no National Register historic sites are located adjacent to the Property.

B. Archaeological sites listed on the Florida Master Site File.

Based upon review of information on file with the State Historic Preservation Office, Division of Historical Resources Florida Master Site File, there are no previously recorded cultural resources within the Property.

C. Wetlands.

There is a small wetlands area located within the TOD boundaries. A portion of wetlands mitigated off-site in accordance with Broward County regulations and 0.78 acres of unmitigated wetlands will remain. Most of the conservation easements for the wetlands were previously released by Broward County in 2014. The recorded conservation easement agreement has been provided as Exhibit L. The Applicant is currently working with the County to release the remaining portion of the conservation easements so there will be no wetlands on site.

D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

According to the Broward County LAPC's, ESL's, NRA's and Tree Resources Map dated March 2000, there are no Local Areas of Particular Concern (LAPC's) identified within the Property.

E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

The Property is not located in a Priority Planning Area.

F. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

The Applicant is not aware of any endangered, threatened species or species of special concern or commercial exploited species that inhabit the Property.

G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

The applicant is not aware of any plants on the property that are listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

H. Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the affected zone and any provisions which will be made to protect the wellfield.

The project site is located within well field protection zones for Public Water Supply Wells identified as Well #3 SG-3, Well #4 SG-4, Well #5 SG-5, and Well #6 SG-6. The affect zones vary by each well and include Zones 1, 2 and 3.

The amendment design will include locating retention/detention areas to not reduce hydraulic recharge distances to public water supply wells in excess of two (2) percent, nor shall wet retention/detention areas be closer to public water supply wells than three hundred (300) feet. Systems located within the contour for a wellfield protection Zone 3 shall incorporate pollution control devices at all inlets; no system shall be allowed within the contour for a wellfield protection Zone 1; and only dry exfiltration systems shall be permitted in wellfield protection Zones 2 and 3.

The prohibitions, restrictions and licensing of hazards material within the wellfield protection zones shall be governed by Section 27-381 of the Code of Broward County, Florida Volume 1.

I. Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.

Earthwork on-site will be required which may include removal of unsuitable materials and removal of identified unsuitable subsoil materials and site fill, excavation for utilities and drainage and for building foundations. Any unsuitable organic materials

will be transferred off-site or, to the extent possible, used in green areas for the site. Imported clean, stabilized sandy fills or in-place soils will be utilized as subbase material in areas of proposed pavement and buildings.

To protect and mitigate the area's natural feature the National Pollutant Discharge Elimination System (NPDES) is mandated by the Florida Department of Environmental Protection and is required to be implemented on construction activities which disturb one (1) or more acres of land. The NPDES calls for identification of appropriate erosion and sediment controls and stormwater best management practices (BMPs) to reduce erosion, sedimentation, and stormwater pollution. As required by law, a permit must be applied for and a Pollution Prevention Plan developed and kept on-site during construction. The Stormwater Pollution Plan will be designed specifically for the characteristics of the subject property, and the appropriate methodology will be employed to minimize wind and water soil erosion.

Additionally, the stormwater design shall incorporate regulatory measures to mitigate pollution from stormwater runoff. Adverse impacts on ground and surface waters will be addressed through the design of dry pretreatment areas for stormwater runoff which may include routing stormwater runoff through grass swales, inclusion of pollution baffles for discharges, inlet sumps to capture silt and sand and exfiltration systems.

J. Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

The Property is not an oceanfront property. Thus, the proposed development will not affect any beach access.

7. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5.

A Declaration of Restrictive Covenants (“Declaration”) was recorded in 2009 as part of the development approvals to change the zoning designation of the Property to Transit Oriented Development (TOD). The Declaration requires the Owners of any property located within the Metropica TOD to pay to the City a sum of \$500 per dwelling unit plus the annual CPI no later than at the time of issuance of a building permit for the dwelling unit. The \$500 per dwelling unit (plus the annual CPI) is to be used for the City’s affordable housing programs. As such, the proposed amendment is consistent with Policy 2.16.2 of the Broward County Land Use Plan.

The full Declaration is provided as Exhibit M.

8. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The Property has a City future land use designation of Transit Oriented Development and a Broward County Land use designation of Activity Center. In Broward County, all existing TOD permitted uses are incorporated under the land use designation Activity Center. The proposed text amendment is consistent with the objective of the Activity Center & TOD land use categories to facilitate a balanced and interconnected mix of land uses, encourage mass transit, non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form. The proposed amendment will further the goal of Activity Centers and TOD developments to support mixed-use developments integrating housing, employment, retail, recreation, and local and regional community facilities with a primary orientation toward a multi-modal transportation system. Additionally, through previous approvals, the project area has been designed to ensure compatibility with the adjacent future land uses to the north (Industrial, Commercial & Low (5) Residential), the Commercial land uses to the south and east, and the Commercial and Recreation & Open Space future land uses to the west. This amendment is in line with these previous approvals and integrates commercial, residential, hospitality, and office into a cohesive and thriving community and neighborhood.

9. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

The Property is not located within an evacuation zone.

10. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The Property is not located within a Community Redevelopment Area or Community Development Block Grant area.

11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The Property is not located adjacent to another local government in Broward County.

12. PUBLIC OUTREACH

The applicant will provide public notification of the proposed amendment to Sunrise City staff that is consistent with the City Code of Ordinances and Florida Statutes. Sunrise staff will then mail the notification documents in accordance with the City Code of Ordinance and Florida Statutes.

Specifically, notice of the Local Planning Agency public hearing will be mailed to property owners within 500 feet of the boundaries of the Property. Notice of the City Commission hearings will be mailed to property owners within 500 feet of the boundaries of the Property and will be published in the newspaper.

13. CONSISTENCY WITH POLICIES OF THE CITY OF SUNRISE LAND USE PLAN & BROWARDNEXT LAND USE PLAN

City of Sunrise Land Use Plan-TOD Policies

OBJECTIVE 16.4-Transit Oriented Development: Encourage mixed-use development in areas served by regional transit stations, such as major transit hubs, and neighborhood and regional transit centers as designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Mass Transit Master Plan, Broward County Metropolitan Planning Organization's (MPO) Metropolitan Transportation Plan (formerly known as the Long Range Transportation Plan), Broward County Transit Development Plan, or locally adopted financially feasible transportation or transit plan, through the Transit Oriented Development (TOD) land use category.

The Project meets the objective of the TOD land use category as it will facilitate a balanced and interconnected mix of land uses, encourage mass transit, non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form.

Land Use Criteria for TOD

Policy 16.4.1- Residential land use is required as a principal component within a Transit Oriented Development (TOD).

The Project provides residential uses within the TOD.

Policy 16.4.2-Maximum Residential Density in the Transit Oriented Development (TOD), is described in the permitted uses section of the City Comprehensive Plan. (Note: Residential densities may be specified, at the option of the City, either as units per gross acre in geographically designated areas and/or, as a maximum number of permitted units (e.g. pool of units). When the density of the TOD is specified as units per gross acre, the percentage distribution among the mix of uses must also be identified.)

The residential density for the TOD is listed as a maximum number of permitted mid-rise and townhome units.

Policy 16.4.3-At least two (2) non-residential land uses must be permitted/proposed in the designated area as principal uses: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work" buildings), research business, civic or institutional.

The TOD permits residential uses, office use and commercial use; thereby meeting this requirement.

Policy 16.4.4-Additional or expanded, standalone automobile oriented uses such as: large surface parking lots, gas stations/auto, repair/car, washes; auto dealers; self-equipment storage; "big box"/warehouse; single-family detached dwelling units; carwashes; and drive-through facilities are discouraged and are prohibited by the City, or limited, unless designed in a manner to encourage

pedestrian and transit usage in an effort to discourage urban sprawl.

Auto oriented uses are not permitted within the TOD.

Policy 16.4.5-Minimum and Maximum Floor Area Ratio (FAR) for non-residential uses within a Transit Oriented Development must be specified by the City in the permitted uses section of the City Comprehensive Plan. Minimum non-residential FARs (Gross square footage) of 2 are encouraged. Non-residential intensities may vary in the TOD and may be specified at the option of the City, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)]. When non-residential intensity is specified as a maximum FAR, the percentage distribution among the mix of uses must also be identified.

The maximum intensity for non-residential uses in the TOD are provided in terms of maximum square footage for office and commercial uses.

Design Guideline Principles for TOD

Policy 16.4.6-The Transit Oriented Development (TOD) land use category must be supported by policies in the local land use element that incorporate design criteria to require pedestrian connectivity to regional transit stations with development that is mixed-use with a “sense of place” and is transit supportive.

The TOD land use category provides pedestrian oriented design features within the policies of the Comprehensive Plan.

Policy 16.4.7-The City will ensure that Transit Oriented Development (TOD) includes design features that promote and enhance pedestrian mobility, including connectivity to regional transit stations, based on the following characteristics:

- Transit stop integrated with shelter or station (within the TOD area).
- Public plazas, urban open space or green space/pocket park uses that are accessible to the public, must be provided as an integrated component within a Transit Oriented Development.
- Wide (five (5) feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings should front the street (zero (0) or minimal setbacks are encouraged).
- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Street (internal and adjacent to the TOD) should be designed to discourage isolation and provide connectivity (such as streets in a grid pattern).

The approved Masterplan for the Project includes pedestrian oriented buildings and street design, public plazas, and integration with transit stops.

Policy 16.4.8-The City shall require internal pedestrian and transit amenities to serve the residents and employees within the Transit Oriented Development (TOD) (such as seating, benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plazas (such as clocks, fountains, sculpture,

drinking fountains, flags and food/refreshment vendor areas).

The approved masterplan for the Project includes internal pedestrian and transit amenities.

Policy 16.4.9-The intent of the required Design Guideline Principles is to provide guidelines for municipal implementation of the Transit Oriented Development (TOD) land use category. The City will encourage the use of some or all of the above design elements, or to develop other design strategies, which accomplish the goals of using design elements to enhance pedestrian and transit mobility. County review of applications seeking TOD land use category designations will only determine whether the municipality has adopted, through plan policies, a cohesive set of implementation strategies to accomplish the design strategies sought, and will not seek to require a specific design approach or a fixed set of design approaches as a requirement for County approval of the TOD land use designation sought.

The design guidelines provided in the approved masterplan for the Project meet the intent of the TOD land use category.

Review Process Considerations

Policy 16.4.10-The transportation impact analysis for a proposed Transit Oriented Development (TOD) designation shall consider the modal shift provided through the provision of transit and the transit oriented design. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to transit oriented mixed-use projects.

A traffic impact assessment was prepared in consultation with the City's Traffic Engineer. This study includes an evaluation of the existing and forecasted levels of service for the major roadways adjacent to the site, a traffic generation analysis that accounts for mode shift and internal capture, and the identification of mass transit routes adjacent to the property.

Policy 16.4.11-In consideration of non-residential land uses in areas proposed for designation as a Transit Oriented Development (TOD), the impact analysis for the designation in the BCLUP may be based in the amount of non-residential development, which could be permitted as per the intensity standards of the effective local government land use element, rather than the alternative 10,000 square feet per gross acre standard utilized for non-residential impact analysis.

The impact analysis was based on the amount of non-residential development rather than the 10,000 square foot per gross acre standard.

Policy 16.4.12-An interlocal agreement between the City and Broward County must be executed no later than six (6) months from the effective date of the adoption of a Transit Oriented Development (TOD), which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the City.

The interlocal agreement between the City and Broward County was adopted with the adoption of the TOD future land use designation. The agreement will be updated with this amendment.

Additional Comprehensive Plan Goals & Policies

Future Land Use Element GOAL 1-Provide an adequate amount of residential area to accommodate the existing and future residents of Sunrise and which allows for the flexibility to provide a varied mix of residential densities and housing types.

This amendment will provide additional housing units within the Metropica TOD to meet the future demands of the City's increasing population. The Metropica TOD development will provide a variety of housing options at various densities.

Future Land Use Element Policy 1.2.4-Support increases in residential densities where appropriate to ensure adequate supply of affordable housing.

A Declaration of Restrictive Covenants was recorded with the rezoning approval in 2009 to designate the Property as TOD zoning. This restrictive covenant requires any property owners within the Metropica TOD to pay to the City a sum of \$500 per dwelling unit to be used for the City's affordable housing programs. This restrictive covenant will also be applicable to the newly added residential dwelling units proposed with this amendment, supporting the City's affordable housing efforts.

Future Land Use Element Policy 1.2.5-Affordable housing shall be addressed consistent with Policy 2.16.2 of the BCLUP, as amended.

This amendment is consistent with Policy 2.16.2 of the Broward County Land Use Plan. The restrictive covenant recorded in 2009 will apply to the new units proposed with this amendment. All units built within the Metropica TOD will require a payment of \$500 per unit to be used for the City's affordable housing policies.

Future Land Use Element OBJECTIVE 10.3-Efficient Use of Urban Services: Promote the efficient use of urban services by encouraging new development into areas where necessary regional and community facilities and services exist.

This amendment proposes adding additional dwelling units to the previously approved Metropica TOD. As an infill development, the Metropica TOD is an area that integrates commercial, residential and office uses into a thriving community that is already being served by existing community and regional facilities.

Future Land Use Element OBJECTIVE 10.4-Concurrency Management System: Public facilities and services will be available at a level of service (LOS) established within the City of Sunrise Comprehensive Plan concurrent with impacts of development (Concurrency Management System).

As demonstrated in the level of service and capacity analysis sections of this amendment, all of the public facilities have more than sufficient capacity to service the additional units and the level of service standards will be maintained.

Future Land Use Element Policy 11.1.1-The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the City of Sunrise Land Use Plan and the Broward County Land Use Plan (BCLUP).

The Property has a City future land use designation of Transit Oriented Development and a Broward County Land use designation of Transit Oriented Development (“TOD”). In Broward County, all existing TOD permitted uses are incorporated under the land use designation Activity Center. The proposed text amendment is consistent with the objective of the Activity Center land use category to facilitate a balanced and interconnected mix of land uses, encourage mass transit, non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form. The proposed amendment will further the goal of Activity Centers to support mixed-use developments integrating housing, employment, retail, recreation, and local and regional community facilities with a primary orientation toward a multi-modal transportation system. Additionally, the Project has been designed to ensure compatibility with the adjacent residential and commercial uses. The Project integrates commercial, residential, hospitality, and office into a cohesive and thriving community and neighborhood.

Future Land Use Element Policy 15.1.1-Development shall provide water storage capacity consistent with the regulations and plans of the South Florida Water Management District (SFWMD), Broward County Environmental Protection and Growth Management Department (BCEPGMD), independent drainage districts and the City.

An engineering analysis of the amendment demonstrating that the proposed development level will meet or exceed the storm water regulations for the South Florida Water Management District and Broward County Environmental Protection and Growth Management Department (EPGMD) rules and regulations is included with this submittal.

Future Land Use Element Policy 15.1.2-Commercial, industrial, mixed-use and development, as defined by Broward County, shall provide dry pre-treatment for stormwater runoff through grassy swales, ex-filtration trenches, or other means consistent with the best management practices of the South Florida Water Management District (SFWMD), Broward County, independent drainage districts and the City.

The mixed-use development’s stormwater design shall incorporate regulatory measures to mitigate pollution from stormwater runoff. Adverse impacts on ground and surface waters will be addressed through the design of dry pretreatment areas for stormwater runoff which may include routing stormwater runoff through grass swales, inclusion of pollution baffles for discharges, inlet sumps to capture silt and sand, and exfiltration systems.

BrowardNext Land Use Policies

Policy 2.20.1-Adopt, implement and encourage land use provisions which promote the principles of the “Smart Growth” initiative seeking to maintain and create desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational opportunities and open space areas, and which maximizes preservation and conservation of natural resources.

The Project is in line with the principles of Smart Growth by creating a walkable, mixed-use development area with a connected pedestrian network. Residents living within the TOD development will be able to walk to nearby shops, restaurants, and parks, and have the opportunity to work at offices located within walking distance.

Policy 3.6.5-Development designs should be context-sensitive, and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.

In line with the guiding principles of the TOD land use category, the Project provides context-sensitive design with an integrated pedestrian network and transit facilities.

14. ADDITIONAL SUPPORT DOCUMENTS

A. Other support documents or summary of support documents on which the proposed amendment is based.

None provided.

15. PLAN AMENDMENT COPIES

A. 3 hard copies and 10 digital copies (13 total) for the BCPC (Please include additional copies, if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

This request is not applicable to the project as it is a local amendment.

B. If requesting concurrent transmittal to DEO, 1 hard copy and 10 digital copies (11 copies total), as required by DEO, of the corresponding local land use plan amendment application, including transmittal letter from municipality to DEO.

This request is not applicable to the project as it is a local amendment.

Exhibits

- A. Sketch & Legal Description**
- B. Maps of Proposed Land Use Designation**
- C. Potable Water & Wastewater Service Letter**
- D. Landfill Capacity Letter**
- E. Stormwater Analysis**
- F. Drainage Service Letter**
- G. Community Parks Inventory**
- H. Conceptual Plan**
- I. Traffic Analysis**
- J. Mass Transit Letter**
- K. School Consistency Review Report**
- L. Conservation Easement Agreement**
- M. Affordable Housing Restriction**

Exhibit A

Sketch & Legal Description



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

4341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997

Fax (954) 585-3927

RECORDING AREA

LEGAL DESCRIPTION FOR: Metropica Plat

A PORTION OF: PARCELS A, B, C & D, SAVANNAH P.U.D. PLAT 6 (P.B. 145, PG. 24, B.C.R.)
PARCEL "A", METROPICA PHASE 1 PLAT (P.B. 175, PG. 115, B.C.R.)
PARCEL "A", "LAKEFRONT PLAT REPLAT" (P.B. 175, PG. 199, B.C.R.)
A PORTION OF: PARCEL "A", WEST SUNRISE CORPORATE PARK (P.B. 139, PG. 36, B.C.R.)
& PARCEL "A", SAWGRASS PRESERVE (P.B. 157, PG. 4, B.C.R.)
A PORTION OF: TRACT 52, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1
(P.B. 2, PG. 17, D.C.R.)

CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

ALL OF PARCEL "A", METROPICA PHASE 1 PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 175, PAGE 115, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF PARCELS A AND D, SAVANNAH P.U.D. PLAT 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 145, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL "A", METROPICA PHASE 1 PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 175, PAGE 115, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF ACCESS TRACT J, ACCORDING TO THE PLAT THEREOF, SAWGRASS MILLS, PLAT BOOK 137, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (ALSO KNOWN AS SAWGRASS MILLS CIRCLE) ;

THENCE N.81°47'15"W., A DISTANCE OF 493.98 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE WEST AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 43°21'27" AND A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 113.81 TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°18'01" AND A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 123.83 FEET TO A POINT OF TANGENCY;

THENCE N.85°43'49"W., A DISTANCE OF 156.46 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.80°13'19"W. SAID POINT ALSO BEING ON THE WEST LINE OF SAID PARCEL "A" AND THE EAST RIGHT-OF-WAY LINE OF NW 138th AVENUE;

THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°07'05" AND A RADIUS OF 2290.00 FEET FOR AN ARC DISTANCE OF 324.48 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.25°58'37"E., A DISTANCE OF 100.98 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.69°35'19"W.;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05°43'58" AND A RADIUS OF 2278.00 FEET FOR AN ARC DISTANCE OF 227.93 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.71°52'08"E., A DISTANCE OF 33.65 FEET;

THENCE S.62°08'52"E., ALONG THE SOUTH RIGHT-OF-WAY LINE OF ACCESS TRACT I, ACCORDING TO THE PLAT THEREOF, SAWGRASS MILLS, PLAT BOOK 137, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (ALSO KNOWN AS GREEN TOAD ROAD), A DISTANCE OF 823.42 FEET;

LEGAL DESCRIPTION: (CONTINUED)

THENCE S.15°01'56"E., A DISTANCE OF 51.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.57°58'18"W.;

THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 24°41'20" AND A RADIUS OF 955.00 FEET FOR AN ARC DISTANCE OF 411.51 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

ALL OF PARCELS B AND C, SAVANNAH P.U.D. PLAT 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 145, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF PARCEL "A", "LAKEFRONT PLAT REPLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 175, PAGE 199 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF PARCEL "L-1", WEST SUNRISE CORPORATE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 139, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF TRACT 52, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY SOUTHEAST CORNER OF PARCEL "L-1", WEST SUNRISE CORPORATE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 139, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NW 138th AVENUE;

THENCE S.89°42'48"W., ALONG THE NORTH LINE OF SAID PARCEL "A", WEST SUNRISE CORPORATE PARK, AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 487.46 FEET;

THENCE N.00°11'41"W., A DISTANCE OF 247.44 FEET;

THENCE S.88°43'29"W., A DISTANCE OF 579.46 FEET;

THENCE N.00°10'00"W., A DISTANCE OF 487.89 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 21st STREET;

THENCE N.88°43'29"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF N.W. 21st STREET, A DISTANCE OF 200.04 FEET TO THE NORTHWEST CORNER OF PARCEL "A", OF SAID "LAKEFRONT PLAT";

THENCE S.00°10'00"E., A DISTANCE OF 287.85 FEET;

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY
3. Revise Legal Description	1/29/07	THK
2. Fix Surveyors Error	1/24/07	THK
1. Revise Areas	9/21/06	THK

DATE: Apr 30, 2024

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
8/23/06	THK	RGC	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

FILE: C:\Users\damian\AppData\Local\Temp\AcPublish_8072\05-8789-METOPICA-AT SAWGRASS MILLS-scd-plotwhole.dwg

SHEET 1 OF 5

NO. 05-6769



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

4341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997

Fax (954) 585-3927

RECORDING AREA

**LEGAL DESCRIPTION FOR:
Metropica Plat**

A PORTION OF: PARCELS A, B, C & D, SAVANNAH P.U.D. PLAT 6 (P.B. 145, PG. 24, B.C.R.)
PARCEL "A", METROPICA PHASE 1 PLAT (P.B. 175, PG. 115, B.C.R.)
PARCEL "A", "LAKEFRONT PLAT REPLAT" (P.B. 175, PG. 199, B.C.R.)
A PORTION OF: PARCEL "A", WEST SUNRISE CORPORATE PARK (P.B. 139, PG. 36, B.C.R.)
& PARCEL "A", SAWGRASS PRESERVE (P.B. 157, PG. 4, B.C.R.)
A PORTION OF: TRACT 52, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1
(P.B. 2, PG. 17, D.C.R.)

CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: (CONTINUED)

THENCE N.88°43'29"E., A DISTANCE OF 579.36 FEET;

THENCE S.00°11'41"E., A DISTANCE OF 181.04 FEET;

THENCE N.89°48'19"E., A DISTANCE OF 279.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.89°58'55"W. THE PREVIOUS 4 COURSES BEING COINCIDENT WITH THE WEST AND SOUTH LINE OF SAID PARCEL "A", "LAKEFRONT PLAT". ; SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NW 136th AVENUE.

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°08'37" AND A RADIUS OF 2410.00 FEET FOR AN ARC DISTANCE OF 6.04 FEET TO A POINT OF TANGENCY;

THENCE S.00°11'41"E., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 112.88 FEET;

THENCE S.08°38'53"W., A DISTANCE OF 100.72 FEET;

THENCE S.00°11'41"E., A DISTANCE OF 50.54 FEET TO THE POINT OF BEGINNING. THE PREVIOUS FOUR COURSES BEING COINCIDENT WITH THE WEST RIGHT OF-WAY LINE OF NW 136th AVENUE.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", SAWGRASS PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 157, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY SOUTHEAST CORNER OF PARCEL "A", SAWGRASS PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 157, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE S. 88°43'29" W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND THE NORTH RIGHT-OF-WAY LINE OF NW 21ST STREET, A DISTANCE OF 397.60 FEET TO A POINT ON THE EAST LINE OF FIRE STATION NO. 92, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE N. 01°16'31" W., ALONG THE EAST LINE OF SAID FIRE STATION NO. 92 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 290.00 FEET;

THENCE N. 88°43'29" E., A DISTANCE OF 305.11 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST;

THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35°29'11" AND A RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 18.58 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S. 38°45'42" E., ALONG A RADIAL EXTENSION OF THE LAST DESCRIBED CURVE, A DISTANCE OF 20.36 FEET; THENCE N. 89°48'19" E., A DISTANCE OF 171.88 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N. 70°41'48" W., SAID POINT ALSO BEING ON THE EAST LINE OF SAID PARCEL "A", SAWGRASS PRESERVE, AND THE WEST RIGHT-OF-WAY LINE OF NW 136th AVENUE;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°11'51" AND A RADIUS OF 2422.00 FEET FOR AN ARC DISTANCE OF 50.62 FEET TO A POINT OF TANGENCY,

THENCE S. 18°06'20" W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 0.88 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N. 48°37'38" E.

LEGAL DESCRIPTION: (CONTINUED)

THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 64°47'14" AND A RADIUS OF 23.00 FEET FOR AN ARC DISTANCE OF 26.01 FEET TO THE POINT OF TANGENCY;

THENCE S. 23°24'50" W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 92.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N. 74°35'59" W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°22'40" AND A RADIUS OF 2422.00 FEET FOR AN ARC DISTANCE OF 100.51 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S. 50°52'26"W., A DISTANCE OF 38.81 FEET TO THE POINT OF BEGINNING, THE PREVIOUS SIX COURSES BEING COINCIDENT WITH EAST LINE OF SAID PARCEL "A", SAWGRASS PRESERVE, AND THE WEST RIGHT-OF-WAY LINE OF NW 136th AVENUE.

SAID LANDS SITUATE, LYING AND BEING WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA. CONTAINING 80.04 ACRES (3,488,858 S.F.) MORE OR LESS

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED N.00°11'40"W, ALONG THE WEST LINE OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST AS SHOWN ON METROPICA PHASE 1 PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 115-118 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED



STONER & ASSOCIATES, INC.

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Fax (954) 585-3927

SKETCH OF DESCRIPTION FOR: Metropica Plat

A PORTION OF: PARCELS A, B, C & D, SAVANNAH P.U.D. PLAT 6 (P.B. 145, PG. 24, B.C.R.)
PARCEL "A", METROPICA PHASE 1 PLAT (P.B. 175, PG. 115, B.C.R.)
PARCEL "A", "LAKEFRONT PLAT REPLAT" (P.B. 175 PG. 199, B.C.R.)
A PORTION OF: PARCEL "A", WEST SUNRISE CORPORATE PARK (P.B. 139, PG. 36, B.C.R.)
& PARCEL "A", SAWGRASS PRESERVE (P.B. 157, PG. 4, B.C.R.)
A PORTION OF: TRACT 52, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1
(P.B. 2, PG. 17, D.C.R.)

CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

This Sketch

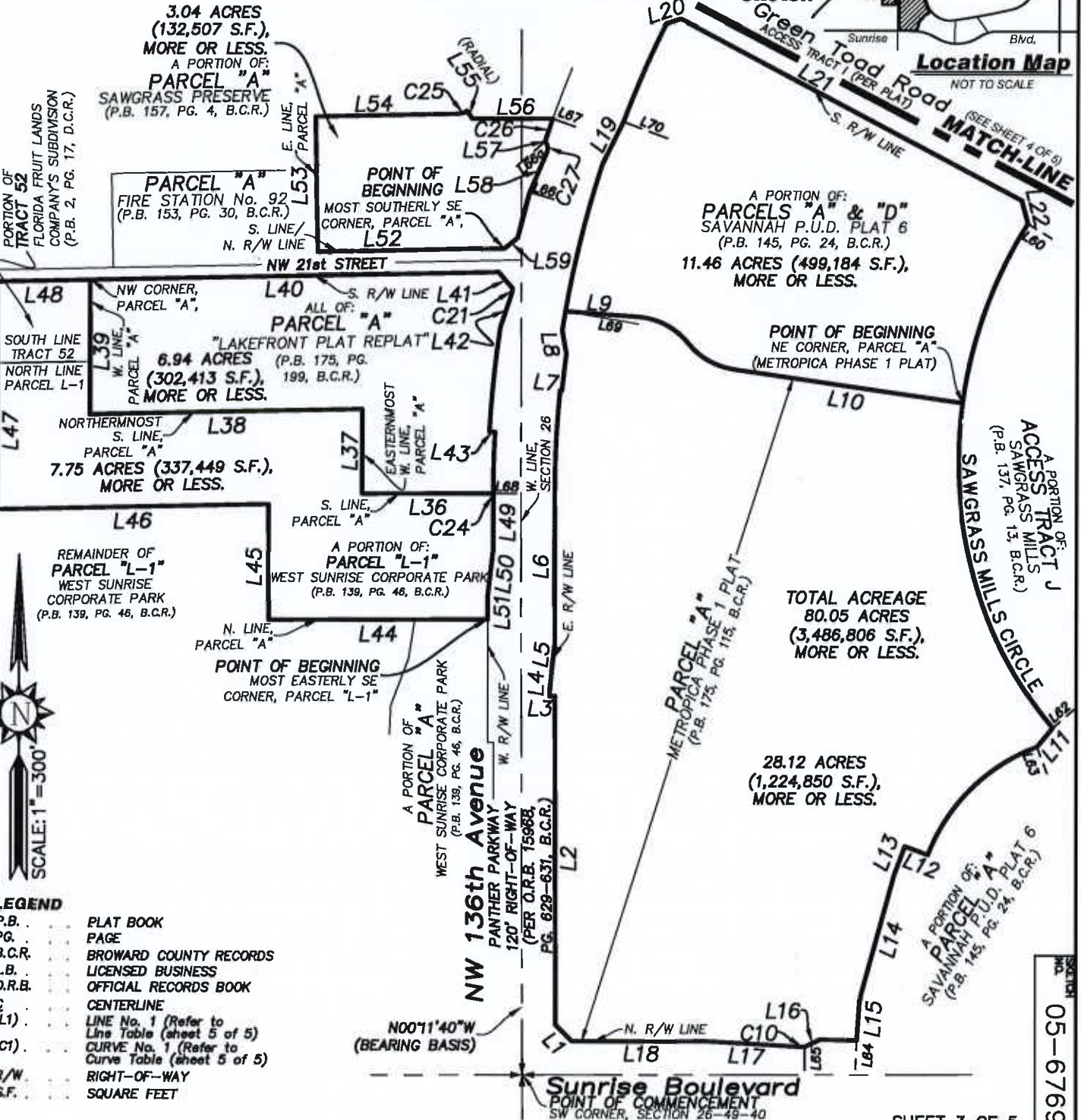
RECORDING AREA

Oakland Park Blvd.

Flamingo Road

Location Map
NOT TO SCALE

Green Toad Road
ACCESS TRACT 1 (PER PLAT)
MATCH-LINE
(SEE SHEET 4 OF 5)



- LEGEND**
- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- L.B. LICENSED BUSINESS
- O.R.B. OFFICIAL RECORDS BOOK
- ℄ CENTERLINE
- (L1) LINE No. 1 (Refer to Line Table (sheet 5 of 5))
- (C1) CURVE No. 1 (Refer to Curve Table (sheet 5 of 5))
- R/W RIGHT-OF-WAY
- S.F. SQUARE FEET

TOTAL ACREAGE
80.05 ACRES
(3,486,806 S.F.),
MORE OR LESS.

