

# MEMORANDUM

AGENDA ITEM #5b)1

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DATE: MARCH 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: WESTERRA DRI - DEVELOPMENT ORDER, CITY OF SUNRISE

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Date of Ordinance: February 10, 2009  
Date of Transmittal: February 20, 2009  
Expiration of Council's Option to Recommend Appeal: April 6, 2009

## Background

On September 8, 2008, the Council reviewed and approved, subject to certain conditions and recommendations enumerated in the Regional Impact Assessment Report, the substantial deviation to the approved Development Order (D.O.) for the Westerra (formerly known as Harrison Park) Development of Regional Impact (DRI) application submitted by the Stiles Development Corporation. Subsequently, the City of Sunrise adopted the D.O. (Ordinance No. 237-X-09-A) and transmitted same to the Council (Attachment 1). Chapter 380.07(2), Fla. Stat., provides that the Council may, within 45 days, recommend that the Florida Department of Community Affairs appeal a D.O. if it is found to be inconsistent with the statute.

## Proposed Development

The proposed Westerra DRI is located on a 105-acre site at the southwest corner of Sunrise Boulevard and NW 136 Avenue in the City of Sunrise. The applicant plans to construct a mixed-use project that has residential, retail, office, and hotel components. The project will be completed in a single phase with a build-out date of December 29, 2018.

The existing Westerra DRI D.O. covers existing buildings onsite and vested rights for industrial development that has not been built. The land is designated Office Park as well as Industrial on the City of Sunrise's Future Land Use Map. Concurrently with the DRI, the applicant submitted land use plan amendments to the City of Sunrise Comprehensive Plan and the Broward County Land Use Plan. These amendments would change the property's land use designation to Local Activity Center (LAC).

The City of Sunrise and Broward County have submitted these adopted amendments to the South Florida Regional Planning Council for concurrent review with the DRI; they are also being considered on today's agenda.

**PROPOSED DEVELOPMENT PROGRAM**

Uses	Project Total for New Development Order
Residential	1,750 units (1,650 hi-rise units; 100 townhomes)
Retail	285,000 s.f.
Office	1,650,000 s.f.
Hotel	300 rooms
Industrial	170,000 s.f.

Evaluation

Council staff has reviewed the D.O. relative to the Council’s September 8, 2008 Regional Impact Assessment Report and the requirements of Chapter 380, Fla. Stat. The D.O. incorporates the Council’s recommendations either verbatim or in substance. The following text was added to three sections of the Development Order:

2.5 Land Use Required. The Developer shall obtain the Local Activity Center land use designation in the City of Sunrise Comprehensive Land Use Plan and in the Broward County Land Use Plan prior to issuance of the Development Order.

3.6.4 Mass Transit and Alternate Modes of Transportation. ... The City shall encourage participation in the Shuttle Service Program by other developers in the area. The City shall require participation in the Shuttle Service Program per the terms of the Agreement, for area developers of properties seeking new or amended entitlements from the City, if the City determines that, based on the location, size, and use mixture of the proposed development, the project will be benefited by the shuttle and participation in the program is feasible. The service area of the shuttle and frequency of service shall increase in accordance with the addition of other participants to the Agreement.

3.6.5 ... This [Commute Trip Reduction Plan] shall include at a minimum:

... e. Specific milestones for implementation of components of the Commute Trip Reduction Program and for development of all transit-related improvements.

f. Procedures for monitoring and implementing of the Commute Trip Reduction Program.

Furthermore, the Council expressed concerns about the cumulative impacts on affordable housing because of the multiple developments that were in progress in the area of the City of Sunrise and recommended the City of Sunrise pursue affordable housing linkage fees as an addition to its affordable housing program and update its housing study, particularly for rental units. The Affordable Housing condition of the D.O. has been revised and now reads in its entirety:

3.10 Affordable Housing. The City of Sunrise has several existing programs to assist families to obtain affordable housing and the City is considering the implementation of affordable housing linkage fees to fund these programs. In order to address the need to provide assistance for persons and families to obtain affordable housing, the Developer has agreed to pay to the City the greater and/or earlier of the following fees:

a. Payments as required under the applicable affordable housing linkage fee (“Affordable Housing Linkage Fee”) for all development approved by this development order, even if it is permitted before the Affordable Housing Linkage Fee is adopted, in the event such a fee is adopted by the City; or,

- b. The amount of \$750 per dwelling unit (indexed annually to the CPI for all urban consumers (U.S. City average)) based upon the actual number of dwelling units built ("Alternative Affordable Housing Fee"). Based on the 1,750 permitted dwelling units, the total amount required to be paid to the City would be \$1,312,500.00. Payment shall be made to the City at the earlier of the following to occur:
1. Prior to or as a condition of the issuance of a building permit for each dwelling unit; or,
  2. One-third (1/3) of the Alternative Affordable Housing Fee, in the amount of \$437,500.00, shall be paid prior to the issuance of a certificate of occupancy for land uses generating more than 989 net external P.M. Peak Hour Trips, as calculated using the trip generation rates shown in Exhibit "C"; \$437,500.00 shall be paid prior to the issuance of a certificate of occupancy for land uses generating more than 1,978 net external P.M. Peak Hour Trips; and the remainder of the Alternative Affordable Housing Fee shall be paid prior to the issuance of a building permit for the remaining dwellings [sic] units up to the maximum Alternative Affordable Housing Fee due to be paid.

For example, if the developer obtains a building permit for a residential dwelling unit or for any non-residential development before the Affordable Housing Linkage Fee is adopted, upon adoption of said Fee, the Developer shall owe the amount specified in the Affordable Housing Linkage Fee ordinance for that amount of previously permitted development. All Alternative Affordable Housing Fees paid to the City shall be credited towards any Affordable Housing Linkage Fee subsequently adopted by the City. If the Affordable Housing Linkage Fee is never adopted by the City, then the Developer agrees to pay in accordance with b. above. If 583 dwelling units have not been permitted prior to the 989-trip threshold, then the first payment under b.2. shall be provided and so on, until all fees have been paid as provided in b.

In summary, evaluation of the Development Order indicates that:

1. The Development Order incorporates the Council's approved Regional Impact Assessment Report conditions and recommendations either verbatim or in substance.
2. The Development Order requirements specified in Chapter 380.06, Fla. Stat., and Rule 9J-2.025, Fla. Admin. Code, have been met.

#### Recommendation

Find the Westerra DRI adopted Development Order consistent with the Council's conditions and recommendations as contained in the September 8, 2008 Development of Regional Impact Assessment Report for the Westerra DRI. Approve this report for transmittal to the Florida Department of Community Affairs.

#### Council Action

At its March 2, 2009 meeting, the Council found the City of Sunrise adopted Development Order (Ordinance No. 237-X-09-A) generally consistent with the *Strategic Regional Policy Plan for South Florida* and does not recommend appealing this Development Order.

The Council, by the same motion, approved the transmittal of this attached staff report to the Florida Department of Community Affairs.

