



MEMORANDUM

AGENDA ITEM #5a

DATE: NOVEMBER 3, 2008

TO: COUNCIL MEMBERS

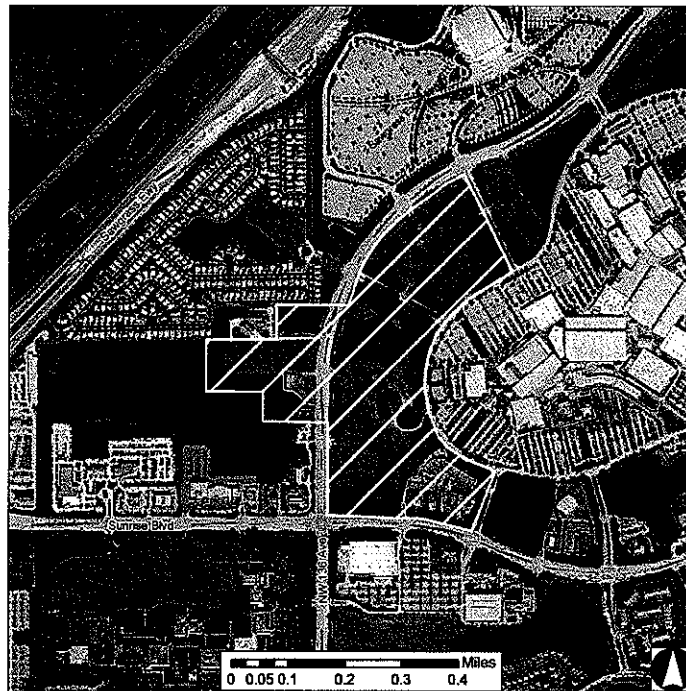
FROM: STAFF

SUBJECT: SUBSTANTIAL DEVIATION TO APPROVED DEVELOPMENT ORDER FOR AMERIFIRST TRACT DEVELOPMENT OF REGIONAL IMPACT (DRI) TO BE KNOWN AS METROPICA DRI, CITY OF SUNRISE

Proposed Development

The proposed Amerifirst-Metropica (Metropica) Development of Regional Impact (DRI) is located on a 103.4 acre parcel at the northeast and northwest corners of Sunrise Boulevard and NW 136th Avenue in the City of Sunrise, as shown in Figure 1. The site is currently approved as the AmerifirstTract DRI; however, the current development order does not permit the proposed Metropica project. Therefore, the applicant has submitted this request for a substantial deviation to the approved DRI development order, pursuant to Section 380.06(19), Fla. Stat.

FIGURE 1 - AERIAL PHOTOGRAPH SHOWING LOCATION OF PROPOSED METROPICA DRI



The original Application for Development Approval (ADA) for the Amerifirst Tract DRI was submitted in 1986. At that time, this 1,200-acre DRI was an undeveloped green field site located north and south of a two-lane road called Sunrise Boulevard. After undergoing a series of changes and bifurcations of the development program, the "Metropica Parcel" remained with 103.4 gross acres.

A portion of the subject site is currently approved for 372 Residential Dwelling Units (d.u.), 635,000 square feet of Office, and 166,740 square feet of Commercial/Retail uses. The majority of the site, 92 acres of vacant land, has been platted, filled, and a stormwater management system has been installed. In the southeastern portion, there are approximately 11 acres of existing Commercial, previously developed by other owners, consisting of 60,240 square feet, which will remain.

This ADA is proposing to bifurcate the Amerifirst Tract DRI at Sunrise Boulevard, creating Metropica DRI on the unbuilt portion of the site north of Sunrise Boulevard, and on 16 acres to the west of NW 136th Avenue to be added to the DRI as shown in Figure 1. This would leave the remainder of the Amerifirst Tract DRI to the south.

The balance (92 acres) of the site, Metropica DRI, is concurrently in the process of obtaining a Transit Oriented Development (TOD) land use designation, both a text and map amendment, in the City of Sunrise Comprehensive Land Use Plan and the Broward County Land Use Plan prior to issuance of the Development Order (DO) for the DRI. The Council reviewed the proposed City and County amendments for Metropica on October 6, 2008, and found them to be generally consistent with the *Strategic Regional Policy Plan for South Florida*.

The applicant is proposing to construct a new single-phased, mixed-use project, including Class A office buildings with structured parking, full-service restaurants, retail, and high-rise and townhouse residential dwelling units with a buildout date of 2018. The proposed flexibility matrix (Table 2) would allow the applicant the ability to decrease residential units and increase or decrease commercial and general office use from the proposed thresholds:

Residential	2,500 high-rise dwelling units 300 townhouse dwelling units
Commercial	545,240 gross square feet (including 60,240 sq. ft. previously constructed)
Office	785,000 gross square feet

TABLE 2 - PROPOSED FLEXIBILITY MATRIX

Minimum and Maximum Thresholds			
	Proposed Minimum Thresholds	Proposed Maximum Thresholds	Proposed DRI Development
Residential	2,100 units	2,800 units	2,800 units
Commercial	410,000 s.f.	680,000 s.f.	545,240 s.f.
Office	590,000 s.f.	980,000 s.f.	785,000 s.f.

Source: Metropica ADA

The proposed change, or net additional development shown in Table 3 (below), exceeds the criteria for a substantial deviation to the approved DRI. It is this additional development ("Net Change") that is subject to further impact review and mitigation.

TABLE 3 - EXISTING AND PROPOSED DEVELOPMENT PROGRAM

Amerifirst-Metropica DRI			
Use	Current Entitlements	Proposed Total Project	Net Change
<i>Residential</i>	372 d.u.	2,500 High Rise d.u. 300 Town Home d.u.	2,428 d.u.
<i>Commercial/Retail</i>	166,740 s.f.	545,240 s.f.	378,500 s.f.
<i>Office</i>	635,000 s.f.	785,000 s.f.	150,000 s.f.

Source: Metropica ADA

Major Issues and Conditions

Pursuant to Chapter 380.06(19)(g), Fla. Stat., the applicant is not required to provide additional information concerning the impacts of any development that was previously mitigated under the conditions of the original development order. **Therefore, only new impacts that will be created by the proposed development are included in the staff analysis.**

Staff finds the project generally consistent with the *Strategic Regional Policy Plan for South Florida*. Staff analysis indicates that the Metropica DRI would have positive regional benefits at buildout:

- Create 1,434 jobs, of which 891 would be permanent new jobs;
- Add an estimated \$740 million dollars in annual disposable personal income throughout the South Florida Region;
- Provide more than \$135 million in value added to the regional economy each year; and
- Generate an estimated \$3.22 million in annual ad valorem taxes to the City of Sunrise and \$3.26 million to Broward County.

Council staff evaluation indicates that the proposed project, at completion, would have the following adverse regional impacts at buildout:

- Produce an average potable water demand of 0.915 million gallons per day;
- Produce an average wastewater demand of 0.678 million gallons per day;
- Generate an average 19.12 tons per day of solid waste;
- Produce an average daily demand for 94,854 kilowatts of electrical energy; and
- Generate 2,452 net new external P.M. Peak Hour Trips.

The applicant has agreed to conditions (shown in the attached staff report) to mitigate the impacts of the proposed development. The conditions include:

- Provisions for onsite water conservation;

- Provisions to encourage transit use (including funding for an ADA-compliant alternative fuel shuttle service between Metropica and Westerra, among other nearby points of interest, and designation of an Employee Transportation Coordinator);
- Construction of a covered, lighted transit station, which can accommodate two articulated buses at the same time on each side of Green Toad Road;
- Construction of recommended road improvements to mitigate traffic impacts on local, county, and state roads;
- Contribution of \$558,000 toward installation of Broward County's TMS Fiber-Optic Signal Upgrade at various intersections along NW 136 Avenue and Flamingo Road;
- One-time contribution for capital needs of Police Services of \$380,000.00 to be paid to the City;
- Provisions for energy conservation, including requirement for the buildings to be LEED certified; and
- Provisions to increase small and minority business participation in the project (through permanent jobs).

In addition, the applicant will be required to meet concurrency requirements for roadway and school impacts, as needed. It should also be noted that the City of Sunrise will be considering the imposition of affordable housing linkage fees to support its affordable housing programs. The applicant has agreed to pay the amount of \$500 per dwelling unit to the City for use in its existing affordable housing programs. Based on the 2,800 permitted dwelling units, the total amount required to be paid to the City would be \$1,400,000, in the event all units permitted by the proposed development order are constructed.

Recommendation

Council staff recommends approval subject to the development order conditions as enumerated in the Regional Impact Assessment.

Council Action

At its November 3, 2008 meeting, the Council reiterated its concerns about the cumulative impacts on affordable housing and transportation issues given the multiple developments either in process or proposed for this area of the City of Sunrise. The need to consider and address cumulative effects of three contiguous DRIs (Sawgrass Mills, Westerra, and Metropica) in the western Sunrise area was identified through the Pre-Application processes for the later two. As a result, progress has been made in the coordination of related transportation improvements. The Council expressed additional concern about the potential transportation impacts of anticipated development proposals in the area (i.e., at the BankAtlantic Center property). With these things in mind, the Council requested a comprehensive assessment of traffic conditions in this western "Urban Hub" so that current and future transportation impacts will be properly mitigated.

The Council did find the Regional Impact Assessment generally consistent with the Strategic Regional Policy Plan for South Florida and adopted the staff recommendation with the following amendments:

Development Order Condition 3.11, regarding Affordable Housing, shall be modified to require that, 1) in lieu of construction, the applicant pay into the City's affordable housing programs a sum of "at least" \$500 per dwelling unit, adjusted to the applicable Consumer Price Index at the

time of permit issuance; 2) any and all exemptions to which Condition 3.11 refers with respect to the applicant should be removed; and 3) the applicant is responsible for any difference that may result between the \$500 per unit fee paid at permit issuance and any subsequent linkage fee if adopted subsequent to the issuance of permits.

New Development Order Condition to be inserted: The City of Sunrise is to reach an agreement with SFRPC's Executive Director regarding a commitment for the inclusion of a comprehensive affordable housing strategy in its upcoming EAR-based amendments. Council staff is to report the outcome of such discussions to the Council at its December 2008 meeting.

The Council, by the same motion, approved the transmittal of the revised Regional Impact Assessment to the Florida Department of Community Affairs.

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FINAL REPORT

**DEVELOPMENT OF REGIONAL IMPACT ASSESSMENT
FOR
SUBSTANTIAL DEVIATION TO AMERIFIRST TRACT DRI
TO BE KNOWN AS METROPICA DRI**

**Located in the City of Sunrise
Broward County, FL**

**SOUTH FLORIDA REGIONAL PLANNING COUNCIL
NOVEMBER 2008**

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INTRODUCTION

This assessment of the proposed Development of Regional Impact (DRI), also known as Metropica, was prepared by the South Florida Regional Planning Council (SFRPC), pursuant to the Florida Environmental Land and Water Management Act, Chapter 380, Part I, Fla. Stat. The assessment is based on information supplied by the applicant (Sawgrass Property Investments), together with State, Federal, and Regional review agencies, official plans, and field reconnaissance. Additional research relative to specific issues was conducted by Council staff where needed.

In accordance with the Act, this assessment provides an overview of the positive and negative regional impacts likely to result from the subject proposal. The recommendations included herein are intended to assist the City of Sunrise City Commission in reaching a decision on the proposed development through consideration of regional impacts and issues.

Copies of any development order issued with regard to this project must be transmitted to the applicant, the SFRPC, and the Florida Department of Community Affairs (DCA), pursuant to Chapter 380.07(2), Fla. Stat.