28.12 ACRES
(1,224,850 S.F.),
MORE OR LESS.

3.04 ACRES
(132,507 S.F.),
MORE OR LESS.
A PORTION OF:
PARCEL "A"
SAWGRASS PRESERVE
(P.B. 157, PG. 4, B.C.R.)

PARCEL "A"
FIRE STATION No. 92
(P.B. 153, PG. 30, B.C.R.)

6.94 ACRES
(302,413 S.F.),
MORE OR LESS.

7.75 ACRES (337,449 S.F.),
MORE OR LESS.

REMAINDER OF
PARCEL "L-1"
WEST SUNRISE
CORPORATE PARK
(P.B. 139, PG. 46, B.C.R.)

POINT OF BEGINNING
MOST SOUTHERLY SE
CORNER, PARCEL "A",
L52

A PORTION OF:
PARCELS "A" & "D"
SAVANNAH P.U.D. PLAT 6
(P.B. 145, PG. 24, B.C.R.)
11.46 ACRES (499,184 S.F.),
MORE OR LESS.

POINT OF BEGINNING
NE CORNER, PARCEL "A"
(METROPICA PHASE 1 PLAT)

POINT OF BEGINNING
MOST EASTERLY SE
CORNER, PARCEL "L-1"

Sunrise Boulevard
POINT OF COMMENCEMENT
SW CORNER, SECTION 26-49-40



STONER & ASSOCIATES, INC.

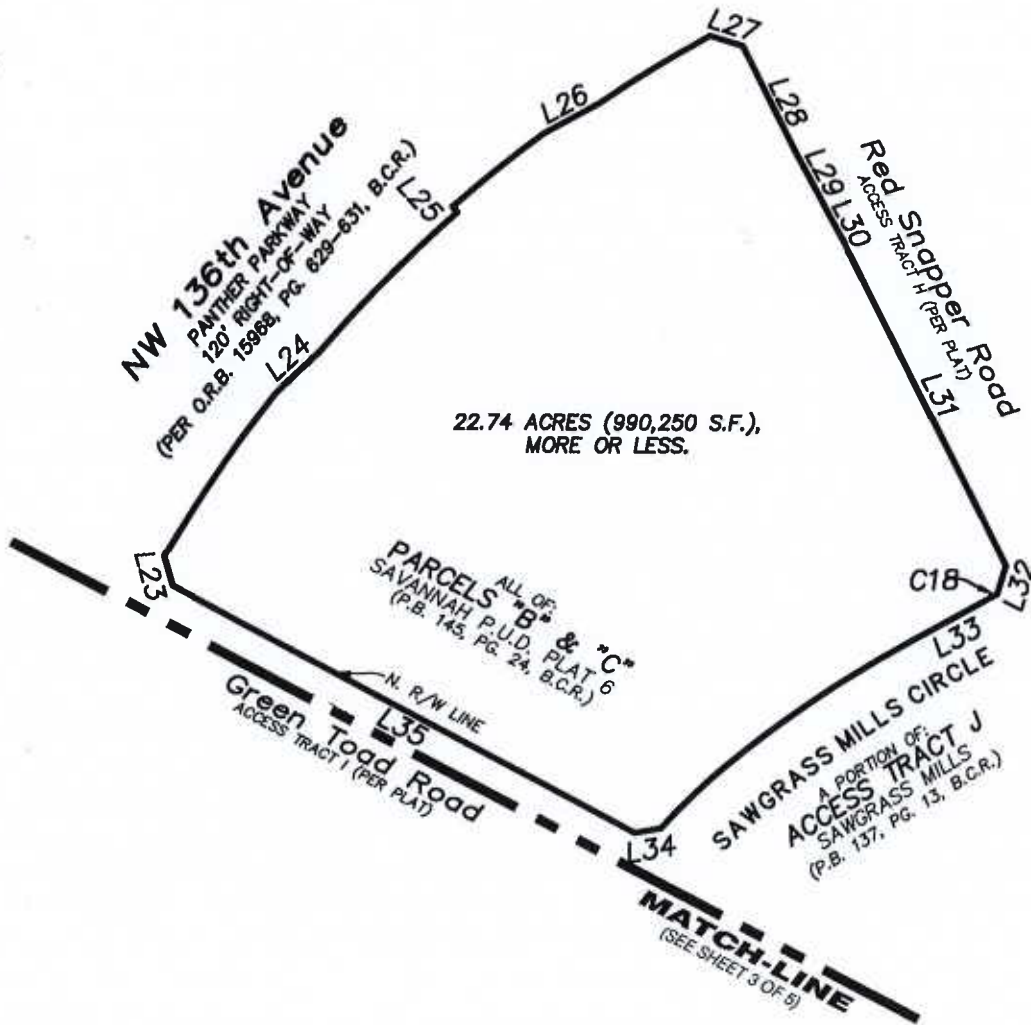
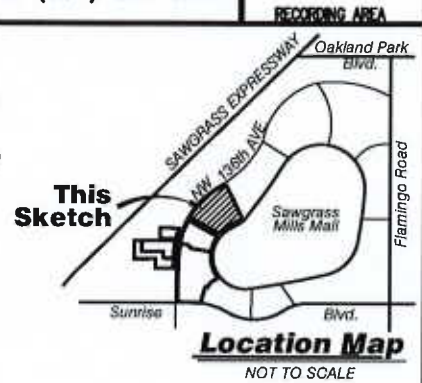
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(P.B. 2, PG. 17, D.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA



LEGEND

- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
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- (L1) LINE No. 1 (Refer to Line Table (sheet 5 of 5))
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A PORTION OF: TRACT 52, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1
(P.B. 2, PG. 17, D.C.R.)

CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LINE TABLE

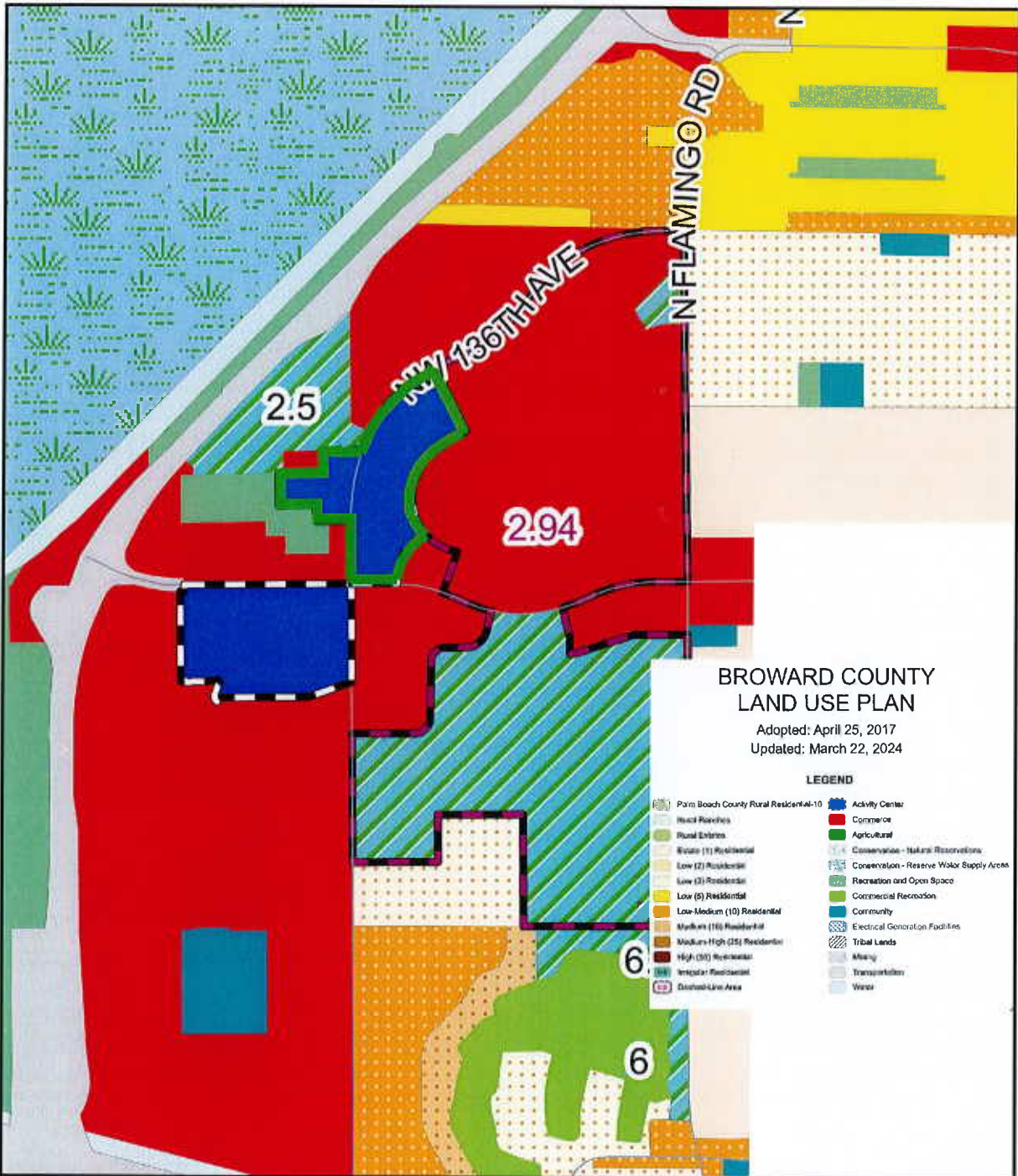
LINE	BEARING	LENGTH
L1	N 45°08'51" W	49.61'
L2	N 00°11'40" W	702.89'
L3	S 89°48'20" W	12.00'
L4	N 00°11'40" W	10.09'
L5	N 06°38'56" E	100.71'
L6	N 00°11'40" W	316.80'
L7	N 85°43'49" W	4.00'
L8	N 10°17'15" W	50.84'
L9	N 85°43'49" W	156.46'
L10	N 81°47'15" W	493.96'
L11	S 40°05'11" W	53.01'
L12	N 69°07'10" W	51.70'
L13	S 20°25'46" W	65.52'
L14	S 15°20'42" W	268.86'
L15	S 03°55'49" W	95.99'
L16	S 64°00'21" W	36.00'
L17	N 86°45'40" W	200.36'
L18	S 89°48'19" W	287.95'
L19	N 25°58'37" E	100.98'
L20	N 71°52'08" E	33.65'
L21	S 62°08'52" E	823.42'
L22	S 15°01'56" E	51.26'
L23	N 18°05'53" W	50.37'
L24	N 46°15'35" E	96.90'
L25	N 42°51'12" W	12.00'
L26	N 81°12'09" E	100.98'
L27	S 73°02'28" E	55.63'
L28	S 28°45'43" E	200.00'
L29	S 28°28'49" E	100.38'
L30	S 28°40'15" E	59.73'
L31	S 28°45'43" E	585.37'
L32	S 16°58'46" W	48.40'
L33	S 60°50'22" W	187.72'
L34	S 79°39'32" W	43.31'
L35	N 62°06'52" W	848.35'
L36	N 89°48'19" E	279.47'
L37	S 00°11'41" E	181.04'
L38	N 88°43'29" E	579.36'
L39	S 00°10'00" E	287.85'
L40	N 88°43'29" E	870.10'
L41	S 40°24'58" E	46.54'
L42	S 18°16'37" W	77.00'
L43	S 85°43'43" E	12.00'
L44	S 89°42'48" W	467.46'
L45	N 00°11'41" W	247.44'
L46	S 88°43'29" W	579.46'
L47	N 00°10'00" W	487.89'
L48	N 88°43'29" E	200.04'
L49	S 00°11'41" E	112.88'
L50	S 06°38'53" W	100.72'
L51	S 00°11'42" E	50.54'
L52	S 88°43'29" W	397.60'
L53	N 01°16'31" W	290.00'
L54	N 88°43'29" E	305.11'
L55	S 36°45'42" E	20.38'
L56	N 89°48'19" E	171.88'
L57	S 18°06'20" W	0.66'
L58	S 23°24'50" W	100.96'
L59	S 50°52'26" W	38.81'
L60	N 57°58'18" W	RADIAL
L62	N 49°25'20" E	RADIAL
L63	N 20°40'42" W	RADIAL
L64	N 02°43'13" E	RADIAL
L65	N 00°00'05" E	RADIAL
L66	N 74°35'59" W	RADIAL
L66a	N 48°37'36" E	RADIAL
L67	N 70°41'48" W	RADIAL
L68	S 89°56'55" W	RADIAL
L69	N 80°13'19" W	RADIAL
L70	N 89°35'19" W	RADIAL

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA
C1	2278.00'	227.52'	5°43'21"
C2	2274.00'	79.31'	1°58'54"
C3	2290.00'	41.71'	1°02'38"
C4	150.00'	123.83'	47°18'01"
C5	150.00'	113.51'	43°21'27"
C6	955.00'	440.33'	26°25'04"
C7	805.00'	302.23'	21°30'40"
C8	399.19'	337.50'	48°26'28"
C9	2367.83'	80.00'	1°58'09"
C10	2351.83'	8.06'	0°11'47"
C11	2290.00'	324.46'	8°07'05"
C12	2278.00'	227.93'	5°43'58"
C13	955.00'	411.51'	24°41'20"
C14	2290.00'	320.67'	8°01'23"
C15	2278.00'	320.07'	8°03'01"
C16	2290.00'	188.78'	4°43'24"
C17	2277.99'	212.01'	5°19'57"
C18	3185.00'	6.69'	0°07'12"
C19	1865.00'	346.56'	10°38'51"
C20	955.00'	146.01'	8°45'37"
C21	2410.00'	9.65'	0°13'46"
C22	2422.00'	225.00'	5°19'22"
C23	2410.00'	131.75'	3°07'56"
C24	2410.00'	6.04'	0°08'37"
C25	30.00'	18.58'	35°28'11"
C26	2422.00'	50.62'	1°11'51"
C27	23.00'	26.01'	64°47'14"
C28	2422.00'	100.51'	2°22'40"

Exhibit B

Maps of Proposed Land Use Designations

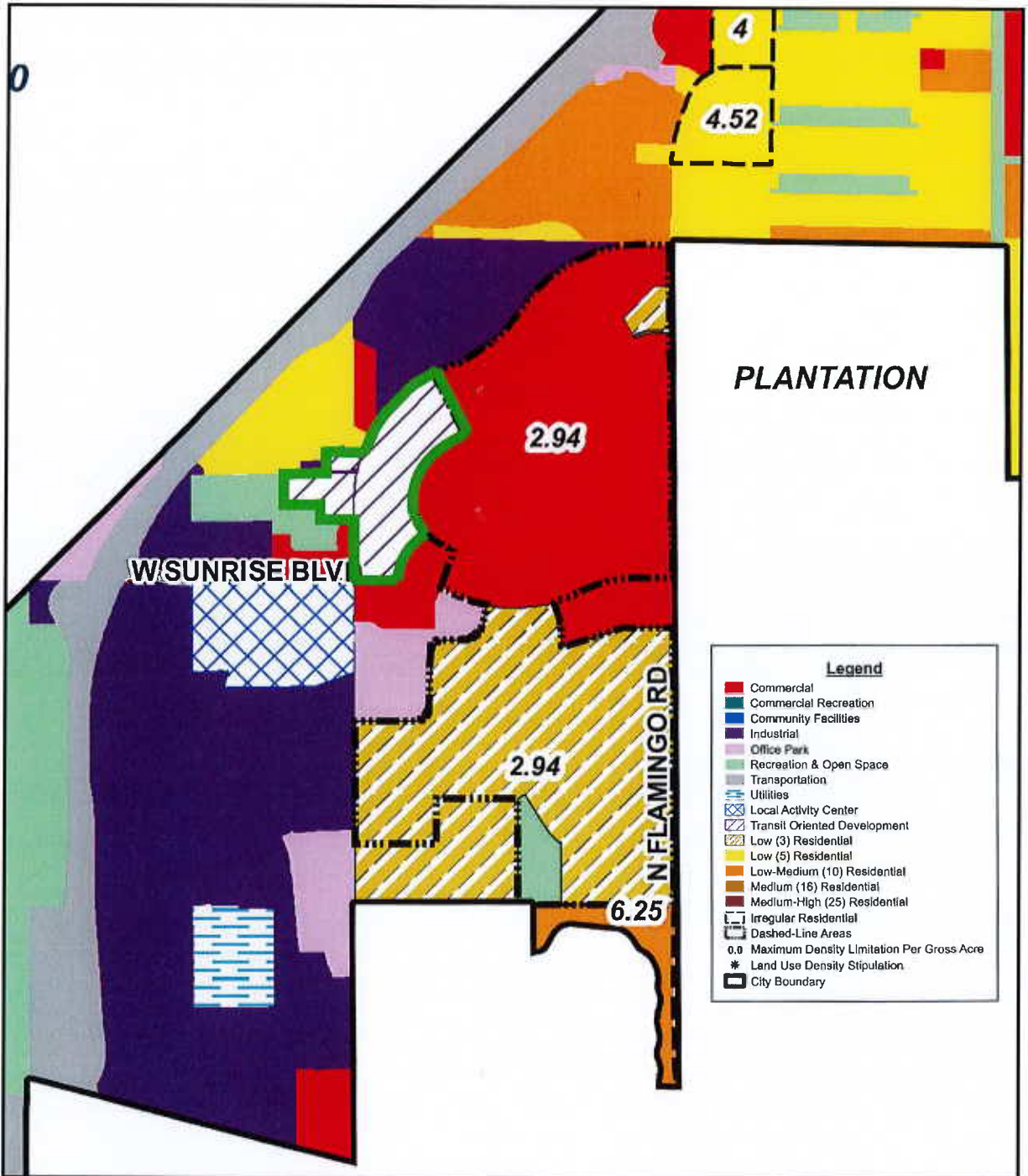


BROWARD COUNTY FUTURE LAND USE MAP EXHIBIT

PROJECT: METROPICA LUPA		
LOCATION: SUNRISE, FLORIDA		
PROJECT NO: F230080	PAGE NO: 1	OF 1
PREPARED BY: JFV	DATE: 04-29-2024	
CHECKED BY: MAT	SCALE: 1" = 2,000'	

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTURE
6300 NW 31ST AVENUE, FORT LAUDERDALE, FLORIDA 33309 - TEL: (954) 202-7000



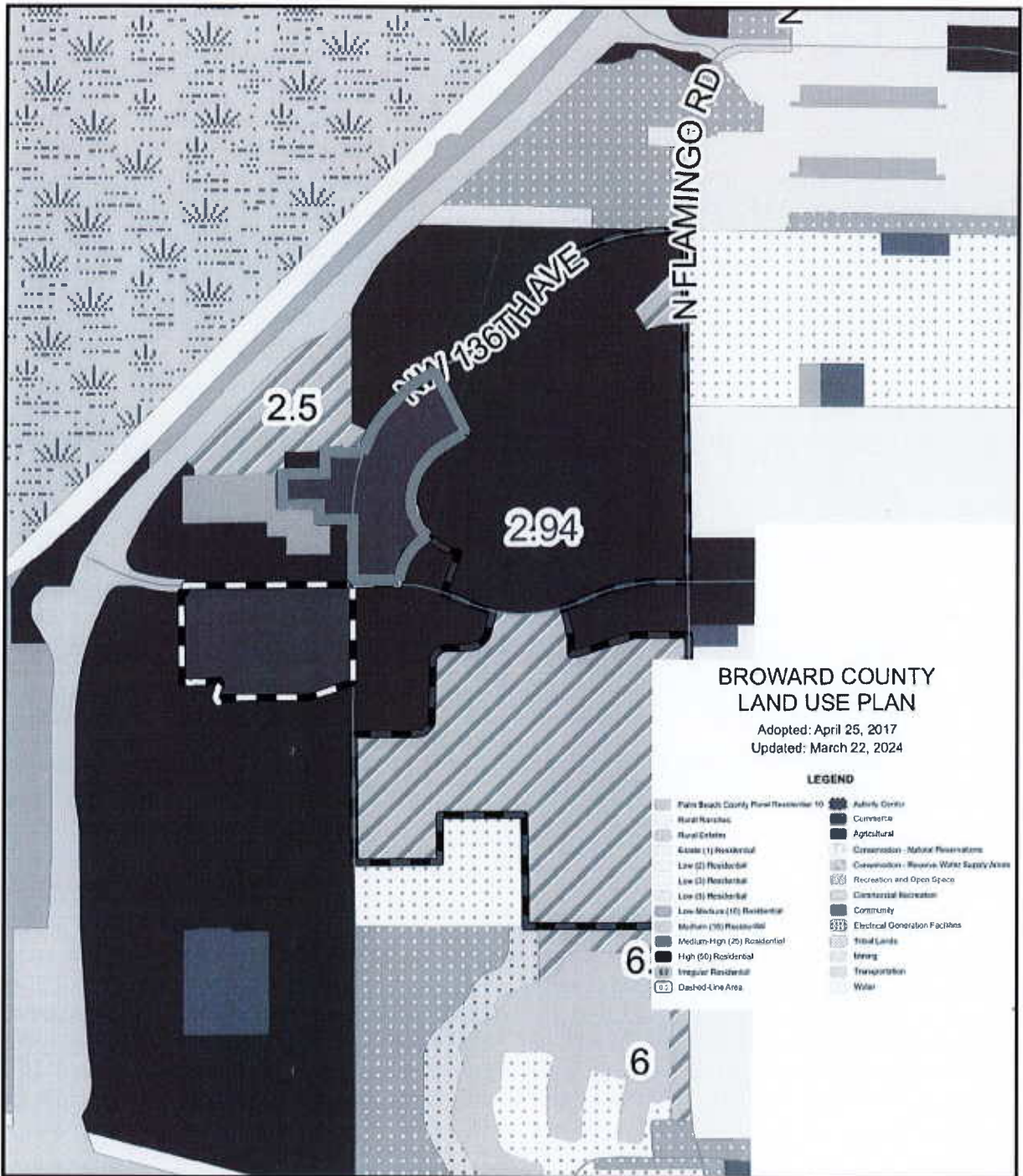
CITY OF SUNRISE FUTURE LAND USE MAP EXHIBIT

PROJECT: METROPICA LUPA		
LOCATION: SUNRISE, FLORIDA		
PROJECT NO: F230080	PAGE NO: 1	OF 1
PREPARED BY: JFV	DATE: 04-29-2024	
CHECKED BY: MAT	SCALE: 1" = 2,000'	

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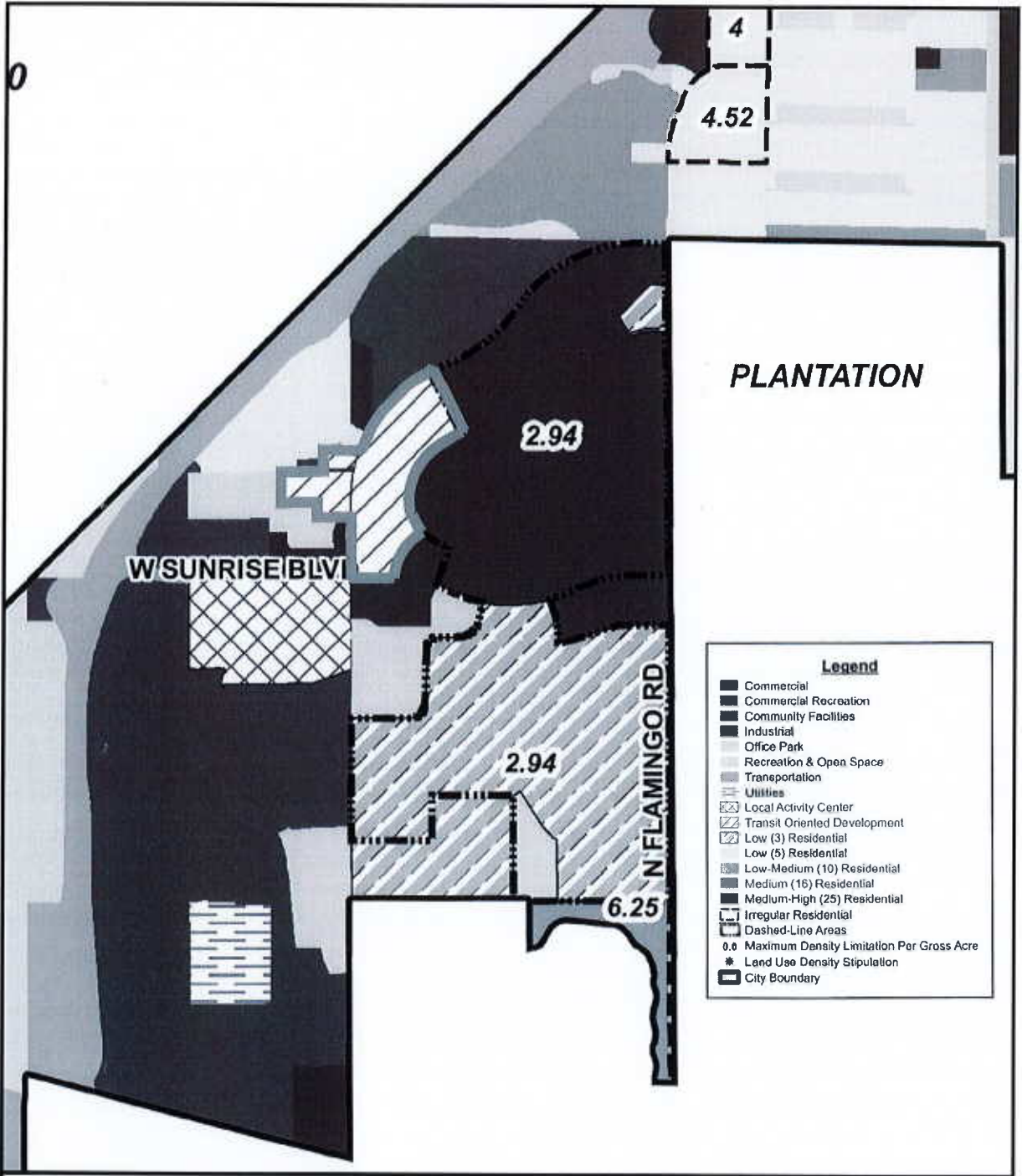
PROJECT: METROPICA LUPA	
LOCATION: SUNRISE, FLORIDA	
PROJECT NO: F230080	PAGE NO: 1 OF 1
PREPARED BY: JFV	DATE: 04-29-2024
CHECKED BY: MAT	SCALE: 1" = 2,000'

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE, FORT LAUDERDALE, FLORIDA 33309 - TEL: (854) 202-7000



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CITY OF SUNRISE FUTURE LAND USE MAP EXHIBIT

PROJECT: METROPICA LUPA	
LOCATION: SUNRISE, FLORIDA	
PROJECT NO: F230080	PAGE NO: 1 OF 1
PREPARED BY: JFV	DATE: 04-29-2024
CHECKED BY: MAT	SCALE: 1" = 2,000'

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE, FORT LAUDERDALE, FLORIDA 33309 - TEL: (954) 202-7000

G:\METROPICA\2023\F230080 - METROPICA LUPA\DWG\F230080-01-00 - EXHIBIT AND FUTURE LAND USE MAP OF SUNRISE, FLORIDA AND METROPICA LUPA - 04-29-2024.dwg

Exhibit C

Potable Water & Wastewater Service Letter



Community Development Department – Engineering Division
10770 West Oakland Park Boulevard, Sunrise, FL 33351
P: 954.746.3270 F: 954.746.3287

April 17, 2024

Eric Collazo
Metropica
1800 NW 136th Ave
Sunrise, FL 33323
(Sent via email to ecollazo@metropicadev.com)

Re: Metropica
1800 NW 136th Avenue, Sunrise 33323
Folio #: 494026090010
Land Use Plan Amendment – Water and Sewer Analysis

Dear Mr. Collazo:

This letter is being written in response to your request for a Water and Sewer Analysis letter regarding the above referenced project. The Water Treatment plant servicing this parcel is the Sawgrass Water Treatment Plant located at 14150 NW 8TH St, Sunrise, FL. The Wastewater Treatment plant servicing this parcel is the Sawgrass Wastewater Treatment Plant located at 14150 NW 8TH ST Sunrise, FL.

1. Wastewater

There are three wastewater treatment plants currently operated by the City of Sunrise Utilities Department: Springtree Wastewater Treatment Facility (WWTF) with a capacity of 10 MGD, Sawgrass WWTF with a capacity of 20 MGD, and Southwest WWTF with a capacity of 0.99 MGD. The total wastewater treatment plant capacity for the City of Sunrise service area is 30.99 MGD.

As of the date of this letter, the total current wastewater demand within the City of Sunrise service area is 24.932 MGD (based upon the maximum monthly average daily flows from the utility operating report for the last 12 months). This demand consists of the maximum average daily flows to the Springtree WWTF of 8.932 MGD, the Sawgrass WWTF of 15.420 MGD, and the Southwest WWTF of 0.580 MGD.

As of the date of this letter, the total outstanding committed capacity for wastewater within the City of Sunrise service area is 0.35 MGD. The outstanding committed capacity for wastewater at the Springtree WWTF is 0.07 MGD, at the Sawgrass WWTF is 0.28 MGD, and at the Southwest WWTF is 0.00 MGD.

The projected wastewater demand for the Springtree, Sawgrass, and Southwest facilities for the year 2020 is 21.24 MGD. The projected demands for the year 2025 is 21.87 MGD, for the year 2030 is 22.46 MGD and for the year 2040 is 25.11 MGD which is based on the projected population increase rate referenced in the 2020 updated City Water Supply Facilities Work Plan.

There are no planned wastewater treatment plant capacity increases at this time.



Community Development Department – Engineering Division
10770 West Oakland Park Boulevard, Sunrise, FL 33351
P: 954.746.3270 F: 954.746.3287

2. Water

There are three water treatment plants currently operated by the City of Sunrise Utilities Department: Springtree Water Treatment Plant (WTP) with a capacity of 25.5 MGD, Sawgrass WTP with a capacity of 24.0 MGD, and Southwest WTP with a capacity of 2.0 MGD. The total water treatment permitted plant capacity for the City of Sunrise service area is 51.5 MGD.

The current annual average daily water demand for the Springtree, Sawgrass, and Southwest facilities is 32.646 MGD (based upon the maximum daily flows from the utility operating report for the last 12 months). This demand consists of the maximum daily flows from the Springtree WTP of 13.833 MGD, the Sawgrass WTP of 17.695 MGD, and the Southwest WTP of 1.118 MGD.

As of the date of this letter, the total outstanding committed capacity for water within the City of Sunrise service area is 0.35 MGD. The outstanding committed capacity for water at the Springtree WTP is 0.07 MGD, at the Sawgrass WTP is 0.28 MGD, and at the Southwest WTP is 0.00 MGD.

The projected water demand for the Springtree, Sawgrass, and Southwest facilities for the year 2020 is 23.6 MGD. The projected demands for the year 2025 is 24.3 MGD, for the year 2030 is 24.95 MGD and for the year 2040 is 27.9 MGD which is based on the projected population increase rate referenced in the 2020 updated City Water Supply Facilities Work Plan.

There are no planned water treatment plant flow capacity increases or wellfield expansions at this time.

The City currently operates four wellfields: Springtree, Sawgrass (Arena), Sawgrass, (Flamingo Park), and Southwest. The total permitted raw water withdrawal through South Florida Water Management District (SFWMD) is 29.09 MGD under the Consumptive Use Permit #06-00120-W which expires May 15, 2028. The permit allows for a maximum monthly withdrawal allocation of 999.30 MGM.