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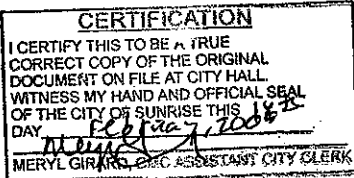
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CITY CLERK  
CITY OF SUNRISE

09 FEB 13 PM 12:35

SUNRISE, FLORIDA

ORDINANCE NO: 237-X-09-A

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA RELATING TO THE WESTERRA DEVELOPMENT OF REGIONAL IMPACT (DRI); APPROVING A REQUEST FOR SUBSTANTIAL DEVIATION TO THE HARRISON PARK DRI DEVELOPMENT ORDER; PROVIDING FOR MODIFICATION TO THE DEVELOPMENT ORDER; PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR BIENNIAL REPORTING; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Sunrise, Florida ("City") approved the Harrison Park Development of Regional Impact ("DRI") Development Order by Ordinance No. 237, dated March 2, 1982, as amended by Ordinance No. 237-X-98-A, dated April 28, 1998; Ordinance No. 237-X-00-A, dated October 24, 2000; Ordinance No. 237-X-03-A, dated September 15, 2003; Ordinance No. 237-X-04-A, dated January 27, 2004; and Ordinance No. 237-X-04-B, dated May 11, 2004 ("Development Order"); and

**WHEREAS**, Stiles Development Corporation, the owner of the lands more particularly described in Exhibit "A", applied for an amendment to the previously approved DRI, pursuant to the provisions of Section 380.06(19), Florida Statutes; and

SRMRG1119

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C08287

ORDINANCE NO. 237-X-09-A

~~scored through~~ words are deletions  
underscored words are additions from 1<sup>st</sup> Reading  
double-underscored and bold words are  
additions from 2<sup>nd</sup> Reading



**WHEREAS,** the proposed changes to the previously approved DRI constitute a substantial deviation pursuant to the provisions of Section 380.06(19), Florida Statutes; and

**WHEREAS,** pursuant to Section 380.06, Florida Statutes, the South Florida Regional Planning Council reviewed the proposed amendments to the Development Order on September 8, 2008, and recommended approval subject to certain conditions and recommendations; and

**WHEREAS,** the City of Sunrise Planning and Zoning Board considered the proposed amendments to the previously approved Development Order at its October 2, 2008 meeting, and recommended approval; and

**WHEREAS** the City Commission has held a public hearing pursuant to Section 380.06, Florida Statutes, to consider the proposed amendments to the previously approved Development Order.

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

Section 1. The foregoing Whereas clauses are true and correct and are hereby ratified and confirmed by the City Commission.

Section 2. Findings of Fact and Conclusions of Law.

In accordance with Section 380.06(15), Florida Statutes, the City makes the following findings of fact and conclusions of law:

1. The development is not located within an Area of Critical State Concern.

2. The amendments to the Development Order are consistent with the State Comprehensive Plan, Chapter 187, Florida Statutes.

3. The amendments to the Development Order are consistent with the Broward County Comprehensive Plan, the City's Comprehensive Plan, and the City's land development regulations.

4. The amendments to the Development Order are consistent with the report and recommendations of the South Florida Regional Planning Council.

Section 3. Approval of Modification to Development Order. The Development Order for the Harrison Park DRI, to be renamed as the "Westerra" DRI pursuant to the modification approved herein, is presently in full force and effect. Subject to the modifications provided, the

Development Order shall continue in full force and effect through the termination date.<sup>1</sup>

~~Section~~ 1. APPROVAL OF APPLICATION FOR DEVELOPMENT APPROVAL

1.1 The Application for Development Approval for a substantial deviation to the Harrison Park DRI, to be known as the Westerra DRI, said for the lands more particularly described in Exhibit "A" (legal description), is hereby approved subject to the conditions contained herein.

1.2 The ~~Harrison Park~~ Westerra development shall be constructed in accordance with the Site Master Development Plan attached as Exhibit "B," which conceptually depicts the location of the land use areas, roadways and bodies of water within the development, the exact location and size of which will be determined during the zoning and site plan review processes. ~~The City has determined that, although the Site Plan depicted in Exhibit "B" contains more building area than the Site Plan included in the Application for~~

<sup>1</sup> Existing Development Order Conditions adopted by City of Sunrise Ordinance 237, as amended by Ordinances 237-X-98-A, 237X-00-A, 237-X-03-A, 237-X-04-A and 237-X-04-B, are shown in regular type. Additions to the adopted development order are shown in underlined text and deletions are shown as ~~strike through~~.

~~Development Approval, the impacts on City and County services are not substantially altered and that the data and analysis included in the Application for Development Approval is equally applicable to the Site Plan depicted in Exhibit "B". This determination is based upon the fact that impacts were determined by the number of employees and that the additional building area will not result in an increase in the number of employees. Deviations to the Site Plan may be permitted as provided in Section 2.1.~~

~~(1) Section 1.2 Approval of Application for Development Approval, is modified to include a new "Master Development Plan," as more particularly depicted and described the attached Exhibit "1." The "Master Development Plan" shall be substituted as a revised Exhibit "B" to the existing Development Order.~~

~~(2) The approved land uses and square footages described on Exhibit "B" of the existing Development Order are replaced with either of the following:~~

~~(a) Master Development Plan No. 1:~~

~~(1) to decrease industrial use by 98,972 square feet from 451,600 square feet to 352,628 square feet;~~

~~(2) to increase office use by 48,477 square feet from 659,300 square feet to 707,777 square feet; and,~~

~~(3) to add a hotel use of 250 rooms.~~

~~(b) Master Development Plan No. 2:~~

~~(1) to decrease industrial use by 98,972 square feet from 451,600 square feet to 352,628 square feet;~~

~~(2) to increase office use by 280,868 square feet from 659,300 square feet to 940,168 square feet.~~

~~(c) The existing office buildings totaling 423,090 square feet, specifically Administration Building = 29,541 square feet, Building B = 26,385 square feet, Building C =, 78,024 square feet, Building D = 75,820 square feet, Building E = 78,808 square feet, Building H = 114,928 square feet and Building J 19,584 square feet as shown~~

~~on Revised Exhibit "A" (the Revised Master Development Plan), may be used for "University/College", using ITE Land Use Code 710 (General Office Building) square footage converted to ITE Land Use Code 550 (University/College) number of students, according to the Institute of Transportation Engineers' Trip Generation Manual, current edition in effect at the time of the land use conversion.~~

1.3 Permitted Maximum Development: The Westerra DRI is approved for the following uses:

<u>Residential</u>	<u>1,650 high rise dwelling units</u>
	<u>100 townhouse dwelling units</u>
<u>Hotel</u>	<u>300 rooms</u>
<u>Commercial</u>	<u>285,000 square feet</u>
<u>Industrial</u>	<u>170,000 square feet</u>
<u>Office</u>	<u>1,650,000 square feet</u>

- a) The actual mix of building square footage (or dwelling units or hotel rooms as applicable) between the Permitted Uses will be determined during the City's zoning and site plan review

processes consistent with the requirements of the City's Land Development Code so long as:

(1) Total external P.M. Peak Hour vehicle trips do not exceed 4,163 gross trips and 2,965 net external trips (per table 21-C-1 in the ADA) as calculated using the trip generation rates in Exhibit C;

(2) The Commercial and Office building square footage is not increased or decreased by more than 25 percent from the base;

(3) The number of Hotel rooms is not increased or decreased by more than 25 percent from the base;

(4) The amount of Industrial building square footage is not increased; and

(5) The number of Residential units is neither increased by any number nor decreased by more than 25 percent from the base.

1.3-1.4 The requirements of this Development Order shall be construed as supplemental to all other applicable land development regulations. Where a conflict exists between the requirements of this

Development Order and other applicable land development regulations the most restrictive provision shall apply. However, no development agreement shall supersede this Development Order.

1.5 The Developer shall record an agreement to place a note on the face of the recorded Sunrise Industrial Park Phase 1 plat consistent with the level of development shown on condition 1.3 above prior to receiving Broward County Development and Environmental Regulation Division approval of construction plans for any new development.