PART I. PROJECT DESCRIPTION

A. APPLICANT INFORMATION

Project Name:	Metropica DRI (substantial deviation to Amerifirst Tract DRI)
Applicant:	Sawgrass Property Investments 19495 Biscayne Blvd., Suite 702, Aventura, FL 33180
Authorized Agent:	Joseph Kavana, Jobess, Inc.
Location of Development:	City of Sunrise, Broward County
Type of Development:	Mixed use with Residential, Commercial, and Office
Sufficiency Process Completed:	June 17, 2008
Receipt of Local Public Hearing Notice:	November 1, 2008
Deadline for Council Action:	50 days from receipt of local public hearing notice
Local Public Hearing:	January 13, 2009, City of Sunrise City Commission



B. PROJECT INFORMATION

Site History

The original Application for Development Approval (ADA) for the Amerifirst Tract DRI was submitted in 1986. At that time the DRI was an undeveloped green field site located north and south of a two-lane road called Sunrise Boulevard. The original DRI development order, as recommended by the South Florida Regional Planning Council and adopted by the City of Sunrise in 1987 (Ordinance 732-X), gave approval for the level of development shown below in Table 1, subject to a number of conditions. Subsequently, the development order was modified 10 times (including bifurcation of the Civic Arena in 1996 and of Sawgrass Mills in 2002) to allow for changes including an extension of time to complete the project.

TABLE 1 - DEVELOPMENT ORDER CHRONOLOGY

DATE	CITY OF SUNRISE ORDINANCE	DESCRIPTION	APPROVED DEVELOPMENT	BUILDOUT DATE
Original Development Order: May 1987	732-X	Approved Amerifirst Tract mixed-use development of approximately 1,200 acres in the City of Sunrise.	2,310 residential d.u. 3,575,000 s.f. retail 1,700,000 s.f. office 1,280,000 s.f. industrial 1,200 hotel rooms	12/31/98
May 1991	732-X-A	Added 12 acres to industrial but same sq. ft.; changed mitigation and lake area.	unchanged	12/31/98
Nov. 1996	732-X-96-A	Removed 133 acres for bifurcation of Broward Civic Arena.	3,500,000 s.f. retail 1,535,000 s.f. office (residential unchanged)	12/31/98
Oct. 1998	732-X-98-A	Extended buildout date.	unchanged	12/29/03
Aug. 1999	732-X-99-A	Deleted 2 traffic improvements from conditions.	unchanged	12/29/03
June 2000	732-X-00-A	Reduced office and added 250 hotel rooms.	1,409,353 s.f. office 250 hotel rooms (retail and residential unchanged)	12/29/03
May 2001	732-X-01-A	Added 84 residential dwelling units (d.u.).	2,394 residential d.u. (remaining unchanged)	12/29/03
Aug. 2001	732-X-01-B	Added transportation improvements for 12/29/07.	unchanged	12/29/03
Oct. 2001	732-X-01-C	Changed development program.	2,766 residential d.u. 3,320,740 s.f. retail 1,909,653 s.f. office 250 hotel rooms	12/29/03
Nov. 2002	732-X-02-A	Removed 411 acres in Sawgrass Mills bifurcation and changed development program.	2,370 residential d.u. 442,480 s.f. retail 1,709,653 s.f. office 250 hotel rooms	12/29/03
March 2004	732-X-04-A	Extended buildout date.	unchanged	12/28/10

The City of Sunrise has grown from a population of 44,000 in 1982 to almost 90,000 today. Amerifirst Tract DRI is one of a number of major development projects in the City [including Sawgrass Mills DRI, Westerra (also known as Harrison Park) DRI, Broward Civic Arena DRI, and Everglades Corporate Center]. It is notable that this is one of two projects currently undergoing DRI review in the City of Sunrise and one of three within the City's utility



service area. (Westerra DRI was initially reviewed by the Council in September of this year; The Commons DRI is expected to be on a future Council agenda.)

Section 380.06(19), Fla. Stat., provides that a developer may seek a substantial deviation to an existing DRI. This enables the developer to propose a new project while retaining vested rights for the existing development and credit for previous mitigation. On July 31, 2007, the applicant requested a substantial deviation to the Amerifirst Tract DRI to allow bifurcation of the development on the unbuilt portion of the site north of Sunrise Boulevard. The current development order would not permit the proposed bifurcation. In addition, 16 acres to the west of NW 136th Avenue are proposed to be added to the DRI.

Proposed Development

This ADA is proposing to bifurcate the Amerifirst Tract DRI, (originally approved in 1987 in the City of Sunrise, Florida), at Sunrise Boulevard, creating Metropica DRI on the unbuilt portion of the site north of Sunrise Boulevard, and on 16 acres to the west of NW 136th Avenue to be added to the DRI as shown in Figure 1. This would leave the remainder of the Amerifirst Tract DRI to the south.

Consisting of 103.4 gross acres, the Metropica Parcel of the Amerifirst Tract site is an existing DRI. A portion of the site is currently approved for 372 Residential Dwelling Units (d.u.), 635,000 square feet of Office, and 166,740 square feet of Commercial. The majority of the site, 92 acres of vacant land, has been platted, filled, and the water management system has been installed. In the southeastern portion of the site, there are approximately 11 acres of existing Commercial, previously developed by other owners, consisting of 60,240 square feet, which will remain.

The balance (92 acres) of the site, Metropica DRI, is concurrently in the process of obtaining a Transit Oriented Development (TOD) land use designation, both a text and map amendment, in the City of Sunrise Comprehensive Land Use Plan and the Broward County Land Use Plan prior to issuance of the Development Order (DO) for the DRI. The Council reviewed the proposed City and County amendments for Metropica on October 6, 2008, and found them to be generally consistent with the *Strategic Regional Policy Plan for South Florida*.

The proposed Metropica TOD will be a mixed-use project consisting of Class A office buildings with structured parking, full-service restaurants, retail, and high-rise and townhouse residential dwelling units to be developed at the northwest and northeast corners of Sunrise Boulevard and NW 136th Avenue. The applicant is proposing a new single-phased, mixed-use development in a flexibility matrix as shown in Table 2 with a buildout date of 2018. The flexibility would allow the applicant the ability to decrease residential units and increase or decrease commercial and general office use from the proposed thresholds:

Residential	2,500 high-rise dwelling units 300 townhouse dwelling units
Commercial	545,240 gross square feet (including 60,240 sq. ft. previously constructed)
Office	785,000 gross square feet

TABLE 2 – PROPOSED FLEXIBILITY MATRIX

Minimum and Maximum Thresholds			
	Proposed Minimum Thresholds	Proposed Maximum Thresholds	Proposed DRI Development
Residential	2,100 units	2,800 units	2,800 units
Commercial	410,000 s.f.	680,000 s.f.	545,240 s.f.
Office	590,000 s.f.	980,000 s.f.	785,000 s.f.

Source: Metropica ADA



The actual mix of building square footage (or dwelling units as applicable) among the Permitted Uses will be determined during the City's zoning and site plan review process consistent with the requirements of the City's Land Development Code. Flexibility to interchange uses would be allowed so long as the total impacts, including but not limited to traffic impacts, as measured by the generation rates approved with the DO, are not exceeded.

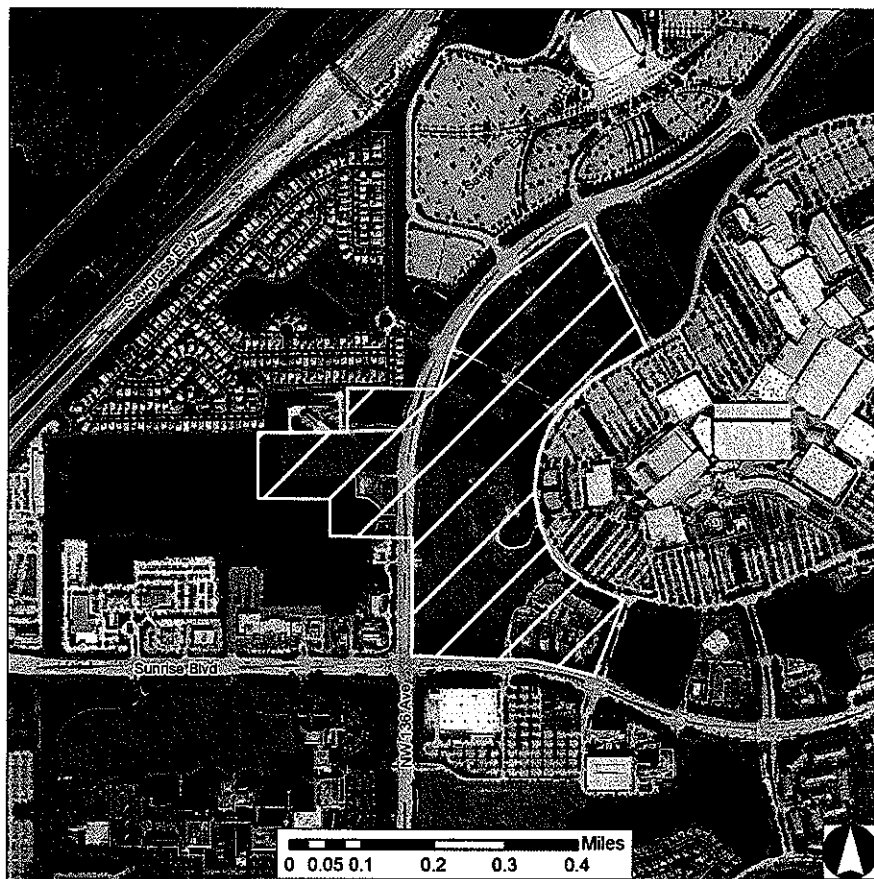
Table 3 below sets forth the uses and intensities of the total proposed development. The existing DRI Development Order includes entitlements for residential, commercial/retail, and office development that has not been built. The proposed change, or net additional development, exceeds the criteria for a substantial deviation to the approved DRI. It is this additional development that is subject to further impact review and mitigation.

TABLE 3 - EXISTING AND PROPOSED DEVELOPMENT PROGRAM

Amerifirst-Metropica DRI			
Use	Current Entitlements	Proposed Total Project	Net Change
<i>Residential</i>	372 d.u.	2,500 High Rise d.u. 300 Town Home d.u.	2,428 d.u
<i>Commercial/Retail</i>	166,740 s.f.	545,240 s.f.	378,500 s.f.
<i>Office</i>	635,000 s.f.	785,000 s.f.	150,000 s.f.