The City of Sunrise makes no representation to any party that water and wastewater treatment capacity is available for that party until a party has executed a Utility Service Permit with the City. Availability of water and wastewater plant capacity or reservation will only be determined at such time as a signed Utility Service Permit is submitted to the City for approval. The information set forth above is as of the date of this letter, and may change at any time due to changed circumstances, including, without limitation, changes in regulatory standards, permit conditions, environmental conditions, customer growth, facility retirements and financial conditions. The City of Sunrise further makes no representations to any party as to the availability of water and wastewater transmission, distribution and collection facilities until a party has executed a Utility Service Permit. The provision of water and wastewater utility service to a development is subject to the provisions of Chapter 15 of the City of Sunrise Code.



Community Development Department – Engineering Division
10770 West Oakland Park Boulevard, Sunrise, FL 33351
P: 954.746.3270 F: 954.746.3287

In addition to execution of a Utility Service Permit, the ability to serve the property is subject to engineering plan approval and associated Engineering permits from the Community Development Department and applicable approvals, as well as permits from all local, county, state and other regulatory agencies having jurisdiction over the associated work.

Should you have any further questions, please do not hesitate to contact me at (954) 746-3285.

Sincerely,

CITY OF SUNRISE

A handwritten signature in blue ink, appearing to read "R. Ramgulam", with a long horizontal flourish extending to the right.

Ravindra Ramgulam, PE, CFM
City Engineer

cc: Shannon Ley P.E., Director, Community Development
Ed Dion, Esquire, Utilities Attorney
Ted Petrides, Director of Plant Operations, Utilities Department
Rodrigo de Castro, Director of Utilities, Utilities Department
Sangeeta Dhulashia, Assistant Utilities Director, Utilities Department

Exhibit D

Landfill Capacity Letter



4400 South State Road 7, Ft. Lauderdale, FL 33314
www.win-waste.com

April 26, 2024

Amanda Martinez
Land Use Planner
Miskel Backman, LLP
14 SE 4th St. Suite 36
Boca Raton, FL 33432

RE: Landfill Capacity Confirmation-Metropica TOD Land Use Plan Amendment

Dear Mrs. Martinez,

Reference is made to your request dated April 19, 2024 to confirm the disposal facility has sufficient capacity for the proposed Land Use Plan Amendment (LUPA) for the Metropica TOD. This letter serves as confirmation for the disposal capacity to service the project based on the existing and proposed uses and demand calculations listed below:

Existing Uses		
Development Intensity	Generation Rate Per Day*	Demand Per Day
Residential High-rise 2,500 dwelling units	8.9 lbs/unit	22,250 lbs.
Residential-Townhome 300 dwelling units	8.9 lbs/unit	2,670 lbs.
Office-785,000 sq. ft.	1 lb/100 sq. ft.	7,850 lbs.
Commercial-485,000 sq. ft.	4 lbs/100 sq. ft.	4,850 lbs.
Subtotal		37,620 lbs.

* Multiplier Based On Broward County Comprehensive Plan Solid Waste Element Table 6-13: Proposed Solid Waste Generation Rates.



4400 South State Road 7, Ft. Lauderdale, FL 33314
www.win-waste.com

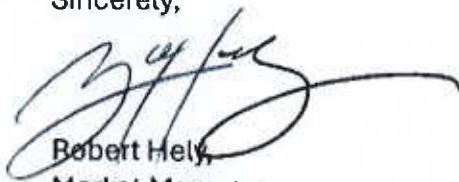
Proposed Uses		
Development Intensity	Generation Rate Per Day	Demand Per Day
Residential High-rise 3,000 dwelling units	8.9 lbs./unit	26,700 lbs.
Residential-Townhome 300 dwelling units	8.9 lbs/unit	2,670 lbs.
Office-925,000 sq. ft.	1 lb/100 sq. ft.	9,250 lbs.
Commercial-485,000 sq. ft.	4 lbs/100 sq. ft.	4,850 lbs.
Subtotal		43,470 lbs.
		Net Change: + 81,090 lbs.

** Multiplier Based On Broward County Comprehensive Plan Solid Waste Element Table 6-13: Proposed Solid Waste Generation Rates.*

The Property is served by the WIN WASTE to Energy Facility located at 4400 South state Road 7 in Fort Lauderdale. Our facility is capable of processing 825,000 tons per year and the current demand is 750000 tons per year. We have ample capacity to handle the additional solid waste anticipated to be generated by your proposed development project and we will incur no operational concerns.

Please contact me with any questions at rhely@win-waste.com

Sincerely,



Robert Hely,
Market Manager
Win Waste Innovations
4400 South State Road 7
Fort Lauderdale, FL 33314
954-581-6998 Ext. 285

Exhibit E

Stormwater Analysis

DRAINAGE REPORT



METROPICA

Land Use Plan Amendment (LUPA) Stormwater Analysis

Sunrise, Florida

Prepared for:

METROPICA

Submitted by:



Thomas Engineering Group, LLC

6300 NW 31 Avenue

Fort Lauderdale, Florida 33309

Phone: 954-202-7000

Certificate of Authorization No. 27528

April 29, 2024

Maxwell T. Kaplan, PE No. 83366
Professional Engineer

BACKGROUND

The developer is applying for the Land Use Plan Amendment (LUPA) through the City of Sunrise, and this report is being provided for the modifications to the development intensity proposed in the LUPA. The project site is part of a Master Environmental Resource Permit (ERP) that was approved under South Florida Water Management District (SFWMD) Permit Number 06-00345-S-159 / Broward County Stormwater Management License SWM2016-058-0 on August 05, 2016. The Master ERP encompassed a large portion of the southwest quadrant of the City of Sunrise and the project site was located within Basin 8. The Metropica Parcels A and B sites are located within the 44.90-acre Basin 8I of the approved Sunrise Basin 8 ICPR model. Previously within Basin 8I, permits have been issued for the Metropica Sales Center, Metropica Tower 1, and half of the adjacent right-of-ways for Green Toad Road, NW 136th Avenue, Sunrise Boulevard and the Sawgrass Mills Ring Road. Metropica Parcel C, located between Red Snapper Road and Green Toad Road on the west side of the mall, is included in the 53.6 acre basin 8E within the Sunrise Basin 8 Model. Basin 8E also includes a portion of the existing Sawgrass Mills mall parking lot and building. Pursuant to the permit, the control elevation for Basin 8 is 2.95 NAVD.

PROPOSED AMENDMENT

The LUPA includes modifications to the original DRI approval to increase the development intensity of the overall master plan. The proposal is requesting an increase from 2,500 to 3,000 residential high-rise units, and an increase from 785,000 square feet to 925,000 square feet of commercial office space. The proposed increased development intensity will be accounted for by increasing the proposed building heights while maintaining the originally permitted assumed total building footprint area. Additionally, the originally permitted future land use areas utilized for the Metropica within the Basin 8 Stormwater Study will remain as approved. The approved future land use area table is provided within the Appendix for reference.

WATER QUALITY & QUANTITY

The required water quality volume will be provided in exfiltration trench and dry retention areas within the proposed development area per the original master permit requirements. Further analysis will be provided during the design and permitting process for the future developments.

Since the originally permitted assumed total building footprint and future land use areas will be maintained for this proposed increased development intensity, the permitted peak stage elevations for the design storm events will be unchanged for the affected 8E and 8I Basins. The following tables provide a summary of the originally permitted peak stage elevations for Basins 8E and 8I.

Table 1 – Basin 8E Peak Stage Elevations

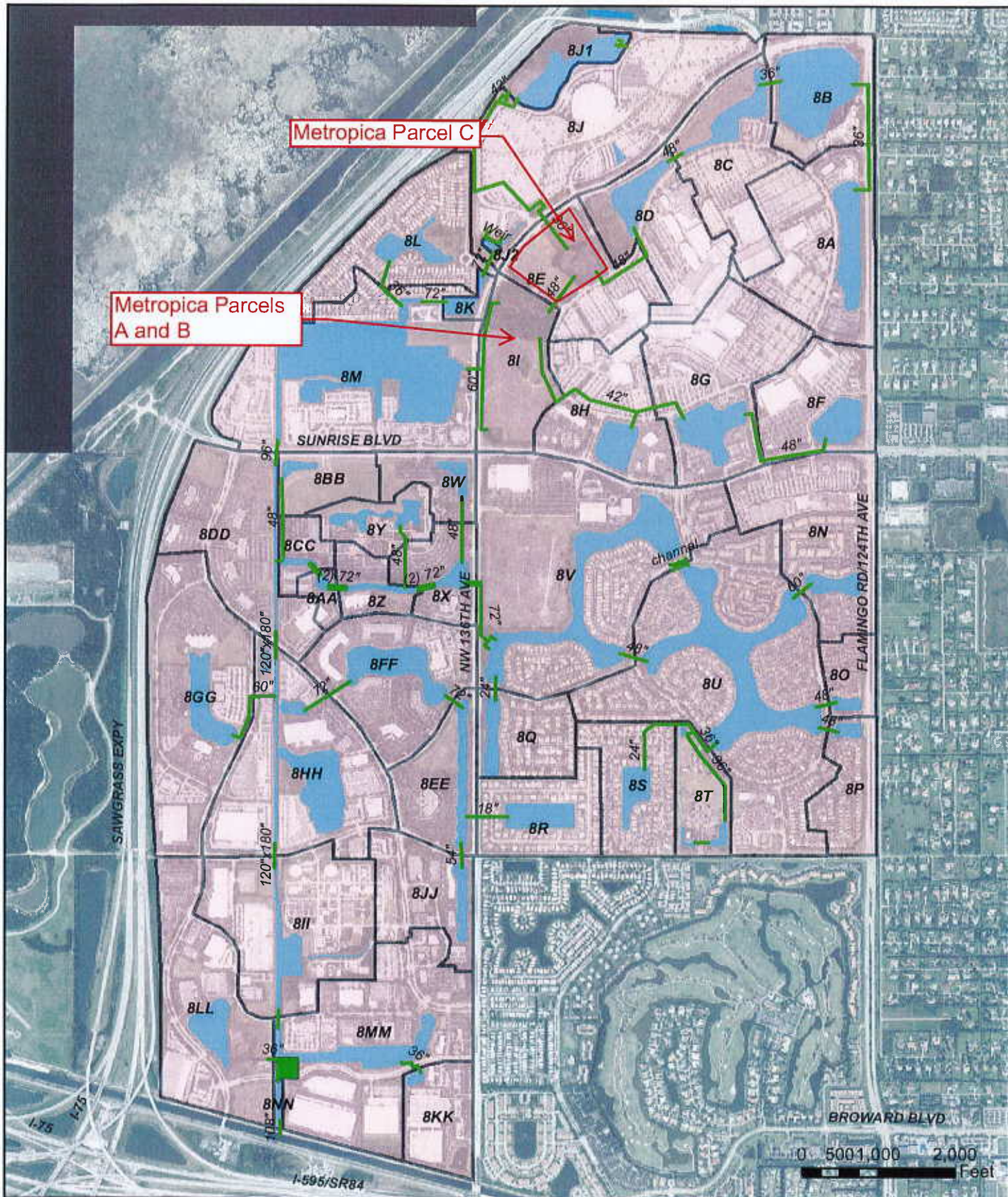
Design Storm Event	Storm Event Rainfall Depth (Inches)	Permitted Peak Stage Elevations (NAVD)	Description
10-year 1-day	7.50	5.79	Centerline of Public Roadway
25-year 1-day	8.50	6.02	
25-year 3-day	12.00	6.44	
100-year 3-day	15.60	6.99	Min. Finished Floor Elevation

Table 2 – Basin 8I Peak Stage Elevations

Design Storm Event	Storm Event Rainfall Depth (Inches)	Permitted Peak Stage Elevations (NAVD)	Description
10-year 1-day	7.50	5.79	Centerline of Public Roadway
25-year 1-day	8.50	6.02	
25-year 3-day	12.00	6.42	
100-year 3-day	15.60	6.94	Min. Finished Floor Elevation

CONCLUSION

Since the peak stage elevations and land use areas will remain unchanged between the original Basin 8 ICPR model, the proposed increase in the development intensity has an insignificant impact on the overall Basin 8 model. Further analysis will be provided during the permit approval process for the developments.



Metropica Parcel C

Metropica Parcels A and B

Legend

- Model Links
- Pump Station
- Sub-Basins
- Lakes/Canals



**City of Sunrise
Basin 8 Stormwater Study
Figure 2-3 Stormwater
Model Schematic**



**Pages from the Approved
Basin 8 Study**

Proposed Project Design:

Approval is granted for a drainage model analyzing the surface water management system serving the area known as Basin 8 within the City of Sunrise. Basin 8 is controlled by a system of canals and lakes which directs runoff within the basin southerly to an existing pump station which discharges into the North New River Canal. The drainage model analyzed the capacity within the existing system with the addition of conveyance culverts in anticipation for future development of five major developments known as Metropica, Westerra, Sawgrass Mills Mall, American Express, and the Arena. The approved assumptions for development are displayed in the attached exhibits Figure 5-2 "Future Development Coverage" and Figure 6-2 "Future Allocations Map." The results of the model are consistent with the permitted requirements of the existing master permits.

There is no construction authorized within this license approval. Full modifications to this license will be required for future development located within Basin 8. Future modifications shall demonstrate compliance with the approved drainage model and meet the assumptions of Figure 5-2 "Future Development Coverage" and Figure 6-2 "Future Allocations Map." Commercial and Industrial parcels will be required to provide one half inch dry pre-treatment prior to discharging into the master system.

The applicant's consultant has demonstrated through calculations that the conceptual assumptions for future development will not cause adverse water quality or quantity impacts and are consistent with the permitted conditions of the existing Environmental Resource Permit No. 06-00345-S.

Control Elevation:

Control Elevation = 2.95 ft, NAVD WSWT Elevation = 2.95 ft, NAVD

Method of Determination = Master System

Water Quality Design:

Water quality treatment is provided within the existing master City system. All commercial/industrial parcels must provide one half inch of dry pre-treatment prior to discharging into the master drainage system.

Environmental Summary:

No wetland areas were identified within the project area and no wetland impacts are anticipated from the development of this parcel. Therefore, no wetland mitigation requirements have been included in the permit for this project. The proposed activities have been evaluated for potential secondary and cumulative impacts and to determine if the project is contrary to the public interest. Based upon the proposed project design, EPGMD has determined that the project will not cause adverse secondary or cumulative impacts to the water resources and is not contrary to the public interest.

City of Sunrise
Basin 8 Stormwater Study

Table 5-2 Future Development Coverage
(Existing Permitting Allowable Compared to Future)

Project	Site Area (ac)	Existing Permitted Allowable					Future Development Coverage					Difference	
		% Impervious Coverage	% Building Coverage	Pervious Area (ac)	Impervious Area (ac) *including	Building Area (ac)	% Impervious Coverage	% Building Coverage	Pervious Area (ac)	Impervious Area (ac) *including bldg	Building Area (ac)	Additional Impervious Area (ac)	Additional Building Area (ac)
Metropica	62.1	35%	12%	40.4	21.7	7.5	94%	45%	3.7	58.4	27.9	36.6	20.5
American Express	20	35%	12%	13.0	7.0	2.4	75%	40%	5.0	15.0	8.0	8.0	5.6
Westerra	32.25	82%	60%	5.8	26.4	19.4	93%	60%	2.3	30.0	19.4	3.5	0.0
Sawgrass Mills Expansion	202.4	69%	32%	62.7	139.7	65.6	69%	39%	62.7	139.7	79.4	0.0	13.8
Arena Expansion	144.5	79%	10%	30.3	114.2	14.5	79%	24%	30.3	114.2	34.5	0.0	20.0

PROP_25YR-IDAY MAX_STAGE.TXT

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Max Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
8A	BASIN8	FUT25-ID	24.77	5.99	10.00	0.0003	1270297	12.17	365.72	13.23	14.95
8AA	BASIN8	FUT25-ID	17.61	5.99	10.00	0.0004	81211	36.00	56.41	36.00	57.14
8B	BASIN8	FUT25-ID	24.43	5.99	10.00	0.0002	1052178	12.00	334.34	36.00	9.53
8BB	BASIN8	FUT25-ID	13.00	6.48	10.00	0.0006	156657	12.00	126.42	12.69	21.77
8C	BASIN8	FUT25-ID	24.27	5.98	10.00	0.0002	940693	12.17	282.06	36.00	14.99
8CC	BASIN8	FUT25-ID	17.10	5.98	10.00	0.0004	166511	12.07	102.41	36.00	59.63
8D	BASIN8	FUT25-ID	24.13	5.98	10.00	0.0003	588548	12.17	223.85	36.00	18.64
8DD	BASIN8	FUT25-ID	15.84	5.91	10.00	0.0003	805976	12.17	249.95	19.94	177.65
8E	BASIN8	FUT25-ID	16.66	6.02	10.00	0.0005	682506	12.17	218.55	12.68	27.80
8EE	BASIN8	FUT25-ID	15.45	6.06	10.00	0.0003	629351	12.17	238.62	13.05	28.43
8F	BASIN8	FUT25-ID	24.25	6.27	10.00	0.0003	974138	12.17	240.30	12.08	6.91
8FF	BASIN8	FUT25-ID	15.52	6.03	10.00	0.0003	976456	12.17	365.01	18.74	36.61
8G	BASIN8	FUT25-ID	24.28	6.26	10.00	0.0003	1604028	12.17	361.80	36.00	11.73
8GG	BASIN8	FUT25-ID	14.76	5.95	10.00	0.0003	1494398	12.17	435.18	13.84	32.54
8H	BASIN8	FUT25-ID	24.04	6.23	10.00	0.0004	937979	12.17	282.22	13.17	14.33
8HH	BASIN8	FUT25-ID	15.43	6.22	9.50	0.0009	508	36.00	16.38	36.00	16.38
8I	BASIN8	FUT25-ID	16.56	5.86	10.00	0.0003	1588775	12.00	649.65	19.66	265.92
8II	BASIN8	FUT25-ID	14.16	5.73	10.00	0.0005	90935	12.16	203.23	12.19	174.42
8J	BASIN8	FUT25-ID	13.49	6.29	10.00	0.0003	810266	12.17	373.16	19.62	284.72
8JI	BASIN8	FUT25-ID	15.24	6.20	9.50	0.0002	825733	12.17	369.37	12.43	191.14
8JJ	BASIN8	FUT25-ID	13.54	6.28	9.50	0.0003	691604	12.00	169.20	16.01	7.04
8JJ	BASIN8	FUT25-ID	13.34	6.09	10.00	0.0005	31275	12.34	123.46	12.44	109.45
8K	BASIN8	FUT25-ID	14.50	6.12	10.00	0.0003	319568	12.17	200.40	12.33	47.87
8KK	BASIN8	FUT25-ID	13.21	6.10	10.00	0.0004	138865	12.22	126.06	12.70	78.08
8L	BASIN8	FUT25-ID	14.52	6.51	10.00	0.0005	213106	12.17	141.28	13.00	34.04
8LL	BASIN8	FUT25-ID	15.96	5.90	10.00	0.0002	660022	12.00	343.00	12.36	23.74
8M	BASIN8	FUT25-ID	16.49	5.90	10.00	0.0002	1283548	12.17	309.22	19.63	20.47
8MM	BASIN8	FUT25-ID	13.58	6.01	10.00	0.0003	2736987	12.00	1067.66	19.87	108.58
8N	BASIN8	FUT25-ID	24.27	6.64	10.00	0.0003	953451	12.17	650.11	12.50	334.00
8NN	BASIN8	FUT25-ID	14.25	6.32	10.00	0.0004	674313	12.33	226.75	12.68	79.74
8O	BASIN8	FUT25-ID	24.26	6.74	10.00	0.0010	70330	12.50	337.57	15.24	334.99
8P	BASIN8	FUT25-ID	24.26	6.32	10.00	0.0004	155718	12.00	94.08	12.19	42.66
8Q	BASIN8	FUT25-ID	24.54	6.36	10.00	-0.0054	245819	12.33	81.44	12.45	34.65
8R	BASIN8	FUT25-ID	24.33	6.43	10.00	0.0002	397648	12.33	73.79	36.00	2.59
8S	BASIN8	FUT25-ID	24.32	6.49	10.00	0.0003	585950	12.17	200.60	36.00	2.47
8T	BASIN8	FUT25-ID	24.36	6.33	10.00	0.0002	494228	12.17	105.74	36.00	1.77
8U	BASIN8	FUT25-ID	24.27	6.32	10.00	0.0002	328287	12.33	153.83	12.66	6.88
8V	BASIN8	FUT25-ID	24.26	6.32	10.00	0.0002	2591786	12.33	694.49	14.26	52.45
8W	BASIN8	FUT25-ID	18.05	6.03	10.00	0.0002	2468684	12.17	634.56	36.00	44.15
8X	BASIN8	FUT25-ID	18.01	6.02	10.00	0.0005	217427	12.00	108.37	12.85	14.83
8X1	BASIN8	FUT25-ID	18.02	6.10	10.00	0.0004	367994	12.00	268.03	36.00	51.23
8Y	BASIN8	FUT25-ID	18.00	6.02	9.50	0.1036	232	36.00	44.15	8.20	162.47
8Z	BASIN8	FUT25-ID	17.89	6.01	10.00	0.0003	276776	12.00	148.75	20.57	3.70
OUT8	BASIN8	FUT25-ID	36.00	4.45	10.00	0.0004	286762	12.00	100.64	36.00	56.41
						0.0002	359	15.24	334.99	0.00	0.00

PROP_25YR-3DAY MAX STAGE TXT

NAME	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
8A	BASIN8	FUT25	72.00	6.51	10.00	0.0002	1681296	60.00	303.58	61.15	10.32
8AA	BASIN8	FUT25	65.27	6.44	10.00	0.0002	119990	78.60	68.10	78.40	69.24
8B	BASIN8	FUT25	72.00	6.50	10.00	0.0001	1167005	60.00	263.16	96.00	13.20
8BB	BASIN8	FUT25	61.03	6.86	10.00	0.0004	193311	60.00	106.40	60.55	20.60
8C	BASIN8	FUT25	72.00	6.50	10.00	0.0002	1276011	60.00	211.01	96.00	20.09
8CC	BASIN8	FUT25	64.82	6.42	10.00	0.0002	228784	60.00	112.15	77.92	73.14
8D	BASIN8	FUT25	72.00	6.49	10.00	0.0002	789828	60.00	200.74	96.00	24.48
8DD	BASIN8	FUT25	64.38	6.30	10.00	0.0002	1232994	60.00	291.91	77.33	202.19
8E	BASIN8	FUT25	68.23	6.44	10.00	0.0002	946410	60.00	191.75	79.83	24.88
8EE	BASIN8	FUT25	64.41	6.41	10.00	0.0002	834582	60.00	208.54	60.91	27.16
8F	BASIN8	FUT25	72.00	6.63	10.00	0.0001	1139300	60.00	211.57	60.03	6.82
8FF	BASIN8	FUT25	64.44	6.39	10.00	0.0001	1371889	60.00	314.13	73.89	35.23
8G	BASIN8	FUT25	72.00	6.63	10.00	0.0001	1569392	60.00	293.24	96.00	13.51
8GG	BASIN8	FUT25	64.42	6.29	10.00	0.0002	1596615	60.00	349.55	74.15	24.14
8H	BASIN8	FUT25	72.00	6.60	10.00	0.0002	1269669	60.00	240.85	60.85	13.13
8HH	BASIN8	FUT25	72.00	6.59	9.50	-0.0007	533	96.00	18.99	96.00	18.99
8HH	BASIN8	FUT25	64.20	6.24	10.00	0.0002	1929798	60.00	586.67	77.22	284.29
8I	BASIN8	FUT25	64.72	6.42	10.00	0.0003	311854	60.00	157.27	60.06	126.19
8II	BASIN8	FUT25	62.52	6.12	10.00	0.0002	1063002	60.00	403.95	77.21	296.83
8J	BASIN8	FUT25	62.30	6.60	10.00	0.0003	1257131	60.25	352.06	60.27	141.53
8JI	BASIN8	FUT25	62.34	6.58	8.50	0.0001	725689	60.00	147.28	63.81	6.01
8JJ	BASIN8	FUT25	62.33	6.59	8.50	0.0003	52080	60.20	92.20	60.30	80.47
8JJ	BASIN8	FUT25	64.27	6.42	10.00	0.0003	495387	60.00	176.91	60.24	45.25
8K	BASIN8	FUT25	64.17	6.50	10.00	0.0002	154704	60.22	96.24	60.82	60.66
8KK	BASIN8	FUT25	61.23	6.38	10.00	0.0003	280956	60.00	118.51	60.77	31.64
8L	BASIN8	FUT25	62.91	6.85	10.00	0.0003	790576	60.00	290.95	60.30	20.74
8LL	BASIN8	FUT25	64.65	6.23	10.00	0.0002	1592068	60.25	265.50	77.21	20.13
8M	BASIN8	FUT25	64.70	6.41	10.00	0.0002	3123810	60.00	882.74	77.42	117.10
8MM	BASIN8	FUT25	61.74	6.00	10.00	0.0002	1150447	60.00	588.96	60.06	324.00
8N	BASIN8	FUT25	72.00	6.90	10.00	0.0002	1179379	60.25	211.48	60.39	32.46
8NN	BASIN8	FUT25	60.73	6.77	10.00	0.0019	70457	60.06	342.09	60.78	335.93
8O	BASIN8	FUT25	72.00	6.90	10.00	0.0002	245516	60.00	79.53	60.11	19.59
8P	BASIN8	FUT25	72.00	6.90	10.00	-0.0048	333611	60.25	81.30	60.43	3.06
8Q	BASIN8	FUT25	72.00	6.96	10.00	0.0001	503774	60.25	170.77	96.00	3.02
8R	BASIN8	FUT25	72.00	6.99	9.50	0.0002	799070	60.00	115.16	96.00	2.36
8S	BASIN8	FUT25	72.00	7.17	10.00	0.0002	770682	60.25	63.77	60.41	7.27
8T	BASIN8	FUT25	72.00	6.91	10.00	0.0002	586948	60.25	641.46	62.10	63.56
8U	BASIN8	FUT25	72.00	6.89	10.00	0.0002	3381336	60.25	563.93	96.00	58.79
8V	BASIN8	FUT25	72.00	6.89	10.00	0.0002	3439829	60.25	641.46	60.54	12.14
8W	BASIN8	FUT25	67.91	6.50	10.00	0.0002	309097	60.00	94.96	96.00	63.04
8X	BASIN8	FUT25	66.90	6.49	10.00	0.0002	593944	60.00	250.94	96.00	189.03
8X1	BASIN8	FUT25	66.12	6.54	9.50	0.1036	262	96.00	58.79	55.07	5.50
8Y	BASIN8	FUT25	67.26	6.48	10.00	0.0002	304443	60.00	116.42	60.41	189.03
8Z	BASIN8	FUT25	66.14	6.47	10.00	0.0002	401837	60.00	109.23	78.60	68.10
OUT8	BASIN8	FUT25	60.00	5.40	10.00	0.0002	330	60.78	335.93	0.00	0.00

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Max Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
8A	BASIN8	FUT100	72.00	7.04	10.00	0.0001	2090193	60.00	395.51	141.20	10.32
8AA	BASIN8	FUT100	68.31	6.97	10.00	0.0001	166383	93.79	76.39	93.59	77.53
8B	BASIN8	FUT100	72.00	7.04	10.00	0.0001	1298552	60.00	337.39	137.91	18.61
8BB	BASIN8	FUT100	61.17	7.46	10.00	0.0002	271914	60.00	138.34	60.62	22.02
8C	BASIN8	FUT100	72.00	7.04	10.00	0.0001	1624640	60.00	283.71	132.43	25.88
8CC	BASIN8	FUT100	68.20	6.95	10.00	0.0001	304044	60.00	132.39	93.12	81.35
8D	BASIN8	FUT100	72.00	7.04	10.00	0.0001	1007169	60.00	272.94	130.18	30.40
8DD	BASIN8	FUT100	65.92	6.81	10.00	0.0001	1838028	60.00	441.91	92.57	212.38
8E	BASIN8	FUT100	69.19	6.99	10.00	0.0001	1284615	60.00	267.53	94.76	29.84
8EE	BASIN8	FUT100	68.16	6.88	10.00	0.0001	1108335	60.00	263.43	61.13	26.09
8F	BASIN8	FUT100	72.00	7.10	10.00	0.0001	1343979	60.00	275.22	60.08	7.58
8FF	BASIN8	FUT100	68.12	6.87	10.00	0.0001	1897231	60.00	398.18	81.80	35.62
8G	BASIN8	FUT100	72.00	7.09	10.00	0.0001	2359966	60.00	380.57	136.08	17.71
8GG	BASIN8	FUT100	67.64	6.78	10.00	0.0001	2756511	60.00	453.15	77.98	25.42
8H	BASIN8	FUT100	72.00	7.08	10.00	0.0001	1654208	60.00	313.77	59.79	11.58
8H2	BASIN8	FUT100	72.00	7.07	9.50	0.0005	365	130.86	23.41	130.86	23.41
8HH	BASIN8	FUT100	64.97	6.74	10.00	0.0001	2449493	60.00	746.32	92.45	288.07
8I	BASIN8	FUT100	68.17	6.94	10.00	0.0001	598783	60.00	197.32	60.01	121.70
8II	BASIN8	FUT100	64.32	6.62	10.00	0.0001	1584799	60.00	554.34	92.45	299.48
8J	BASIN8	FUT100	62.86	7.10	10.00	0.0001	1987669	60.25	469.32	60.34	120.62
8J1	BASIN8	FUT100	64.16	7.10	9.50	0.0001	769275	60.00	184.33	65.23	5.86
8J2	BASIN8	FUT100	64.16	7.09	9.50	0.0001	33401	60.00	177.77	60.38	67.59
8J3	BASIN8	FUT100	68.12	6.89	10.00	0.0001	740983	60.00	230.26	60.12	44.34
8K	BASIN8	FUT100	64.71	7.01	10.00	0.0001	176226	60.00	100.39	61.55	56.81
8KK	BASIN8	FUT100	61.40	6.91	10.00	0.0001	409876	60.00	154.31	61.01	32.53
8L	BASIN8	FUT100	64.23	7.39	10.00	0.0001	1130111	60.00	378.80	60.44	20.66
8LL	BASIN8	FUT100	68.02	6.71	10.00	0.0001	2091135	60.25	345.67	83.58	19.38
8M	BASIN8	FUT100	68.06	6.92	10.00	0.0001	3623886	60.00	1098.05	92.67	119.95
8MM	BASIN8	FUT100	62.33	6.49	10.00	0.0001	1789970	60.00	788.82	59.76	334.00
8N	BASIN8	FUT100	72.00	7.43	10.00	0.0001	1735913	60.25	276.58	60.09	36.86
8NN	BASIN8	FUT100	60.18	7.73	10.00	0.0004	73432	60.00	345.75	60.19	342.06
8O	BASIN8	FUT100	72.00	7.43	10.00	0.0001	364805	60.00	103.48	60.07	36.05
8P	BASIN8	FUT100	72.00	7.43	10.00	0.0047	486588	60.25	108.15	61.09	22.61
8Q	BASIN8	FUT100	72.00	7.52	10.00	0.0001	664586	60.25	109.03	136.29	4.00
8R	BASIN8	FUT100	72.00	7.54	9.50	0.0001	1020499	60.00	222.34	131.27	3.69
8S	BASIN8	FUT100	72.00	7.68	10.00	0.0001	1068400	60.25	157.05	162.77	4.01
8T	BASIN8	FUT100	72.00	7.44	10.00	0.0001	781540	60.25	87.94	119.29	6.34
8U	BASIN8	FUT100	72.00	7.43	10.00	0.0001	4384564	60.25	794.97	62.06	70.60
8V	BASIN8	FUT100	72.00	7.42	10.00	0.0001	4372893	60.25	741.85	128.85	67.61
8W	BASIN8	FUT100	68.50	7.04	10.00	0.0001	417064	60.00	123.49	60.62	11.95
8X	BASIN8	FUT100	68.52	7.02	10.00	0.0001	847949	59.80	171.87	125.53	70.59
8X1	BASIN8	FUT100	70.02	7.03	9.50	0.0082	294	128.85	67.61	131.14	74.88
8Y	BASIN8	FUT100	68.30	7.02	10.00	0.0001	342561	60.00	151.37	60.48	11.12
8Z	BASIN8	FUT100	68.43	7.00	10.00	0.0001	535579	60.00	137.23	93.79	76.39
OUT8		FUT100	60.00	6.80	10.00	0.0003	239	60.19	342.06	0.00	0.00

Exhibit F

Drainage Service Letter



Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

Surface Water Management Licensing

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

May 2, 2024

Thomas Engineering Group, LLC
Attention: Michael Troxell
1000 Corporate Drive, Suite 250
Fort Lauderdale, FL 33334

Subject: Drainage Analysis - Surface Water Management Licensing
Project: Metropica

Dear Mrs. Troxell:

The information provided in the letter attached is essentially correct and it seems to reflect Sunrise Basin 8 Stormwater Study as approved as well as the master system requirements.