~~Section-2.~~ SEQUENCE OF DEVELOPMENT

~~2.1 Construction within the Harrison Park Westerra project shall proceed in a single phase. accordance with the phasing plan attached as Exhibit "C" Deviations in the total amount of building area or the distribution of uses within each phase may be permitted provided that the City determines that the deviations are not substantial as defined in Section 380.06(17) Fla. Stat., and that the essential character of the development has not been altered and the impacts on essential services have not been increased. Additional site plan review may~~



~~be required at the discretion of the City Engineer when deviations are requested.~~

2.2 Buildout and termination dates. The buildout and termination dates for the Development shall be December 29, ~~2007~~2018, and is the date until which the City of Sunrise agrees that this DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless they can demonstrate that substantial changes made by the Developer in the facts or circumstances underlying the approval of this Development Order have occurred, or that, this DRI Development Order was based on substantially inaccurate information provided by the ~~Applicant~~ Developer, or that the change is clearly essential to the public health, safety or welfare.

2.3 Commencement of Development. The deadline for commencement of physical development shall be one (1) year from the effective date of the original Development Order. For purposes of this paragraph, physical development means development as defined in Section 380.04, Fla. Stat. The termination date for completing physical development shall be December 29, ~~2007~~2018.

The termination date may only be modified in accordance with Section 380.06(19)(c), Fla. Stat.

~~2.4 Expiration date. The Development Order shall expire on December 31, 2007.~~

2.5 Land Use Required. The Developer shall obtain the Local Activity Center land use designation in the City of Sunrise Comprehensive Land Use Plan and in the Broward County Land Use Plan prior to issuance of the Development Order.

~~Section 3.~~ CONDITIONS OF DEVELOPMENT

3.1 Landscaping Requirements

3.1.1 The Developer shall remove all exotic vegetation from the site and landscape with native species, as well as use onsite retention techniques, such as seepage trenches and routing of storm water through areas landscaped with native vegetation.

3.1.2 NatureScape Certification. The Developer has agreed that the Westerra project will achieve NatureScape certification for all new development.

3.2 Water Quality

3.2.1 The Developer shall stabilize, by means of spraying, mulching, or grassing, all excavated material

stockpiled on the project site during construction to prevent wind and water erosion and to mitigate "nonpoint" source water pollution.

3.2.2 The Developer shall control lake bank erosion by sodding to the waters edge and constructing a shallow berm around the lakes, to prevent direct runoff from adjacent lands.

3.2.3 The Developer shall institute a regularly scheduled sweeping program for all impervious surfaces within the development in order to reduce pollutant accumulations. This program shall provide for the sweeping of all impervious surfaces at least once a week.

3.2.4 The Developer shall incorporate an oil and grease collection system to serve all parking lot drainage structures.

3.2.5 The Developer shall irrigate only with nonpotable water obtained from shallow wells and/or detention/retention areas. The Developer shall design, construct, and maintain the onsite irrigation system for expansions, or replacements to the onsite irrigation system to minimize salt-water intrusion and excessive

irrigation in accordance with SFWMD guidelines. The Developer shall use water conserving techniques, including the installation of rain sensors on irrigation timers, and compliance with restrictions on irrigation timing as required by law.

3.2.6 The Developer must obtain a Water Use Permit from the SFWMD for the proposed surface water withdrawals for landscape irrigation.

3.2.7 ~~3.2.6~~ The City shall establish a program for the monitoring of water quality and water quantity as required by the South Florida Water Management District permit.

3.2.8 The Developer shall incorporate the use of water sensors, ultra-low volume water use plumbing fixtures, self-closing and/or metered water faucets, xeriscape landscape techniques and other water conserving devices/methods, including gray water if available, to reduce the demand on the region's potable water supply. These devices and methods shall meet the criteria outlined in the water conservation plan of the public water supply permit issued to the City of Sunrise by the SFWMD.

3.2.9 A certificate of occupancy for development within Westerra DRI shall not be issued unless the Developer demonstrates that the City of Sunrise has an adequate permitted allocation of potable water and adequate potable water treatment and delivery facilities to meet the needs of the development for which a certificate of occupancy is requested.

3.2.10. The Developer shall obtain a Developer Permit from the City of Sunrise indicating that water capacity is available to serve the project.

### 3.3 Hazardous Waste

3.3.1 The Developer shall prohibit the generation of hazardous effluents and permit monitoring by the applicable governmental agencies to ensure compliance with this section.

3.3.2 The Developer shall require that hazardous sludge materials that may be generated by effluent pre-treatment are disposed of in a manner approved and monitored by the applicable regulatory agency or agencies.

3.3.3 The Westerra DRI is not anticipated to include laboratories or other uses which would have a

significant hazardous materials generation/usage impact as defined in Rule 9J-2.044(2)(f) and (5)(a), Fla. Admin. Code. However, in the event that hazardous material usage on any project within Westerra will have a significant hazardous materials generation/usage impact, prior to issuance of a certificate of occupancy for any such use, the owner(s) and/or Developer of the project generating such use, to the extent necessary and appropriate, after consultation with any leaseholders, shall submit a Hazardous Materials Management Plan for review and approval by the City of Sunrise, the Broward County Environmental Protection and Growth Management Department (EPGMD), the Florida Department of Environmental Protection (FDEP), and the SFRPC, which conforms with the requirements of Rule 9J-2.044(5)(b)2, FAC. A copy of the approved plan shall be provided to the City of Sunrise Fire Department. The Hazardous Materials Management Plan shall be incorporated into any lease for such project and by sales agreement, restrictive covenant or other appropriate legally binding enforcement provision when any of the property on which such project is located is conveyed.

### 3.4 Air Quality

3.4.1. Prior to initiating construction or modification of the parking facility, as described below, the Developer shall meet with EPGMD and the FDEP to establish parameters for a Carbon Monoxide Air Quality Analysis. This analysis will address worst case concentrations for buildout while incorporating the methodology of the latest FDEP guidelines. All Level of Service (LOS) "E" or "F" intersections impacted by 5 percent or more project traffic and surface parking areas with 1,500 vehicle trips per hour or parking garages with 750 vehicle trips per hour shall be considered for the analysis.

3.4.2. Broward County Ordinance Sec. 27-176, requires that prior to construction of a new parking facility or modification of an existing one, the Developer shall submit a parking facility license application, prepare an air quality impact study and obtain a parking facility license if the number of parking spaces for the entire DRI is greater than or equal to 1,500 surface parking spaces; or 750 multilevel parking spaces; or a combined 1,000 surface and multilevel parking spaces.

The Developer shall submit the Carbon Monoxide Air Quality Analysis and Parking Facility license, based upon the agreed methodology, to EPGMD, the FDEP and SFRPC for their review and approval. The analysis shall demonstrate that the National Ambient Air Quality Standards for Carbon Monoxide will not be violated as a result of this project and if necessary, shall include mitigation measures for which the Developer shall be responsible.

3.5—3.4 Archaeological Sites

3.5.1 3.4.1 In the event of uncovering any potentially significant historical archaeological artifacts the Developer shall delay construction until State and local historical preservation officials can survey the discovery. If fortuitous finds or unexpected discoveries, such as prehistoric or historical artifacts, including pottery or ceramics, stone tools or metal implements, or other physical remains that could be associated with Native American cultures, or early colonial American settlement are encountered at any time within the project site area, the project shall cease all activities involving subsurface disturbance in the



immediate vicinity of such discoveries. The Developer shall contact the Florida Department of State, Division of Historical Resources as well as the City of Sunrise. Project activities shall not resume without authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities shall be notified in accordance with Section 872.05, Fla. Stat.

3.5.2 If applicable, verification of license issuance shall be provided by the Developer to the City of Sunrise before a Certificate of Occupancy is issued.