Source: Metropica ADA

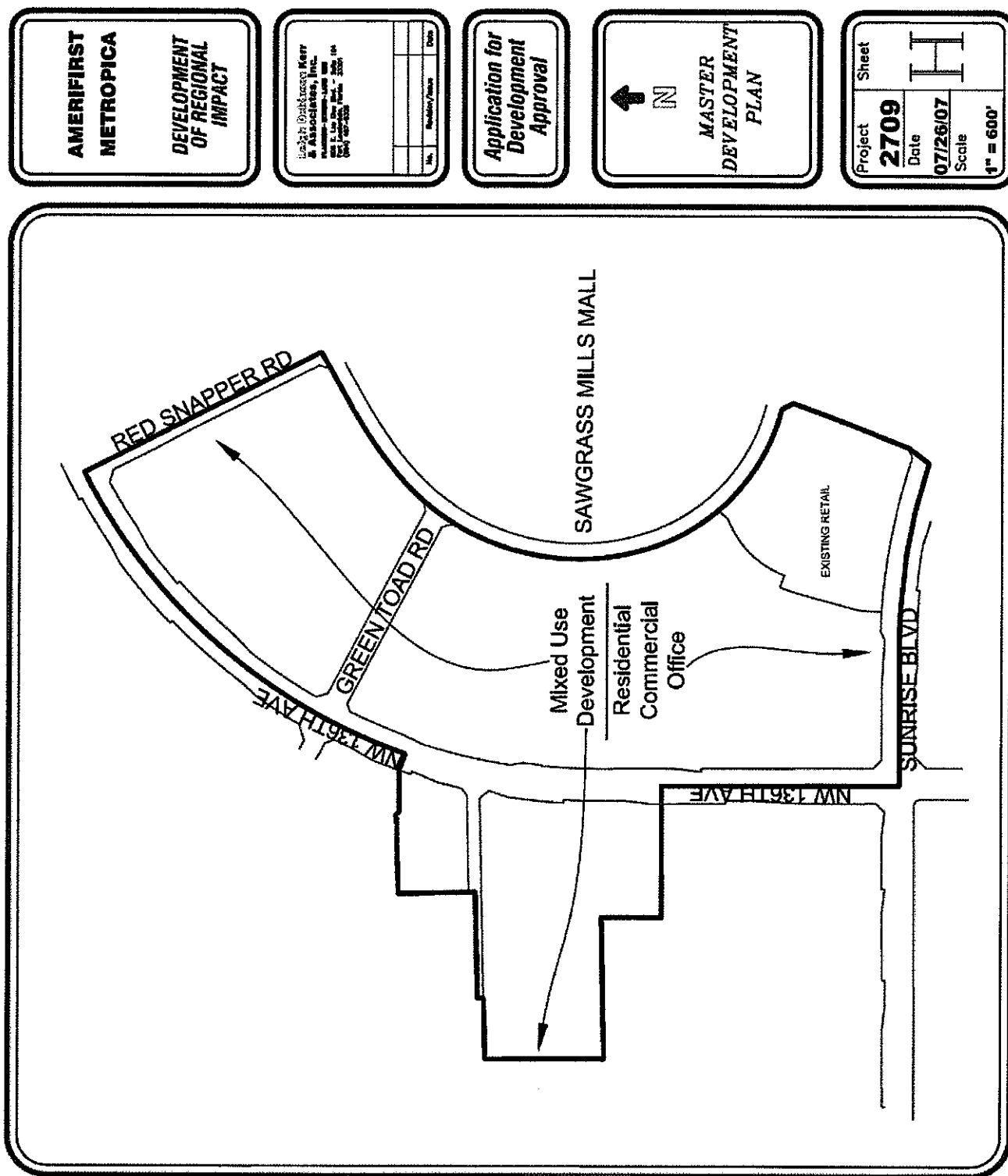
FIGURE 1 - AERIAL PHOTOGRAPH SHOWING LOCATION OF PROPOSED METROPICA DRI



Source: South Florida Regional Planning Council



FIGURE 2 - PROPOSED MASTER DEVELOPMENT PLAN



Source: Metropica ADA



PART II. PROJECT IMPACTS AND ISSUES

In this part, the project impacts and development issues associated with the proposed Metropica DRI are described in four categories with respect to the following: environmental and natural resources, economy, public facilities, and transportation.

A. ENVIRONMENT AND NATURAL RESOURCES

Environmental and natural resource impacts were addressed in the original DRI application, before the site was disturbed. Pursuant to Chapter 380.06(19)(g), Fla. Stat., the applicant is not required to provide additional information concerning the impacts of any development previously mitigated under the conditions of the original development order. Therefore, only new impacts that will be created by the proposed development are included in the following analysis.

1. Air Quality

The air quality impact will be analyzed using the Florida Department of Environmental Protection's Guidelines for Evaluating the Air Quality Impacts of Indirect Sources, June 1994. This analysis will include intersections, transportation improvements as identified in the application for development approval (ADA), and parking facilities associated with the project to demonstrate that the National Ambient Air Quality Standards for Carbon Monoxide will not be exceeded. This air quality impact analysis will be submitted to all air quality review agencies. Proposed Development Order Condition 3.5 (as shown in Part VI below) addresses Air Quality.

2. Ground and Surface Water Quality

The proposed Metropica DRI consists of 92 acres of improved vacant land within the larger 103.4-acre Metropica Parcel of the Amerifirst Tract DRI. The 92-acre portion has been platted, filled, and the stormwater management system has been installed. The proposed development will require additional permits from the South Florida Water Management District and the City of Sunrise. Proposed Development Order Condition 3.2 (as shown in Part VI below) addresses these issues.

3. Stormwater

The proposed Metropica DRI property is located in an existing stormwater management system, under SFWMD Permit No. 06-00345-S. Currently, the site's stormwater runoff either percolates into the ground, evaporates, or collects along the western portion of the basin (made up of a system-wide lake) by a primary canal and then delivered to the North New River Canal, which discharges to the Atlantic Ocean. An existing shopping center has a pipe drainage collection system that provides pretreatment and routes the excess runoff into the basin. In addition, off-site development runoff is routed through the site.

The proposed development contains one (1) on-site drainage basin serving approximately 103.4 acres of land, of which 72.8 acres will be impervious surfaces, 15.8 acres will be dedicated for surface water retention (lakes, ponds, storage areas), and 14.8 acres designated as open space. Under the existing SFWMD Permit No. 06-00345-S, there will be unlimited allowable stormwater discharge into the basin's lake system. However, the stormwater management system will be modified to reroute flow and timing, and to mitigate pollution from stormwater runoff as required by the City of Sunrise, SFWMD, and Broward County Environmental Protection and Growth Management Department (BCEPGM). The portion of the project's drainage system that conveys off-site water will be maintained by the City of Sunrise, the portion of the system that directly serves the project (except the existing shopping center) will be maintained by a master association.

4. Land and Soils

The site has been platted, filled, and the water management system has been installed pursuant to the existing development order. The proposed development will not create additional impacts to land and soils.



5. Flood Prone Areas

The project is in the FEMA 100 year floodplain (Zone AH, Base Flood Elevation 8), and outside the evacuation and storm surge areas related to hurricanes as designated by Broward County Emergency Management. The minimum floor elevation of structures is proposed to be set at elevation 10.

6. Vegetation and Wildlife

The site has been platted, filled, and the stormwater management system has been installed pursuant to the existing development order. The proposed development will not create additional impacts to vegetation and wildlife.

7. Wetland Resources

The proposed development will create impacts to wetlands. The site currently has 14 acres of jurisdictional wetlands, 5 of which are planned to be filled and mitigated. Mitigation will include Best Management Practices, a combination of on- and off-site mitigation (to be protected by easements), and possibly the purchase of credits at an approved mitigation bank. The applicant shall meet all permits and requirements set forth by the U.S. Army Corps of Engineers, SFWMD, and BCEPGM for wetland protection and mitigation. Proposed Development Order Condition 3.3 (as shown in Part VI below) addresses wetland resources.

8. Hurricane Evacuation

The project site is not located in a hurricane evacuation area as designated by Broward County Emergency Management.

9. Historical and Archaeological Sites

The applicant has provided correspondence from the Florida Department of State, Division of Historical Resources, dated March 12, 2007, stating that no significant cultural resources have been recorded within the project area. Proposed Development Order Condition 3.6 (as shown in Part VI below) incorporates the language recommended by the Division of Historical Resources.

10. Solid/Hazardous/Medical Waste

Solid Wastes generated on-site by the proposed development will be disposed of off-site at a suitable site for domestic non-hazardous wastes. The proposed development would be served by the Broward County Resource Recovery Facility, which serves the City of Sunrise. The facility has a capacity of up to 1.6 million tons/year and a current demand of 1.095 million tons/ year. In addition, the facility is expandable by 33 percent.

TABLE 4 - SOLID WASTE GENERATION

Land Use	Units/Area	Generation Rate	Domestic Solid Waste Cubic Yards/Day	Tons/Day
Residential	2,428 units	8.9 pounds/unit	144.03	10.80
Commercial	378,500 s.f.	4 pounds/100 s.f.	100.91	7.57
Office	150,000 s.f.	1 pound/100 s.f.	10.00	0.75
Total			254.94	19.12

Source: Metropica ADA

The Metropica DRI does not anticipate any uses which will generate or store hazardous or medical wastes. Rule 9J-2.044(5)(a), Fla. Admin. Code, describes the amount of hazardous materials usage considered significant, therefore requiring the applicant to submit a management plan. If at any time in the future hazardous materials are generated onsite, a hazardous materials management plan may be required covering all uses of hazardous materials. The plan must be designed to comply with Emergency Planning and Community Right-To-Know Act (EPCRA) as well as address potential adverse impacts that hazardous materials and wastes may have on regional



resources including land, air and water quality. In addition, any tenants located within the DRI that will use, store, handle or generate hazardous wastes or extremely hazardous substances must comply with the requirements of the Superfund Amendments and Reauthorization Act of 1986 (SARA) Title III. Proposed Development Order Condition 3.4 (as shown in Part VI below) addresses Hazardous Waste issues.

B. ECONOMY

Pursuant to Chapter 380.06(19)(g), Fla. Stat., the applicant is not required to provide additional information concerning the impacts of any development that were previously mitigated under the conditions of the original development order. Therefore, only new impacts that will be created by the proposed development are included in the following analysis.

1. Project Costs

This substantial deviation application proposes net changes in the mix of entitlements with respect to residential, office, and commercial uses on the site: adding 2,428 residential units, 378,500 square feet of commercial/retail area, and increasing the land use of office space by 150,000 square feet. The total project costs associated with these changes is estimated at approximately \$1,320.0 million, as shown in Table 5. Eighty-seven percent of dollars spent on the project will be expended within the South Florida region, as shown in Table 6.

TABLE 5 - PROJECT COSTS BY CHANGE OF LAND USE* (2007 CONSTANT DOLLARS)

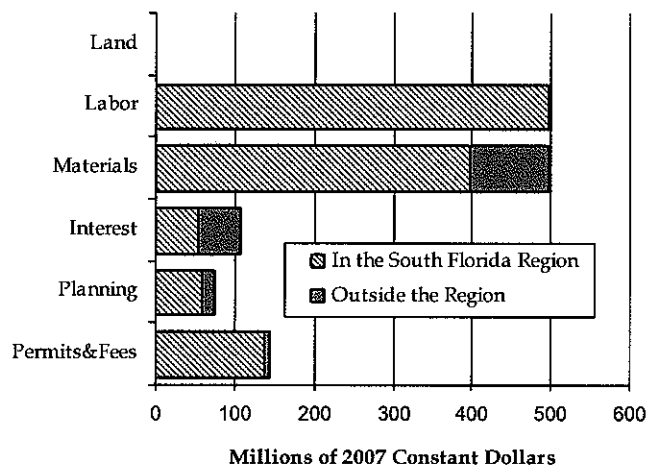
Land Use	Amount	Cost (millions)	Cost per Unit
Multi-family/Condo	2,428 units	1,153.1	474,918
Commercial/Retail	378,500 s.f.	120.3	318
Office	150,000 s.f.	46.6	311
Total	-	1,320.0	-

Source: Metropica ADA, calculated by SFRPC

*These costs are associated with the changes of land use proposed in the substantial deviation application.

TABLE 6 - PROJECT COSTS BY ACTIVITY (MILLIONS OF 2007 CONSTANT DOLLARS)

Item	Total Cost	Amount Spent in Region	
Land	No additional land costs*		
Labor	496.8	496.8	100%
Materials	496.8	397.4	80%
Interest	108.1	54.1	50%
Planning, Architecture & Engineering.	73.6	58.9	80%
Permits, Fees, Legal & Administrative costs	144.7	137.5	95%
Total	1320.0	1144.7	87%



Source: Metropica ADA, calculated by SFRPC

*These costs are associated with the changes of land use proposed in the substantial deviation application. Land costs were previously evaluated in the original DRI application.



2. Economic Disparity

The project is a mixed-use development consisting of retail, office, and residential. Mixed-use developments of this type tend to attract diverse business groups and create diverse job opportunities. Currently adopted Council policies encourage developers to involve economic development resource agencies and programs, which promote small and minority businesses, in the development and expansion of permanent job opportunities.

The applicant anticipates a need for skilled employees in the retail, professional services, and finance sectors. Nearby residents and workers within the surrounding commute shed are expected to fill these positions. The applicant states that they will encourage the general contractors involved in the construction of the project to award work to minority-owned contractors and encourage the businesses that permanently locate at the project site to be inclusive in their hiring practices. Proposed Development Order Condition 3.13 (as shown in Part V below) addresses this issue.

3. Economic Impacts

The applicant projects approximately 1,434 additional permanent jobs will be created onsite as a result of the amount of development proposed in the substantial deviation application. These projected new permanent jobs, organized by NAICS code, were introduced into Policy Insight™, version 9.5, a demographic and economic forecasting model developed by Regional Economic Models, Inc. (REMI). The model produces an estimate of the overall annual impact of the project on employment, total real disposable personal income, and the total estimated value added for each county in the South Florida (SF) region and its economically integrated neighbor, Treasure Coast (TC) region. Recognizing both the linkages of this project as well as the potential of competition with similar businesses, the totals take into account the direct, indirect, and induced impacts that the new investment have on the local economy.