A full modification to existing licenses for Metropica will be required if any of the parameters approved would change in the future.

Should you have any questions, please contact this office at (954) 519-0318.

Sincerely,

A handwritten signature in blue ink, appearing to read "Johana Narvaez".

Johana Narvaez
Environmental Program Manager
Surface Water Management Licensing Program



THOMAS ENGINEERING GROUP
 6300 NW 31ST AVENUE
 FORT LAUDERDALE, FL 33309
 P: 954-202-7000
 F: 954-202-7070

April 25, 2024

Broward County Resilient Environment Department
 Environmental Permitting Division – Surface Water Management Licensing
 1 North University Drive, Mailbox 201,
 Plantation, FL 33324-2038

**Re: Metropica – Land Use Amendment
 Environmental Resource Permit No. 06-00345-S-159
 Drainage Analysis Letter**

To whom it may concern:

The developer is applying for the Land Use Plan Amendment (LUPA) through the City of Sunrise, and this letter is being provided for the modifications to the development intensity proposed in the LUPA. The project site is part of a Master Environmental Resource Permit (ERP) that was approved under Permit Number 06-00345-S-159 on August 05, 2016. The Master ERP encompassed a large portion of the southwest quadrant of the City of Sunrise and the project site was located within Basin 8. The Metropica Parcels A and B sites are located within the 44.90-acre Basin 8I of the approved Sunrise Basin 8 ICPR model. Previously within Basin 8I, permits have been issued for the Metropica Sales Center, Metropica Tower 1, and half of the adjacent right-of-ways for Green Toad Road, NW 136th Avenue, Sunrise Boulevard and the Sawgrass Mills Ring Road. Metropica Parcel C, located between Red Snapper Road and Green Toad Road on the west side of the mall, is included in the 53.6 acre basin 8E within the Sunrise Basin 8 Model. Basin 8E also includes a portion of the existing Sawgrass Mills mall parking lot and building.

The LUPA includes modifications to the original DRI approval to increase the development intensity of the overall master plan. The proposal is requesting an increase from 2,500 to 3,000 residential high-rise units, and an increase from 785,000 square feet to 925,000 square feet of commercial office space. The proposed increased development intensity will be accompanied by increasing the proposed building heights while maintaining the originally permitted assumed total building footprint area. The permitted future land use areas for the Metropica project that was provided within the Basin 8 Stormwater Study will remain as approved. Additionally, the required water quality and dry-pretreatment volumes will be provided by exfiltration trench and dry retention areas within the proposed development area per the original master permit requirements. As such, the design parameters set forth within the approved Master ERP will be met and maintained by the proposed development intensity increase associated with this LUPA. We respectfully request that a verification letter be provided by the County so that it may be provided for the LUPA process through the City of Sunrise.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

Michael
 Troxell

Digitally signed by Michael Troxell
 DN: c=US, o=Florida,
 dnQualifier=A01410D0000017A1481E
 E=A00009313, ou=Michael Troxell
 Date: 2024.04.25 13:15:50 -0400



Michael Troxell, P.E.
 Florida Professional Engineer No. 50572

Exhibit G

Community Parks Inventory

CITY OF SUNRISE PARK TABLE

Park Inventory		
Name ⁽¹⁾	Acreage	Type
Sunrise Athletic Complex	26.60	Community
Sunrise Tennis Club Park	9.70	Community
Sunrise Civic Center Aquatics Complex	14.0	Community
Welleby Park	28.8	Community
Piper Field	8.8	Neighborhood
The Bridges at Springtree Golf Club	37.5 ⁽²⁾	Community
Village Park	0.30	Neighborhood
Village Beach Club Park	1.31	Neighborhood
Roarke Pool	0.70	Neighborhood
Nob Hill Soccer Club Park	14.3	Community
Nob Hill Elementary Park	2.0	Neighborhood
Bair Middle & Horizon Elementary	2.3	Neighborhood
Sunrise Golf Village Park	1.3	Neighborhood
Village Square Park	0.20	Neighborhood
12 th Street Park	0.80	Neighborhood
City Park	7.2	Community
Oscar Wind Park	7.2	Community
Shotgun Road Linear Park	6.4	Urban Open Space
Sawgrass Sanctuary	21.2	Urban Open Space
Flamingo Road Linear Park	13.2	Urban Open Space
Cypress Preserve Park	7.9	Neighborhood
Oak Hammock Park	14.1	Community
Veterans Park	4.7	Neighborhood
Flamingo Park	22.1	Community
Rowan/Clair Park	46.7	Urban Open Space
Sawgrass Preserve Park	6.4	Urban Open Space
Pine Island Athletic Complex	16.5	Community
Sunrise Lakes Phase I Park	1.26	Neighborhood
Markham County Park	10.0 ⁽³⁾	Regional
TOTAL	333.5	

Source: City of Sunrise Community Development Department

(1) Includes private and County land authorized by County for meeting the LOS of 3 acres per 1,000 population.

(2) 50% of golf course acreage with no more than 15% of total park acreage counted for LOS purposes.

(3) A maximum of 10 acres of public regional park located within the City's jurisdiction may be used to meet the LOS requirement.

Future Park Acreage Requirements		
Year	Population	Required Acres
2020	97,242	292
2025	98,868	297
2030	99,342	298
2035	101,745	305
2040	103,725	311
2045	105,224	316

Source: Broward County Planning and Development Management Division, Population Forecast & Allocation Model (2017)

Acres: City of Sunrise LOS of 3 acres per 1,000 population.

RECERTIFIED: 8.26.21

EFFECTIVE: 5.23.23

Exhibit H

Conceptual Plan

Exhibit I

Traffic Analysis

WELLS + ASSOCIATES

MEMORANDUM



1420 Spring Hill Road,
Suite 610,
Tysons, VA 22102
703-917-6620
WellsandAssociates.com

TO: Erick Collazo
Metropica Development

CC: Scott Backman
Amanda Martinez

FROM: Michael J. Workosky, PTP, TOPS, TSOS
Wells + Associates, Inc.

RE: Metropica Land Use Plan Amendment (LUPA)
Traffic Impact Assessment;
Sunrise, Florida

DATE: July 14, 2024

INTRODUCTION

This memorandum summarizes a traffic impact assessment in conjunction with the proposed Land Use Plan Amendment (LUPA) to the existing to the Metropica Transit Oriented Development. The subject property is located in the northeast quadrant of the Sunrise Boulevard/NW 136th Avenue in the City of Sunrise, Florida. The site is designated for Transit Oriented Development (TOD) on the City's Future Land Use Map and as an Activity Center on the Broward County Future Land Use Map. The site location and boundaries are shown on Figure 1.

The LUPA amendment proposes to add an additional 500 high-rise residential dwelling units and 140,000 S.F. of office space to the previously approved development densities within the approximately 92-acre property.

The Metropica TOD would create more compact development with a connected street network and transit opportunities for residents, office workers, and retail patrons. This design also provides access to amenities that encourages the use of other non-auto modes and reduces auto-ownership.

This study identifies the existing and forecasted levels of service for the major roadways adjacent to the site, compares the number of vehicle trips expected to be generated by both the approved and proposed development programs, and identifies the mass transit routes adjacent to the property.



- Metropica TOD
- Activity Center

Figure 1
Site Location



WELLS + ASSOCIATES

MEMORANDUM

APPROVED AND PROPOSED DEVELOPMENT PROGRAM

A summary of the currently approved and proposed development is shown below:

Land Use	Approved	Proposed	Additions
Office	785,000 S.F.	925,000 S.F.	140,000 S.F.
Retail	485,000 S.F.	485,000 S.F.	0 S.F.
Residential (high-rise)	2,500 D.U.	3,000 D.U.	500 D.U.
Residential (townhouse)	300 D.U.	300 D.U.	0 D.U.

EXISTING AND PROJECTED LEVELS OF SERVICE

The existing (2022) and projected (2045) traffic volume, lane capacity, volume-to-capacity ratio (V/C) and level of service (LOS) as provided by the Broward County MPO spreadsheet for Sunrise Boulevard and NW 136th Avenue is summarized on Tables 1 and 2. The 2022 data is based on 2019 information with a two (2.0) percent compounded growth rate applied for a three-year period to provide a more conservative estimate and avoid potential effects of the Covid-19 pandemic.

Table 1

Metropica DRI Amendment

Broward County Roadway Capacity and Level of Service Analysis for 2022 ⁽¹⁾

Roadway	Segment	Volume	No. of Lanes	2022 Daily Conditions ⁽¹⁾			2022 Peak Hour Conditions			
				Capacity	Volume to Capacity Ratio (V/C)	Level of Service (LOS)	Volume ⁽³⁾	Capacity	Capacity Ratio (V/C)	Level of Service (LOS) ⁽⁴⁾
Sunrise Blvd	E of Sawgrass Xway	40,900	6	59,900	0.68	C	3,886	5,390	0.72	C
Sunrise Blvd	E of SW 136 Ave	44,600	6	59,900	0.74	C	4,237	5,390	0.79	C
NW 136 Ave	N of NW 3 St	38,700	6	56,905	0.68	C	3,677	5,121	0.72	C
NW 136 Ave	N of Cleary Blvd	30,800	6	56,905	0.54	C	2,926	5,121	0.57	C
NW 136 Ave	N of Sunrise Blvd	26,000	6	56,905	0.46	C	2,470	5,121	0.48	C

Notes: (1) Data from Broward County Data & Tools Portal.

(2) Based on 2019 (pre-pandemic) traffic data and assumes a 2% annual growth rate to estimate 2022 baseline traffic volumes.

(3) Estimated based on Average Daily Traffic data using a factor of 0.095.

(4) The adopted Level of Service (LOS) Standard is LOS "D" for this concurrency district.

Table 2

Metropica DRI Amendment

Broward County Roadway Capacity and Level of Service Analysis for 2045 ⁽¹⁾

Roadway	Segment	Volume	No. of Lanes	2045 Daily Conditions			2045 Peak Hour Conditions			
				Capacity	Volume to Capacity Ratio (V/C)	Level of Service (LOS)	Volume	Capacity	Capacity Ratio (V/C)	Level of Service (LOS) ⁽²⁾
Sunrise Blvd	E of Sawgrass Xway	41,300	6	59,900	0.69	C	3,924	5,390	0.73	C
Sunrise Blvd	E of SW 136 Ave	48,300	6	59,900	0.81	C	4,589	5,390	0.85	C
NW 136 Ave	N of NW 3 St	48,100	6	56,905	0.85	C	4,570	5,121	0.89	C
NW 136 Ave	N of Cleary Blvd	46,500	6	56,905	0.82	C	4,418	5,121	0.86	C
NW 136 Ave	N of Sunrise Blvd	31,200	6	56,905	0.55	C	2,964	5,121	0.58	C

Notes: (1) Data from Broward County Data & Tools Portal.

(2) The adopted Level of Service (LOS) Standard is LOS "D" for this concurrency district.

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MEMORANDUM

The results indicate that the roadway segments adjacent to the Amerifirst-Metropica property currently operate at acceptable levels of service and would continue to do so under 2045 future conditions.

TRIP GENERATION ANALYSIS AND COMPARISON

A comparison of the number of currently approved and proposed development programs was prepared to identify the potential increase in peak hour vehicle trips as a result of the Land Use Plan Amendment. This was determined by comparing the approved trip generation thresholds identified in the Broward County 2007 Traffic Analysis to the number of vehicle trips expected to be generated by the proposed program.

The trip generation estimates for the currently approved program were extracted from the 2007 Broward County study. These were calculated based on the Trip Generation, Seventh Edition manual, published by the Institute of Transportation Engineers' (ITE), with adjustments for internal trips between land uses using an overall capture rate of seven (7.0) percent for each of the land uses based on accepted ITE guidance at the time.

The results for approved conditions are shown on Table 3 and indicate that the approved program would generate 3,746 gross PM peak hour trips and 3,485 net PM peak hour trips. A detailed summary of the approved trip generation analysis is included in Appendix A.

The anticipated trip generation for the proposed program was estimated based on the most recently published ITE Trip Generation, 11th Edition manual. Adjustments for internal trips were made using the current ITE Trip Generation Handbook, 3rd Edition that have been updated since the previous report was prepared in 2007. This updated methodology results in capture rates that range from approximately 10 percent for office, 20 percent for retail, and 37 percent for residential during the critical PM peak hour. No other adjustments were applied consistent with the approved traffic report.

The results for proposed conditions are shown on Table 3 and indicate that the proposed program would generate 3,764 gross PM peak hour trips and 2,882 net PM peak hour trips. A detailed summary of the proposed trip generation analysis is included in Appendix B.

The results of the comparison indicate that the proposed development program would generate slightly more gross PM peak hour trips (+18 trips) but significantly fewer net PM peak hour trips (-603 trips) when compared to the previous trip generation estimates of the approved program.

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MEMORANDUM

Table 3

Metropica Land Use Plan Amendment (LUPA)

Trip Generation Comparison Summary

Development/ Land Use	Size	Units	PM Peak Hour Trip Generation Summary					
			Gross Vehicle Trips			Net Vehicle Trips		
			In	Out	Total	In	Out	Total
Approved Program (1)								
Office	785,000 SF		163	795	958	152	739	891
Retail	485,000 SF		852	923	1,775	792	858	1,651
Residential (High-Rise)	2,500 DU		537	328	865	499	305	805
Residential (Townhouses)	300 DU		99	49	148	92	46	138
Subtotal: Approved Program			1,651	2,095	3,746	1,536	1,949	3,485
Proposed Program (2,3)								
Office	925,000 SF		179	873	1,052	145	788	933
Retail	485,000 SF		844	915	1,759	692	659	1,351
Residential (High-Rise)	3,000 DU		450	353	803	238	267	505
Residential (Townhouses)	300 DU		95	55	150	52	41	93
Subtotal: Proposed Program			1,568	2,196	3,764	1,127	1,755	2,882
DIFFERENCE (PROPOSED VS. APPROVED) GROSS/NET VEHICLE TRIPS			(83)	101	18	(409)	(194)	(603)

Notes: (1) Broward County Planning Council Traffic Analysis, June 20, 2007 based on ITE Trip Generation, 7th Edition rates.

(2) Based on ITE Trip Generation, 11th Edition Rates.

(3) Internal trips based on ITE 3rd Edition Handbook.

Since the effect of net new trips are more critical to the operation and impact to the regional road network, the additional residential units and office space would be less than the currently approved trip thresholds for the approved program. In addition, the adjacent roadways are projected to operate at acceptable levels of service (LOS "C") under future conditions in 2045 based on currently approved thresholds.

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MEMORANDUM

MASS TRANSIT ANALYSIS

Existing Transit Routes

A number of transit facilities exist in proximity to the Amerifirst-Metropica property. As shown on Figure 2, bus stops are located on Sunrise Boulevard at NW 136th Avenue. A bus transfer station is located within Sawgrass Mills just east of the site. A park-and-ride lot is located on the west side of NW 136th Avenue within the Florida Live Arena. This area is served by four (4) bus lines (22, 23, 36 and 72). Express bus service (595 Express) is provided from the park-and-ride lot to downtown Miami and Fort Lauderdale.

In addition, the City of Sunrise provides Mini-bus shuttle service that is a 100 percent electric on-demand service within the Sunrise Business and Entertainment District through routes 3, 4, 5, 6, and 7 and is free to residents. A medical transportation program is also available.

The City of Sunrise also provides the “Freebee” service. This is a free on-demand transportation service with a fleet of 100 percent electric vehicles including three Tesla vehicles and a van serving residents, workers, and visitors within the Sunrise Business and Entertainment District.

It is also noted that the area has a number of pedestrian and bicycle facilities to encourage non-auto use that connect these transit facilities, and are shown on Figure 3.

Planned and Proposed Transit Facilities

Broward County developed the Premium Mobility Plan (PREMO) to provide premium transit development in the area. The PREMO network includes Bus Rapid Transit (BRT), Light Rail Transit (LRT), and High Frequency Bus Transit.

Bus Rapid Transit and High Frequency corridors are located along Sunrise Boulevard and/or NW 136th Street. In addition, the Sunrise area is part of the planned western extension of the light rail line. These facilities intersect in the vicinity of the site, and are shown on Figure 4.

Amerifirst-Metropica Site Plan

The approved Development Order for the Amerifirst-Metropica site plan includes requirements for transit facilities within and adjacent to the property. These include bus shelters, bike racks, HOV (carpool/vanpool) parking spaces, and a new transit station. In addition, implementation of a Commute Trip Reduction program is also required in order to reduce peak hour vehicle trip impacts.

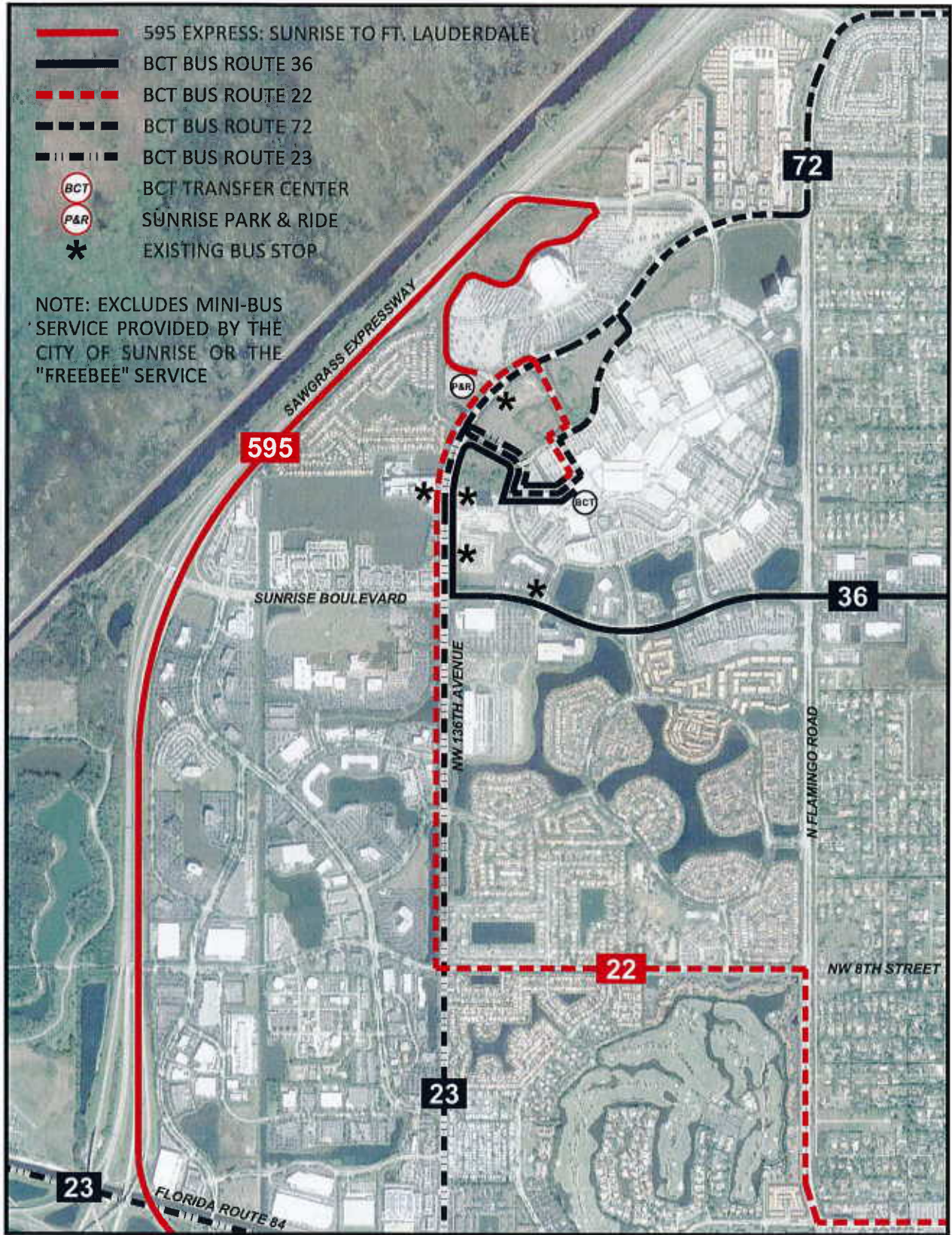


Figure 2
Existing Transit Facilities


 NORTH
 Metropica
 Sunrise, Florida

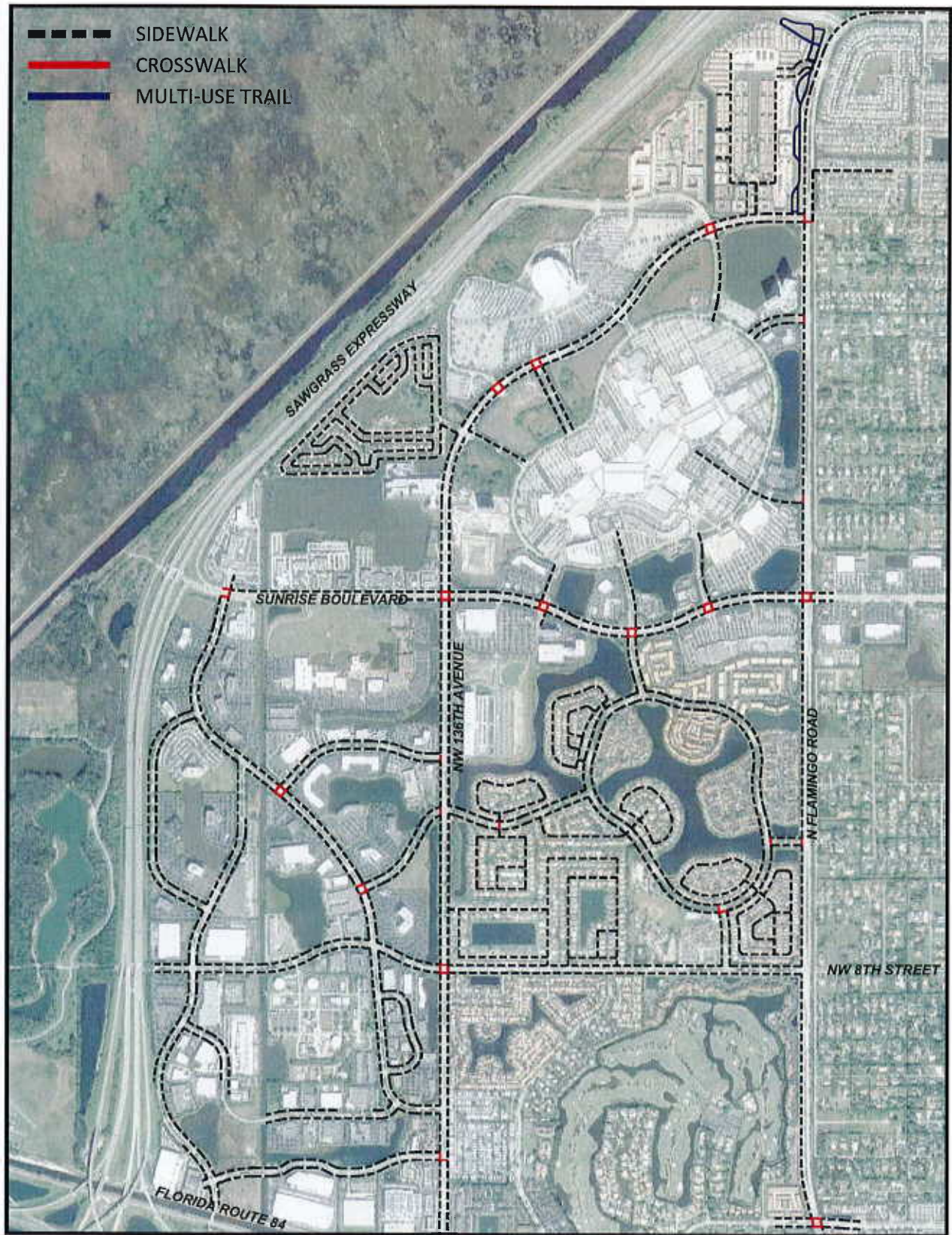


Figure 3
Existing Bicycle and Pedestrian Facilities


NORTH
Metropica
Sunrise, Florida



Figure 4
Planned Transit Facilities



NORTH
Metropica
Sunrise, Florida



WELLS + ASSOCIATES

MEMORANDUM

SUMMARY

The proposed Land Use Plan Amendment (LUPA) to the Amerifirst-Metropica DRI to add an additional 500 high-rise residential units and 140,000 S.F. of office space to the previously approved development density would remain within the currently approved vehicle trip thresholds. While the proposed program would generate slightly more gross PM peak hour trips (+18 trips), the proposed program would significantly fewer net new peak hour trips (-603 trips) and have less impact on the adjacent regional roadway network.

The existing and projected roadway capacities for the major roadway adjacent to the site currently operate within acceptable limits and would continue to do so under future conditions in 2045.

In addition, the site location, design, and transit-oriented nature of the site would encourage internal trip making and use of other non-auto modes through the implementation of a Commute Trip Reduction program. This program would build on the number of existing transit facilities and encourage more ridership in the area.

Questions regarding this document should be directed to Wells + Associates.

O:\Projects\7001 - 7500\7444E Metropica DRI Amendment\Documents\Report\Metropica LUPA Traffic Study (Updated 7.14.2024).docx

**APPENDIX A
TRIP GENERATION ANALYSES
FROM BROWARD COUNTY TRAFFIC ANALYSIS
JUNE 20, 2007**

ATTACHMENT 2

TRAFFIC ANALYSIS PC 07-19

Prepared: June 20, 2007

INTRODUCTORY INFORMATION

Jurisdiction: Sunrise
Size: Approximately 92.2 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designations: 78.5 acres of Commercial
5.8 acres of Recreation and Open Space
4.7 acres of Industrial
3.2 acres of Irregular (2.5) Residential

Potential Development: 3,419,460 square feet of commercial use consisting of:
854,865 square feet of retail use
2,564,595 square feet of office use
5.8 acres of recreation and open space
204,732 square feet of industrial use
8 single-family dwelling units

Trip Generation Rate: "ITE Equation (820) Shopping Center"*
"ITE Equation (710) General Office Building"
"ITE Equation (411) City Park"
"ITE Equation (110) General Light Industrial"
"ITE Equation (210) Single Family Detached Housing"**

Total P.M. Peak Hour Trips: $2,580 + 2,951 + 1 + 166 + 12 = 5,710$ peak hour trips

Potential Trips - Proposed Land Use Designation

Proposed Designation: Transit Oriented Development

Potential Development: 485,000 square feet of commercial use
785,000 square feet of office use
2,500 high-rise dwelling units
300 multi-family dwelling units

Trip Generation Rate: "ITE Equation (820) Shopping Center"
"ITE Equation (710) General Office Building"
"ITE Equation (232) High-Rise Residential Condominium/Townhouse"
"ITE Equation (230) Residential/Condominium Townhouse"

Total P.M. Peak Hour Trips: $1,651 + 891 + 805 + 138 = 3,485$ peak hour trips**

Net P.M. Peak Hour Trips - 2,225 peak hour trips

PLANNING COMMENTS

The proposed amendment will not adversely impact the operating conditions of the regional roadway network, as it is projected to result in fewer trips generated (approximately 2,225 fewer p.m. peak hour trips) than the development allowed under the current land use designation.

*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation - Seventh Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

**Reflects an internal capture rate of 7.0%, consistent with professionally accepted (ITE) guidelines.

Table A-1

Metropica Land Use Plan Amendment (LUPA)

Site Trip Generation Analysis for Currently Approved Conditions (1)

Development/ Land Use	ITE Land Use Code	Size	Units	AM Peak Hour			PM Peak Hour			Weekday ADT
				In	Out	Total	In	Out	Total	
Office	710	785,000 SF		858	117	975	163	795	958	6,520
<i>Internal Adjustment (AM/PM) (2)</i>	7%			60	8	68	11	56	67	456
Office Subtotal				798	109	907	152	739	891	6,064
Retail	820	485,000 SF		246	158	404	852	923	1,775	18,953
<i>Internal Adjustment (AM/PM) (2)</i>	7%			17	11	28	60	65	124	1,327
Retail Subtotal				229	147	376	792	858	1,651	17,626
High-Rise Apartment	232	2,500 DU's		143	611	754	537	328	865	9,649
<i>Internal Adjustment (AM/PM) (2)</i>	7%			10	43	53	38	23	61	675
High-Rise Apartment Subtotal				133	568	701	499	305	805	8,974
Residential Condominium/Townhouse	230	300 DU's		21	103	124	99	49	148	1,633
<i>Internal Adjustment (AM/PM) (2)</i>	7%			1	7	8	7	3	10	114
Residential Condominium/Townhouse Subtotal				20	96	116	92	46	138	1,519
Total Site-Generated Trips (unadjusted)				1,268	989	2,257	1,651	2,095	3,746	36,755
Total Overall Internal Trips				88	69	157	115	147	262	2,572
Total Net New Site-Generated Trips				1,180	920	2,100	1,536	1,949	3,485	34,183

Notes: (1) Based on Broward County Planning Council Traffic Analysis, June 20, 2007 using ITE Trip Generation, 7th Edition rates.

(2) Based on Broward County Planning Council Traffic Analysis, June 20, 2007.