3.6 ~~3.5~~—Mass Transit+ and Alternate Modes of Transportation

3.6.1 ~~3.5.1~~—The Developer shall work with ~~the County Mass Transit Division~~ Broward County Transit to identify the appropriate timing and level of transit service to be provided to this development and, furthermore, promote car-pooling by working with ~~the~~ staff from Broward County Transportation Planning Division Metropolitan Planning Organization, FDOT Commuter Assistance Program, and South Florida Regional

Transportation Authority to involve project employees in inter-county carpool computer-matching programs.

3.6.2 The Developer shall coordinate with Broward County, Florida Department of Transportation and the City of Sunrise to encourage transit use, carpooling and van pooling, and provide for improved transit routes serving the development. Prior to the issuance of the first Certificate of Occupancy for a new principal structure, the Developer shall provide, fund, construct, or cause the construction of the following amenities to service the area of development, pursuant to the Commute Trip Reduction Program:

a. Rideshare and transit information to residents, tenants, and employees;

b. Two (2) transit super stops on southbound NW 136 Avenue, adjacent to the project which include the following features and amenities:

Bus shelters designed to be architecturally compatible with the development

Kiosks with bus system maps, route maps, schedules and fare information

Leaning rails

Trash receptacles

Landscaping

Lighting (including signal lighting)

Enhanced bus bays

Bicycle racks

c. other onsite amenities to enhance pedestrian connectivity and increase transit ridership.

3.6.3 The Developer shall provide, design, locate and construct pedestrian and bicycle facilities to maximize transportation access onsite and connectivity with adjacent facilities, including onsite bicycle storage facilities to encourage the use of alternative modes of transportation.

3.6.4 Prior to the issuance of a Certificate of Occupancy for a new principal structure, the Developer shall enter into an Agreement with the City of Sunrise, coordinated with Broward County and Florida Department of Transportation's Commuter Assistance Program, to develop and proportionately fund an ADA-compliant alternative fuel shuttle service that provides regular service between Westerra, Metropica and other nearby points of interest. The City shall encourage

participation in the Shuttle Service Program by other developers in the area. The City shall require participation in the Shuttle Service Program per the terms of the Agreement, for area developers of properties seeking new or amended entitlements from the City, if the City determines that, based on the location, size, and use mixture of the proposed development, the project will be benefited by the shuttle and participation in the program is feasible. The service area of the shuttle and frequency of service shall increase in accordance with the addition of other participants to the Agreement.

3.6.5 The Developer shall prepare and execute a Commute Trip Reduction Plan based on Transportation Demand Management (TDM) best practices and receive approval from the City of Sunrise no later than master development plan approval pursuant to City Code, in coordination with the FDOT Commuter Assistance Program.

This plan shall include at a minimum:

- a. Guidelines for locating kiosks that enable the posting of TDM program information in locations

within the development which are readily visible to employees, commuters and residents.

- b. Identification of reserved High Occupancy Vehicle (HOV) (e.g., carpools and van pools) parking spaces with identifiable signage. At a minimum, two percent of the total number of parking spaces should be reserved for HOV parking. Preferred location for these parking spaces is located near building entrances. This may also consist of covered or sheltered parking spaces.
- c. Formal designation of an individual as the Employee Transportation Coordinator (ETC) for the purpose of developing, implementing, and administering a TDM (or Commute Trip Reduction) program at the development.
- d. A commitment by the Developer to a protocol to introduce new owners or property management to the Commute Trip Reduction Plan and the Commuter Assistance Program upon sale or lease of the development or properties within the Westerra DRI.
- e. Specific milestones for implementation of components of the Commute Trip Reduction Program

and for development of all transit-related improvements.

f. Procedures for monitoring and implementing of the Commute Trip Reduction Program.

3.7 ~~3.6~~ Road Intersection Funding: Transportation

3.7.1 ~~3.6.1~~ Prior to the issuance of a Certificate of Occupancy, ~~the Developer shall (1) enter into an agreement with Broward County to aid in the design for the intersection of Griffin Road and U. S. 441 and to pay its fair share cost of the intersection improvements, and (2) to fund through a Letter of Credit, cash payment or other method acceptable to Broward County, the at-grade intersection improvements to University Drive and Griffin Road; U. S. 441 and Davie Boulevard; and Flamingo Road and Griffin Road, as identified in the Application for Development Approval. In no case however shall the Developer be required to pay more than SIX HUNDRED THOUSAND (\$600,000.00) DOLLARS for these intersection improvements.~~ for a new permanent structure, the Developer shall fund, construct or cause the construction of, as applicable, the improvements outlined in Exhibit D.

3.7.2 Within 90 days of the effective date of this Development Order, or ninety (90) days from the legally effective date of the corresponding Local Activity Center Land Use Plan Amendment, whichever last occurs, the Developer shall pay Broward County the sum of \$55,000.00 for the purpose of partially funding software for a TMS Fiber-Optic Signal Upgrade Package at intersections on Sunrise Boulevard, NW 136 Avenue and Flamingo Road ("Signal Upgrade Package").

3.7.3 On or before June 30, 2010, or eighteen (18) months from the legally effective date of the corresponding Local Activity Center Land Use Plan Amendment, whichever last occurs, the Developer shall pay Broward County the sum of \$395,000.00 for the purpose of partially funding installation of the Signal Upgrade Package, \$100,000.00 of which shall be earmarked for transit oriented improvements or equipment.

3.7.4 Prior to the issuance of a Certificate of Occupancy for land uses generating more than 1,616 PM External Trips Peak Hour Trip ends, as calculated using the trip generation rates shown in Exhibit C, the Developer shall pay Broward County the sum of

\$450,000.00 for additional partial funding of the Signal Upgrade Package and shall fund, construct or cause the construction of, as applicable, the improvements outlined in Exhibit E.

3.7.5 Prior to the issuance of a Certificate of Occupancy for land uses generating more than 1,885 P.M. External Peak Hour Trip Ends, as calculated using the trip generation rates shown in Exhibit C, the Developer shall fund, construct or cause the construction of, as applicable, the improvements outlined in Exhibit F,

3.7.6 Primary project vehicle access points to the offsite roadway network will be at locations shown in Exhibit G. The number, locations and configurations of project driveways may be adjusted upon review and approval by the appropriate review agencies with jurisdiction over same.

3.7.7 The Developer shall satisfy the regional Transportation Concurrency requirements of Broward County in accordance with Policy 3.4.23 of the Transportation Element of the Broward County Comprehensive Plan prior to receiving Broward County



Development Management Division approval of construction plans for any new development.

### 3.8 Energy Conservation

3.8.1 ~~3.7.1~~ The Developer shall make use of passive energy conservation measures including proper building orientation; landscape shading of buildings and pedestrian areas; and reflective wall and roof surfaces for non-air-conditioned container storage areas. The Developer shall design and construct buildings to Leadership in Energy and Environmental Design (LEED) certified standards.