Tables 7, 8, and 9 show the Economic Impacts, direct, indirect, and induced effects, among counties in South Florida and in the Treasure Coast Region.

**TABLE 7 - GROSS REGIONAL PRODUCT AND PERSONAL INCOME (2010-2020)
(IN 2007 CONSTANT DOLLARS)**

	Broward	Miami-Dade	Monroe	SF Region	TC Region	Total
Total Gross Regional Product	1,600 M	85 M	0 M	1,685 M	8 M	1,693 M
Real Disposable Personal Income	652 M	88 M	0 M	740 M	75 M	815 M
Real Disposable Personal Income per Capita	47	10	0	57	5	62

Source: SFRPC and REMI Policy Insight V9.5



**TABLE 8 - CHANGES IN EMPLOYMENT BY PRIVATE SECTOR AT BUILDOUT (2018)
(EXPRESSED IN NUMBER OF JOBS; NOT NECESSARILY FULL-TIME EQUIVALENTS)**

Sector	Broward	Miami-Dade	Monroe	SF Region	TC Region	Total
Forestry, Fishing, Other	0	0	0	0	0	0
Mining	0	0	0	0	0	0
Utilities	1	0	0	1	0	1
Construction	6	-5	0	1	-6	-5
Manufacturing	12	3	0	15	1	16
Wholesale Trade	51	-3	0	48	-4	44
Retail Trade	238	-23	0	215	-35	180
Transportation, Warehousing	8	3	0	11	1	12
Information	80	-16	0	64	-11	53
Finance, Insurance	78	-6	0	72	-6	66
Real Estate, Rental, Leasing	28	0	0	28	-2	26
Professional, Tech Services	97	0	0	97	-5	92
Mgmt of Companies, Enterprises	39	-4	0	35	-7	28
Administration & Waste Services	74	-4	0	70	-5	65
Educational Services	9	3	0	12	0	12
Health Care, Social Assistance	59	8	0	67	2	69
Arts, Entertain, Recreation	18	3	0	21	0	21
Accommodation, Food Services	47	-1	0	46	-2	44
Other Services (excludes Government)	46	0	0	46	-1	45
Total	891	-42	0	849	-80	769

Sources: Metropica ADA, SFRPC and REMI Policy Insight V9.5



TABLE 9 - CHANGES IN VALUE ADDED BY PRIVATE SECTOR (2008-2020)
(MILLIONS OF 2007 CONSTANT DOLLARS)

Sector	Broward	Miami-Dade	Monroe	SF Region	TC Region	Total
Forestry, Fishing, Other	0	0	0	0	0	0
Mining	0	0	0	0	0	0
Utilities	7	3	0	10	4	14
Construction	333	8	0	341	10	351
Manufacturing	48	13	0	61	8	69
Wholesale Trade	105	9	0	114	0	114
Retail Trade	296	-13	0	283	-28	255
Transportation, Warehousing	10	7	0	17	1	18
Information	159	-17	0	142	-11	131
Finance, Insurance	83	8	0	91	3	94
Real Estate, Rental, Leasing	197	24	0	221	10	231
Professional, Tech Services	107	15	0	122	5	127
Mgmt of Companies, Enterprise	52	-3	0	49	-7	42
Administration &, Waste Services	44	4	0	48	1	49
Educational Services	4	2	0	6	0	6
Health Care, Social Assistance	39	9	0	48	5	53
Arts, Entertain, Recreation	7	3	0	10	1	11
Accommodation, Food Services	24	3	0	27	1	28
Other Services (excludes Government)	29	2	0	31	1	32
Total	1,544	77	0	1,621	4	1,625
Yearly (on average)	128.7	6.4	0.0	135.1	0.3	135.4

Sources: Metropica ADA, SFRPC and REMI Policy Insight V9.5



As shown in Table 7, the results of the simulation indicate that, although the applicant estimates this project will create 1,434 jobs initially, only a total of 891 net jobs will be added to the Broward County economy when its competition and substitution effects are taken into account. This new investment might also substitute some existing businesses and jobs in its neighboring counties within the region, with a total loss of 42 jobs, the majority of which would be located in Miami-Dade County. From the commencement of construction (2008) until it is stabilized in 2020 (assuming two years after completion), this project is estimated to generate approximately \$740 million (in 2007 dollars) in total real disposable income for the South Florida region.

From 2008 through 2020, the project, by its direct, indirect, and induced effects, could represent as much as \$135.1 million yearly in value added to the South Florida regional economy in the private sectors.

4. Fiscal Impact

This substantial deviation application proposes net changes in the mix of entitlements with respect to residential, office, and commercial uses on the site: adding 2,428 residential units, 378,500 square feet of commercial/retail area, and increasing the land use of office space by 150,000 square feet. This change will result in an increase of \$853 million of taxable value to support public services in the area, as shown in Table 10.

**TABLE 10 - TAXABLE VALUE BY LAND USE
(2007 CONSTANT DOLLARS)**

Land Use	Amount	Taxable Value	Total Taxable Value*
Condominium	2,428 units	300,000/unit	728,400,000
Commercial/Retail	378,500 s.f.	250/s.f.	30,000,000
Office	150,000 s.f.	200/s.f.	94,625,000
Total			853,025,000

Source: Metropica ADA and SFRPC

* The estimated taxable values for the residential units assume that 80 percent of the condominium units will qualify for the Homestead Exemption.

According to the anticipated schedule of completion by use presented by the applicant in the ADA, all the development will be completed by 2018. For the purpose of the fiscal analysis, it is assumed that all development occurring the 2008-2018 period would be completed on December 31st of the year shown in the schedule. It is further assumed that construction would commence 18-24 months prior to the date of completion, with all requisite fees and permits being paid in the year that construction commences. Development completed on December 31st of a particular year would be placed on the tax rolls of the subsequent year.

From the commencement of construction until it is stabilized in 2020 (assuming two years after completion), the proposed changes in the development program are projected to add revenues of \$142 million (in 2007 constant dollars) to all appropriate government entities.



**TABLE 11 - SUMMARY OF REVENUES (2008-2020)
(THOUSANDS OF 2007 CONSTANT DOLLARS)**

Government Entities	Non-Recurring*	Recurring** (Ad Valorem)	Total
City of Sunrise	16,737	32,221	48,958
Broward County	2,436	32,563	34,999
Children's Services		2,186	2,186
Broward County Public Schools	668	42,240	42,908
South Florida Water Management District		3,742	3,742
North Broward Hospital District		9,833	9,833
Total	19,841	122,785	142,626

Source: Metropica ADA and SFRPC

* Including impact fees and building permit fees, etc.,

** Only Ad Valorem taxes are included; other taxes, such as, water and sewer charges, utility taxes, franchise fees, unified communications taxes, occupational license fees, sales tax, tourist tax, gasoline tax, etc., are not included because it is not possible to estimate those at this time.

5. Housing

The applicant conducted an affordable housing impact assessment for the proposed project by utilizing the affordable housing methodology developed by the East Central Florida Regional Planning Council (ECFRPC). This methodology assesses the impact of DRIs on the ability of persons to find affordable housing accessible to their places of employment. The methodology involves: (1) projecting the number, types, and wages of employees for a particular project; (2) estimating the number of these employees who will have a need for affordable housing; and (3) estimating whether an adequate supply of affordable housing exists or will exist within the established commuting distance to the DRI. The formulas used in the methodology are based on actual trends in the county in which a particular DRI is located; statistics illustrating these trends are taken from the most recent U.S. Census.

The analysis was based on the 2007 U.S. Department of Housing and Urban Development estimates of median household income in Broward County for very low, low, and moderate income households. Table 12 below is a chart of the median income and the very low, low, and moderate income ranges for Broward County.

TABLE 12 - VERY LOW, LOW, AND MODERATE INCOME RANGES

Income Category	Broward County Income Range
Median Income	\$58,400
Very Low (less than 50% of median income)	up to \$29,200
Low (50-80% of median income)	\$29,201 - \$46,720
Moderate Income (80-120% of median income)	\$46,721 - \$70,080

Source: U.S. Department of Housing and Urban Development

In determining the availability of affordable housing units for projected permanent, non-construction employees of the DRI, the applicant and SFRPC staff determined the estimated number of employees and the estimated total housing demand for very low, low and moderate income employees. The project proposes a maximum threshold construction of 2,500 high-rise condominium units and 300 townhouse dwelling units, none of which are specified to be built as affordable housing units. These units were not included in the analysis of available housing units for very low, low, and moderate income employees.

The ECFRPC Housing Methodology (revised June 1999) provides that the housing supply area is determined by measuring a 10-mile or 20-minute (whichever is less) commute from the project site. These commute factors are



considered to be reasonable for very low and low-income households in terms of travel time and cost according to the ECFRPC Methodology.

The Metropica DRI housing supply area includes portions of western Broward County, an area within a 10-mile radius from the DRI. It can generally be described as covering an area bounded by Sample Road on the north, Pines Boulevard on the south, the water conservation area on the west and State Road 7 on the east.

Two alternative methods for distributing the future workforce at the Metropica DRI by wage category were used in this analysis. The Control Number method is generally considered to provide a more realistic estimate of affordable housing demand than the Bell Curve method. While both methods produce similar estimates of overall demand, the Control Number method more accurately segments that demand. Council staff confirms that the Control Number method estimates greater affordable housing need in the very low, low, and moderate income categories.

Appendix A of the ECFRPC Methodology provides the parameters for calculating affordability. The study parameters used by the applicant are consistent with the ECFRPC Methodology.

The result of this analysis indicates that the project will not create a negative impact on the number of available affordable housing units. Table 13 illustrates the final analysis of the availability of affordable housing within the commute shed. The analysis concluded that adequate vacant units were available to satisfy the housing needs of the project's very low, low, and moderate-income employees.

**TABLE 13 - SUMMARY OF AFFORDABLE HOUSING SUPPLY
AND DEMAND BY INCOME GROUP**

Income	Total Adequate Housing Demand	Net Available Housing Supply Inventory (March 2008)			Net Surplus/Deficit of Units
		For-Sale Units	Rental Units	Total Units	
Very Low	367	612	0	612	245
Low	387	1,127	604	1,731	1,344
Moderate	512	2,779	468	3,247	2,735
TOTAL	1266	4,518	1,072	5,590	3,324

Source: Metropica ADA

Since the Amerifirst Metropica DRI and Westerra/Harrison Park DRI rely on the same affordable housing supply, Council staff created a table which sums up the projected cumulative affordable housing demand on the affordable housing supply for the Council's information. Table 14 indicates that adequate vacant units are available to satisfy the housing needs of both projects with respect to low and moderate income employees. However, this table indicates a deficit of 77 units in the very low income category. According to the ECFRPC Methodology, a "project will be deemed to have a significant impact on the ability of the project's employees to find adequate housing reasonably accessible to their places of employment when, for any phase or stage of development, the development's cumulative housing need is projected to exceed 5 percent of the applicable DRI residential threshold for the affected local government, or 50 units, whichever is larger." For purposes of this discussion a deficit of 77 units does not exceed 150 units (5% of Broward County's 2007 DRI Residential Threshold of 3,000 dwelling units) and therefore is not considered to be significant. In summary, Council staff's analysis concluded that adequate vacant units were available to satisfy the cumulative housing needs the Metropica DRI and Westerra DRI projects' very low, low, and moderate-income employees.



**TABLE 14 -
SUMMARY OF CUMULATIVE AFFORDABLE HOUSING SUPPLY AND DEMAND BY INCOME GROUP**

Income	Total Adequate Housing Demand	Total Adequate Housing Demand	Net Available Housing Supply Inventory (March 2008)			Net Surplus/Deficit of Units
			For-Sale Units	Rental Units	Total Units	
	Amerifirst/ Metropica	Westerra/ Harrison Park				
	Nov 2007	August 2007				
Very Low	367	322	612	0	612	(77)
Low	387	333	1,127	604	1,731	1011
Moderate	512	593	2,779	468	3,247	2142
TOTAL	1266	1,284	4,518	1,072	5,590	3076

Source: Metropica and Westerra (Harrison Park) ADAs (updated with data from chart 24.B.11 Metropica ADA, March 2008)

It should be noted that notwithstanding the above analysis, Council staff requested that the applicant consider agreeing to construct or cause the construction of a minimum of 420 affordable/workforce housing units within the City of Sunrise (City), a number equivalent to 15 percent of the proposed market rate residential units. Council staff requested that the units be produced concurrently with the market rate units, that a portion of the units be onsite to promote a range of housing choices proximate to transit uses, and that steps be taken to ensure that the units would remain affordable. These requests are supported by the Council's previous commentary and actions related to affordable housing and modeled after Council recommendations incorporated into the Village of Gulfstream DRI (2006/2007) and the Downtown Miami Areawide DRI NOPC (2006).