APPENDIX B
DETAILED TRIP GENERATION ANALYSES
FOR PROPOSED CONDITIONS



Table B-1

Metropica Land Use Plan Amendment (LUPA)

Site Trip Generation Analysis for Proposed Conditions (1)

Development/ Land Use	ITE			AM Peak Hour			PM Peak Hour			Weekday ADT
	Land Use Code	Size	Units	In	Out	Total	In	Out	Total	
Office	710	925,000 SF		998	136	1,134	179	873	1,052	8,038
<i>Internal Adjustment (AM/PM) (2)</i>	<i>8%</i>	<i>11%</i>		<i>51</i>	<i>38</i>	<i>89</i>	<i>34</i>	<i>85</i>	<i>119</i>	<i>1,279</i>
Office Subtotal				947	98	1,045	145	788	933	6,759
Retail	820	485,000 SF		260	160	420	844	915	1,759	18,527
<i>Internal Adjustment (AM/PM) (2)</i>	<i>21%</i>	<i>23%</i>		<i>43</i>	<i>45</i>	<i>88</i>	<i>152</i>	<i>256</i>	<i>408</i>	<i>4,261</i>
Retail Subtotal				217	115	332	692	659	1,351	14,266
High-Rise Apartment (Multi-Family Housing (High-Rise) (5)	222	3,000 DU's		231	448	679	450	353	803	11,657
Townhouse (Multi-Family Housing (Low-Rise)	220	300 DU's		28	88	116	95	55	150	1,998
Residential Subtotal		3,300 DU's		259	536	795	545	408	953	13,655
<i>Internal Adjustment (AM/PM) (2) -High-Rise</i>	<i>3%</i>	<i>37%</i>		<i>4</i>	<i>13</i>	<i>18</i>	<i>212</i>	<i>87</i>	<i>299</i>	<i>3,135</i>
<i>Internal Adjustment (AM/PM) (2) -Townhouses</i>	<i>3%</i>	<i>38%</i>		<i>1</i>	<i>3</i>	<i>3</i>	<i>43</i>	<i>13</i>	<i>56</i>	<i>553</i>
Residential Subtotal				254	523	774	290	308	598	9,967
Total Gross Site-Generated Trips (unadjusted)				1,517	832	2,349	1,568	2,196	3,764	40,220
Total Overall Internal				99	99	198	441	441	882	9,228
Total Net New Site-Generated Trips				1,418	733	2,151	1,127	1,755	2,882	30,992

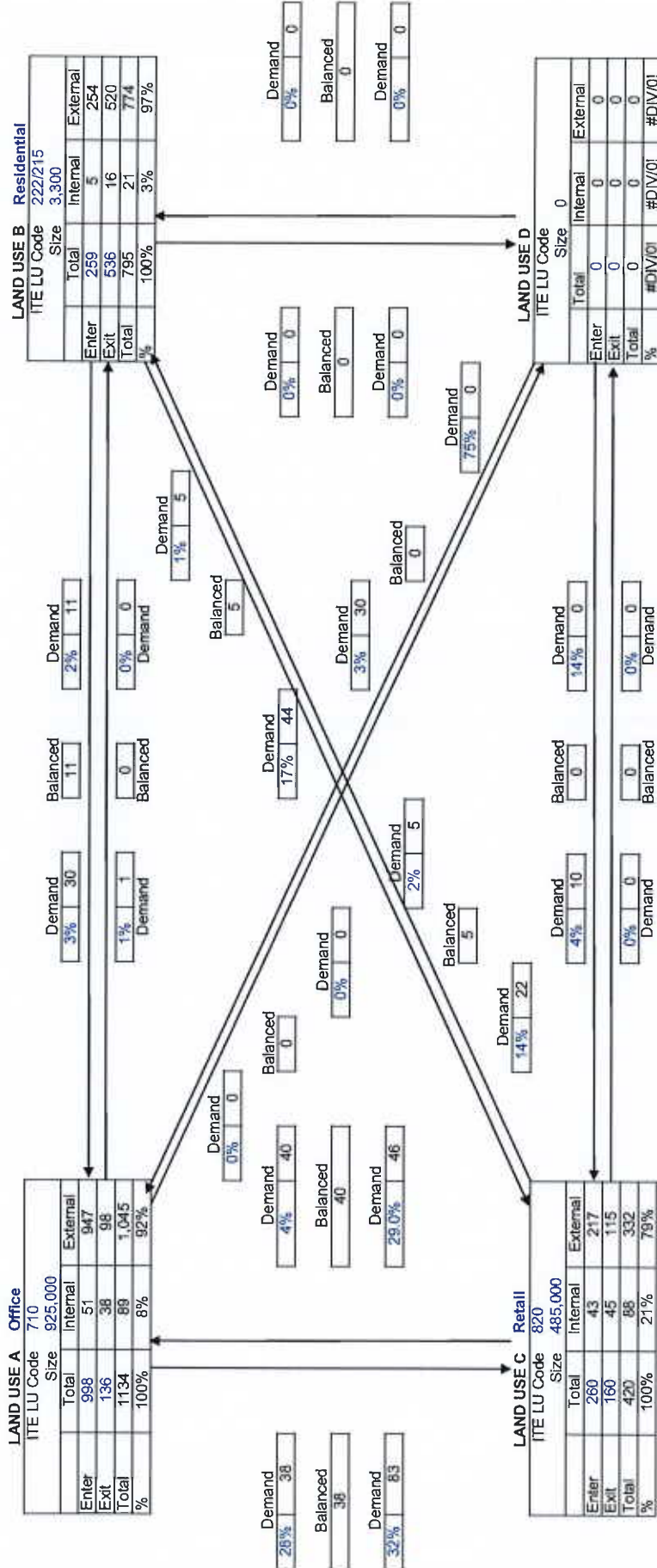
Notes: (1) Trip generation based on rates and equations in the Institute of Transportation Engineers Trip Generation Manual, 11th Edition.

(2) Based on ITE 3rd Edition Handbook.

Analyst MXW
Date 4/29/2024

**MULTI-USE DEVELOPMENT
TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY**

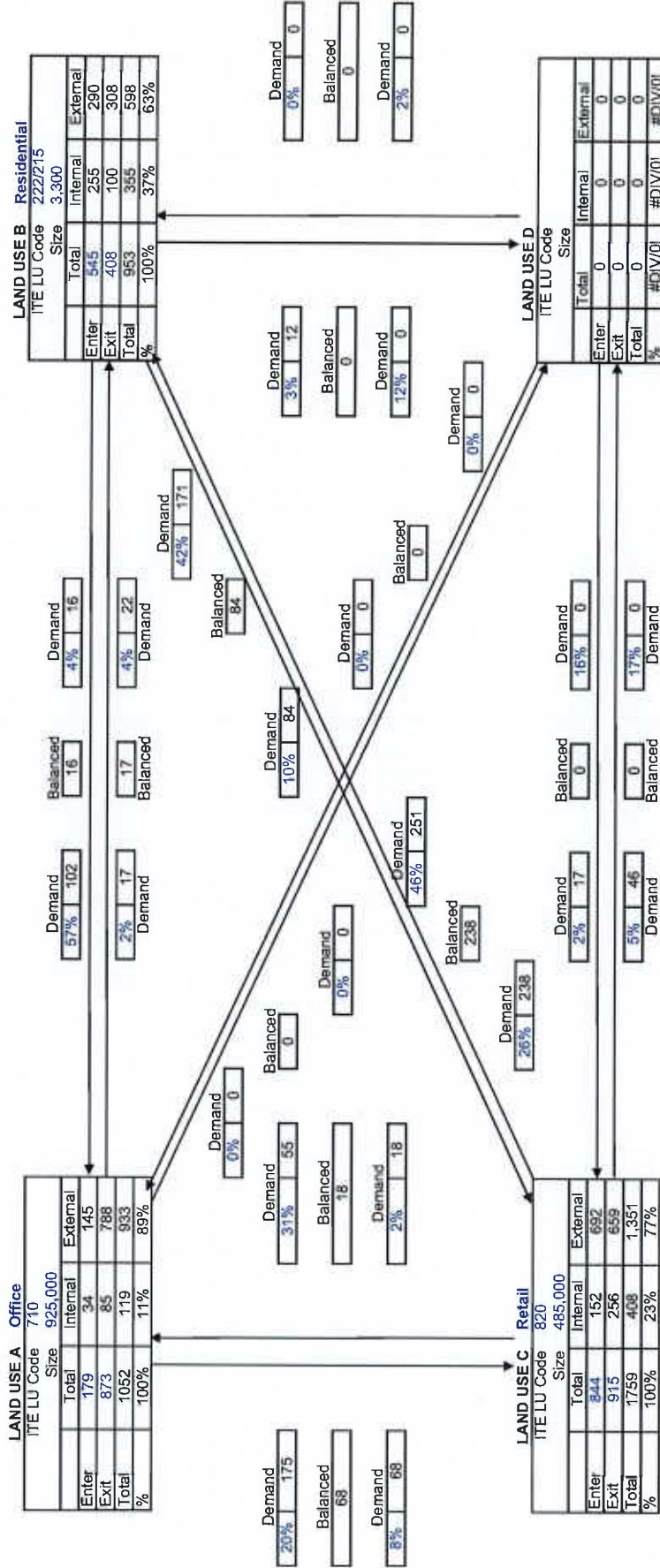
Job Number 7444E
Time Period AM Peak



Analyst MXW
Date 4/29/2024

MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Job Number 7444E
Time Period PM Peak



Analyst MXW
Date 4/29/2024

**MULTI-USE DEVELOPMENT
TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY**

Job Number 7444E
Time Period ADT

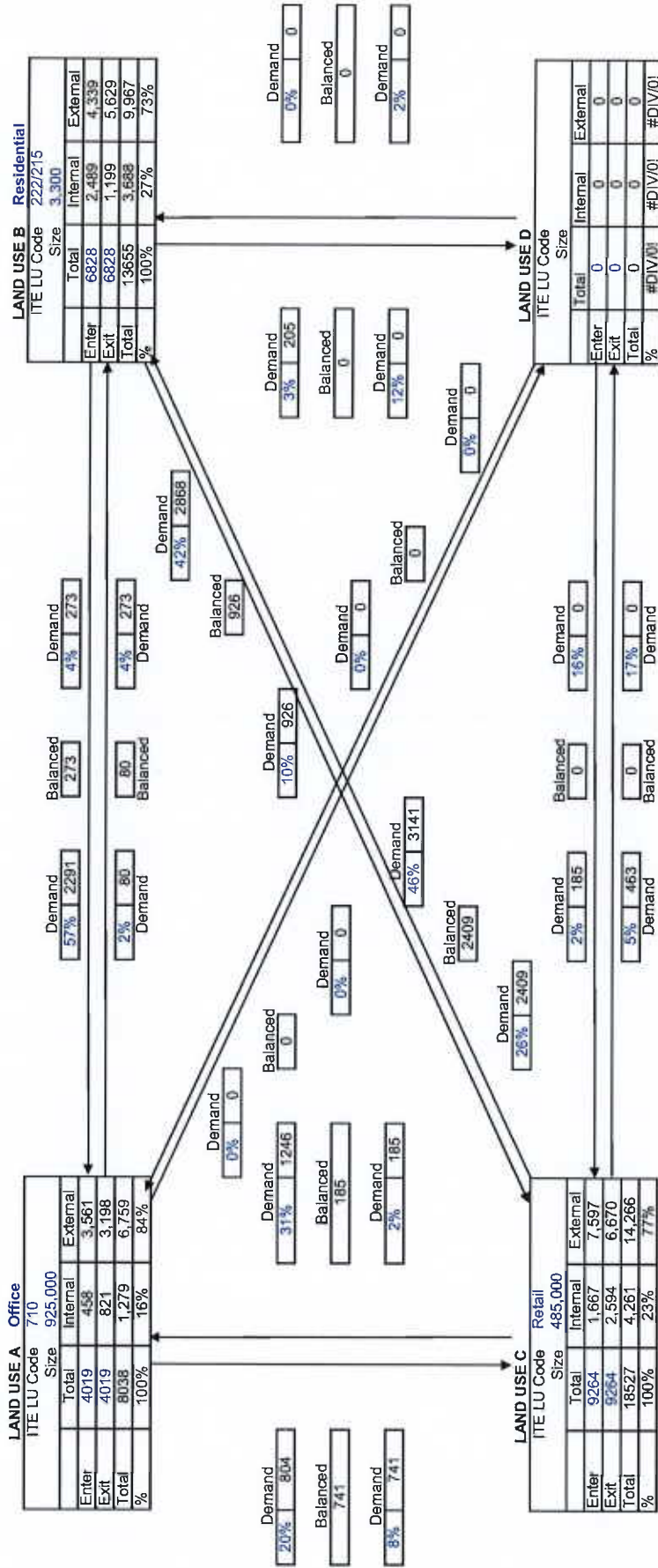


Exhibit J

Mass Transit Letter



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

August 18, 2023

Amanda Martinez, Land Planner
 Dunay, Miskel and Backman, LLP
 14 SE 4th Street, Suite 36
 Boca Raton, FL, 33432

RE: Land Use Plan Amendment (LUPA) - Sunrise Metropica - Transit Verification Letter

Dear Ms. Martinez,

Broward County Transit (BCT) has reviewed your correspondence dated July 31, 2023, regarding the proposed Land Use Plan Amendment (LUPA) for the Metropica area of Sunrise, FL 33323 for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Routes 22, 23, 36, 72, and 595 Express Routes 110 and 114. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 22	Weekday Saturday Sunday	4:50 A.M. - 12:05 A.M. 5:10 A.M. - 11:45 P.M. 7:30 A.M. - 9:51 P.M.	20/40 minutes 30/60 minutes 30/60 minutes
BCT Route 23	Weekday	6:10 A.M. - 10:20 A.M. 3:10 A.M. - 7:40 P.M.	44 minutes
BCT Route 36	Weekday Saturday Sunday	5:00 A.M. - 12:41 A.M. 5:26 A.M. - 12:17 A.M. 6:42 A.M. - 10:13 P.M.	25 minutes 30 minutes 30 minutes
BCT Route 72	Weekday Saturday Sunday	4:45 A.M. - 1:27 A.M. 5:00 A.M. - 12:51 A.M. 7:17 A.M. - 10:11 P.M.	20 minutes 18 minutes 21 minutes
595 Express Route 110	Weekday	5:10 A.M. - 9:24 A.M. 3:00 P.M. - 7:53 P.M.	30 minutes
595 Express Route 114	Weekday	5:00 A.M. - 9:20 A.M. 3:15 P.M. - 9:08 P.M.	25 minutes

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.



Transportation Department

TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen
Service Planner
Service and Strategic Planning – Broward County Transit

Exhibit K

School Consistency Review Report

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE

SBBC-503-2008

County No: TBD

Folio #: TBD

Metropica Development

September 27, 2023

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE			PROPERTY INFORMATION	
Date: September 27, 2023	Units Permitted	2,800	Units Proposed	3,300	Existing Land Use: LAC - transit oriented
Name: Metropica Development	NET CHANGE (UNITS):			500	Proposed Land Use: LAC - transit oriented
SBBC Project Number: SBBC-503-2008	Students Permitted	70	Proposed NET CHANGE	4	Current Zoning: PDD
County Project Number: TBD	Elem	66	Proposed	7	Proposed Zoning: PDD
Municipality Project Number: TBD	Mid	55	High	3	Section: 26
Owner/Developer: Metropica Lands, LLC	High	46	Total	14	Township: 49
Jurisdiction: Sunrise	Total	167	Range:	14	Range: 40

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Sawgrass Elementary	1,184	1,302	830	-472	-15	63.7%
Bair Middle	1,298	1,319	780	-539	-18	59.1%
Plantation High	2,649	2,861	1,834	-1,027	-36	64.1%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment		
				23/24	24/25	25/26
Sawgrass Elementary	830	-472	63.7%	832	797	778
Bair Middle	780	-539	59.1%	780	745	725
Plantation High	1,840	-1,030	64.1%	1,793	1,779	1,755

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes. * This number already represents the higher of 100% gross capacity or 110% permanent capacity. ** The first Monday following Labor Day. *** Greater than 100% represents above the adopted Level Of Service (LOS) INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data				Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment		28/29	29/30	30/31	31/32	32/33
Area 5* - Elementary	19,382	12,315	-7,100		11,866	11,846	11,828	11,810	11,791
Area 5* - Middle	9,563	5,892	-4,263		5,107	5,002	4,896	4,792	4,686
Area 5* - High	12,254	8,493	-3,761		7,524	7,386	7,250	7,113	6,977

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2022-23 Contract Permanent Capacity	2022-23 Benchmark** Enrollment	Over/(Under)		
			23/24	24/25	25/26
No Charter Schools					

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.

A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

* See comments for additional Impacted Planning Area information
School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)

School(s)	Description of Capacity Additions
Sawgrass Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Bair Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Plantation High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)

Capacity Additions for Planning Area 5	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

* See comments for additional Impacted Planning Area information
School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

Comments

Information contained in the application indicates that the approximately 92.2-acre site is generally located north of Sunrise Boulevard between NW 136th Avenue and Sawgrass Mills Circle in the City of Sunrise. The current land use designation for the site is Local Activity Center/Transit Oriented Corridor, which allows 300 townhouse (all 3 or more bedroom) and 2,500 high-rise residential units. The applicant proposes to add an additional 500 high-rise residential units without any changes to the existing land use designation, which are anticipated to generate an additional 14 students (4 elementary, 7 middle, and 3 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan. However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Please be advised that this application was reviewed utilizing 2022-23 school year data because the current school year (2023-24) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count.

Schools served the amendment site in the 2022-23 school year were Sawgrass Elementary, Bair Middle, and Plantation High. The same schools are serving the site in the 2023-24 school year. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2022-23 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2022-23 – 2024-25), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2024-25 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2023-24 – 2027-28. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. No charter school is located within a two-mile radius of the site in the 2022-23 school year.

Capital Improvements scheduled in the long-range section of the currently Five-Year Adopted DEFP FY 2023-24 – 2027-28 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within Planning Area "6" for elementary school, and Planning Area "5" for middle and high schools. Middle and high schools currently serving Planning Area "5" and their cumulative twentieth day student enrollments, permanent capacities, and ten-year student enrollment projections are depicted herein. Information on elementary schools in Planning Area "6": aggregate school capacity (19,798), aggregate enrollment (15,980), and aggregate projected enrollment (2028/29 – 16,078; 2029/23 – 16,124; 2030/31 – 16,166; 2031/32 – 16,212; 2032/33 – 16,254).

Therefore, both Planning Area "5" and Planning Area "6" are anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Areas.

Please be advised that if approved, the residential units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

* See comments for additional Impacted Planning Area information
School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-503-2008

September 27, 2023

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

* See comments for additional Impacted Planning Area information
School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

Metropica Local Land Use Plan Amendment
Project Locational Map

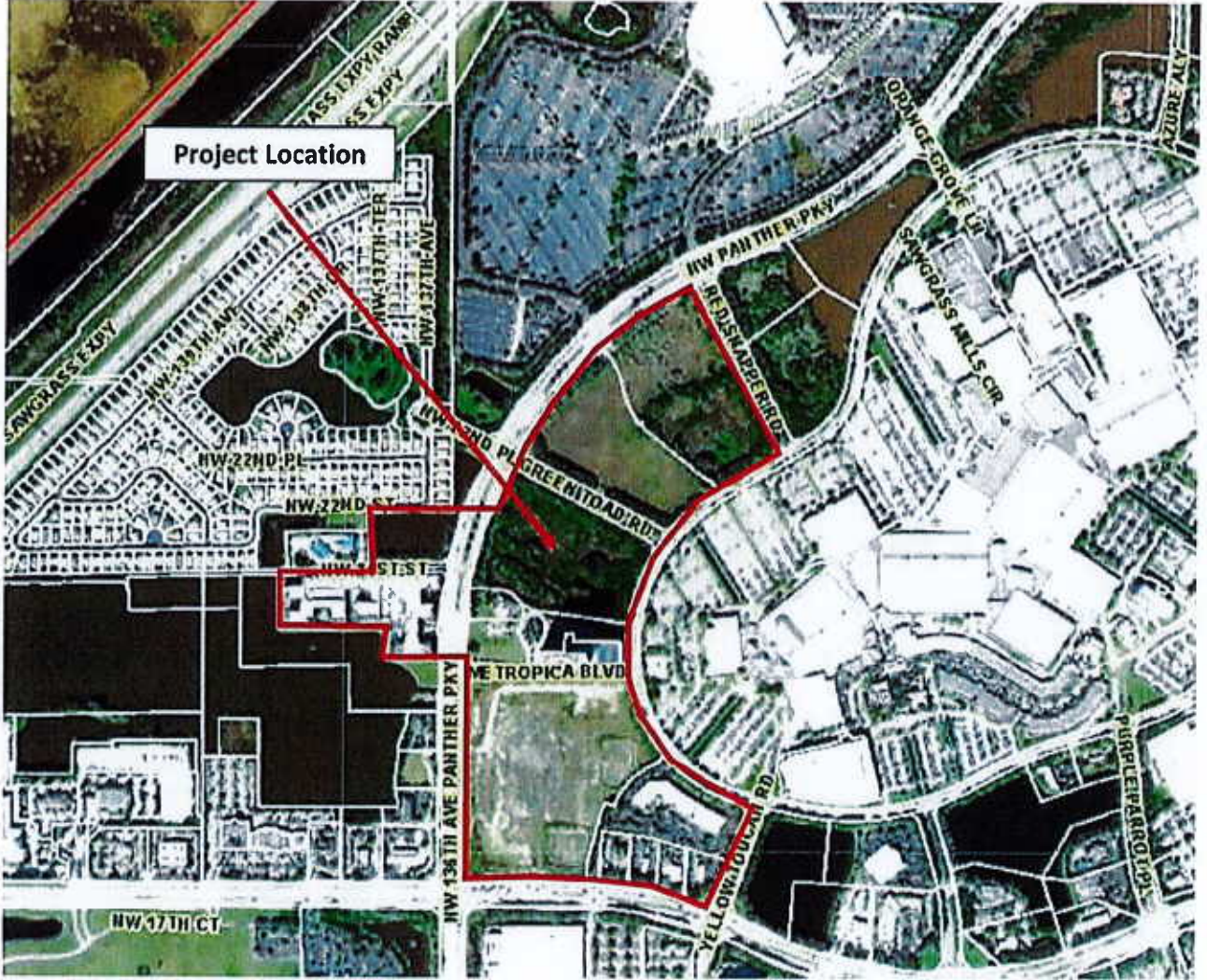


Exhibit L

Conservation Easement Agreement

AGREEMENT
Between
BROWARD COUNTY
and
SAWGRASS PROPERTY INVESTMENTS
for
SECOND PARTIAL RELEASE OF A CONSERVATION EASEMENT

AGREEMENT

Between

BROWARD COUNTY

and

SAWGRASS PROPERTY INVESTMENTS

for

SECOND PARTIAL RELEASE OF A CONSERVATION EASEMENT

This is an Agreement ("Agreement"), made and entered into by and between: BROWARD COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY,"

and

SAWGRASS PROPERTY INVESTMENTS, a Florida general partnership, hereinafter referred to as "SAWGRASS PROPERTY," (collectively referred to as the "Parties").

WITNESSETH:

WHEREAS, SAWGRASS PROPERTY granted Broward County a Form Deed of Conservation Easement recorded at Official Records Book 25331, Pages 797-810 of the Official Records of Broward County, Florida ("Easement"), a copy of which is attached hereto as Attachment "A," for the retention and maintenance of wetland mitigation areas required by Environmental Resource License DF95-1047 issued by BROWARD COUNTY's Environmental Protection and Growth Management Department ("EPGMD," formerly the Department of Natural Resource Protection or "DNRP"); and

WHEREAS, a partial release of the Easement as legally described in Exhibit "A-2" is being concurrently considered by COUNTY along with this Agreement; and

WHEREAS, SAWGRASS PROPERTY desires to have the County execute a second partial release of the remainder of the Easement in its entirety, except for the preservation of two certain cypress tree areas totaling no less than three quarters ($\frac{3}{4}$) of an acre ("Cypress Tree Preservation Areas") generally consistent with the sketch and aerial attached as Attachment "C;" and

WHEREAS, SAWGRASS PROPERTY agrees to provide COUNTY a survey and legal description of the Cypress Tree Preservation Areas acceptable to the County Administrator and office of the County Attorney within sixty (60) days; and

WHEREAS, SAWGRASS PROPERTY desires to purchase mitigation credits at a mitigation bank sufficient to offset the loss of protected wetland function from the proposed development of the real property depicted in Exhibits "A-1" and "A-3" of the Easement and to offer the County payment of a substantial inducement for the second partial release of the Easement; and

WHEREAS, COUNTY intends to utilize the monies received pursuant to this agreement for 20 acres of wetland and upland preservation and enhancement at Long Key Nature Center; and

WHEREAS, COUNTY is agreeable to the second partial release of the Easement subject to the inducements, payments, terms, conditions, consideration, and schedule described herein.

IN CONSIDERATION of the mutual terms, conditions, promises, covenants, and payments, and other consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are true and correct and they are incorporated in this Agreement by reference.
2. Effective Date. The Effective Date of this Agreement is the date upon which it has been fully executed by COUNTY and SAWGRASS PROPERTY.
3. SAWGRASS PROPERTY's Actions. SAWGRASS PROPERTY shall remit to COUNTY a total of One Million Dollars (\$1,000,000), made payable to the "Broward County Board of County Commissioners," and shall submit to COUNTY a survey and legal description of the Cypress Tree Preservation Areas according to, or earlier than, the following schedule:
 - a. Within thirty (30) days after the Effective Date, SAWGRASS PROPERTY shall remit to COUNTY One Hundred Thousand Dollars (\$100,000);
 - b. Within sixty (60) days after the Effective Date, SAWGRASS PROPERTY shall submit to COUNTY a survey and legal description of the Cypress Tree Preservation Areas;
 - c. Within one (1) year after the Effective Date, SAWGRASS PROPERTY shall remit to COUNTY an additional Two Hundred Thousand Dollars (\$200,000);
 - d. Within two (2) years after the Effective Date, SAWGRASS PROPERTY shall remit to COUNTY an additional Two Hundred Thousand Dollars (\$200,000); and

- e. Within three (3) years after the Effective Date, SAWGRASS PROPERTY shall remit to COUNTY an additional Five Hundred Thousand Dollars (\$500,000).

SAWGRASS PROPERTY also agrees to the purchase of 8.5 wetland mitigation bank credits from Loxahatchee Mitigation Bank in accordance with a valid Broward County Environmental Resource License prior to impacting wetlands within Exhibits "A-1" and "A-3" of the Easement. In the event that wetland mitigation bank credits are not available from Loxahatchee Mitigation Bank, SAWGRASS PROPERTY may, at its option, purchase an equivalent number of wetland mitigation bank credits, subject to approval by EPGMD, from another approved and permitted wetland mitigation bank with a service area which includes the Easement. SAWGRASS PROPERTY may proceed with permitting and licensing of a development project proposing impacts to portions of the Easement upon the Effective Date of this Agreement. However, SAWGRASS PROPERTY acknowledges and agrees that no impacts to wetlands within Exhibits "A-1" and "A-3" of the Easement will occur until COUNTY's second partial release, in accordance with paragraph 4.

4. COUNTY's Actions. COUNTY shall provide SAWGRASS PROPERTY a second partial release of the Easement substantially in the form attached hereto as Attachment "B" and authorizes its County Administrator to execute and provide SAWGRASS PROPERTY with the second partial release, subject to approval as to form by the Office of the County Attorney, within thirty (30) days of SAWGRASS PROPERTY's full performance of subparagraphs 3 a. through 3 e.
5. SAWGRASS PROPERTY to Pay for Any and All Recording and Transfer Charges. SAWGRASS PROPERTY agrees to pay any and all recording and transfer charges (including any and all required documentary stamps and intangible taxes) in connection with the second partial release contemplated in this Agreement. If another party to this Agreement pays any such charges, SAWGRASS PROPERTY shall reimburse that party within fifteen (15) days after notification of demand for reimbursement is made pursuant to Paragraph 6.
6. Notices. Whenever either Party desires to give notice to the other, such notice must be in writing, sent by certified United States Mail, postage prepaid, return receipt requested, or sent by commercial express carrier with acknowledgement of delivery, or by hand delivery with a request for a written receipt of acknowledgment of delivery, addressed to the party for whom it is intended at the place last specified. The place for giving notice shall remain the same as set forth herein until changed in writing in the manner provided in this section. For the present, the Parties designate the following:

FOR COUNTY:

County Administrator
Governmental Center, Room 409
115 South Andrews Avenue
Fort Lauderdale, Florida 33301

With a copy to:

County Attorney
Governmental Center, Room 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301

FOR SAWGRASS PROPERTY:

Michel Besso
Sawgrass Property Investments
19495 Biscayne Boulevard, Suite 702
Aventura, Florida 33180

With a copy to:

Michael W. Moskowitz, Esq.
Moskowitz, Mandell, Salim & Simowitz, P.A.
800 Corporate Drive, Suite 500
Fort Lauderdale, Florida 33334

7. Term and Time of Agreement. The term of this Agreement shall begin on the Effective Date and shall end three (3) years and one (1) month from the Effective Date or upon such earlier date at which the Parties have fully performed the duties, obligations, and responsibilities described in Paragraphs 3 and 4, in which case the term of this Agreement shall end at midnight on the date of full performance of the last act described therein. All duties, obligations, and responsibilities of SAWGRASS PROPERTY required by this Agreement shall be completed no later than three (3) years from the Effective Date, and all duties, obligations, and responsibilities of COUNTY required by this Agreement shall be completed no later than three (3) years and one (1) month from the Effective Date.
8. Termination. This Agreement may be terminated for cause by the aggrieved party if the party in breach has not corrected the breach within ten (10) days after receipt of written notice from the aggrieved party identifying the breach.
9. Property Taxes. COUNTY is immune from ad valorem taxation on its property. When any property affected by this Agreement becomes subject to such taxation

or change in taxable value, SAWGRASS PROPERTY shall be subject to all taxes or increases in taxes due and owing.

10. Time of the Essence. Time is of the essence with regard to all time periods provided for in this Agreement.
11. Broker's or Agent's Commission. SAWGRASS PROPERTY represents and warrants that it has dealt with no broker and agrees to hold the COUNTY harmless from any claim or demand for commissions made by or on behalf of any broker or agent of SAWGRASS PROPERTY, in connection with any transaction provided under this Agreement. SAWGRASS PROPERTY agrees to pay any and all real estate commissions due and owing, if any, in connection with such transactions.
12. Assignment. No party to this Agreement may assign or transfer this Agreement, in whole or in part, without the prior written consent of the other party, which consent may not be unreasonably withheld.
13. Persons Bound. The Agreement shall inure to and bind the respective heirs, personal representatives, successors and assigns (where assignment is permitted) of the parties to this Agreement. Whenever used, the singular number shall include the singular and the plural, and the use of any gender shall include all genders.
14. Survival of Covenants and Special Covenants. All covenants, grants, representations, and warranties contained in this Agreement shall survive delivery and recording of the respective releases, unless any provision of this Agreement expressly provides to the contrary.
15. Jurisdiction, Venue, Governing Law, and Waiver of Jury Trial. Failure of any Party to insist upon strict performance with any provision of this Agreement, or to exercise any right contained in it, shall not be construed as a waiver or relinquishment of that provision or right. None of the conditions, covenants or provisions of this Agreement shall be deemed waived or modified, except by the Parties to it in writing. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the state of Florida. The Parties acknowledge that jurisdiction of any controversies or legal disputes arising out of this Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Agreement shall be exclusively in such state courts, forsaking any other jurisdiction which either party may claim by virtue of its residency or other jurisdictional device. **BY ENTERING INTO THIS AGREEMENT, SAWGRASS PROPERTY AND COUNTY HEREBY EXPRESSLY WAIVE ANY RIGHTS EITHER PARTY MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL**

LITIGATION RELATED TO, ARISING FROM, OR IN CONNECTION WITH THIS AGREEMENT.