3.8.2 ~~3.7.2~~ ~~The Developer shall provide bus shelters and other mass transit promotional devices. To the extent that it is feasible, cost effective and code compliant, the Developer shall encourage the use of efficient, low emission vehicles for onsite services, including parking enforcement, maintenance and security services, with specific consideration of alternative fuel vehicles.~~

~~3.7.3 The Developer shall institute street level roadway and traffic signalization improvements.~~

~~3.7.4 The Developer shall utilize passive space cooling design for warehousing activities, including building orientation (minimizing west facade exposure), use of skylights and clerestories, and light roof and wall coloring;~~

~~3.7.5 The Developer shall designate priority parking for employee van pools;~~

~~3.7.6 Domestic hot water temperatures in the office buildings shall be set to approximately 105 degrees~~

~~3.7.8 Power company transformers shall be sized closer to demand rather than connected load.~~

~~3.7.9 Fluorescent lighting shall be controlled within buildings with local switches.~~

~~3.7.10 The Developer shall investigate various lighting alternatives, including task lighting, energy saving fluorescent, and combined return air lighting to determine the most energy efficient design;~~

~~3.7.11 Power factor capacitor corrector devices shall be added for improved power factor on large motors in the most feasible installation location.~~

~~3.7.12 Building wall, duct, and piping insulation shall be installed which exceeds the energy code requirements;~~

~~3.7.13 Integrated energy management system shall be used in all project buildings;~~

~~3.7.14 Groundwater source heat pumps shall be used for the project's space conditioning systems, where feasible;~~

3.9 ~~3.8~~ Police, Fire and Emergency Medical Facilities

3.9.1 ~~3.8.1~~ ~~Prior to the issuance of a Certificate of Occupancy~~ ~~†~~The developer shall enter into an agreement with the City to pay its fair share of the cost of a fully manned and equipped facility for the provision of police, fire, and emergency medical services to the southwest portion of the City. The fair share costs shall be determined by allocating cost of facility throughout the service area on an acreage basis. make a one-time contribution for Police and Fire services of \$380,000.00 to be paid to the City at the time of the site plan approval for the first phase of development.

3.9.2 Prior to the issuance of the first certificate of occupancy for a principal building, the Developer shall develop an Emergency Management Plan identifying how residents, visitors, and employees will be protected and evacuated, if necessary, in an imminent catastrophic event and show how emergency vehicles will access the site under the various incidents. The Emergency Management Plan shall be updated as needed and shall be approved by the City of Sunrise Fire Department.

3.10 Affordable Housing

The City of Sunrise has several existing programs to assist families to obtain affordable housing and the City is considering the implementation of affordable housing linkage fees to fund these programs. In order to address the need to provide assistance for persons and families to obtain affordable housing, the Developer has agreed to pay to the City the greater and/or earlier of the following fees:

- a. Payments as required under the applicable affordable housing linkage fee ("Affordable Housing Linkage Fee") for all development

approved by this development order, even if it is permitted before the Affordable Housing Linkage Fee is adopted, in the event such a fee is adopted by the City; or,

b. The amount of \$750 per dwelling unit (indexed annually to the CPI for all urban consumers (U.S. City average)) based upon the actual number of dwelling units built ("Alternative Affordable Housing Fee"). Based on the 1,750 permitted dwelling units, the total amount required to be paid to the City would be \$1,312,500.00. Payment shall be made to the City at the earlier of the following to occur:

1. Prior to or as a condition of the issuance of a building permit for each dwelling unit; or,
2. One-third (1/3) of the Alternative Affordable Housing Fee, in the amount of \$437,500.00, shall be paid prior to the issuance of a certificate of occupancy for land uses generating more

than 989 net external P.M. Peak Hour Trips, as calculated using the trip generation rates shown in Exhibit "C"; \$437,500.00 shall be paid prior to the issuance of a certificate of occupancy for land uses generating more than 1,978 net external P.M. Peak Hour Trips; and the remainder of the Alternative Affordable Housing Fee shall be paid prior to the issuance of a building permit for the remaining dwellings units up to the maximum Alternative Affordable Housing Fee due to be paid.

For example, if the developer obtains a building permit for a residential dwelling unit or for any non-residential development before the Affordable Housing Linkage Fee is adopted, upon adoption of said Fee, the Developer shall owe the amount specified in the Affordable Housing Linkage Fee ordinance for that amount of previously permitted development. All Alternative Affordable Housing Fees paid to the City shall be

credited towards any Affordable Housing Linkage Fee  
subsequently adopted by the City. If the Affordable  
Housing Linkage Fee is never adopted by the City, then  
the Developer agrees to pay in accordance with b. above.  
If 583 dwelling units have not been permitted prior to  
the 989-trip threshold, then the first payment under  
b.2. shall be provided and so on, until all fees have  
been paid as provided in b.

### 3.11 Public Schools

3.11.1 The Developer shall submit site plan  
applications (having residential units) to the School  
Board of Broward County to determine if the development  
proposed meets Public School Concurrency (PSC)  
requirements. Until such determination is made, a  
commitment to pay school impact fees will not vest the  
project from PSC requirements.

### 3.12 Economic Development

3.12.1. The Developer shall use economic development  
enhancement resource agencies and programs designed to  
involve small and minority businesses in the development  
and expansion of permanent job opportunities within the  
project. Examples of such agencies and programs include,

but are not limited to, those contained in the South Florida Small and Minority Business Resource Directory.  
The Developer shall attempt to access the range of job skills available in the region and promote greater labor force enhancement. At a minimum, the Developer is encouraged to provide potential commercial tenants with information about employment and training agencies that maintain a database of trained/skilled workers to consider in meeting the project's employment needs. This information shall be biennially updated and submitted as a part of the Biennial Status Report.

3.13-3.9 Consolidation of Application for Development Approval (CADA)

3.13.1 3.9.1 ~~Within ninety (90)~~ thirty (30) days from the ~~date of the issuance~~ effective date of this Development Order, the Developer shall consolidate all original and supplemental information submitted to the South Florida Regional Planning Council into a ~~revised~~ CADA, and submit one paper copy and one copy of the document in digital CD-ROM format to the Council, the City, Broward County Transportation Division, Broward County Development Management Division, Florida



Department of Transportation (District IV) and the State Land Planning Agency.

3.13.2 The CADA shall be prepared as follows:

a. Where new, clarified or revised information was prepared subsequent to submittal of the ADA dated May 24, 2007 but prior to issuance of the Development Order, whether in response to a formal statement of information needed or otherwise, the original pages of the ADA will be replaced with revised pages.

b. Revised pages shall be marked "Page Number (R) - Date" with "Page Number" being the number of the original page, "(R)" indicating that the page was revised, and "Date" stating the date of the revision.

~~Section~~ 4. GENERAL REQUIREMENTS.

4.1 Incorporation of ADA: Pursuant to Rule 9J-2.025(3)(b)9, Fla. Admin. Code, the Application for Development Approval is incorporated herein by reference and relied upon by the parties in discharging their statutory duties under Chapter 380, Fla. Stat., and

local ordinances. Substantial compliance with the representations contained in the Application for Development Approval unless modified by Development Order conditions is a condition for approval.—~~unless waived or modified by agreement among the parties.~~

4.2 ~~Annual~~ Biennial Status Report: As required in Chapter Section 380.06(16)(15), Fla. Stat., the Developer shall submit ~~an annual~~ a biennial report to the City, the South Florida Regional Planning Council, Florida Department of Transportation (District IV) and the State Land Planning Agency. This report shall be submitted to the ~~Mayer~~ Director of Planning and Development of the City on the ~~yearly~~ biennial anniversary of the issuance of this Development Order and shall contain all information pertinent to the progress of the development and comments on the compliance with each of the conditions and requirements of this Development Order.

4.3 Monitoring Official: The ~~City Engineer~~ Director of Planning and Development is hereby designated as the City official responsible for the monitoring of the project's compliance with this Development Order. The

City shall make inspections as ~~he~~ the Director deems necessary to determine compliance.