In June 2008, the applicant committed to the construction of a minimum of 420 affordable/workforce housing units (15%) within the City of Sunrise. Since that time the City and the applicant have agreed that, given the City's analysis of its existing affordable housing stock and its desire to support existing affordable housing programs, the City may request that the applicant contribute \$500 per dwelling unit, payable no later than the time of issuance of a building permit for the dwelling unit, to the City's affordable housing trust fund in lieu of construction. Based on the proposed 2,800 dwelling units, the applicant could potentially pay up to \$1,400,000 if all of the proposed 2,800 dwelling units are constructed. In addition, the proposed development order maintains the City's flexibility to require the construction of affordable housing units, if deemed desirable by the City at a future date, and provides that the affordable housing units will be constructed concurrent with the market rate units. The City of Sunrise is currently conducting a linkage fee study. The proposed development order states that "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 this Development Order unless otherwise exempted by the ordinance." Should a linkage fee be adopted, the City has agreed to credit the applicant for earlier contributions of funds or construction of affordable housing units.

The City of Sunrise offers several affordable housing programs. According to City staff, the City has targeted its major housing programs to maintain the existing affordable housing stock. In addition to linkage fee and housing studies currently underway, the City's Affordable Housing Advisory Committee is developing recommendations for consideration by the City Commission at a future meeting.



Council staff recognizes and commends the applicant and the City for creating a framework that will help address the affordable housing issues raised in the course of this discussion. On September 25th, Council and City staff met to discuss the City's affordable housing programs. On October 13th, Council staff requested additional information from the City regarding its affordable housing programs as part of this review. The information requested was general in nature and related to the timing and scope of ongoing studies and the work of the Affordable Housing Advisory Committee; City policies that ensure that affordable and workforce housing created, rehabilitated, or accessed through the City's housing programs remain affordable; tenure of affordability; and outcome measures.

In order for the proposed Metropica Development of Regional Impact to be developed, amendments will be required to the City of Sunrise Comprehensive Development Plan and the Broward County Land Use Plan pursuant to Chapter 163, Fla. Stat. In addition, Policy 1.07.07 of the Broward County Land Use Plan requires that amendments which propose to add 100 or more residential dwelling units to implement affordable housing policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. Proposed Development Order Condition 3.11 (as shown in Part VI below) addresses this issue.

C. PUBLIC FACILITIES

Pursuant to Chapter 380.06(19)(g), Fla. Stat., the applicant is not required to provide additional information concerning the impacts of any development that were previously mitigated under the conditions of the original development order. **Therefore, only new impacts that will be created by the proposed development are included in the following analysis of public facilities.**

1. Water and Wastewater Management

The table below summarizes the project's impact on demand for potable water and wastewater. The proposed development will be carried out in a single phase. The Average Demand numbers represent the anticipated demand from the proposed project consisting of development of a total of 150,000 gross square feet of office space, 378,500 gross square feet of commercial/retail space, and 2,428 residential units.

The proposed project is located within the City of Sunrise Service Area, therefore, the City will be responsible for supplying potable water to the project, which has a projected net potable water demand of .97 million gallons per day (MGD). On May 15, 2008 the South Florida Water Management District issued a renewed 20-Year Consumptive Use Permit to the City of Sunrise, which included adequate water capacity to serve the proposed project.

The City of Sunrise will provide wastewater services to the proposed project. Wastewater capacity is currently available but cannot be reserved until the applicant enters a formal agreement with the City of Sunrise. Approximately 14.8 acres of the site's irrigation demand are expected to be supplied by an on-site surface water management system (on-site surface water).



TABLE 15 - WATER AND WASTEWATER ADDITIONAL DEMAND

Public Facility	Average Demand (MGD)	Source	Capacity Available
Potable Water	0.915	City of Sunrise Regional Wastewater Treatment Service Area	Yes: Renewed 20-Year CUP (2008)
Non-Potable Water (Irrigation)	0.054	On-site surface water	N/A
Wastewater	0.678	City of Sunrise Regional Wastewater Treatment Service Area	8.4

MGD=Million Gallons Per Day
Source: Metropica ADA

Proposed Development Order Condition 3.2 (as shown in Part VI below) addresses the issue of water and wastewater.

2. Police, Fire, and Emergency Medical Facilities

There are no hospitals proposed on-site; however, at least 2 hospitals are located within a 12-mile radius of the project, including the Cleveland Clinic, which is located six miles from the project site, and the Broward General Medical Center, which is located 12 miles from the project site.

Police and Fire Services in this area are provided by the City of Sunrise. To mitigate for the project's impacts, the applicant has agreed to make a one-time contribution for the capital needs of Police Services of \$380,000 to be paid in three equal parts, as follows: the first part will be paid at the time of issuance of the site plan approval for the development; the second will be paid at the time of issuance of the building permit for the first new principal structure; and the third will be paid at the time of issuance of the certificate of occupancy for the first new principal structure. In addition, the applicant will be required to develop an Emergency Management Plan identifying how residents, visitors, and employees will be protected and evacuated. Proposed Development Order Condition 3.10 (as shown in Part VI below) addresses these issues.

3. Open Space and Recreation

The applicant has stated that there will be lakes, open spaces, pedestrian areas, and plazas open to the general public consistent with the Transit Oriented Development land use designation.

4. Public Education

The proposed development plan contains net new change of 2,428 residential units in addition to those currently permitted. As a result of this change, the anticipated student generation is approximately 130 elementary, 35 middle, and 45 high school students. No school facilities are proposed on-site. Schools serving the site are currently under-enrolled. However, the applicant will be required to comply with Broward County School Board Public School Concurrency requirements, as shown in Proposed Development Order Condition 3.12 (as shown in Part VI below).

5. Energy

The estimated average daily demand/Kilowatt Day (KWD) is 94,854 KW for the proposed project, and the estimated peak hour demand is 113,285 KWD. There are no on-site electrical generating facilities for the proposed development. The site will only utilize electrical energy. Florida Power and Light (FPL) has confirmed that the utility has sufficient capacity requested to provide services to the proposed project. FPL stated that it will work



with the applicant to install the necessary infrastructure to provide permanent service to the project as the site is developed and progresses. The service will be furnished in accordance with applicable rates, rules, and regulations.

The applicant has committed to design and construct all future buildings to Leadership in Energy and Environmental Design (LEED) certified standards to conserve energy and water. In addition, the applicant will encourage the use of efficient low-emission vehicles for on-site services and will give specific consideration to the use of alternative fuel vehicles. Proposed Development Order Condition 3.9 (as shown in Part VI below) addresses these energy issues.

D. TRANSPORTATION

Pursuant to Chapter 380.06(19)(g), Fla. Stat., the applicant is not required to provide additional information concerning the impacts of any development that were previously mitigated under the conditions of the original development order. **Therefore, only net new traffic impacts that will be created by the proposed development are included in the following analysis.**

1. Existing Traffic

The traffic impact study area, as shown in Figure 3 is generally bounded on the north by Oakland Park Blvd and on the South by I-595; and extends west from Sawgrass Expressway/SR 869 to Hiatus Road to the East. In addition, the study area includes any regionally significant roadways where project traffic represents 5 percent or more of the adopted maximum service volume. The maximum service volumes were taken from the 2007 Florida Department of Transportation's (FDOT) *Level of Service Standards and Guidelines Manual*. Level of Service (LOS) standards were based on the Broward County Comprehensive Plan. The majority of roadway segments were found to operate at or better than the level of service standards with the exception of:

- Sunrise Boulevard at Sawgrass SB Expressway Ramps
- Sunrise Boulevard at Sawgrass NB Expressway Ramps
- Sunrise Boulevard at Sawgrass Corporate Parkway
- Sunrise Boulevard at Nob Hill Road
- Sunrise Boulevard at NW 136th Avenue
- Red Snapper Road at NW 136th Avenue

2. Background and Committed Development Traffic

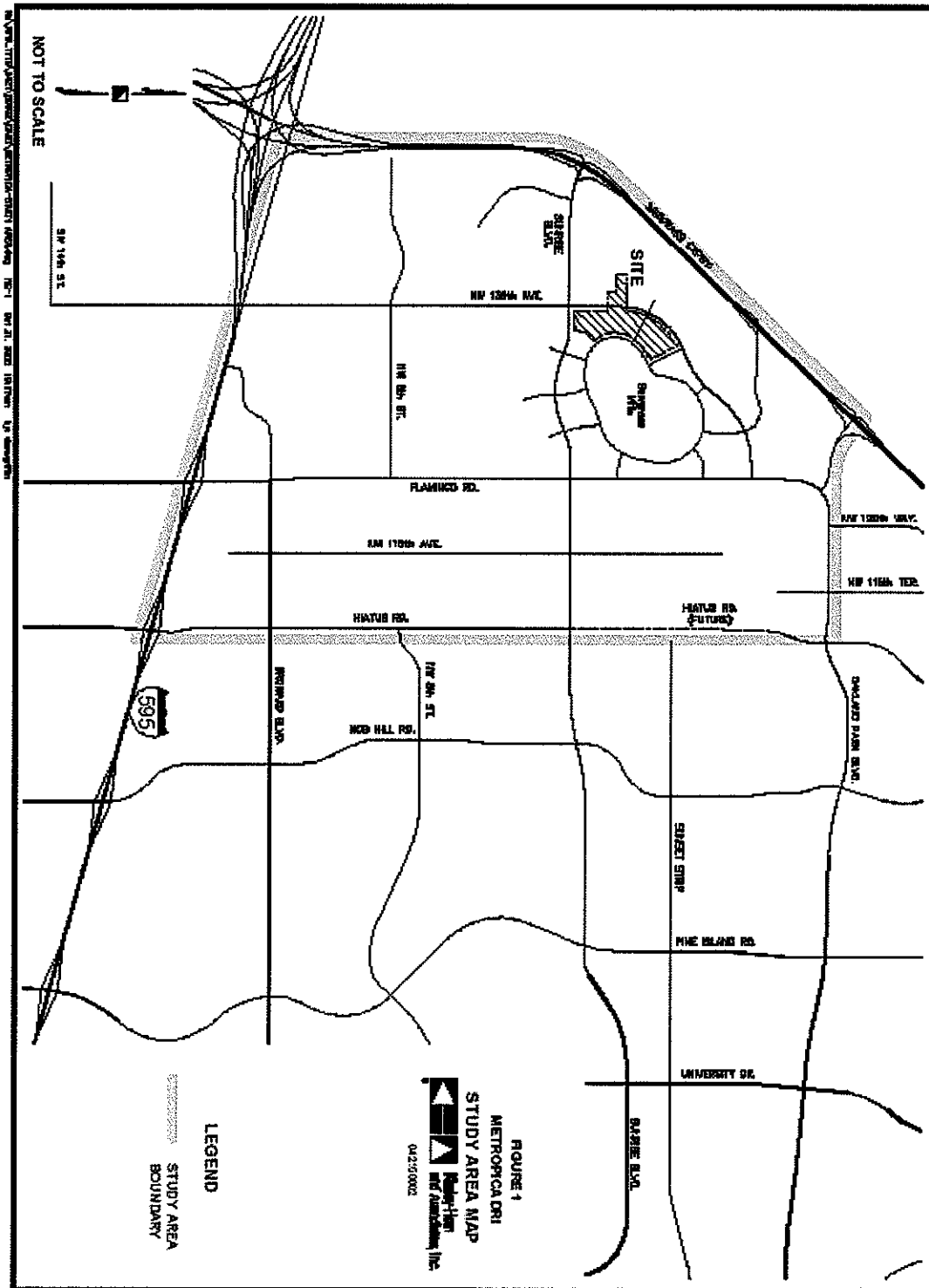
Transportation capacity improvement projects within the study area were identified from the Broward County Metropolitan Planning Organization (MPO) *2007-2011 Transportation Improvement Program* for the first three years of the five-year program. These transportation improvements included:

- The widening of Sunrise Boulevard from Hiatus Road to Pine Island Road
- The construction of Hiatus Road from Broward Boulevard to Oakland Park Boulevard
- Interchange improvements: I-595 & NW 136th Avenue, I-595 & Flamingo Road, I-595 & Hiatus Road

Background traffic was determined based on the increase in traffic volumes over a five-year period (2002 through 2006). The average of all calculated growth rates for analyzed roadway links was used on each roadway link in the study areas. The average growth rate used in the roadway link analysis was found to be 1.06%. Separate growth rates were calculated using the same method for I-595 and the Sawgrass Expressway.