16. **Entire Agreement; Modification.** This Agreement incorporates and includes all prior negotiations, correspondences, conversations, agreements or understandings applicable to the matters contained in it, and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms of this Agreement shall be predicated upon any prior representations or agreements, whether oral or written. This Agreement may be modified only in writing and approved in the same manner in which this Agreement was approved.
17. **Further Undertaking.** The Parties agree that each shall cooperate with the other in good faith and shall correct any defects, errors, or omissions and execute such further documents and perform such further acts as may be reasonably necessary or appropriate to carry out the purpose and intent of this Agreement.
18. **No Third Party Beneficiaries.** Neither SAWGRASS PROPERTY nor COUNTY intends to directly or substantially benefit a third party by this Agreement. Therefore, the Parties acknowledge that there are no third party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement.
19. **Severability.** In the event any portion of paragraphs 3 or 4 this Agreement are found by a court of competent jurisdiction to be invalid, COUNTY or SAWGRASS PROPERTY may elect to terminate this Agreement. An election to terminate this Agreement based upon this provision shall be made within seven (7) days of final court action, including all available appeals. In the event a termination election is made by either Party pursuant to this paragraph, COUNTY agrees to return any and all payments made by SAWGRASS PROPERTY. In the event that any other portion of this Agreement is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective.
20. **Joint Preparation.** The Parties and their counsel have participated fully in the drafting of this Agreement and acknowledge that the preparation of this Agreement has been their joint effort. The language agreed to expresses their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other. The language in this Agreement shall be interpreted as to its fair meaning and not strictly for or against any party.
21. **Interpretation.** The headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include the other gender, and the singular shall include the plural, and vice versa, unless the

context otherwise requires. Terms such as "herein," "hereof," "hereunder," and "hereinafter," refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a Section or Article of this Agreement, such reference is to the Section or Article as a whole, including all of the subsections of such Section, unless the reference is made to a particular subsection or subparagraph of such Section or Article.

22. Representation of Authority. Each individual executing this Agreement on behalf of a party to this Agreement represents and warrants that he or she is, on the date he or she signs this Agreement, duly authorized by all necessary and appropriate action to execute this Agreement on behalf of such party and does so with full legal authority.
23. Execution. This document may be executed in multiple copies, each of which shall be deemed an original.

(The remainder of this page is intentionally left blank.)



IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the ____ day of _____, 20__, and SAWGRASS PROPERTY, signing by and through its General Partner, Jobess, Inc., duly authorized to execute same.

COUNTY

ATTEST:

BROWARD COUNTY, by and through
Its Board of County Commissioners

Broward County Administrator, as
Ex-officio Clerk of the Broward County
Board of County Commissioners

By _____
Mayor

____ day of _____, 20__

Approved as to form by
Joni Armstrong Coffey
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By Michael C. Owens 3/16/14
Michael C. Owens (Date)
Senior Assistant County Attorney

By Marte Azcoltia 4/16/14
Marte Azcoltia (Date)
Deputy County Attorney

AGREEMENT BETWEEN BROWARD COUNTY AND SAWGRASS PROPERTY INVESTMENTS FOR SECOND PARTIAL RELEASE OF CONSERVATION EASEMENT.

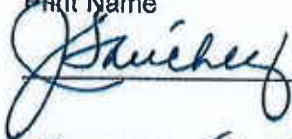
SAWGRASS PROPERTY INVESTMENTS

SAWGRASS PROPERTY INVESTMENTS,
by and through its General Partner, Jobess,
Inc.

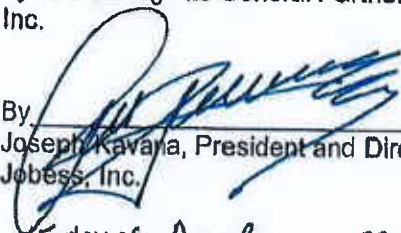
WITNESSES:



MICHEL BESSO
Print Name



JEANNETTE SANCHEZ
Print Name

By 

Joseph Kavaria, President and Director,
Jobess, Inc.

15 day of April, 2014

(SEAL)

ATTACHMENT "A"
Form Deed of Conservation Easement

Ging

96-427922 001
08-29-96 03:59PM

rev 8/23/95

FORM DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this
____ day of November, 1995 by Sawgrass Property Investment *a Florida General Partnership
16241 NW 48th Ave., Miami, Florida 33014 ("Grantor") to Broward County, a
political subdivision of the State of Florida, its successors and assigns ("Grantee"), whose post office
is 115 South Andrews Avenue, Suite 423, Fort Lauderdale, Florida 33301.

WITNESSETH

WHEREAS, the Grantor is the owner of certain lands situated in Broward County, Florida, and
more specifically described in Exhibit A attached hereto and incorporated herein by reference
("Property"); and

WHEREAS, the Grantor desires to construct (name of project) *Sawgrass Property Investment Project
Broward County, which Project will impact wetlands under the regulatory jurisdiction of the Broward
County Department of Natural Resource Protection ("DNRP"); and

WHEREAS, DNRP License No. DF95-1047 ("License") authorizes such impacts to wetlands on
the Project site; and

WHEREAS, the Grantor has developed and proposed as part of the license conditions a
conservation tract involving enhancement and preservation of the wetland systems on the Property; and

WHEREAS, the Grantor, in consideration of the consent granted by License No. DF95-1047 is
agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in
Section 704.06, Florida Statutes (1993), over the Property.

NOW, THEREFORE, in consideration of the issuance of License No. DF95-1047, to construct and
operate the Project, Grantor hereby grants, creates, and establishes a perpetual Conservation Easement
for the Grantee upon the Property which shall run with the land and be binding upon the Grantor, its
heirs, successors or assigns (hereinafter "Grantor"), and shall remain in full force and effect forever.
The scope, nature, and character of this Conservation Easement shall be as follows:

1. It is the purpose of the Conservation Easement to retain land or water areas of the Property
in their natural, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat
for fish, plants or wildlife. It is the purpose and intent of this Conservation Easement to assure that the
Property (with the exception of included wetlands which are to be enhanced or created as specified in
the aforementioned License) will be retained and maintained forever predominantly in the natural
vegetative and hydrologic condition existing at the time of execution of this Conservation Easement.
The included wetlands which are to be enhanced or created shall be maintained forever in the enhanced
or created conditions required by the License.

* 0.70
DOCU. STAMPS-DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

Approved BCC 8-6-96 H-28
Submitted By Paul. Koo, DNRP
RETURN TO DOCUMENT CONTROL

(14)

To carry out this purpose, the following rights are conveyed to Grantee by this easement:

- (a) To enter upon the Property in a reasonable manner and at reasonable times to ensure compliance and to enforce the rights herein granted.
- (b) To enjoin any activity on or use of the Property that is inconsistent with this Conservation Easement and to enforce the restoration of such areas or features of the Property that may be damaged by any inconsistent activity and/or use. Grantee shall be entitled to recover the cost of restoring the land to the natural vegetative and hydrologic condition existing at the time of execution of this Conservation Easement or to the vegetative and hydraulic condition required by the aforementioned License, whichever enhancement is the most environmentally desirable. These remedies are in addition to any other remedy, fine or penalty which may be applicable under Chapter 27, Broward County Code of Ordinances.

2. Except for the restoration, creation, enhancement, maintenance, and monitoring activities and other activities and improvements related to the Property and permitted or required by the DNRP License, and the maintenance and monitoring of the same required by the DNRP License, the following activities are prohibited in or on the Property, to wit:

- (a) Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;
- (b) Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;
- (c) Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic vegetation as approved by DNRP;
- (d) Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;
- (e) Surface use except for purposes that permit the land or water area to remain in its natural condition;
- (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation; including but not limited to diking and fencing;
- (g) Acts or uses detrimental to said aforementioned retention and maintenance of land or water areas; and
- (h) Acts or uses detrimental to the preservation of any features or aspects of the property having historical, archeological or cultural significance.

3. Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein.

4. No right of access by the general public to any portion of the Property is conveyed by this Conservation Easement.

SK 25331 PG079B

5. Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep and maintenance of the property in the natural vegetative and hydrologic condition, existing at the time of the execution of this Conservation Easement, including the maintenance of enhanced or created wetlands in the vegetative and hydrologic condition required by the aforementioned License, and Grantor does hereby indemnify and hold harmless the Grantee from the same.
6. Grantor shall pay any and all real property taxes and assessments levied by competent authority on the Property.
7. The terms and conditions of this Conservation Easement may be enforced by the Grantee by injunctive relief and other appropriate available remedies. Any costs including but not limited to reasonable attorney's fees and administrative, trial and appellate court costs which are incurred in enforcing, judicially or otherwise, the terms and restrictions of this Conservation Easement, shall be borne by and recoverable against the non-prevailing party in such proceedings. In any action in which the Grantee prevails, the Grantee shall be entitled to recover the cost of restoring the land to the natural vegetative and hydrologic condition existing at the time of execution of this Conservation Easement or to the vegetative and hydrologic condition required by the aforementioned License. Venue for said actions shall be exclusively in the Seventeenth Judicial Circuit, in and for Broward County, Florida. These remedies are in addition to any other remedy, fine or penalty which may be applicable under Chapter 27 of the Broward County Code of Ordinances.
8. Enforcement of the terms and provisions of the Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.
9. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization qualified to hold such interests under the applicable state laws.
10. Grantor's obligation to retain and maintain the Property forever predominantly in the vegetative and hydrologic condition as herein specified shall run with the land and shall be binding upon the Grantor, its heirs, successors or assigns and shall inure to the benefit of the Grantee, and its successors and assigns as more particularly set forth herein. The intent of this Conservation Easement is that the responsibilities and liabilities associated with the Conservation Easement shall run with the land and be binding solely upon the fee simple title holder of the Property as required hereunder.
11. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.
12. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.
13. The terms, conditions, restrictions and purpose of this Conservation Easement shall be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Property. Any future holder of the Grantor's interest in the Property shall be notified in writing by Grantor of this Conservation Easement.

BR 2533 | PG 0799

14. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns and successors-in-interest, which shall be filed in the public records in Broward County.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever. This Conservation Easement shall be recorded in the Public Records of Broward County and the covenants, terms, conditions, restrictions and purpose imposed with this Conservation Easement shall not only be binding upon Grantor, but also its agents, heirs, successors and assigns, and shall continue as a servitude running in perpetuity with the Property. This Conservation Easement shall not be recorded in the Public Records until after its formal acceptance by the Broward County Board of County Commissioners.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends the title to this Conservation Easement hereby conveyed against the lawful claims of all persons whomsoever.

BK25331PGURUU

IN WITNESS WHEREOF, JOSEPH KAVANA has hereunto set his authorized hand this 6 day of May, 1996.

Signed, sealed and delivered in our presence as witnesses:

SAWGRASS PROPERTY INVESTMENTS, a Florida General Partnership

By: JOBESS, INC., a Florida corporation, General Partner

Elma C. Secas
Signature
Elma C. Secas
Print Name
E Coker
Signature
E Coker Jr

By: [Signature]
Joseph Kavana
President

STATE OF FLORIDA :
COUNTY OF BROWARD : SS.

On this 6 day of May, 1996, before me, the undersigned Notary Public, personally appeared JOSEPH KAVANA, personally known to me or who has produced as identification and is the person who subscribed to the foregoing instrument and who did/did not take an oath, as the President of by JOBESS, INC., a Florida corporation, General Partner of SAWGRASS PROPERTY INVESTMENTS, a Florida General Partnership, and acknowledged that he executed the same on behalf of said corporation and that he was duly authorized to do so.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public, State of Florida

My Commission Expires: 11/28/99

Commission No. CC 510244



8K25331P60801:

IN WITNESS WHEREOF, JOSEPH KAVANA has hereunto set his authorized hand this 3 day of May, 1996.

Signed, sealed and delivered in our presence as witnesses:

SAWGRASS PROPERTY INVESTMENTS, a Florida General Partnership

By: FAKS, INC., a Florida corporation, General Partner

[Signature]
Signature
DREW SHERIDAN
Print Name
[Signature]
Signature
SURIO AMICO

By: [Signature]
Sam B. Nevel
President

STATE OF FLORIDA

:
:
: SS.
:
:

COUNTY OF BROWARD

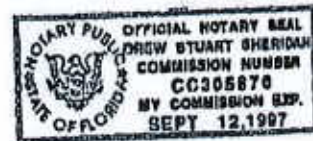
On this _____ day of May, 1996, before me, the undersigned Notary Public, personally appeared SAM B. NEVEL, (personally known) to me or who has produced _____ as identification and is the person who subscribed to the foregoing instrument and who did/did not take an oath, as the President of JOBESS, INC., a Florida corporation, General Partner of SAWGRASS-PROPERTY INVESTMENTS, a Florida General Partnership, and acknowledged that he executed the same on behalf of said corporation and that he was duly authorized to do so.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public, State of Florida

My Commission Expires:

Commission No. _____



EX25331PG0802

CONSENT FOR EASEMENT BY MORTGAGEE

MORTGAGEE

Signed, sealed and delivered
in our presence as witnesses:

CITY NATIONAL BANK OF FLORIDA
(Mortgagee Recorded in O.R. _____
Page ____, Broward County)

Chantal Weir
Witness Signature

By: Ralph Gilbert
Signature

CHANTAL WEIR
Print Name

Ralph Gilbert - Vice-Pres.
Print Name & Title

Mayera A. Espinola
Witness Signature

P.O. Box 025620
Miami Fl. 33102
Post Office Address

Mayera A. Espinola
Print Name

STATE OF FLORIDA)
) (SS
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 29th day of November, 1995, by Ralph Gilbert as Vice President of CITY NATIONAL BANK OF FLORIDA, on behalf of the corporation. He ~~is~~ is personally know to me ~~or has produced~~ as identification and who did not take an oath.

Chantal Weir
Signature of Notary Public



CHANTAL WEIR
(Print, type or stamp name of Notary & Commission No.)

6K25331PG0803

ACCEPTANCE BY BROWARD COUNTY

The Broward County Board of County Commissioners hereby accepts this Conservation Easement.

ATTEST:



BROWARD COUNTY, a political subdivision of the State of Florida, through its BOARD OF COUNTY COMMISSIONERS

By:

Name: JOHN E. RODSTROM, JR.

Title:

Chair
Date: 8-6-96



Approved as to form by Office of County Attorney, Broward County, Florida
JOHN J. COPELAN, JR., County Attorney
Governmental Center; Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (305) 357-7600
Telecopier: (305) 357-7641

By:

Name: LISA ZIHA BOSCH

Title: ASSISTANT COUNTY ATTORNEY

Date: 6/9/96

BK 25331 PG 0804

SHEET NO. 1 OF 2
 SCALE: 1"=100'
 DATE: 12/01/95
 FIELDBOOK: NA
 DRAWN BY: H.C.J.
 JOB NO.: 94032

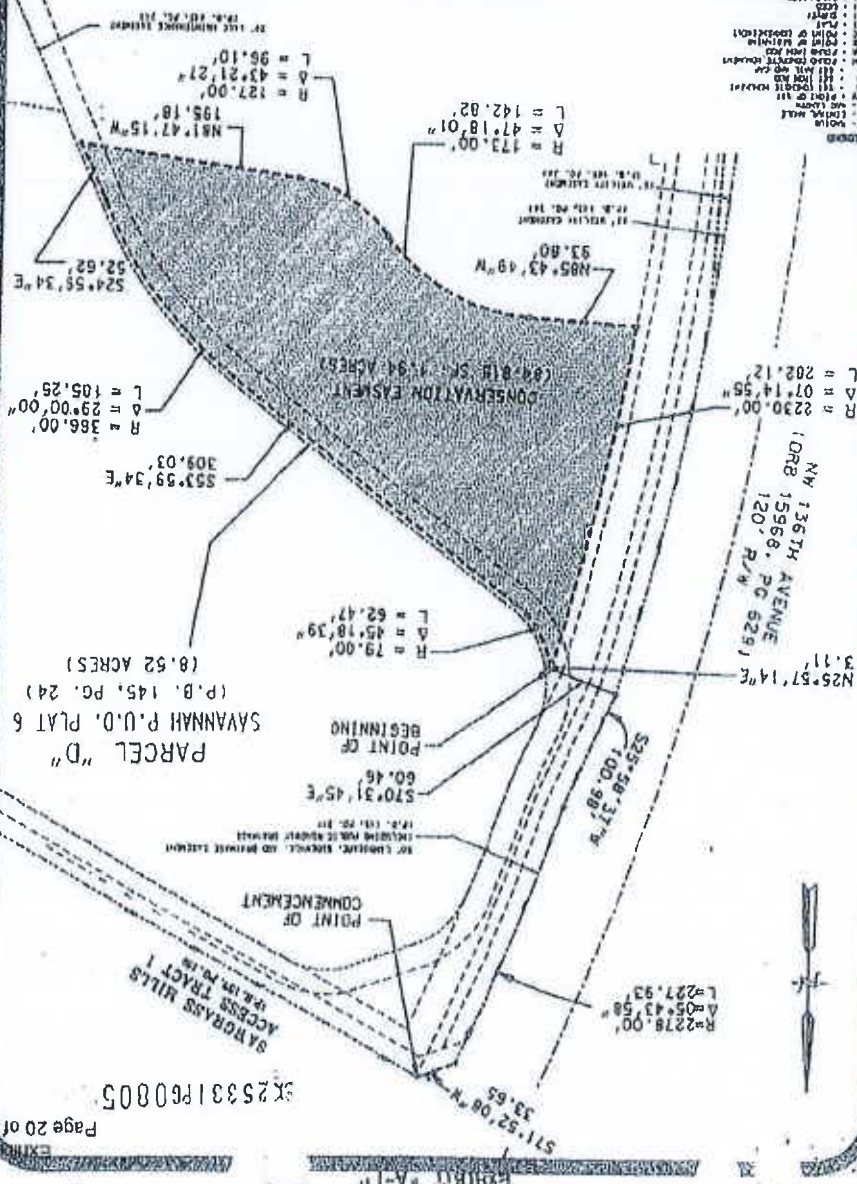
Wulphj B. Swartz & Associates, Inc.
 Consulting Engineers, Planners, Surveyors
 6100 Boulevard of Champions
 North Lauderdale, Florida 33068
 (305) 969-5100
 FAX (305) 969-9680

DATE OF SKETCH: 12-1-95
 DONALD P. WOOD, P.L.S.
 FLORIDA REG. NO. 1037

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THE ABOVE REFERENCED SKETCH AND THE TOTAL DESCRIPTION ON WHICH IT IS BASED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SKETCH COMPLETES WITHIN THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY CHAPTER G1-07.6 OF THE FLORIDA ADMINISTRATIVE CODE.

SAWGASS PROPERTY INVESTMENT
SKETCH & LEGAL OF CONSERVATION EASEMENT
 A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY, IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

THE UNRECORDED SURVEYON HAS NOT BEEN PROVIDED WITH THE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. THIS IS NOT A BOUNDARY SURVEY



LEGAL DESCRIPTION

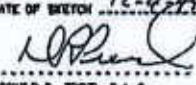
COMMENCE AT THE NORTHERNMOST CORNER OF SAID PARCEL "A" (SAID POINT BEING ON THE SOUTHERLY LINE OF ACCESS TRACT I AS SHOWN ON SAID PLAT OF SAVANNAH P.U.D. PLAT 6 AS RECORDED IN PLAT BOOK 145 AT PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA), THEN RUN S71°52'08"W A DISTANCE OF 33.65 FEET TO A POINT (SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF NW 136TH AVENUE AS SHOWN ON SAID SAVANNAH P.U.D. PLAT 6) ON A CURVE BEING CONCAVE TO THE SOUTHEAST, THEN RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 2278.00 FEET, THRU A CENTRAL ANGLE OF 05°43'58" FOR AN ARC DISTANCE OF 227.93 FEET, THEN RUN S25°58'37"W ALONG SAID RIGHT OF WAY 100.98 FEET, THEN RUN S70°31'45"E A DISTANCE OF 60.46 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHEAST, THEN RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 79.00 FEET, THRU A CENTRAL ANGLE OF 45°18'39", FOR AN ARC DISTANCE OF 62.47 FEET, THEN RUN S53°59'34"E A DISTANCE OF 309.03 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, THEN RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 366.00 FEET, THRU A CENTRAL ANGLE OF 29°00'00", FOR AN ARC DISTANCE OF 185.25 FEET, THEN RUN S24°59'34"E A DISTANCE OF 52.62 FEET, THEN RUN N81°47'15"W A DISTANCE OF 195.18 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, THEN RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 127.00 FEET, THRU A CENTRAL ANGLE OF 43°21'27", FOR AN ARC DISTANCE OF 96.10 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST, THEN RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 173.00 FEET, THRU A CENTRAL ANGLE OF 47°18'01", FOR AN ARC DISTANCE OF 142.82 FEET THEN RUN N85°43'59"W A DISTANCE OF 93.80 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, THEN RUN NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 2230.00 FEET, THRU A CENTRAL ANGLE OF 07°14'55", FOR AN ARC DISTANCE OF 282.12 FEET THEN RUN N25°57'14"E A DISTANCE OF 3.11 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT LYING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 1.94 ACRES, MORE OR LESS.

CLIENT: **SAWGRASS PROPERTY INVESTMENT**
 TITLE: **SKETCH & LEGAL OF CONSERVATION EASEMENT**

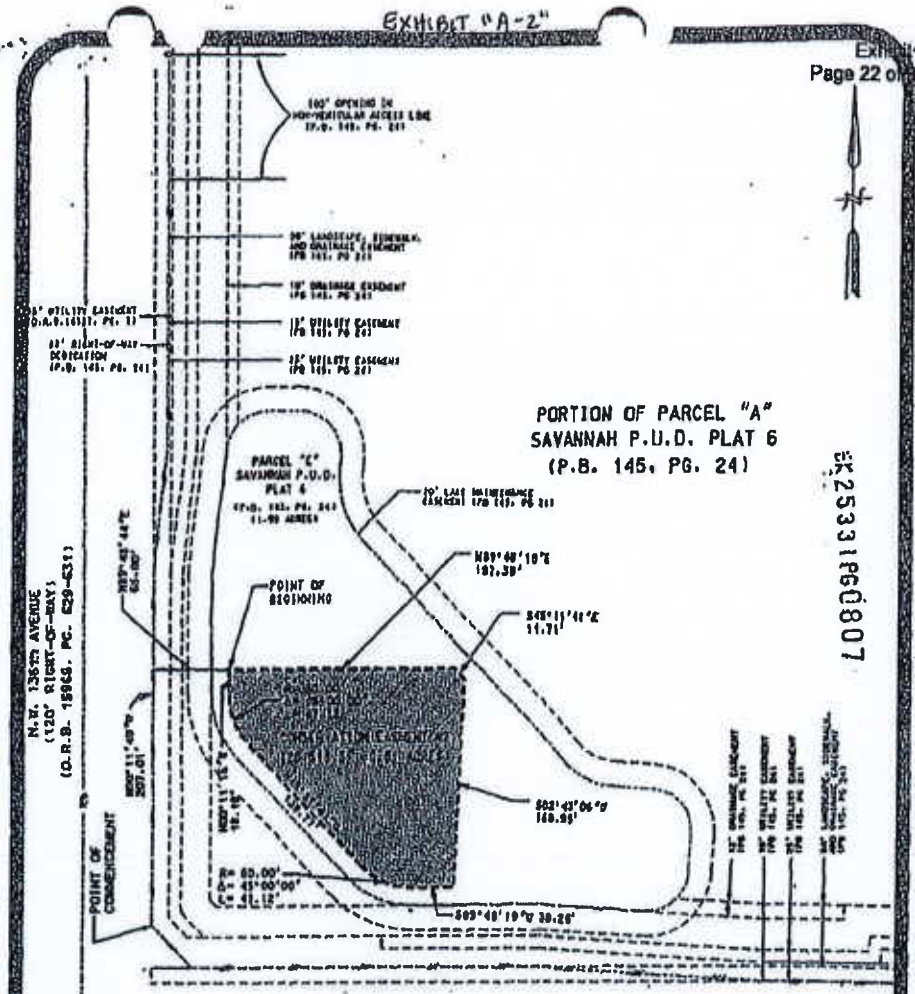
SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THE ABOVE REFERENCED SKETCH AND THE LEGAL DESCRIPTION ON WHICH IT IS BASED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SKETCH COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY CHAPTER 61-017-6 OF THE FLORIDA ADMINISTRATIVE CODE.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

DATE OF SKETCH: 12-4-95

 DONALD P. FRENDO, P.L.S.
 FLORIDA REG. NO. 1827

Ralph B. Deming & Associates, Inc.
 Consulting Engineers, Planners, Surveyors
 6100 Boulevard of Champions
 North Lauderdale, Florida 33068
 (305) 989-5100
 FAX (305) 989-9680

JOB NO. 94032
 DRAWN BY: H.E.J.
 FIELDBOOK: NA
 DATE: 12/01/95
 SCALE: NA
 SHEET NO. 2 OF 2



SUNRISE BOULEVARD
 (STATE ROAD 838)
 (120' RIGHT-OF-WAY)
 (O.R.B. 9949, PG. 970)

- LEGEND**
- - POLE
 - - BENCHMARK
 - - 1/4\"/>

THIS IS NOT A
 BOUNDARY SURVEY

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED
 A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS
 AFFECTING TITLE OR BOUNDARY TO THE SUBJECT
 PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS
 OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER
 INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

CLIENT: **SAWGRASS PROPERTY INVESTMENT**

TITLE: **SKETCH & LEGAL OF CONSERVATION EASEMENT #2**

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE REFERENCED SKETCH
 AND THE LEGAL DESCRIPTION ON WHICH IT IS BASED
 IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND
 BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION
 I FURTHER CERTIFY THAT THIS SKETCH COMPLIES WITH THE
 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY CHAPTER 61-017-B
 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF SKETCH: 11-22-95

[Signature]

DONALD P. PROUD, P.L.S.
 FLORIDA REG. NO. 4857

Ralph B. Demuzis & Associates, Inc.
 Consulting Engineers, Planners, Surveyors
 6100 Boulevard of Champions
 North Lauderdale, Florida 33068
 (305) 969-5100
 FAX (305) 969-9680

JOB NO. 94032
 DRAWN BY: H.E.J.
 FIELDBOOK: NA
 DATE: 12/20/95
 SCALE: 1"=100'
 SHEET NO. 1 OF 2

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWESTERLYMOST CORNER OF SAID PARCEL "A" (SAID POINT BEING ON THE EASTERLY LINE OF NW 136TH AVENUE AS SHOWN ON SAID PLAT OF SAVANNAH P.U.D, PLAT 6 AS RECORDED IN OFFICIAL RECORDS BOOK 15968 AT PAGE 629-631 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA), THEN RUN N00°11'40"W A DISTANCE OF 207.01 FEET TO A POINT (SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF NW 136TH AVENUE AS SHOWN ON SAID SAVANNAH P.U.D, PLAT 6) THEN RUN N89°48'44"E A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING; THEN RUN N89°48'18"E A DISTANCE OF 197.39 FEET, THEN RUN S45°11'41"E A DISTANCE OF 11.71 FEET, THEN RUN S02°43'06"W A DISTANCE OF 168.95', THEN RUN S89°48'19"W A DISTANCE OF 38.26' TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, THEN RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 60.00 FEET, THRU A CENTRAL ANGLE OF 45°00'00", FOR AN ARC DISTANCE OF 47.12 FEET, THEN RUN N45°11'41"W A DISTANCE OF 139.77 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, THEN RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 60.00 FEET, THRU A CENTRAL ANGLE OF 45°00'00", FOR AN ARC DISTANCE OF 47.12 FEET THEN RUN N00°11'16"W A DISTANCE OF 18.18 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT LYING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 0.61 ACRES, MORE OR LESS.