~~4.4 Maximum Employees Permitted: The issuance of this Development Order is expressly conditioned upon the Developer's representations that no more than FIVE THOUSAND (5,000) persons will be employed in the development.~~

~~4.4~~ 4.5 ~~4.5~~ Obligations of Future Interest Holders: Any person acquiring interest in or to all or part of any lands described in Exhibit "A" attached hereto shall be deemed to have assumed all of the obligations imposed on such land by this Development Order and subsequent applicable development orders.

~~4.5~~ 4.6 Two Year Requirement: This Development Order shall be null and void if, within two (2) years of the issuance of this Development Order, the following are not completed: The securing of all required permits from the South Florida Water Management District; the completion of all onsite drainage facilities; and the payment of funds to the County for intersection improvements as required in this Ordinance. This condition has been met.

4.6 Transmittal to the SFRPC, the Department of Community Affairs (DCA) and the Developer: Within thirty (30) days after the adoption of this Development Order, a certified copy of this Development Order with all exhibits shall be sent by the City of Sunrise via first class certified U.S. Mail to the SFRPC, the DCA, and the Developer.

4.7 Recording: Within thirty (30) days after the effective date of this Development Order, the Developer shall record notice of the adoption of this Development Order together with the Development Order with the Clerk of the Circuit Court of the Seventeenth Judicial Circuit, in and for Broward County, Florida in accordance with Sections 28.222 and 380.06(15)(f), Fla. Stat. This notice shall specify that this Development Order runs with the land and is binding upon the Developer, its agents, successors, grantees and assigns, jointly or and severally. The Developer shall provide a copy of the recorded notice to the City of Sunrise, the SFRPC, and the Department of Community Affairs.

5. MONITORING AND ENFORCEMENT OF CONDITIONS. The City of Sunrise shall enforce the conditions of this

Development Order, as amended herein, through the following actions:

5.1 Withhold the issuance of certificates of occupancy if the Developer fails to meet the requirements of conditions listed in Section 3 and Condition 4.2 (biennial reporting) above.

Section 4. CONFLICT. All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflicts with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. SEVERABILITY. Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be invalid.

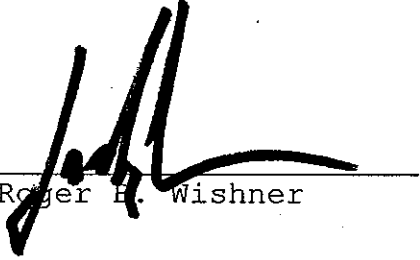
Section 6. RECORDATION. The Developer shall, within thirty (30) days of the effective date of this amendment to the Development Order, record a notice of adoption of the amendments to the Development Order as provided in Sections 28.222 and 380.06(15)(f), Florida Statutes, and provide the

City, the SFRPC, and the DCA with a copy of same, in accordance with Condition 4.7 herein.

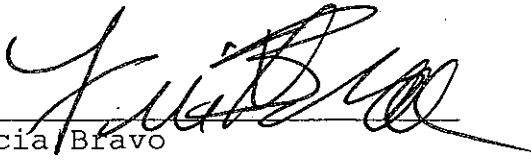
Section 7. EFFECTIVE DATE. The effective date of this Development Order shall be forty-five (45) days from the transmittal of the Development Order to the DCA, the SFRPC, the County and the Developer; provided, however, that if the Development Order is appealed, the effectiveness of the Development Order shall be stayed until after all appeals have been withdrawn or finally resolved pursuant to section 380.07(2), Florida Statutes.

PASSED AND ADOPTED upon this first reading this 25th day of November, 2008.

PASSED AND ADOPTED upon this second reading this 10TH day of FEBRUARY, 2009.

  
\_\_\_\_\_  
Mayor, Roger H. Wishner

AUTHENTICATION:

  
\_\_\_\_\_  
Felicia Bravo  
City Clerk

FIRST READING

SECOND READING

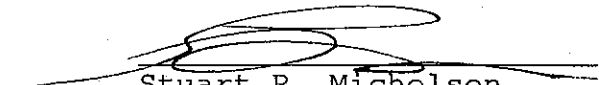
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SECOND: SCUOTTO

MOTION: ALU  
SECOND: ROSEN

ALU: YEA  
WISHNER: YEA  
ROSEN: YEA  
SCUOTTO: YEA  
FEREN: YEA

ALU: YEA  
ROSEN: YEA  
SCUOTTO: YEA  
WISHNER: YEA

Approved by the City Attorney  
As to Form and Legal Sufficiency

  
\_\_\_\_\_  
Stuart R. Michelson

## EXHIBIT A - LEGAL DESCRIPTION

A portion of Parcels "A" and "B", SUNRISE INDUSTRIAL PARK PHASE 1, According to the plat thereof, as recorded in Plat Book 114, Page 25, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the most Northerly Northeast corner of said Parcel "A"; Thence south 45°12'58" East along the Northeast line of said Parcel "A", 49.56 feet, to the East line of said Parcel "A" and the Westerly Right-of-Way line of Northwest 136th Avenue; Thence South 00°08'44" East along said East line 300.00 feet; Thence South 01°34'39" East along said East line, 66.23 feet; Thence South 05°33'54" West along said East line, 66.88 feet; Thence South 00°08'44" East along said East line 150.00 feet; Thence North 89°51'16" East along said East line, 10.00 feet; Thence South 00°08'44" East along said East line, 338.14 feet; Thence South 05°33'54" West along said East line, 100.50 feet; Thence South 00°08'44" East along said East line, 150.00 feet; Thence North 89°51'16" East along said East line, 10.00 feet; Thence South 00°08'44" East along said East line 258.03 feet; Thence South 71°04'49" West, 657.22 feet to the South line of said Parcel "A", said line also being the North line of said Parcel "B"; Thence South 89°47'09" West along said common line, 1402.18 feet; Thence departing from said line South 00°12'51" East, 152.48 feet into Parcel "B"; thence South 89°47'09" West, 550.05 feet to the West line of Parcel "B"; thence along said West line of Parcel "B" North 00°07'53" West a distance of 152.48 feet to the Southwest corner of Parcel "A"; Thence continue North 00°07'53" West along the West line of Parcel "A" a distance of 1683.55 feet to the Northwest corner of said Parcel "A"; thence North 89°42'48" East along the North boundary of said Parcel "A", a distance of 348.86 feet; Thence South 84°34'34" East along said North boundary, a distance of 100.50 feet; Thence North 89°42'48" East along said North boundary, a distance of 150.00 feet; Thence North 00°17'12" West along said North boundary, a distance of 10.00 feet; Thence North 89°42'48" East along said North boundary, a distance of 410.00 feet; Thence South 84°34'34" East along said North boundary, a distance of 100.50 feet; Thence North 89°42'48" East along said North boundary, a distance of 150.00 feet; Thence North 00°17'12" West along said North boundary, a distance of 10.00 feet; Thence North 89°42'48" East along said North boundary, a distance of 330.00 feet; Thence South 84°34'34" East along said North boundary, a distance of 150.00 feet; Thence North 89°42'48" East along said North boundary, a distance of 150.00 feet; Thence North 00°17'12" West along said North line, 10.00 feet; Thence North 89°42'48" East along said North line, 194.87 feet; Thence South 86°51'13" East along said North line, 200.36 feet; Thence North 89°42'48" East along said North line, 300.00 feet to the POINT OF BEGINNING

LESS AND EXCEPT THE FOLLOWING:

A Parcel of land in Parcel "A" of SUNRISE INDUSTRIAL PARK PHASE I, as recorded in Plat Book 114, page 25, Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northeast ¼ of Section 34, Township 49 South, Range 40 East said point having a Florida State plane coordinate of N659090.45 and E717071.26 (East Zone); Thence South 00°07'53" East along the West line of said Northeast quarter of Section 34, a distance of 60.00 feet; Thence North 89°42'48" East, a distance of 10.00 feet to the Northwest corner of said Parcel "A", said point being the Point of Beginning; Thence continue North 89°42'48" East along the North line of said Parcel "A", a distance of 50.00 feet to a point on line 60.00 feet East of and parallel with said West line of the Northeast ¼ of Section 34; Thence South 00°07'53" East along a line parallel with the said West line, a distance of 43.77 feet; Thence South 89°43'09" West, a distance of 50.00 feet to a point on a line 10.00 feet East of and parallel with the said West line; Thence North 00°07'53" West along said parallel line, a distance of 43.77 feet to the Point of Beginning.