FIGURE 3 - TRAFFIC IMPACT STUDY AREA



3. Project Traffic Impacts

The ITE *Trip Generation Manual*, 7th Edition was used to determine the total P.M. Peak Hour Trips for the approved land uses. Project trip generation by land use is provided in Table 16.

TABLE 16 - PROJECT TRIP GENERATION

Land Use	Intensity	P.M. Peak Hour Total Trips
Office	150,000	42
Commercial/Retail	378,500	679
Residential/Condos	2,428 units	595
Total Net		1,316*

Source: Metropica ADA

* Total P.M. Peak Hour Trips reduced by reduction of intensity in General Office Use such that only net new traffic impacts that will be created by the proposed development are included.

Total net difference of additional P.M. Peak Hour Trips is 1,316 Total P.M. Peak Hour Trips were reduced by 13.6 percent to account for internal capture of trips made between land uses. A 23.7 percent reduction was taken for pass-by trips for the Commercial land use. The net external P.M. Peak Hour Trips are 2,452.

4. Improvements Needed to Accommodate Project Traffic

At project buildout, there will be several links and intersections that operate below the level of service standards and that carry a significant amount of project trips. Table 17 identifies the buildable improvements for the impacted roadways and intersections. Analyses of roadway and intersection capacity and levels of services were determined through the use of the 2000 Highway Capacity Manual (HCM). A list of improvements was prepared based on the significant impacts of the project trips. Based on both transportation analyses and the resulting list of improvements associated with each one, the applicant, Broward County, FDOT, and the Council identified the improvements in Table 17.



TABLE 17 – TRANSPORTATION IMPROVEMENTS

Intersection	Existing Committed Improvements*	Recommended Improvement
Sunrise Blvd & Flamingo Rd	N/A	Optimize Signal Timing
Sunrise Blvd & Hiatus Rd	Two southbound left-turn lanes, Two southbound through-lanes, One southbound right-turn lane, One westbound left-turn lane, One westbound right-turn lane, Two northbound through lanes and One eastbound left-turn lane.	Optimize Signal Timing
Oakland Park Blvd & Flamingo Rd	N/A	Optimize Signal Timing
Sunrise Blvd & NW 136 th Ave	N/A	One eastbound lane, One Southbound lane, One northbound right-turn lane, Optimize Signal Timing
NW 136 th & Flamingo Rd	N/A	Optimize Signal Timing
Sunrise Blvd & Nob Hill Rd	N/A	One westbound lane, One northbound lane, One southbound lane; Optimize Signal Timing
SR84 EB & NW 136 th Ave	N/A	Optimize Signal Timing & Cycle Length
SR84 WB & NW 136 th Ave	N/A	Optimize Signal Timing & Cycle Length
Broward Blvd & Flamingo Rd	N/A	Optimize Signal Timing
NW 8 th St & Flamingo Rd	N/A	Optimize Signal Timing
Sunrise Blvd & Yellow Toucan Rd	N/A	Optimize Signal Timing
Sunrise Blvd & White Seahorse Way	N/A	Optimize Signal Timing
Sunrise Blvd & NB Sawgrass Expressway Ramps	One northbound left-turn lane, One eastbound left-turn lane, RE-STRIPE One westbound through-lane.	Optimize Signal Timing
Sunrise Blvd & SB Sawgrass Expressway	One southbound right-turn lane, One westbound through-lane, Two eastbound through-lanes, One eastbound right-turn lane	Optimize Signal Timing
Sunrise Blvd & Sawgrass Corporate Pkwy	RE-STRIPE northbound through lane TO Northbound left turn lanes, RE-STRIPE Northbound right turn lane TO northbound through lane + Right-turn	Optimize Signal Timing
Broward Blvd & NW 118 th Ave	N/A	Optimize Signal Timing
Sunrise Blvd & NW 118 th Ave	N/A	Optimize Signal Timing

Source: Metropica ADA April 2008

*Committed Improvements refer to transportation projects that are currently being constructed or are slated for imminent construction in a local Capital Improvement Plan or the MPO's Transportation Improvement Plan.



As outlined in Exhibits D and E, the applicant has agreed to construct the recommended roadway and intersection capacity and operational improvements on roadways impacted by this project. The County has committed to install in a TMS Fiber-Optic Signal Upgrade that will improve traffic circulation in areas west of the Broward Boulevard/Pine Island Road intersection. As part of this project, the applicant will contribute payment of \$558,000 as partial funding for signal upgrades at intersections on Sunrise Boulevard, NW 136th Avenue, and Green Toad Road. It is anticipated that other future DRI projects may also contribute to development of the signal upgrade system.

The applicant will meet 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 and Environmental Regulation Division approval of construction plans for any new development. The transportation improvements made within the traffic impact study area, as required through the development order conditions, may be credited toward the assessment of road impact fees.

Proposed Development Order Condition 3.7 (as shown in Part VI below) provides for mitigation of the project's transportation impacts.



PART III. COMMENTS FROM OTHER REVIEWING AGENCIES

This section contains comments sent to the Council by other agencies reviewing Development of Regional Impact Application for Development Approval. Documents included are as follows:

- (a) Sufficiency determinations from the South Florida Water Management District regarding water supply, along with the earlier Staff Draft Impact Assessment Report from the SFWMD.
- (b) Two Resolutions of the City of Plantation (referring to the DRI and the concurrent comprehensive plan amendment).

In addition, correspondence on file from the Broward County Planning and Redevelopment Division (dated October 21, 2008) provides that bodies of water should be depicted in Exhibit B, the Master Development Plan.





SOUTH FLORIDA WATER MANAGEMENT DISTRICT

October 10, 2008

Steven B. Feren, Mayor
City of Sunrise
10770 West Oakland Park Blvd.
Sunrise, FL 33351

Dear Mayor Feren:

Subject: **City of Sunrise, DCA #08D2AR (Metropica DRI)
SFWMD Comments on Proposed Comprehensive Plan Amendment
Package**

The South Florida Water Management District (District) has completed its review of the proposed amendments from the City of Sunrise (City) related to the Metropica Development of Regional Impact (DRI) Project. The same amendments have been submitted concurrently by Broward County, DCA #08D2AR (Metropica DRI).

We find that the City has sufficiently addressed the water supply planning issues as they relate to the future land use map and related text amendments. Therefore, we forward no recommendations to the City on the proposed amendments.

We look forward to continuing to collaborate with the City and the Department of Community Affairs on developing sound, sustainable solutions to meet the City's future water needs. For assistance or additional information, please contact Marjorie Craig at (561) 682-2716 or John Mulliken at (561) 682-6649 or jmullis@sfwmd.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Chip Merriam", is written over a faint, larger signature.

Chip Merriam
Deputy Executive Director
Water Resources

c: Cynthia Chambers, Broward County
Marjorie G. Craig, P.E., SFWMD
Bob Dennis, DCA
Ray Eubanks, DCA
Rachel Kalin, SFRPC
John Mulliken, SFWMD
Jo Sesodia, City of Sunrise





SOUTH FLORIDA WATER MANAGEMENT DISTRICT

October 10, 2008

Henry Sniezek, Executive Director
Broward County Planning Council
115 South Andrews Avenue
Fort Lauderdale, Florida 33301

Dear Mr. Sniezek:

Subject: **Broward County, DCA #08D2AR (Metropica DRI)**
SFWMD Comments on Proposed Comprehensive Plan Amendment Package

The South Florida Water Management District (District) has completed its review of the Broward County (County) proposed amendments related to the Metropica Development of Regional Impact (DRI) Project in the City of Sunrise. The same amendments have been submitted concurrently by the City of Sunrise, DCA No. 08D2AR (Metropica DRI).

We find that the County has sufficiently addressed the water supply planning issues as they relate to the future land use map and related text amendments. Therefore, we forward no recommendations to the County on the proposed amendments.

We look forward to continuing to collaborate with the County and the Department of Community Affairs in developing sound, sustainable solutions to meet the County's future water needs. For assistance or additional information, please contact Marjorie Craig at (561) 682-2716 or John Mulliken at (561) 682-6649 or jmullis@sfwmd.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Chip Merriam", is written over a horizontal line.

Chip Merriam
Deputy Executive Director
Water Resources

c: Cynthia Chambers, Broward County
Marjorie G. Craig, P.E., SFWMD
Bob Dennis, DCA
Ray Eubanks, DCA
Rachel Kalin, SFRPC
John Mulliken, SFWMD
Jo Sesodia, City of Sunrise

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov





Amerifirst
Metropica
DRI

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

LAN 01

June 23, 2008

Ms. Carolyn Dekle, Executive Director
South Florida Regional Planning Council
3440 Hollywood Boulevard, Suite 140
Hollywood, FL 33021

Carolyn
Dear ~~Ms. Dekle~~:

Subject: Amerifirst Metropica Substantial Deviation, DRI No. 07-508

Enclosed is a copy of the District's Impact Assessment Report for the above subject project. The report is a general technical assessment of the project based on information provided by the applicant and does not constitute final finding agency action.

We appreciate this opportunity to participate in the review process. If you have any questions concerning our review of this project, please give me a call at (561) 682-6862.

Sincerely,



James J. Golden, AICP
Lead Planner
Environmental Resource Regulation Department

/jjg

Enclosure

c: Leigh R. Kerr, Leigh Robinson Kerr & Associates, Inc.

IMPACT ASSESSMENT REPORT

Prepared by

South Florida Water Management District

Issued June 23, 2008

I PROJECT SUMMARY

Project: Amerifirst Metropica Substantial Deviation
Developer: Sawgrass Property Investments
SFWMD ID No: 07-508 (previous ID No. 86-241)
Location: City of Sunrise, Broward County
Size: ± 103 acres
Existing Land Use: Commercial/Undeveloped
Proposed Land Use: Mixed-use, including Residential (2,800 dwelling units), Office (785,000 square feet), Commercial/Retail (485,000 square feet)
DRI Threshold: Exceeds mixed-use threshold, pursuant to Chapter 380.0651(3)(i), F.S.

II GENERAL PROJECT-RELATED INFORMATION

The Amerifirst Metropica Substantial Deviation DRI is a proposed modification to a ± 103 acre portion of a previously approved $\pm 1,200$ acre mixed-use development located in the City of Sunrise. The project site is located north of Sunrise Boulevard along N.W. 136th Avenue (see Exhibit 1).

The Master Development Plan (see Exhibit 2) proposes the following land uses: Residential (2,800 dwelling units), Office (785,000 square feet), Commercial/Retail (485,000 square feet). Development is scheduled to occur in a single phase with build-out in 2018.

III POTENTIAL FOR ADVERSE REGIONAL IMPACTS SUMMARY

Category	Minimal	Significant	Major
Water Use - Potable	X		
Water Use - Non Potable	X		
Surface Water Management - Quantity	X		
Surface Water Management - Quality	X		
Wetlands/Other Surface Waters - Functions	X		

IV CONCLUSIONS AND RECOMMENDATIONS

The available DRI information is not detailed enough for District staff to finalize its evaluation of the proposed project. Unresolved issues that will need to be addressed during the permit application review process include the project's non-potable water supply. In addition, a petition was recently filed to the District's issuance of a Consumptive Use Permit to the City of Sunrise that included an increased allocation to serve the proposed development (see the Water Use summary below and the Water Supply and Development checklists and footnotes on pages 4 and 5 for additional details).