BX25331P60808

CLIENT: SAWGRASS PROPERTY INVESTMENT
TITLE: SKETCH & LEGAL OF CONSERVATION EASEMENT #2

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY, IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

SURVEYORS CERTIFICATE

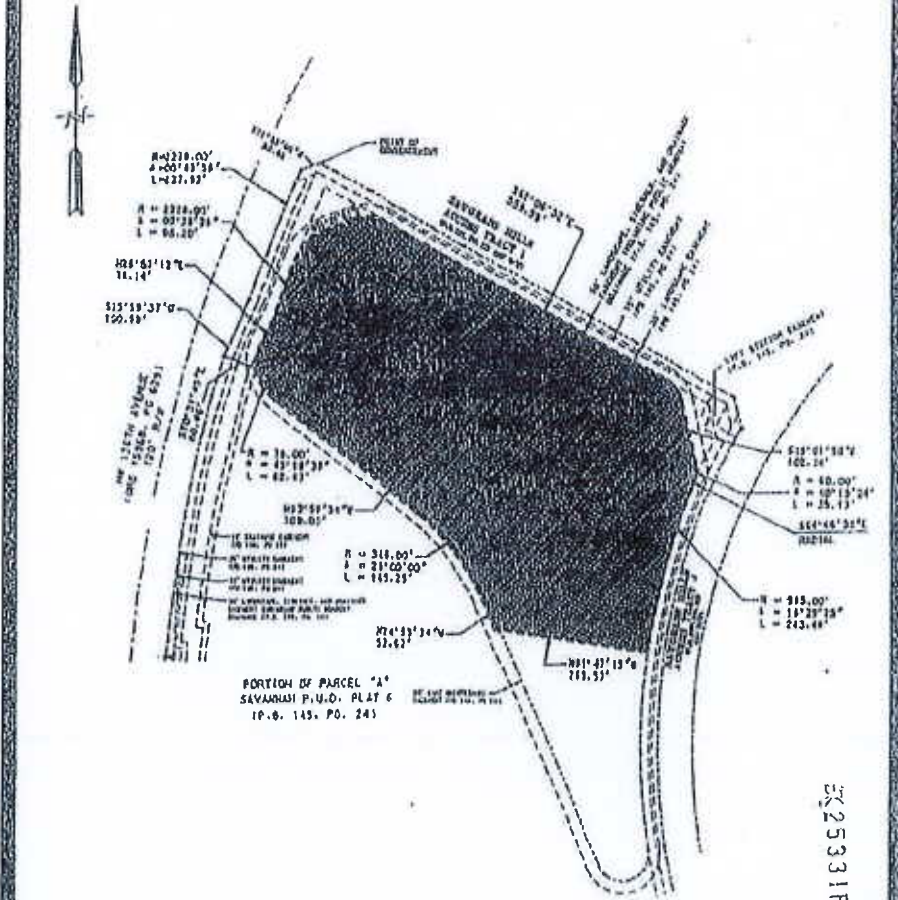
I HEREBY CERTIFY THAT THE ABOVE REFERENCED SKETCH AND THE LEGAL DESCRIPTION ON WHICH IT IS BASED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER AN ORDINATION AND SUPERVISION I FURTHER CERTIFY THAT THIS SKETCH COMPLIES WITH THE MINIMUM TECHNICAL STANDARD ESTABLISHED BY CHAPTER 61-017-G OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF SKETCH: 12-22-93

[Signature]
DONALD P. PRODD, P.L.L.C.
FLORIDA REG. NO. 14331

Ralph B. Benzgin & Associates, Inc.
Consulting Engineers, Planners, Surveyors
8100 Boulevard of Champions
North Lauderdale, Florida 33068
(305) 969-5100
FAX (305) 969-9680

JOB NO. 94032
DRAWN BY: H.E.J.
FIELDBOOK: NA
DATE: 12/20/05
SCALE: NA
SHEET NO. 2 OF 2



PORTION OF PARCEL "A"
SAVANNAH P.U.D. PLAT C
(P. 6, 145, P.O. 24)

- LEGEND
- 1 - METERS
 - 2 - CENTRAL ANGLE
 - 3 - ARC LENGTH
 - 4 - POINT OF CUT
 - 5 - SEE SURVEY INSTRUMENT
 - 6 - SEE TOWN BOOK
 - 7 - SEE MAP AND C&P
 - 8 - FOUND EVIDENCE MARKING
 - 9 - FOUND TOWN AND
 - 10 - POINT OF BEGINNING
 - 11 - POINT OF BEGINNING
 - 12 - PLAT
 - 13 - SURVEY
 - 14 - EASE
 - 15 - CALCULATE
 - 16 - PROFESSIONAL LAND SURVEYOR
 - 17 - PROFESSIONAL ENGINEER MEASUREMENT
 - 18 - PLAT BOOK
 - 19 - ZONE
 - 20 - OFFICER, AIRBORNE
 - 21 - SET CONCRETE MARKERS
 - 22 - CONTROL LINE
 - 23 - EDGE OF PARCELS

THIS IS NOT A
BOUNDARY SURVEY

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY, IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

CLIENT: SAWGRASS PROPERTY INVESTMENT

TITLE: SKETCH & LEGAL OF CONSERVATION EASEMENT #3

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE REFERENCED SKETCH AND THE LEGAL DESCRIPTION ON WHICH IT IS BASED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SKETCH COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY CHAPTER 61-017-6 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF SKETCH 12-22-95



DONALD P. MOW, P.L.S.
FLORIDA REG. NO. 1827

Ralph A. Benuzzia & Associates, Inc.
Consulting Engineers, Planners, Surveyors
6100 Boulevard of Champions
North Lauderdale, Florida 33068
(305) 969-5100
FAX (305) 969-9680

JOB NO. 91032
DRAWN BY: H.E.J.
FIELDWORK: NA
DATE: 12/20/95
SCALE: 1"=200'
SHEET NO. 1 OF 2

2533180809

LEGAL DESCRIPTION

COMMENCE AT THE NORTHERMOST CORNER OF SAID PARCEL "A" (SAID POINT BEING ON THE SOUTHERLY LINE OF ACCESS TRACT 1 AS SHOWN ON SAID PLAT OF SAVANNAH P.U.O. PLAT 8 AS RECORDED IN PLAT BOOK 145 AT PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA) THEN RUN S71°52'08"W A DISTANCE OF 33.65 FEET TO A POINT (SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF NW 136TH AVENUE AS SHOWN ON SAID SAVANNAH P.U.O. PLAT 6) ON A CURVE BEING HAVING TO THE SOUTHEAST, THEN RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 2278.00 FEET, THRU A CENTRAL ANGLE OF 05°43'58" FOR AN ARC DISTANCE OF 227.93 FEET, THEN RUN S25°50'37"W ALONG SAID RIGHT OF WAY A DISTANCE OF 100.98 FEET, THEN RUN S70°31'45"E A DISTANCE OF 60.46 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A NONTANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIAL BEARING OF N81°19'05"E, THEN RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 79.00 FEET, THRU A CENTRAL ANGLE OF 16°19'29", FOR AN ARC DISTANCE OF 22.51 FEET, THEN RUN N25°57'12"E A DISTANCE OF 76.14 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIAL BEARING OF S69°39'36"E THEN RUN NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 96.20 FEET, THRU A CENTRAL ANGLE OF 02°28'26", FOR AN ARC DISTANCE OF 96.20 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, THEN RUN NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, THRU A CENTRAL ANGLE OF 40°51'07", FOR AN ARC DISTANCE OF 63.95 FEET, THEN RUN N1°39'57"E A DISTANCE OF 55.84 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, THEN RUN EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 46°13'11", FOR AN ARC DISTANCE OF 60.50 FEET, THEN RUN S62°08'52"E A DISTANCE OF 59.59 FEET, TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, THEN RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, THRU A CENTRAL ANGLE OF 47°04'58", FOR AN ARC DISTANCE OF 41.09 FEET, THEN RUN S15°01'56"E A DISTANCE OF 102.34 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, THEN RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, THRU A CENTRAL ANGLE OF 40°15'24", FOR AN ARC DISTANCE OF 35.13 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIAL BEARING OF S64°46'32"E, THEN RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 985.00 FEET, THRU A CENTRAL ANGLE OF 16°29'25", FOR AN ARC DISTANCE OF 283.49 FEET, THEN RUN N81°47'15"W A DISTANCE OF 268.53 FEET, THEN RUN N24°59'34"W A DISTANCE OF 52.62 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, THEN RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 366.00 FEET, THRU A CENTRAL ANGLE OF 29°00'00", FOR AN ARC DISTANCE OF 185.25 FEET THEN RUN N53°59'34"W A DISTANCE OF 309.03 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, THEN RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 79.00 FEET, THRU A CENTRAL ANGLE OF 45°18'39", FOR AN ARC DISTANCE OF 62.47 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT LYING IN THE CITY OF SUWANEE, BROWARD COUNTY, FLORIDA, CONTAINING 7.19 ACRES, MORE OR LESS.

THE UNDERSTATED EASEMENT WAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE ON BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OR RECORDS, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

SAWGRASS PROPERTY INVESTMENT
SKETCH & LEGAL OF CONSERVATION EASEMENT #3

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE ABOVE REFERENCED SKETCH AND LEGAL DESCRIPTION ON WHICH IT IS BASED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 51-017-8, MINIMUM TECHNICAL STANDARDS ESTABLISHED BY THE BOARD OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF SURVEY: 12-22-95
DRAWN BY: M.E.A.
FIELD BOOK: NA
DATE: 12/20/95
SCALE: NA
SHEET NO. 2 OF 2

Walshy B. Bannister & Associates, Inc.
Consulting Engineers, Planners, Surveyors
8100 Boulevard of Champions
North Lauderdale, Florida 33068
(305) 969-5100
FAX (305) 969-9688

OS NO. 91032
DRAWN BY: M.E.A.
FIELD BOOK: NA
DATE: 12/20/95
SCALE: NA
SHEET NO. 2 OF 2

ATTACHMENT "B"

Second Partial Release of Form Deed of Conservation Easement

ATTACHMENT "B"

Prepared by:
Michael C. Owens, Sr. Ass't. County Attorney
Broward County Off. of the County Attorney
115 S. Andrews Avenue, Room 423
Fort Lauderdale, FL 33301

Return original or certified
recorded document to:
Broward County Environmental Protection
and Growth Management Department
Environmental Licensing
and Building Permitting Division
1 North University Drive, Suite 201
Plantation, Florida 33324

**SECOND PARTIAL RELEASE OF
FORM DEED OF CONSERVATION EASEMENT**

Broward County, the owner and holder of that certain "FORM DEED OF CONSERVATION EASEMENT" accepted by the Broward County Board of County Commissioners ("Board") on August 6, 1996, and recorded at Official Records Book 25331, Page 797, of the Public Records of Broward County, Florida ("Easement"), encumbering the following property ("Property"), less that real property previously partially released by that certain "PARTIAL RELEASE OF FORM DEED OF CONSERVATION EASEMENT" recorded at Official Records Book _____, Page _____, of the Public Records of Broward County, Florida:

SEE EXHIBIT "A," LEGAL DESCRIPTION AND SKETCH OF PROPERTY,
ATTACHED HERETO AND MADE A PART HEREOF

for and in consideration of certain benefits accruing to it, does hereby partially release said Easement and hereby agrees that from and after the date hereof, the Property shall be freed and forever released of the Easement and the rights, obligations, and privileges granted therein.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Board, signing by and through its County Administrator authorized to execute same by Board action on ____ day of _____, 2014, has executed this Second Partial Release of Form Deed of Conservation Easement.

WITNESSES:

BROWARD COUNTY, through its
COUNTY ADMINISTRATOR

Print Name:

By _____
BERTHA HENRY

Print Name:

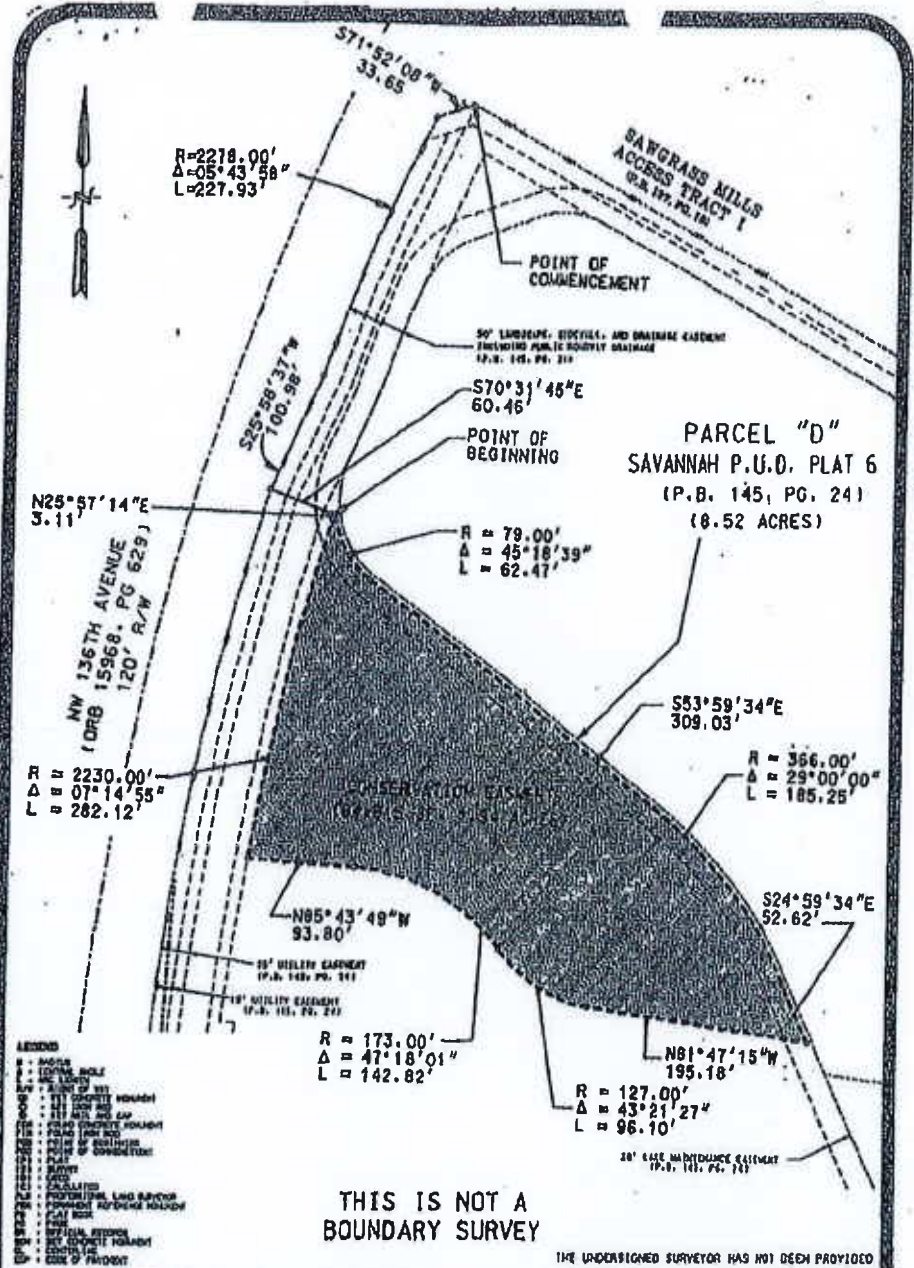
____ day of _____, 20__

Approved as to form by
Joni Armstrong Coffey
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By _____
Michael C. Owens (Date)
Senior Assistant County Attorney

By _____
Maite Azcoitia (Date)
Deputy County Attorney

MCO/tlr
CE 2nd Partial Release.doc
04/14/14
#14-049.11



THIS IS NOT A BOUNDARY SURVEY

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IF IT PROVES THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.


CLIENT:	SAWGRASS PROPERTY INVESTMENT
TITLE:	SKETCH & LEGAL OF CONSERVATION EASEMENT
SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE ABOVE REFERENCED SKETCH AND THE LEGAL DESCRIPTION ON WHICH IT IS BASED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SKETCH COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY CHAPTER 61-017-6 OF THE FLORIDA ADMINISTRATIVE CODE.	
DATE OF SKETCH:	12-01-85
DONALD P. PROUD, P.L.S. FLORIDA REG. NO. 4297	

Ralph B. Demayco & Associates, Inc. Consulting Engineers, Planners, Surveyors 6100 Boulevard of Champions North Lauderdale, Florida 33068 (305) 969-5100 FAX (305) 969-9680	JOB NO.	94032
	DRAWN BY:	H.E.J.
	FIELDBOOK	NA
	DATE:	12/01/85
	SCALE:	1"=100'
SHEET NO.		1 OF 2

LEGAL DESCRIPTION

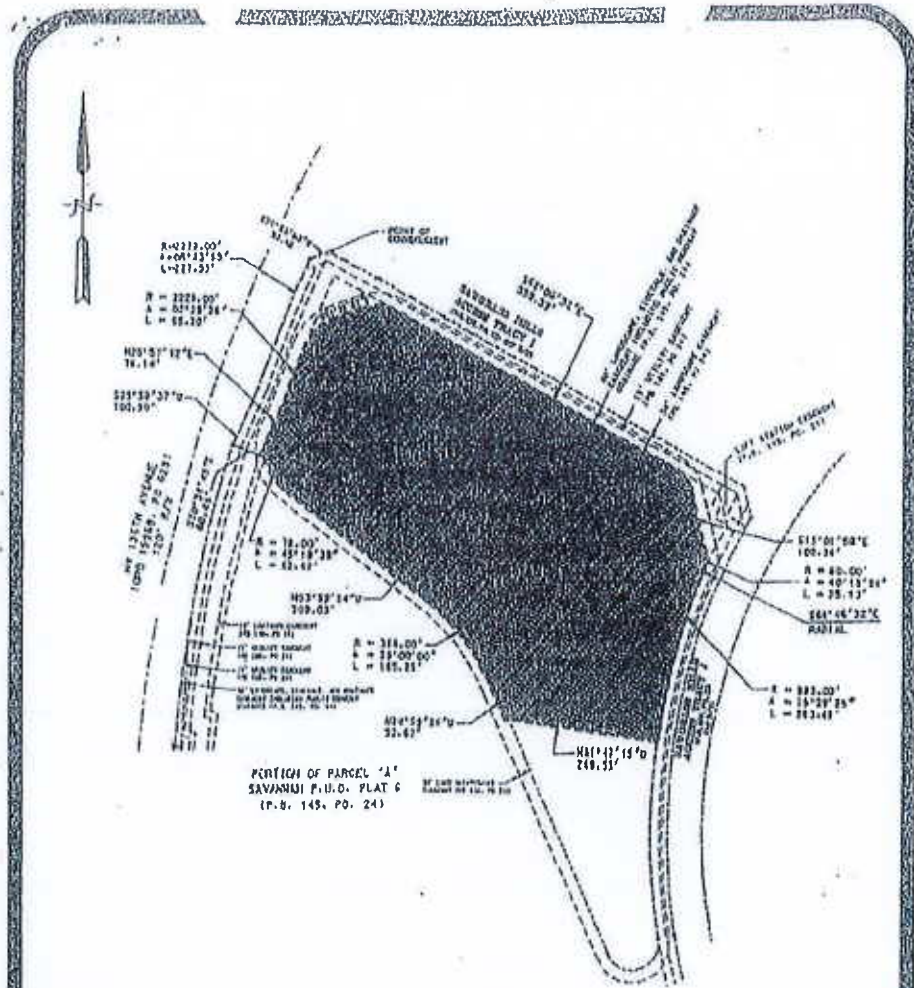
COMMENCE AT THE NORTHERNMOST CORNER OF SAID PARCEL "A" (SAID POINT BEING ON THE SOUTHERLY LINE OF ACCESS TRACT 1 AS SHOWN ON SAID PLAT OF SAVANNAH P.U.D. PLAT 6 AS RECORDED IN PLAT BOOK 145 AT PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA), THEN RUN $S71^{\circ}52'08''W$ A DISTANCE OF 33.65 FEET TO A POINT (SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF NW 136TH AVENUE AS SHOWN ON SAID SAVANNAH P.U.D. PLAT 6) ON A CURVE BEING CONCAVE TO THE SOUTHEAST, THEN RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 2278.00 FEET, THRU A CENTRAL ANGLE OF $05^{\circ}43'58''$ FOR AN ARC DISTANCE OF 227.93 FEET, THEN RUN $S25^{\circ}58'37''W$ ALONG SAID RIGHT OF WAY 100.98 FEET, THEN RUN $S70^{\circ}31'45''E$ A DISTANCE OF 60.46 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHEAST, THEN RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 79.00 FEET, THRU A CENTRAL ANGLE OF $45^{\circ}18'39''$, FOR AN ARC DISTANCE OF 62.47 FEET, THEN RUN $S53^{\circ}59'34''E$ A DISTANCE OF 309.03 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, THEN RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 366.00 FEET, THRU A CENTRAL ANGLE OF $29^{\circ}00'00''$, FOR AN ARC DISTANCE OF 185.25 FEET, THEN RUN $S24^{\circ}59'34''E$ A DISTANCE OF 52.62 FEET, THEN RUN $N81^{\circ}47'15''W$ A DISTANCE OF 195.18 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, THEN RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 127.00 FEET, THRU A CENTRAL ANGLE OF $43^{\circ}21'27''$, FOR AN ARC DISTANCE OF 96.10 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST, THEN RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 173.00 FEET, THRU A CENTRAL ANGLE OF $47^{\circ}18'01''$, FOR AN ARC DISTANCE OF 142.82 FEET THEN RUN $N85^{\circ}43'59''W$ A DISTANCE OF 93.80 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, THEN RUN NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 2230.00 FEET, THRU A CENTRAL ANGLE OF $07^{\circ}14'55''$, FOR AN ARC DISTANCE OF 282.12 FEET THEN RUN $N25^{\circ}57'14''E$ A DISTANCE OF 3.11 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT LYING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 1.94 ACRES, MORE OR LESS.

CLIENT:	SAWGRASS PROPERTY INVESTMENT	THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.
TITLE:	SKETCH & LEGAL OF CONSERVATION EASEMENT	
SURVEYORS CERTIFICATE I HEREBY CERTIFY THAT THE ABOVE REFERENCED SKETCH AND THE LEGAL DESCRIPTION ON WHICH IT IS BASED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SKETCH COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY CHAPTER 61-G17-4 OF THE FLORIDA ADMINISTRATIVE CODE.		DATE OF SKETCH: 12-4-28  DONALD P. PROUD, P.L.S. FLORIDA REG. NO. 1027

Ralph A. Demuzio & Associates, Inc.
 Consulting Engineers, Planners, Surveyors
 6100 Boulevard of Champions
 North Lauderdale, Florida 33068
 (305) 969-5100
 FAX (305) 969-9680

JOB NO.	91032
DRAWN BY:	H.E.J.
FIELDBOOK	NA
DATE:	12/01/95
SCALE:	NA
SHEET NO.	2 OF 2



- LEGEND
- 1 - BOUNDARY
 - 2 - CORNER ANGLE
 - 3 - NEW CORNER
 - 4 - POINT OF BEGINNING
 - 5 - 1/4 SECTION CORNER
 - 6 - 1/4 SECTION CORNER
 - 7 - 1/4 SECTION CORNER
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 - 99 - 1/4 SECTION CORNER
 - 100 - 1/4 SECTION CORNER

THIS IS NOT A
BOUNDARY SURVEY

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

CLIENT: SAWGRASS PROPERTY INVESTMENT
TITLE: SKETCH & LEGAL OF CONSERVATION EASEMENT #3

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE ABOVE REFERENCED SKETCH AND THE LEGAL DESCRIPTION ON WHICH IT IS BASED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SKETCH COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY CHAPTER 61-017-6 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF SKETCH: 12-22-73
[Signature]
DONALD P. PRUSS, P.L.S.
FLORIDA REG. NO. 1037

Ralph B. Demuzgin & Associates, Inc.
Consulting Engineers, Planners, Surveyors
6100 Boulevard of Champions
North Lauderdale, Florida 33068
(305) 969-5100
FAX (305) 969-9680

JOB NO. 91032
DRAWN BY: H.E.J.
FIELDBOOK: NA
DATE: 12/20/85
SCALE: 1"=200'
SHEET NO. 1 OF 2

LEGAL DESCRIPTION

COMMENCE AT THE NORTHERNMOST CORNER OF SAID PARCEL "A" (SAID POINT BEING ON THE SOUTHERLY LINE OF ACCESS TRACT I AS SHOWN ON SAID PLAT OF SAVANNAH P.U.D. PLAT 6 AS RECORDED IN PLAT BOOK 145 AT PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA), THEN RUN S71°52'08"W A DISTANCE OF 33.65 FEET TO A POINT (SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF NW 136TH AVENUE AS SHOWN ON SAID SAVANNAH P.U.D. PLAT 6) ON A CURVE BEING CONCAVE TO THE SOUTHEAST, THEN RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 2278.00 FEET, THRU A CENTRAL ANGLE OF 05°43'58" FOR AN ARC DISTANCE OF 227.93 FEET, THEN RUN S25°58'37"W ALONG SAID RIGHT OF WAY A DISTANCE OF 100.98 FEET, THEN RUN S70°31'45"E A DISTANCE OF 60.46 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON A NONTANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIAL BEARING OF N81°19'05"E, THEN RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 79.00 FEET, THRU A CENTRAL ANGLE OF 16°19'29", FOR AN ARC DISTANCE OF 22.51 FEET, THEN RUN N25°57'12"E A DISTANCE OF 76.14 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIAL BEARING OF S69°39'36"E THEN RUN NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 2228.00 FEET, THRU A CENTRAL ANGLE OF 02°28'26", FOR AN ARC DISTANCE OF 96.20 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, THEN RUN NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, THRU A CENTRAL ANGLE OF 48°51'07", FOR AN ARC DISTANCE OF 63.95 FEET, THEN RUN N71°39'57"E A DISTANCE OF 55.84 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, THEN RUN EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, THRU A CENTRAL ANGLE OF 46°13'11", FOR AN ARC DISTANCE OF 60.50 FEET, THEN RUN S62°06'52"E A DISTANCE OF 559.59 FEET, TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, THEN RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, THRU A CENTRAL ANGLE OF 47°04'56", FOR AN ARC DISTANCE OF 41.09 FEET, THEN RUN S15°01'56"E A DISTANCE OF 102.34 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, THEN RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, THRU A CENTRAL ANGLE OF 40°15'24", FOR AN ARC DISTANCE OF 35.13 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIAL BEARING OF S84°46'32"E, THEN RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 985.00 FEET, THRU A CENTRAL ANGLE OF 16°29'25", FOR AN ARC DISTANCE OF 283.49 FEET, THEN RUN N81°47'15"W A DISTANCE OF 268.53 FEET, THEN RUN N24°59'34"W A DISTANCE OF 52.62 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, THEN RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 366.00 FEET, THRU A CENTRAL ANGLE OF 29°00'00", FOR AN ARC DISTANCE OF 185.25 FEET THEN RUN N53°59'34"W A DISTANCE OF 309.03 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, THEN RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 79.00 FEET, THRU A CENTRAL ANGLE OF 45°18'39", FOR AN ARC DISTANCE OF 62.47 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT LYING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 7.19 ACRES, MORE OR LESS.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

OWNER: SAWGRASS PROPERTY INVESTMENT
TITLE: SKETCH & LEGAL OF CONSERVATION EASEMENT #3

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE MENTIONED SKETCH AND THE LEGAL DESCRIPTION ON WHICH IT IS BASED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SKETCH COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY CHAPTER 61-007-6 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF SKETCH 12-22-95



DONALD P. FIELD, P.L.S.
FLORIDA REG. NO. 4037

Ralph D. Demaggio & Associates, Inc.
Consulting Engineers, Planners, Surveyors
6100 Boulevard of Champions
North Lauderdale, Florida 33068
(305) 969-5100

JOB NO. 94032
DRAWN BY: H.C.J.
FIELDBOOK: NA
DATE: 12/20/95
SCALE: NA
SHEET NO. 2 OF 2

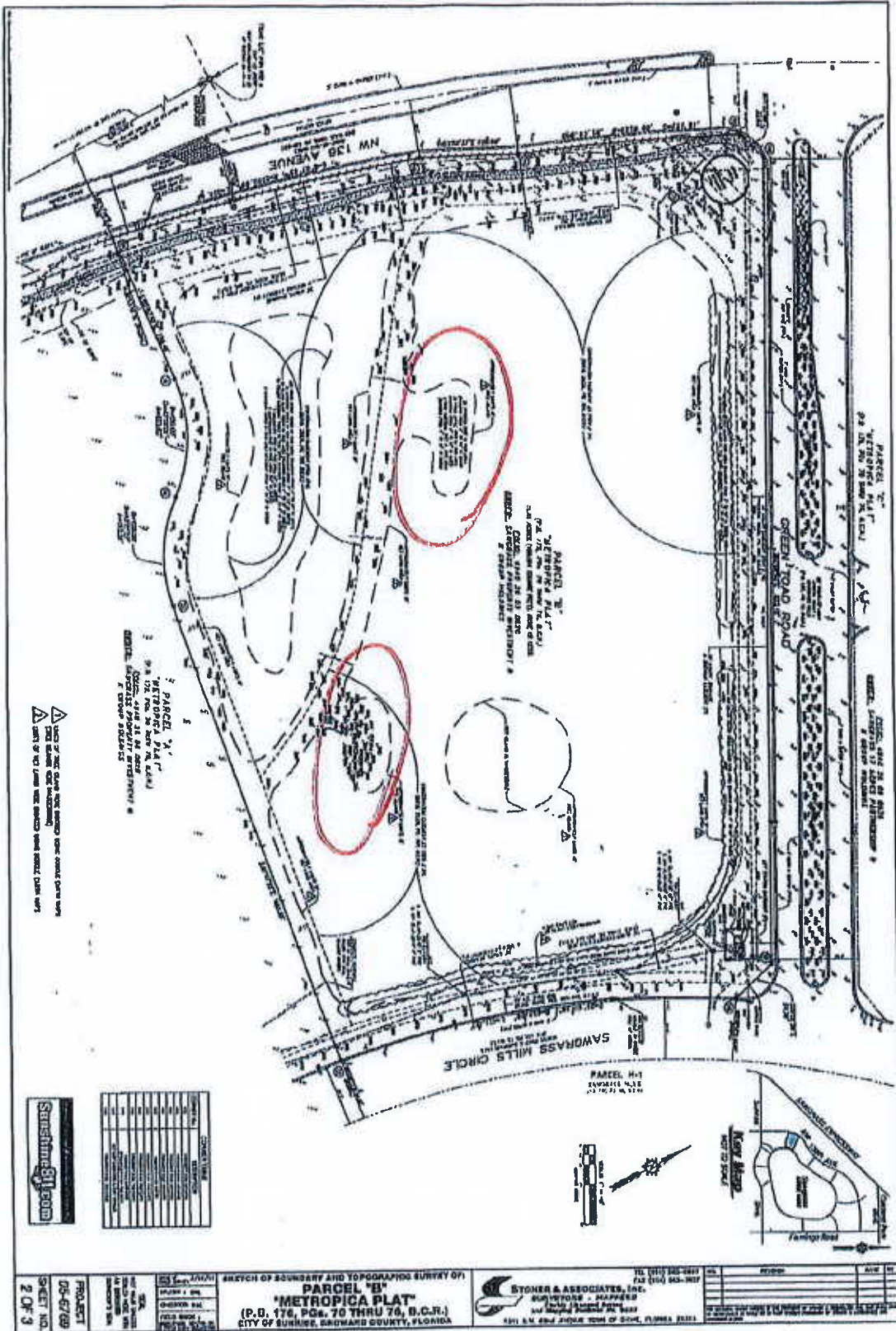
RECORDED IN THE OFFICIAL RECORDS BOOK 145 AT PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. FAX (305) 969-9680

SPECIFICALLY EXCEPTED FROM THIS SECOND PARTIAL RELEASE IS THE FOLLOWING SURVEY AND LEGAL DESCRIPTION OF THE CYPRESS TREE PRESERVATION AREA

[INSERT SURVEY AND LEGAL DESCRIPTION]

ATTACHMENT "C"

Sketch and Aerial of Cypress Tree Preservation Areas



△ POINT OF BEGINNING OF THE SURVEY
 △ POINT OF BEGINNING OF THE ADJACENT SURVEY
 △ POINT OF BEGINNING OF THE ADJACENT SURVEY

NO.	DESCRIPTION	DATE
1	PREPARED BY SURVEYOR	11/15/88
2	CHECKED BY SURVEYOR	11/15/88
3	APPROVED BY SURVEYOR	11/15/88
4	APPROVED BY CLIENT	11/15/88
5	APPROVED BY CITY ENGINEER	11/15/88
6	APPROVED BY COUNTY ENGINEER	11/15/88
7	APPROVED BY STATE ENGINEER	11/15/88

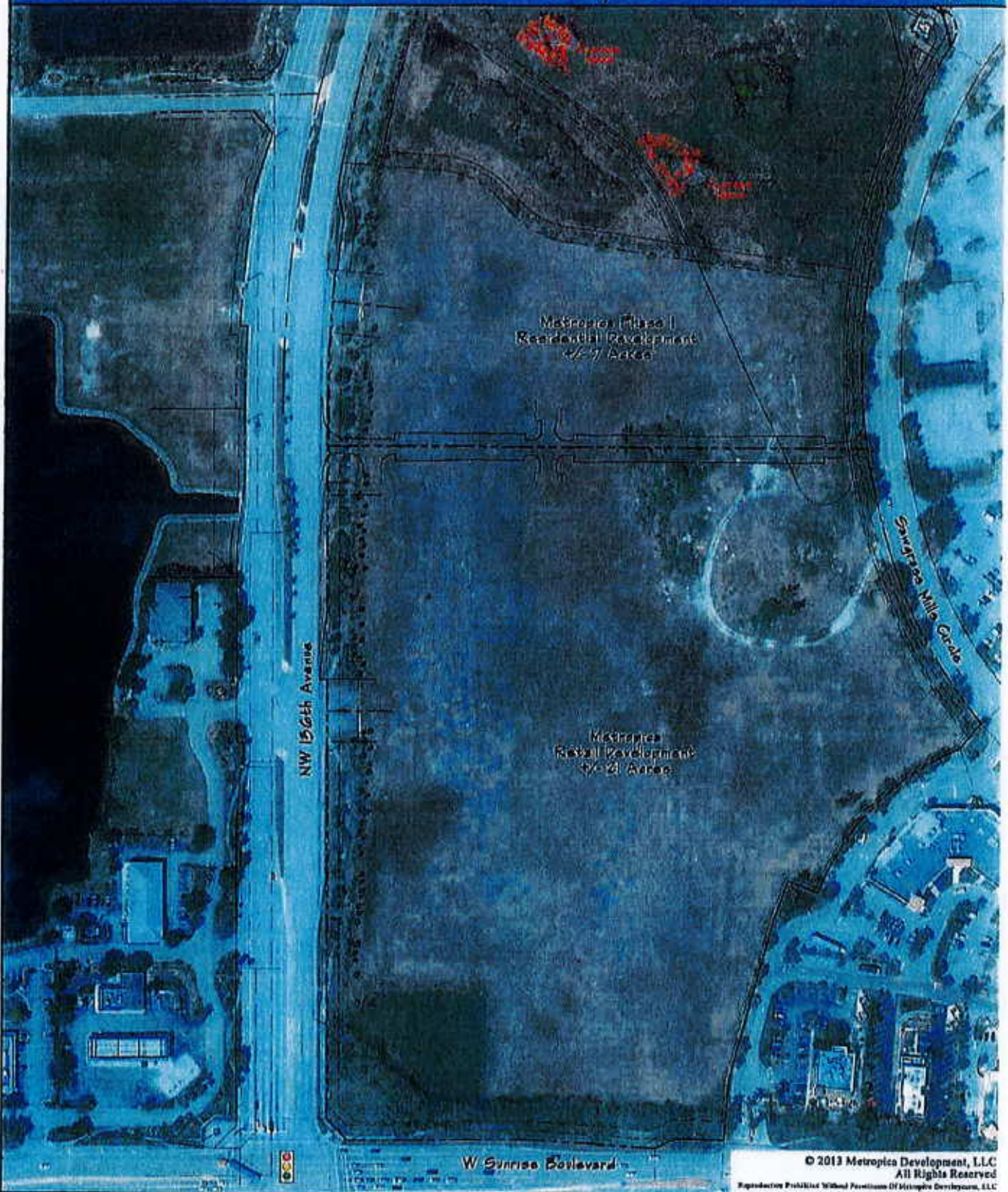
Stoner & Associates, Inc.
 1100 N.W. 11th Street, Suite 100
 Fort Lauderdale, Florida 33304
 Phone: (305) 555-1100

PROJECT: DS-67/89
 SHEET NO.: 2 OF 3

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:
PARCEL "B"
"METROPICA PLAT"
 (P.D. 176, PGS. 70 THRU 76, B.C.R.)
 CITY OF SUWANNEE, BROWARD COUNTY, FLORIDA

STONER & ASSOCIATES, INC.
 SURVEYORS - MAPPERS
 1100 N.W. 11th Street, Suite 100
 Fort Lauderdale, Florida 33304
 Phone: (305) 555-1100

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/15/88
2	ISSUED FOR RECORD	11/15/88



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METROPICA
SUNRISE, FL

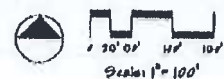


Exhibit M

Affordable Housing Restriction

CERTIFICATION

I certify this to be a true and correct copy of the original document on file at Sunrise City Hall.