ALSO LESS AND EXCEPT THE FOLLOWING:

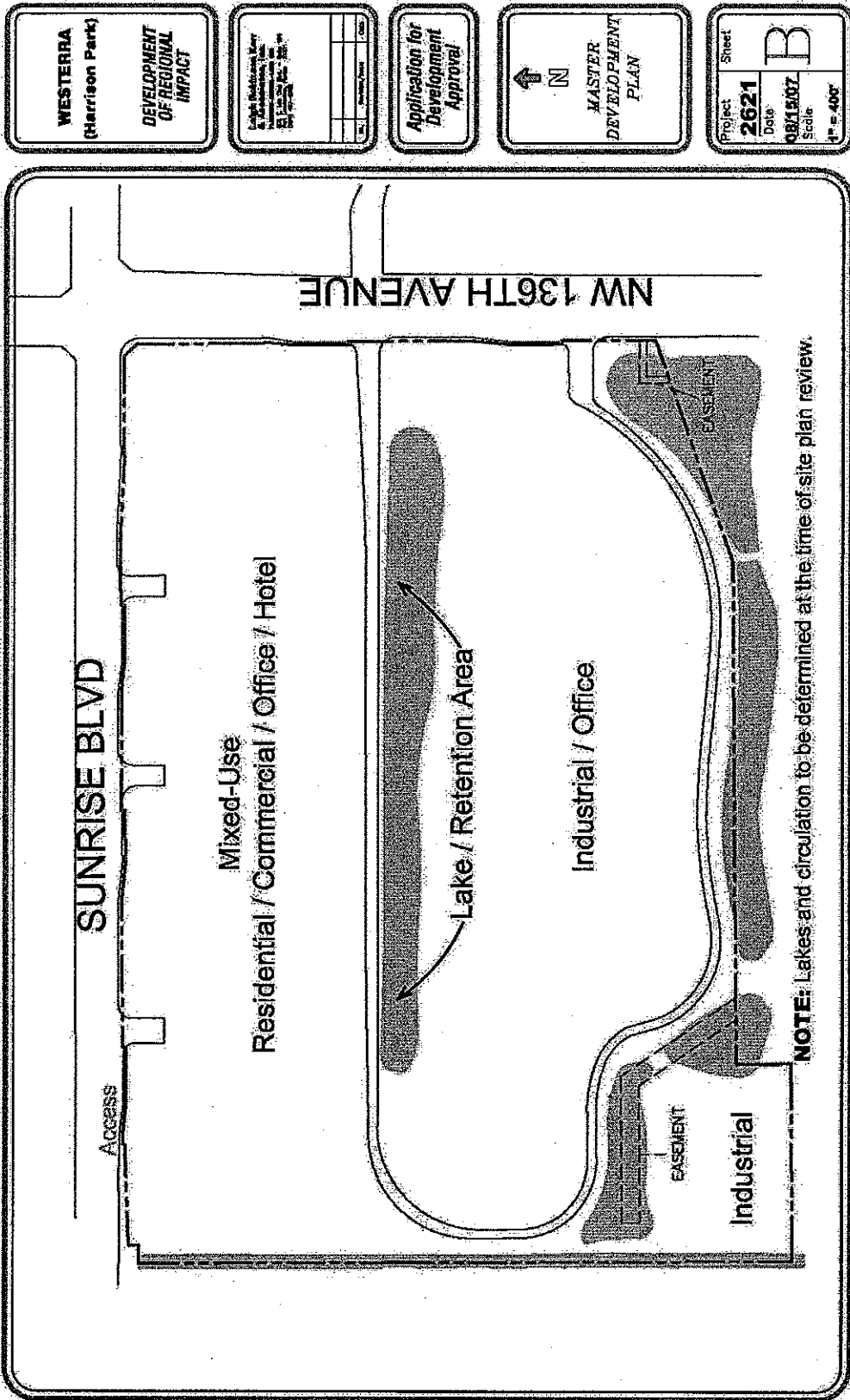


A Parcel of land in Parcel "A" of SUNRISE INDUSTRIAL PARK PHASE I, recorded in Plat Book 114, Page 25, Public Records of Broward County, Florida, being more particularly describes as follows:

Commence at the Northwest corner of the Northeast  $\frac{1}{4}$  of Section 34, Township 49 South, Range 40 East; Thence South  $00^{\circ}07'53''$  East along the West line of the Northeast  $\frac{1}{4}$  of said Section 34, a distance of 60.00 feet to a line 60.00 feet South of and parallel with the North line of said Section 34; Thence North  $89^{\circ}42'48''$  East along said parallel line, a distance of 60.00 feet to the Point of Beginning; Thence continue North  $89^{\circ}42'48''$  East along said North line, a distance of 278.88 feet; Thence South  $00^{\circ}17'12''$  East, a distance of 6.00 feet; Thence South  $87^{\circ}39'36''$  West, a distance of 279.10 feet to a point on a line 60.00 feet East of and parallel with the West line of the Northeast  $\frac{1}{4}$  of said Section 34; Thence North  $00^{\circ}07'53''$  West along said parallel line, a distance of 16.00 feet to the Point of Beginning.

Said lands lying in the City of Sunrise, Broward County, Florida. Containing 99.47 Acres more or less.

**EXHIBIT B - MASTER DEVELOPMENT PLAN**



**EXHIBIT C - TRIP GENERATION RATES**

<b>LAND USE</b>	<b>ITE CODE</b>	<b><u>AM PEAK HOUR TRIP GENERATION RATE</u> <sup>(1)</sup></b>
<b>EXISTING USES</b>		
General Office	710	$\text{Ln}(T) = 0.80\text{Ln}(X) + 1.55(88/12)$
Industrial Park	130	$T = 0.84(X) (82/18)$
<b>PROPOSED USES</b>		
General Office	710	$\text{Ln}(T) = 0.80\text{Ln}(X) + 1.55(88/12)$
Industrial Park	130	$T = 0.84(X) (82/18)$
Retail	820	$\text{Ln}(T) = 0.60 \text{Ln}(X) + 2.29(61/39)$
Hotel	310	$\text{Ln}(T) = 1.24\text{Ln}(X) - 2.00(61/39)$
High-Rise Condominium	232	$T = 0.29(X) + 28.86(19/81)$
Townhouse	230	$\text{Ln}(T) = 0.80\text{Ln}(X) + 0.26(17/83)$
General Office	710	$\text{Ln}(T) = 0.80\text{Ln}(X) + 1.55(88/12)$
<b>LAND USE</b>	<b>ITE CODE</b>	<b><u>PM PEAK HOUR TRIP GENERATION RATE</u> <sup>(1)</sup></b>
<b>EXISTING USES</b>		
General Office	710	$T = 1.12(X) + 78.81(17/83)$
Industrial Park	130	$T = 0.77(X) + 42.11(21/79)$
<b>PROPOSED USES</b>		
General Office	710	$T = 1.12(X) + 78.81(17/83)$
Industrial Park	130	$T = 0.77(X) + 42.11(21/79)$
Retail	820	$\text{Ln}(T) = 0.66 \text{Ln}(X) + 3.40(48/52)$
Hotel	310	$T = 0.59(X) (53/47)$
High-Rise Condominium	232	$T = 0.34(X) + 15.47(62/38)$
Townhouse	230	$\text{Ln}(T) = 0.82 \text{Ln}(X) + 0.32(67/33)$

<sup>1</sup>. Source: ITE *Trip Generation* manual, 7<sup>th</sup> Edition, utilized for Existing Uses and for Proposed Uses.