Water Use

Potable water supply is proposed to be provided by the City of Sunrise. Although the District recently issued a Consumptive Use Permit to the City of Sunrise that included an increased allocation to serve the proposed development, a petition has been filed and the permit application is being held in abeyance. The applicant is proposing to meet the project's landscape irrigation demands by withdrawals from on-site lakes.

For additional details concerning the above as well as permitting requirements, see "Permits" below and the Water Supply and Development checklist and footnotes on pages 4 and 5.

The District is recommending a Development Order Condition (see page 3) requiring that specific conservation measures be incorporated into the project design.

Surface Water Management and Wetlands/Other Surface Waters-Functions

The existing surface water management system has been permitted by the District under Permit No. 06-00345-S. A modification to this permit will be required. Pursuant to the Delegation Agreement between the District and Broward County, the permit modification application will be reviewed by the Broward County Environmental Protection Department.

Permits

This project will require the following District permit prior to commencement of construction:

1. Water Use Permit - for the proposed surface water withdrawals for landscape irrigation.

This project may require the following District permit prior to commencement of construction:

1. Water Use Permit - for certain dewatering activities proposed for the construction of project lakes, utilities and/or road or building foundations.

The applicant must meet District criteria in effect at the time of permit application.

Recommended Development Order Condition

1. The project shall utilize ultra-low volume water use plumbing fixtures, self-closing and/or metered water faucets, Florida-friendly (drought tolerant) landscape techniques, and other water conserving devices and/or methods. 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 South Florida Water Management District.

V DISCLAIMER

This review has been performed by the South Florida Water Management District to provide the South Florida Regional Planning Council with a general technical assessment of the water-related impacts of this project from the District's perspective. It is a technical review of the project based on the information provided by the DRI applicant. It is not a permit under Chapter 373, F.S., nor is it a commitment for said permits. This review does not constitute final agency action and it is not binding on this agency. Permit evaluation for the proposed landscape irrigation withdrawals, pursuant to Chapter 373, F.S., will be based upon the criteria in effect and the information available at the time of permit application. Consequently, the applicant is advised that this could result in a change in the District's technical assessment from that which is contained in this review.

Further, this review is not intended to restrict any formal District comments and/or objections that may be issued on the proposed comprehensive plan amendments associated with this DRI. During the formal plan amendment review process, pursuant to Chapter 9J-5, F.A.C., the District will perform a detailed evaluation of all water resource-related issues associated with this proposal and will provide its formal comments and/or objections to the Florida Department of Community Affairs (DCA).

SUBJECT: **WATER SUPPLY AND DEVELOPMENT** - Amerifirst Metropica SD, DRI No. 07-508

Proposed Potable Water Source: City of Sunrise

Permit No.: 06-00120-W

Expiration Date: May 15, 2028

Permitted Allocation: 1376.4 MGM maximum (**see footnote 1**)

Current Usage: 1134.6 MGM

Projected Demand of DRI: 0.441 MGD

Proposed Non-Potable Water Source: On-site lakes (**see footnote 2**)

Projected Demand of DRI: 0.054 MGD

	ACCEPTABLE RESPONSE IN APPLICATION	RESOLVABLE AT PERMIT TIME		MAJOR REGIONAL ISSUES
		MINOR	MAJOR	

I. PROJECTED DEMANDS OF PROJECT

A. POTABLE WATER

1. Use Generation Rates	X			
2. Conservation Practices	X			

B. NON-POTABLE WATER

1. Use Generation Rates	X			
2. Conservation Practices		X(2)		
3. Wastewater Reuse	N/A			

II. WATER USE IMPACTS

A. ON-SITE

1. Proposed Sources

a. Groundwater	N/A			
b. Surface Water		X(2)		
c. Wastewater Reuse	N/A			
d. Reverse Osmosis	N/A			

2. Resource Capability

		X(2)		
--	--	------	--	--

3. Impacts

a. Salt Water Intrusion		X(2)		
b. Pollution/Contamination		X(2)		
c. Environmental		X(2)		

B. OFF-SITE

**1. Verification of Availability
from Utility**

	X(1)			
--	------	--	--	--

2. Resource Capability

	X			
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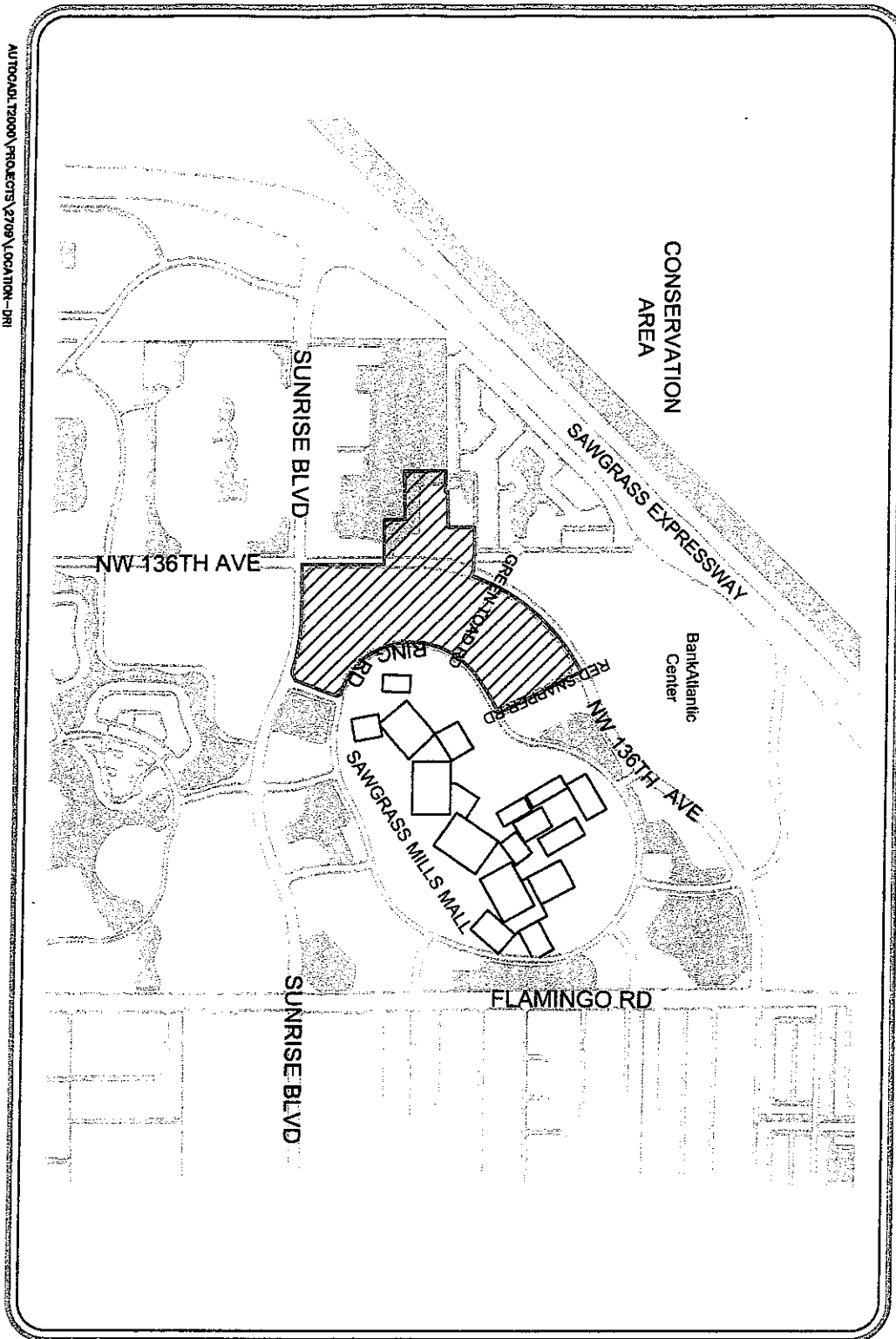
3. Impacts

a. Salt Water Intrusion	X			
b. Pollution/Contamination	X			
c. Environmental	X			
d. Other Legal Users	X			

FOOTNOTES: See following page.

WATER SUPPLY AND DEVELOPMENT FOOTNOTES:

- (1) The City of Sunrise has indicated that the additional allocation necessary to serve the proposed development will come from an increase in recovery from the Sawgrass system and from the Floridan Aquifer or reclaimed water. The projected raw allocation through 2012 is estimated to be 1376.4 million gallons per month (MGM). The current pumpage is approximately 1134.6 MGM. Based on recent documentation provided by the City of Sunrise, the City will provide an allocation of 0.709 MGD for the Amerifirst Metropica DRI. This will be sufficient to cover potable water demand for the project. This allocation was requested in Application No. 040202-3 for a modification to Permit No. 06-00120-W. Although the application was presented to the District's Governing Board on May 15, 2008, agency action has not been finalized due to a petition received on June 5, 2008. Therefore, the application is held in abeyance until the petition is resolved. No increase in allocation has been approved at this time. Until such time that a decision is rendered to resolve the petition for administrative hearing, the withdrawals by the City of Sunrise are limited to the allocation previously authorized under the City's Permit issued on August 9, 2001.
- (2) At the time of application for a Water Use Permit for the proposed irrigation withdrawals from the on-site lakes, the applicant will need to address water conservation methods/techniques, potential impacts to the resource, potential impacts to existing legal users, the potential for salt water intrusion, potential impacts to wetlands, and the potential for induced movement of any existing ground water contamination plumes in the vicinity of the project site.



Project 2709	Sheet A
Date 07/26/07	
Scale 1" = 2000'	