Witness my hand and official seal of the City of Sunrise, Florida this 10th day of September, 2009.

Return to: (enclose self-addressed stamped envelope)

Name: Susan P. Motley, Esq.

Address:
P.O. Box 1900
Fort Lauderdale, Florida 33302

This Instrument Prepared by:
Ruden, McClosky, Smith,
Schuster & Russell, P.A.
200 East Broward Boulevard
15th Floor
Fort Lauderdale, Florida 33301

Patricia M. Brown, Sunrise City Clerk

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Covenant") made this 9th of September, 2009 by The City of Sunrise, a Florida municipal corporation whose address is 10770 West Oakland Park Boulevard, Sunrise, Florida 33351 ("City"), Sawgrass 17 Acres Partnership, a Florida general partnership whose address is c/o K-Group Holdings, 19495 Biscayne Boulevard, Suite 702, Aventura, Florida 33180 and Sawgrass Property Investments, a Florida general partnership whose address is c/o K-Group Holdings, 19495 Biscayne Boulevard, Suite 702, Aventura, Florida 33180 ("Owners") shall be for the benefit of BROWARD COUNTY, a political subdivision of the State of Florida, with a post office address at 115 South Andrews Avenue Fort Lauderdale FL 33301, ("County").

WITNESSETH:

WHEREAS, the City and Owners are the fee simple owners of approximately 92.2 acres of land generally located north of Sunrise Boulevard, east of the Sawgrass Expressway, west of Flamingo Road and south of Red Snapper Road in the City of Sunrise, and which is more particularly described in Exhibit "A" ("Property"); and

WHEREAS, the City and Owners made an application to the City of Sunrise, Florida and Broward County for the approval of a land use plan amendment ("Amendment") to change the land use designation of the Property from Commercial, Industrial, Low Density Residential, and Recreation and Open Space to Transit Oriented Development ("TOD"); and

WHEREAS, the Amendment was approved by the City and the County; and

WHEREAS, the City and Owners have offered to enter into this Covenant to assure that certain binding commitments made for the Property are fulfilled; and

WHEREAS, the City and Owners agree to grant this Covenant to the County, and the County agrees to accept this Covenant; and

WHEREAS, the Property is part of the Amerifirst Metropica Development of Regional Impact ("Metropica DRI") and the Metropica DRI Development Order contains these same commitments.

NOW, THEREFORE, in consideration of the promises and covenants herein contained, the City and Owners hereby declare that the Property specifically referenced herein shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with such Property and any part thereof and which shall be binding upon all parties having any right, title or interest in such Property or any part thereof, and their heirs, successors and assigns.

1. Recitations. The recitations set forth above are true and correct and are incorporated into this Covenant by this reference.

2. Affordable Housing. The Owners of those portions of the Property upon which residential dwelling units are to be constructed, shall pay to the City, for use in its affordable housing programs, the amount of at least \$500 per dwelling unit, indexed annually to the Consumer Price Index (CPI) for all urban consumers (U.S. City average), no later than the time of issuance of a building permit for the dwelling unit. Based on the 2,800 permitted dwelling units, the total amount required to be paid to the City would be \$1,400,000 if all units permitted by the Development Order are constructed. The City is considering the imposition of affordable housing linkage fees to fund these programs. In the event that the City Commission adopts an affordable housing linkage fee ordinance, the affordable housing linkage fees shall apply to all development permitted by the Metropica DRI Development Order in accordance with the terms of that ordinance. For the market-rate residential dwelling units, any \$500 per-dwelling-unit contribution previously paid shall serve as a credit against any required linkage fee contribution. The applicant shall be responsible for any difference that may result between the \$500 per-unit fee paid at permit issuance and any required linkage fee adopted subsequent to the issuance of the permit. Prior to master development plan approval for the property, the City may require the owners of those portions of the Property designated for residential dwelling units, to incorporate some on-site or off-site affordable housing, or some combination thereof, in conjunction with the project. If the City elects to require the construction of affordable housing units, whether on-site or off-site, then the City shall require completion of these affordable housing units in the following manner: prior to the issuance of a building permit for more than 1,800 market rate residential dwelling units, construction of 270 affordable housing units shall be completed; if the City requires construction of any additional affordable housing units then these units shall be completed prior to the issuance of a building permit for more than 2,300 market rate residential dwelling units. In no event shall the City require the Owners to build any more affordable housing units, whether on-site, off-site or a combination thereof, than a total of 15% of the total number of residential dwelling units shown on the master development plan. If the City requires affordable housing units, on-site or off-site, or any combination thereof, in a number equal to 15% of the total number of residential dwelling units shown on the master development plan, then the City shall not collect the \$500 fee on any market rate units and such fees, if any, previously paid shall be refunded. If a lesser number of affordable

RM:03897612

housing units are provided on-site or off-site, the Owners shall not be required to provide the \$500 payment for those affordable units. The parties agree City has no responsibility to develop, furnish or provide affordable housing or any fees connected therewith.

3. Landscape: The City and Owners agree to design Metropica consistent with the principles of "NatureScape Broward" and will seek certification with the National Wildlife Federation Certification Program or the University of Florida's Florida Yards and Neighborhoods Program or another similar program approved by NatureScape Broward.

4. Amendments. This Covenant shall not be modified, amended or released as to any portion of the Property except by written instrument, executed by the then owner or owners of the portion of the Property affected by such modification, amendment, or release and approved in writing by the County. Once approved by the County, the appropriate governmental authority of the County shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Covenant shall be recorded in the Public Records of Broward County, Florida.

5. Recordation and Effective Date. This instrument shall be recorded in the Public Records of Broward County, Florida. Once recorded, this Covenant shall run with the Property for the sole benefit of Broward County and shall bind all successors and assigns to the title of the Property.

6. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part thereof invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect.

7. Captions, Headings and Titles. Articles and paragraph captions, headings and titles inserted throughout this Covenant are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Covenant.

8. Context. Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

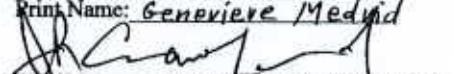
(THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties have executed this Covenant on the respective dates under each signature: the CITY by its Mayor, who is authorized to execute same by action of the City Commission under Sunrise Resolution No. 09-132, Sawgrass 17 Acres Partnership and Sawgrass Property Investments, each through its duly authorized general partner and its respective authorized signatories.

CITY OF SUNRISE, a Florida municipal corporation

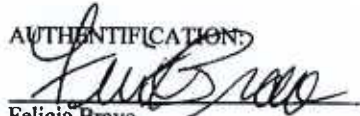
Witnesses:


Print Name: Genevieve Medvid


Print Name: JENNIFER R. CRAWFORD

By: 
Mayor Roger B. Wishner

AUTHENTICATION:


Felicia Bravo
City Clerk

Witnesses (if partnership)

SAWGRASS PROPERTY INVESTMENTS, a Florida general partnership

By: JOBESS, INC., a Florida corporation, its authorized general partner

Alexander Hanis
Print Name: ALEXANDER HANIS
Francis X. Kett
Print Name: FRANCIS X. KETT

By: [Signature]
Print Name: Joseph Kavana
Title: President, JOBESS, INC.
Date: 6/18/09

ATTEST (if corporation)
[Signature]
Corporate Secretary Signature
JOSEPH KAVANA
Print Name of Corporate Secretary

(CORPORATE SEAL)

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF FLORIDA)
COUNTY OF Stade) SS:

THE FOREGOING INSTRUMENT was acknowledged before me this 16th day of June, 2009, by JOSEPH KAVANA, as President of JOBESS, INC., a Florida corporation, the authorized general partner of SAWGRASS PROPERTY INVESTMENTS, a Florida general partnership, on behalf of said company, who is personally known to me or has produced _____ as identification.

Jeanette Sanchez
Notary Public
Jeanette Sanchez
Print Name

My commission expires:



MORTGAGEE
JOINDER AND CONSENT
MERCANTILE BANK

Witnesses:

Leda Lorenzo
Print Name: Leda Lorenzo

Michael J. Leonard
By: MICHAEL J. LEONARD

Mark David
Print Name: Mark David

Title: SR. V.P.

25th day of JUNE, 2009.

STATE OF FLORIDA)
) SS:
COUNTY OF Miami-Dade)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Michael J. Leonard, who is personally known to me or who have produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of June, 2009.

Leda Lorenzo
Notary Public

Leda Lorenzo
Typed, printed or stamped name of Notary Public
My Commission Expires: 7/26/09



EXHIBIT A

LEGAL DESCRIPTION

(11 pages total)

RM:6389761:2

Exhibit "A"

Sawgrass Property
Investments
(1 page) (BA)

A portion of Parcel "A" and "D" and all of Parcel "E", SAVANNAH P.U.D. PLAT 6, as recorded in Plat Book 145, Page 24, of the Public Records of Broward County, Florida. Said lands lying in Section 26, Township 49 South, Range 40 East, City of Sunrise, Broward County, Florida, more particularly described as follows:

Commencing at the Southwest corner of said Section 26; thence North 00° 11' 40" West, along the West line of said Section 26, a distance of 107.00 feet; thence South 89° 48' 20" East, 60.00 feet to the Point of Beginning; thence Northwesterly along the East right-of-way line of Northwest 136th Avenue the following ten (10) courses and distances: North 00° 11' 40" West, 287.00 feet; thence North 06° 38' 54" East, 100.72 feet; thence North 00° 11' 40" West, 316.00 feet; thence South 89° 48' 20" West, 12.00 feet; thence North 00° 11' 40" West, 232.43 feet; thence North 06° 26' 24" East, 103.87 feet; thence North 00° 11' 40" West, 91.28 feet to the beginning of a tangent curve concave to the Southeast; thence Northeasterly along the arc of said curve having a radius of 2278.00 feet, a central angle of 05° 43' 20", an arc distance of 227.51 feet; thence North 85° 43' 49" West, 12.00 feet to a point on the arc of a radial curve; thence Northeasterly along the arc of said curve having a radius of 2290.00 feet, a central angle of 04° 15' 26", an arc distance of 170.15 feet; thence South 85° 43' 49" East, 156.46 feet to the beginning of a tangent curve concave to the Southwest; thence Southeasterly along said curve having a radius of 150.00 feet, a central angle of 47° 18' 01", an arc distance of 123.83 feet to a point of reverse curvature with a curve concave to the Northeast; thence Southeasterly along said curve having a radius of 150.00 feet, a central angle of 43° 21' 27", an arc distance of 113.51 feet to the point of tangency; thence South 81° 47' 15" East, 493.96 feet to a point on the arc of a non-tangent curve concave to the Northeast (a radial line through said point bears South 82° 38' 15" East to the radius point of the next described curve) and the East line of said Parcel "A"; thence Southeasterly along said curve having a radius of 955.00 feet, a central angle of 26° 25' 04", an arc distance of 440.33 feet to a point of compound curvature with a curve concave to the Northeast; thence Southeasterly along the arc of said curve having a radius of 805.00 feet, a central angle of 21° 30' 40", an arc distance of 302.23 feet; thence South 40° 05' 06" West, 52.94 feet to a point on the arc of a non-tangent curve concave to the Southeast (a radial line through said point bears North 20° 40' 42" West from the radius point of the next described curve); thence Southwesterly along the arc of said curve having a radius of 399.19 feet, a central angle of 48° 26' 28", an arc distance of 377.50 feet; thence North 69° 07' 10" West, 51.70 feet; thence South 20° 25' 46" West, 65.52 feet; thence South 15° 20' 42" West, 268.86 feet; thence South 03° 55' 49" West, 112.00 feet to the South line of Parcel "A" and the North right-of-way line of Sunrise Boulevard (60.00 foot right-of-way at this point) and a point on the arc of a non-tangent curve concave to the Southwest (a radial line through said point bears South 02° 42' 43" West, to the radius point of the next described curve); thence Westerly along the South line of Parcel "A" and the North right-of-way line of said Sunrise Boulevard, the following four (4) courses and distances: Westerly along the arc of said curve having a radius of 2351.83 feet, a central angle of 02° 54' 25", an arc distance of 119.32 feet; thence North 86° 45' 40" West, 200.36 feet; thence South 89° 48' 19" West, 300.00 feet; thence North 45° 11' 41" West, 49.50 feet to the Point of Beginning.

Said lands lying in the City of Sunrise, Broward County, Florida.

Exhibit "A"
(1 of 11)

Sawgrass 17 ACRES
Partnership
(6 pages) (M)

EXHIBIT "A"

PARCEL 1 (FEE) :

Parcels "B" and "C" of "SAVANNAH P.U.D. PLAT 6", according to the Plat thereof, as recorded in Plat Book 145, Page 24, of the Public Records of Broward County, Florida.

LESS AND EXCEPT:

A PARCEL OF LAND BEING A PORTION OF PARCEL "B" AND ALL OF PARCEL "C", "SAVANNAH P.U.D. PLAT 6", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 145, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERNMOST, SOUTHERLY CORNER OF SAID PARCEL "B" SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N. 48 DEGREES 34'05" W.;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 8 DEGREES 45'37" AND A RADIUS OF 955.00 FEET FOR AN ARC DISTANCE OF 146.01 FEET TO A COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05 DEGREES 20'54" AND A RADIUS OF 1865.00 FEET FOR AN ARC DISTANCE OF 174.09 FEET, THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAWGRASS MILLS CIRCLE, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE N. 35 DEGREES 43'19" W., A DISTANCE OF 26.58 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 04 DEGREES 40'53" AND A RADIUS OF 391.00 FEET, FOR AN ARC DISTANCE OF 31.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE, THROUGH SAID POINT, HAVING A BEARING OF S.00 DEGREES 19'17" E.;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT HAVING A CENTRAL ANGLE OF 35 DEGREES 49'44" AND A RADIUS OF 50.00 FEET, FOR AN ARC DISTANCE OF 31.27 FEET TO A POINT OF TANGENCY;

[CONTINUED]

FTL-281968R1

Exhibit "A"
(2 of 11)

THENCE N. 54 DEGREES 29'37" W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 42.87 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04 DEGREES 09'14" AND A RADIUS OF 200.00 FEET, FOR AN ARC DISTANCE OF 14.50 FEET TO A POINT OF TANGENCY;

THENCE N. 50 DEGREES 20'24" W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 261.56 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 04 DEGREES 09'09" AND A RADIUS OF 202.00 FEET, FOR AN ARC DISTANCE OF 14.64 FEET TO A POINT OF TANGENCY;

THENCE N. 54 DEGREES 29'37" W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 77.45 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 65 DEGREES 40'03" AND A RADIUS OF 50.00 FEET, FOR AN ARC DISTANCE OF 57.31 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S. 45 DEGREES 20'54" W., A DISTANCE OF 24.33 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S. 48 DEGREES 38'14"W;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21 DEGREES 50'32" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 114.37 FEET TO A POINT OF TANGENCY;

THENCE N. 19 DEGREES 31'14" W. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 48.83 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 9 DEGREES 51'17" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 51.60 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27 DEGREES 59'31" AND A RADIUS OF 395.00 FEET FOR AN ARC DISTANCE OF 192.98 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

[CONTINUED]

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Exhibit "A"
(3 of 11)

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 5 DEGREES 26'56" AND A RADIUS OF 411.00 FEET FOR AN ARC DISTANCE OF 39.09 FEET TO A POINT OF TANGENCY;

THENCE N. 43 DEGREES 06'24" W. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 12.41 FEET, TO A POINT ON THE ARC OF NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N. 43 DEGREES 06'24" W., SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF N.W. 136TH AVENUE;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 1 DEGREE 30'39" AND A RADIUS OF 2278.00 FEET FOR AN ARC DISTANCE OF 60.06 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N. 42 DEGREES 51'12" W., A DISTANCE OF 12.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N. 41 DEGREES 36'00" W.;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 4 DEGREES 43'24" AND A RADIUS OF 2290.00 FEET FOR AN ARC DISTANCE OF 188.78 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N. 61 DEGREES 12'09" E., A DISTANCE OF 100.97 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N. 34 DEGREES 21'50" W.;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 5 DEGREES 19'57" AND A RADIUS OF 2278.00 FEET FOR AN ARC DISTANCE OF 212.01 FEET, THE PREVIOUS 5 COURSES BEING COINCIDENT WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF N.W. 136TH AVENUE AND THE NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL B.

THENCE S.73 DEGREES 02'28" E., A DISTANCE OF 55.63 FEET;

THENCE S.26 DEGREES 45'43"E, A DISTANCE OF 200.00 FEET;

THENCE S. 28 DEGREES 28'49" E., A DISTANCE OF 100.38 FEET;

THENCE S.28 DEGREES 40'15" E., A DISTANCE OF 59.73 FEET;

[CONTINUED]

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Exhibit "A"
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THENCE S. 26 DEGREES 45'43" E., A DISTANCE OF 585.37 FEET;

THENCE S. 16. DEGREES 58'44" W., A DISTANCE OF 48.40 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N. 29 DEGREES 09'52" W., THE PREVIOUS 6 COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RED SNAPPER ROAD AND THE NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL B.

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00 DEGREES 07'12" AND A RADIUS OF 3195.00 FEET FOR AN ARC DISTANCE OF 6.68 FEET TO A POINT OF TANGENCY;

THENCE S. 60 DEGREES 50'23" W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 167.72 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05 DEGREES 17'57" AND A RADIUS OF 1865.00 FEET FOR AN ARC DISTANCE OF 172.49 FEET TO THE POINT OF BEGINNING, THE PREVIOUS 3 COURSES BEING COINCIDENT WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAWGRASS MILLS CIRCLE AND THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL B;

SAID LANDS SITUATE, LYING AND BEING WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA.

PARCEL 2 (FEE):

Parcel "A" of LAKEFRONT PLAT REPLAT, according to the Plat thereof, as recorded in Plat Book 175, Page 199, of the Public Records of Broward County, Florida.

PARCEL 3 (ACCESS EASEMENT) :

Access Easement Agreement by and between City of Sunrise, a Florida municipal corporation and Sawgrass 17 Acres Partnership, A Florida general partnership, recorded July 22, 2008 in Official Records Book 5547, page 599, of the Public Records of Broward County, Florida, more particularly described as follows:

A Parcel of land being a portion of Parcels "B" and "C", SAVANNAH P.U.D. PLAT 6, according to the Plat thereof, recorded in Plat Book 145, Page 24, of the Public Records of Broward County, Florida. Said Parcel being more particularly described as follows:

[CONTINUED]

Commence at the Easternmost, Southerly corner of said Parcel "B" said point being on the arc of a curve concave to the Southeast, a radial line of said curve through said point having a bearing of N. 48° 34'05" W.; thence Northeasterly along the arc of said curve to the right, having a central angle of 8° 45' 37" and a radius of 955.00 feet for an arc distance of 146.01 feet to a compound curvature of a tangent curve concave to the Southeast; thence Northeasterly along the arc of said curve to the right, having a central angle of 05° 20' 54" and a radius of 1865.00 feet for an arc distance of 174.09 feet, the previous two courses being coincident with the Northwesternly right of way line of Sawgrass Mills Circle; thence N. 35° 43' 19" W., a distance of 26.58 feet to a point on the arc of a tangent curve concave to the South; thence Northwesternly along the arc of said curve, to the left, having a central angle of 04° 40' 53" and a radius of 391.00 feet, for an arc distance of 31.95 feet to a point on the arc of a non-tangent curve concave to the Northeast, a radial line of said curve, through said point, having a bearing of S.00°19'17" E., said point also being the Point of Beginning; thence Westerly along the arc of said curve, to the right having a central angle of 35°49'44", and a radius of 50.00 feet, for an arc distance of 31.27 feet to a point of tangency; thence N.54°29'37" W., along a line tangent to the last described curve, a distance of 42.87 feet to a point on the arc of a tangent curve concave to the Northeast; thence Northwesternly along the arc of said curve, to the right, having a central angle of 04°09'14", and a radius of 200.00 feet, for an arc distance of 14.50 feet to a point of tangency; thence N.50°20'24" W., along a line tangent to the last described curve, a distance of 261.56 feet to a point on the arc of a tangent curve concave to the Southwest; thence Northwesternly along the arc of said curve, to the left, having a central angle of 04°09'09", and a radius of 202.00 feet, for an arc distance of 14.64 feet to a point of tangency; thence N.54°29'37"W., along a line tangent to the last described curve, a distance of 77.45 feet to a point on the arc of a tangent curve concave to the Northeast; thence Northerly along the arc of said curve, to the right, having a central angle of 65°40'03", and a radius of 50.00 feet, for an arc distance of 37.31 feet to a point on a non-tangent line; thence S.45°20'54"W. a distance of 24.33 feet to a point on the arc of a non-tangent curve concave to the Northwest, a radial line of said curve through said point having a bearing of S.48°38'14"W.; thence Northwesternly along the arc of said curve to the right, having a central angle of 21°50'32" and a radius of 300.00 feet for an arc distance of 114.37 feet to a point of tangency; thence N.19°31'14"W. along a line tangent to the last described curve a distance of 48.83 feet to a point of curvature of a tangent curve concave to the Northeast; thence Northwesternly along the arc of said curve to the right, having a central angle of 9°51'17" and a radius of 300.00 feet for an arc distance of 51.60 feet to a point of reverse curvature of a tangent curve concave to the Southwest; thence Northwesternly along the arc of said curve to the left, having a central angle of 27°59'31" and a radius of 395.00 feet for an arc distance of 192.98 feet to a point of compound curvature of a tangent curve concave to the Southwest; thence Northwesternly along the arc of said curve to the left, having a central angle of 5°26'56" and a radius of 411.00 feet for an arc distance of 39.09 feet to a point of tangency; thence N. 43°06'24"W. along a line tangent to the last described curve a distance of 12.41 feet, to a point on the arc of non-tangent curve concave to the Southeast, a radial line of said curve through said point having a bearing of N.43°06'24"W., said point also being on the Southeastery right-of-way line of N. W. 136th Avenue; thence Northeasterly along the arc of said curve to the right, having a central angle of 1°30'39" and a radius of 2278.00 feet for an arc distance of 60.06 feet to a point on a non-tangent line; thence S.12°51'14"E., a distance of 18.00 feet; thence S.42°51'12"E., a distance of 0.40 feet

[CONTINUED]

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Exhibit "A"
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to a point of curvature of a tangent curve concave to the Southwest; thence Southeasterly along the arc of said curve to the right, having a central angle of $39^{\circ}33'53''$ and a radius of 391.00 feet for an arc distance of 270.00 feet to a point of reverse curvature of a tangent curve concave to the Northeast; thence Southeasterly along the arc of said curve, to the left, having a central angle of $48^{\circ}31'04''$, and a radius of 309.00 feet, for an arc distance of 261.66 feet to a point of tangency; thence $S.51^{\circ}48'24''E.$, along a line tangent to the last described curve, a distance of 331.60 feet to a point on the arc of a tangent curve concave to the Southwest; thence Southeasterly along the arc of said curve, to the right, having a central angle of $11^{\circ}24'12''$, and a radius of 391.00 feet, for an arc distance of 77.82 feet to the Point of Beginning.

Said lands situate, lying and being within the City of Sunrise, Broward County, Florida.

[END-LEGAL DESCRIPTION]

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The City of Sunrise
(4 pages)

EXHIBIT "A"

Legal Description

A PARCEL OF LAND BEING A PORTION OF PARCEL "B" AND ALL OF PARCEL "C", "SAVANNAH P.U.D. PLAT 6", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 145, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERNMOST, SOUTHERLY CORNER OF SAID PARCEL "B" SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N. 48 DEGREES 34'05" W.;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 8 DEGREES 45'37" AND A RADIUS OF 955.00 FEET FOR AN ARC DISTANCE OF 146.01 FEET TO A COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05 DEGREES 20'54" AND A RADIUS OF 1865.00 FEET FOR AN ARC DISTANCE OF 174.09 FEET, THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAWGRASS MILLS CIRCLE, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE N. 35 DEGREES 43'19" W., A DISTANCE OF 26.58 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 04 DEGREES 40'53" AND A RADIUS OF 391.00 FEET, FOR AN ARC DISTANCE OF 31.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE, THROUGH SAID POINT, HAVING A BEARING OF S. 00 DEGREES 19'17" E.;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT HAVING A CENTRAL ANGLE OF 35 DEGREES 49'44" AND A RADIUS OF 50.00 FEET, FOR AN ARC DISTANCE OF 31.27 FEET TO A POINT OF TANGENCY;

THENCE N. 54 DEGREES 29'37" W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 42.87 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

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THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04 DEGREES 09'14" AND A RADIUS OF 200.00 FEET, FOR AN ARC DISTANCE OF 14.50 FEET TO A POINT OF TANGENCY;

THENCE N. 50 DEGREES 20'24" W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 261.56 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 04 DEGREES 09'09" AND A RADIUS OF 202.00 FEET, FOR AN ARC DISTANCE OF 14.64 FEET TO A POINT OF TANGENCY;

THENCE N. 54 DEGREES 29'37" W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 77.45 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 65 DEGREES 40'03" AND A RADIUS OF 50.00 FEET, FOR AN ARC DISTANCE OF 57.31 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S. 45 DEGREES 20'54" W., A DISTANCE OF 24.33 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S. 48 DEGREES 38'14"W.;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21 DEGREES 50'32" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 114.37 FEET TO A POINT OF TANGENCY;

THENCE N. 19 DEGREES 31'14" W. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 48.83 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 9 DEGREES 51'17" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 51.60 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27 DEGREES 59'31" AND A RADIUS OF 395.00 FEET FOR AN ARC DISTANCE OF 192.98 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

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Exhibit "A"
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THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 5 DEGREES 26'56" AND A RADIUS OF 411.00 FEET FOR AN ARC DISTANCE OF 39.09 FEET TO A POINT OF TANGENCY;

THENCE N. 43 DEGREES 06'24" W. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 12.41 FEET, TO A POINT ON THE ARC OF NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N. 43 DEGREES 06'24" W., SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF N.W. 136TH AVENUE;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 1 DEGREE 30'39" AND A RADIUS OF 2278.00 FEET FOR AN ARC DISTANCE OF 60.06 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N. 42 DEGREES 51'12" W., A DISTANCE OF 12.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N. 41 DEGREES 36'00" W.;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 4 DEGREES 43'24" AND A RADIUS OF 2290.00 FEET FOR AN ARC DISTANCE OF 188.78 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N. 61 DEGREES 12'09" E., A DISTANCE OF 100.97 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N. 34 DEGREES 21'50" W.;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 5 DEGREES 19'57" AND A RADIUS OF 2278.00 FEET FOR AN ARC DISTANCE OF 212.01 FEET, THE PREVIOUS 5 COURSES BEING COINCIDENT WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF N.W. 136TH AVENUE AND THE NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL B.

THENCE S. 73 DEGREES 02'28" E., A DISTANCE OF 55.63 FEET;

THENCE S. 26 DEGREES 45'43"E, A DISTANCE OF 200.00 FEET;

THENCE S. 28 DEGREES 28'49" E., A DISTANCE OF 100.38 FEET;

THENCE S. 28 DEGREES 40'15" E., A DISTANCE OF 59.73 FEET;

THENCE S. 26 DEGREES 45'43" E., A DISTANCE OF 585.37 FEET;

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Exhibit "A"
(10 of 11)

THENCE S. 16. DEGREES 58'44" W., A DISTANCE OF 48.40 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N. 29 DEGREES 09'52" W., THE PREVIOUS 6 COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RED SNAPPER ROAD AND THE NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL B.

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00 DEGREES 07'12" AND A RADIUS OF 3195.00 FEET FOR AN ARC DISTANCE OF 6.68 FEET TO A POINT OF TANGENCY;

THENCE S. 60 DEGREES 50'23" W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 167.72 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05 DEGREES 17'57" AND A RADIUS OF 1865.00 FEET FOR AN ARC DISTANCE OF 172.49 FEET TO THE POINT OF BEGINNING, THE PREVIOUS 3 COURSES BEING COINCIDENT WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAWGRASS MILLS CIRCLE AND THE SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL B;

SAID LANDS SITUATE, LYING AND BEING WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA.

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Exhibit "A"
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