Note: Net Trips to be calculated per transportation methodology utilized in the Application for Development Approval (ADA) for the 2008 substantial deviation.

**EXHIBIT D - 2008 AND 2009 INTERSECTION IMPROVEMENTS**

INTERSECTION	ANALYSIS YEAR 2008	ANALYSIS YEAR 2009
	PM Peak Hour Trips = 643	Net New External PM Peak Hour Trips = 875
	Improvement	Improvement
Sunrise Blvd. at Sawgrass Expressway - southbound ramp		Re-stripe westbound through lane to westbound through plus left-turn lane.
Sunrise Blvd. at Sawgrass Expressway - northbound ramp		
Sunrise Blvd. at Sawgrass Corporate Parkway	Re-stripe northbound through plus right-turn lane to northbound through plus left-turn lane.	
	One northbound free-flow, right-turn lane.	
Sunrise Blvd. at Driveway B		
Sunrise Blvd. at NW 136th Avenue		2 Bus Bays Southbound NW 136 <sup>th</sup> Avenue.
Sunrise Blvd. at Yellow Toucan Road		

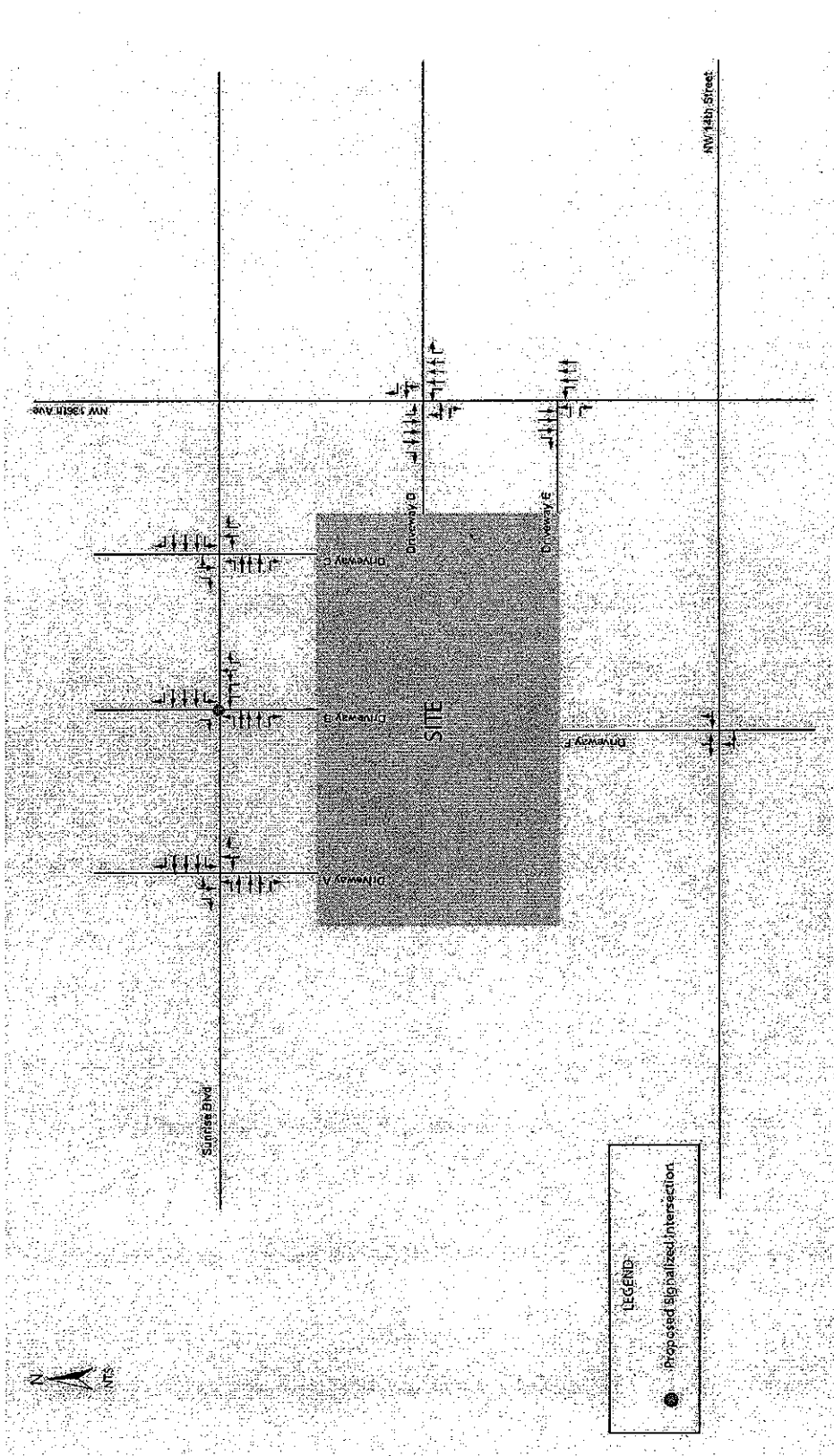
**EXHIBIT E - 2012 INTERSECTION IMPROVEMENTS**

	<b>ANALYSIS YEAR 2012</b> <b>Net New External PM Peak Hour Trips = 1,572</b> <b>Improvement</b>
Sunrise Blvd. at Sawgrass Expressway - southbound ramp	One southbound left-turn lane.
Sunrise Blvd. at Sawgrass Expressway - northbound ramp	One northbound free-flow, right-turn lane.
	One eastbound through lane.
Sunrise Blvd. at Sawgrass Corporate Parkway	Convert one eastbound right-turn lane to one eastbound free-flow, right-turn lane.
Sunrise Blvd. at Driveway B	Signalize. Restrict southbound movements to right turn only.
Sunrise Blvd. at NW 136th Avenue	
Sunrise Blvd. at Yellow Toucan Road	

**EXHIBIT F - 2013 AND 2018 INTERSECTION IMPROVEMENTS**

INTERSECTION	ANALYSIS YEAR 2013 Net New External PM Peak Hour Trips = 1,804	ANALYSIS YEAR 2018 Net New External PM Peak Hour Trips = 2,965
	Improvement	Improvement
Sunrise Blvd. at Sawgrass Expressway - southbound ramp		
Sunrise Blvd. at Sawgrass Expressway - northbound ramp		
Sunrise Blvd. at Sawgrass Corporate Parkway		
Sunrise Blvd. at Driveway B		
Sunrise Blvd. at NW 136th Avenue	Northbound right-turn lane permitted plus overlap; southbound right-turn lane permitted plus overlap.	
Sunrise Blvd. at Yellow Toucan Road		Re-stripe southbound through lane to southbound left-turn lane; re-stripe southbound right-turn lane to southbound through plus right-turn lane.

# EXHIBIT G - VEHICLE ACCESS POINTS



LEGEND  
 ● Proposed Signalized Intersection  
 ■ Proposed Signalized Intersection



Future Year (2018) Driveway Geometries  
**Westerra DRI**  
 City of Sunlitse, Florida