LOCATION MAP

↑ N

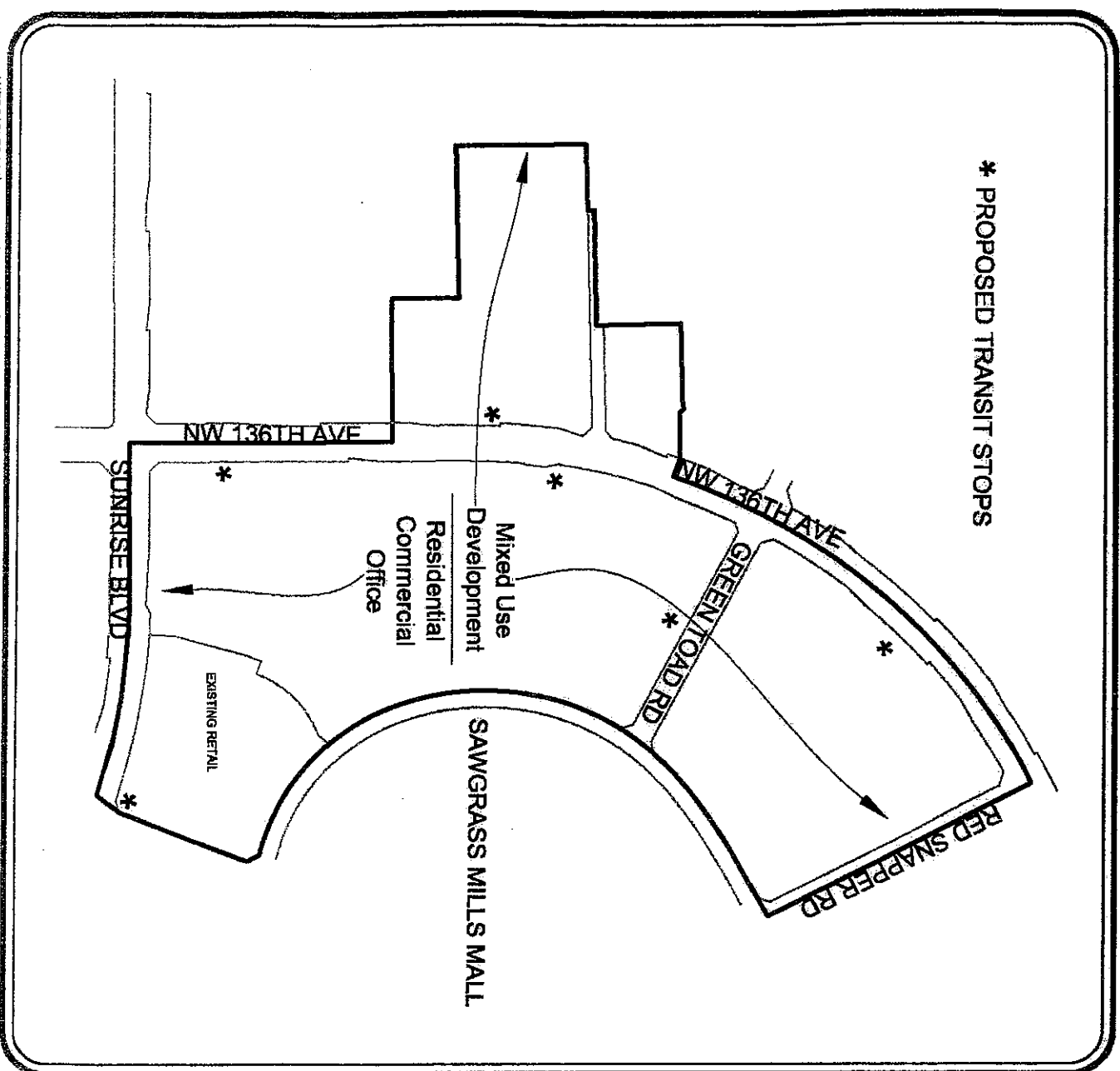
Application for Development Approval

AMERIFIRST METROPOLITAN

DEVELOPMENT OF REGIONAL IMPACT

AMERIFIRST METROPOLITAN

DEVELOPMENT OF REGIONAL IMPACT



* PROPOSED TRANSIT STOPS

SAWGRASS MILLS MALL

Mixed Use
Development
Residential
Commercial
Office

EXISTING RETAIL

NW 136TH AVE

SUNRISE BLVD

NW 136TH AVE

GREEN LANE RD

RED SNAPPER RD

**AMERIFIRST
METROPOLICA**
DEVELOPMENT
OF REGIONAL
IMPACT

Application for
Development
Approval

MASTER
DEVELOPMENT
PLAN

Project
2709
Date
11/13/07
Scale
1" = 600'

Sheet
H

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA, OBJECTING TO THE PROPOSALS SUBMITTED BY THE CITY OF SUNRISE TO THE BROWARD COUNTY PLANNING COUNCIL FOR HARRISON PARK/WESTERRA AND AMERIFIRST/METROPICA LAND USE PLAN AMENDMENTS.

WHEREAS, the City of Sunrise, Florida, has filed multiple Land Use Amendments with the Broward County Planning Council which would substantially increase the residential population, density, retail and office space in western Broward County; and,

WHEREAS, the Broward County Commission recently signed a Letter of Agreement to consider an additional development adjacent to the Sawgrass Mills Mall/BankAtlantic Center; and,

WHEREAS, the City of Plantation believes that these changes should be viewed collectively, rather than individually; and,

WHEREAS, the increased traffic will have substantial impact on the adjacent Broward County and municipal trafficway corridors; and,

WHEREAS, Broward County voters rejected a funding proposal which would have provided transit access for employees and visitors to the new Transit Oriented Development (TOD) "downtown" area; and,

WHEREAS, the proposal does not ensure that adequate housing is provided to support the employees working in the area who will require affordable housing and transportation; and,

WHEREAS, the height of the proposed development is not compatible with the surrounding single family residences in the City of Plantation and the City of Sunrise; and,

WHEREAS, the increased density will place significant impact on an already challenged water supply in Broward County and the South Florida region; and

WHEREAS, the increase in density will also create additional calls for service in adjoining municipalities, including but not limited to Police, Fire Rescue, and Parks and Recreation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA, THAT:

SECTION 1. The City of Plantation hereby objects to the Harrison Park and Amerifirst Land Use Amendments; and

SECTION 2. The City Clerk is hereby directed to forward copies of this Resolution to members of the Broward County Planning Council, Broward County Board of County Commissioners, and any other interested person or agency.

APPROVED AND ADOPTED by the City Council of the City of Plantation, Florida, this 20th day of February 2008.

ATTEST:

Susan K. Slattery
CITY CLERK

[Signature]
CITY CLERK
I, MAYOR, DO A TRUE & CORRECT
COPY OF THE ORIGINAL DOCUMENT ON
FILED AT CITY HALL.
WITNESS MY HAND AND OFFICIAL SEAL OF
THE CITY OF PLANTATION, FL THIS 25th
DAY OF February 20 08
Susan K. Slattery
CITY CLERK



RESOLUTION NO. 10205

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA, OBJECTING TO THE PROPOSALS SUBMITTED TO THE SOUTH FLORIDA REGIONAL PLANNING COUNCIL BY THE CITY OF SUNRISE FOR SUBSTANTIAL DEVIATIONS TO THE HARRISON PARK DEVELOPMENT OF REGIONAL IMPACT (DRI) AND THE AMERIFIRST DEVELOPMENT OF REGIONAL IMPACT (DRI).

WHEREAS, the City of Sunrise, Florida, has filed multiple DRI amendments with the South Florida Regional Planning Council which would substantially increase the residential population, density, retail and office space in western Broward County; and,

WHEREAS, the City of Plantation believes that these changes should be viewed collectively, rather than individually; and,

WHEREAS, the increased traffic will have substantial impact on the adjacent trafficway corridors; and,

WHEREAS, Broward County voters rejected a funding proposal which would have provided transit access to the new "downtown" area for employees and visitors; and,

WHEREAS, the proposal does not ensure that adequate housing is provided to support the employees working in the area who will require affordable housing and transportation; and,

WHEREAS, the height of the proposed development is not compatible with the surrounding single family residences in the City of Plantation and the City of Sunrise; and,

WHEREAS, the increased density will place significant impact on an already challenged water supply in Broward County and the South Florida region; and,

WHEREAS, the increase in density will also create additional calls for service in adjoining municipalities, including but not limited to Police, Fire Rescue, and Parks and Recreation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA, THAT:

SECTION 1. The City of Plantation hereby objects to the proposed changes to the Harrison Park and Amerifirst Developments of Regional Impact (DRI); and

SECTION 2. The City Clerk is hereby directed to forward copies of this Resolution to members of the South Florida Regional Planning Council, Broward County Board of County Commissioners, the Broward County Legislative Delegation, and any other interested person or agency.

APPROVED AND ADOPTED by the City Council of the City of Plantation, Florida, this 20th day of February 2008.

ATTEST:

Susan K. Slattery
CITY CLERK

Joe Pasqua
MAYOR

CERTIFICATION

I CERTIFY THIS TO BE A TRUE & CORRECT
COPY OF THE ORIGINAL DOCUMENT ON
FILE AT CITY HALL.

WITNESS MY HAND AND OFFICIAL SEAL OF
THE CITY OF PLANTATION, FL THIS 25th
DAY OF February 20 08
Susan K. Slattery
CITY CLERK



PART IV. CONSISTENCY WITH THE STRATEGIC REGIONAL POLICY PLAN FOR SOUTH FLORIDA

In order for the proposed Metropica Development of Regional Impact to be developed, changes must be made to the City of Sunrise Comprehensive Development Plan and the Broward County Land Use Plan pursuant to Chapter 163, Fla. Stat. The associated comprehensive plan amendments for this proposed project will be reviewed concurrently with the Development of Regional Impact for consideration by the Council.

As part of the Chapter 380, Fla. Stat., Development of Regional Impact review Staff has reviewed the application for development approval for the proposed project. Recommended development order conditions will help to ensure consistency with the following goals and policies of the SRPP:

- | | |
|---------------|--|
| GOAL 4 | Enhance the economic and environmental sustainability of the Region by ensuring the adequacy of its public facilities and services. |
| Policy 4.3 | Utilize the existing infrastructure capacity of regional facilities to the maximum extent consistent with applicable level of service (LOS) standards before encouraging the expansion of facilities or the development of new capacity. |
| Policy 4.4 | Whenever feasible, larger-than-local facilities or services should replace inefficient local facilities and services. |
| GOAL 6 | Ensure the availability and equitable distribution of adequate, affordable housing for very low, low, and moderate-income households within the Region. |
| Policy 6.12 | Provide a range of affordable housing that is reasonably accessible to employment centers, family support systems, shopping, public transportation, and recreational facilities. |
| Policy 6.13 | Promote partnerships between the public and private sector to create opportunities to live and work in the same community. |
| Policy 6.19 | Promote increased use of mixed densities and housing product types within residential zoning and individual parcels to encourage the planning and construction of a greater diversity of housing choices. |
| Policy 6.21 | Promote the mixing of income levels in neighborhoods. |
| Policy 6.26 | Encourage both ownership and rental opportunities for all types of housing. |
| GOAL 7 | Protect, conserve, and enhance the Region's water resources. |
| Policy 7.11 | Encourage the implementation and further development of water conservation measures. |
| Policy 7.14 | Implement water conservation measures including but not necessarily limited to: <ul style="list-style-type: none">a. adoption of local government Xeriscape landscape ordinances requiring landscaping methods that maximize the conservation of water by the use of site-appropriate plants and efficient watering systems;b. utilization of native plant material as a first priority in landscaping;c. implementation of a water conservation public education program;d. implementation of a leak detection and repair program for public water supply systems; |



- e. adoption of a water conservation-based rate structure by utilities that provides a financial incentive for users to reduce demands;
- f. implementation of water loss prevention programs including adoption of a rain sensor device ordinance for automatic sprinkler systems;
- g. adoption of an ultra-low volume fixtures ordinance;
- h. adoption of an irrigation hours ordinance and reduction in the use of potable water for irrigation; and
- i. utilization of reuse water wherever and whenever possible based upon the ecological and technical factors involved and analysis of reclaimed water feasibility by potable water supply utilities.

GOAL 8	Enhance the Region's mobility, efficiency, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure.
Policy 8.4	Expand use of public transportation, including buses, commuter rail, waterborne transit, and alternative transportation modes that provide services for pedestrians, bikers, and the transportation disadvantaged, and increase its role as a major component in the overall regional transportation system.
Policy 8.6	Promote efficiency of the transportation network through the implementation of tools such as Intelligent Transportation Systems (ITS) that incorporate public transportation information, improvement of signalization systems, and other operational improvements.
GOAL 9	Develop clean, sustainable, and energy-efficient power generation and transportation systems.
Policy 9.5	Improve regional air quality and energy conservation by promoting the use of alternative fuel vehicles and less polluting vehicles, utilizing Transportation Demand Management alternatives, increasing the use of public transportation, and other strategies.
GOAL 11	Encourage and support the implementation of development proposals that conserve the Region's natural resources, rural and agricultural lands, green infrastructure and: <ul style="list-style-type: none"> a. utilize existing and planned infrastructure in urban areas; b. enhance the utilization of regional transportation systems; c. incorporate mixed-land use developments; d. recycle existing developed sites; and e. provide for the preservation of historic sites.
Policy 11.1	Encourage local governments to implement urban design guidelines to create attractive, well-planned, compact, mixed-use communities that utilize and conserve the Region's existing and planned infrastructure including urban parkland and green space.
Policy 11.2	Encourage mixed land uses and activities within communities which are characterized by appropriate density, diverse economic, employment, and housing opportunities, and public transportation access, to foster more balanced and energy-efficient development patterns in the Region.
Policy 11.12	Encourage increased density within appropriate urban areas that are served by adequate and planned facilities and services, including public transportation, and that are proximate to regional activity or employment centers. Ensure that the impacts of increased density are fully mitigated by increased investment in facilities and services.



GOAL 14	Preserve, protect, and restore Natural Resources of Regional Significance.
Policy 14.10	Maximize the use of native plants in landscaping to provide and improve urban habitat and connectivity for native species.
Policy 14.17	Educate property owners about the environmental benefits of landscaping with drought-tolerant, native plants and support local efforts to do so.
GOAL 17	Maintain a competitive, diversified, and sustainable regional economy.
Policy 17.3	Utilize economic development enhancement resource agencies and programs designed to involve small and minority businesses in the development and expansion of permanent job opportunities.
Policy 17.7	Continue to diversify the economic base to utilize the range of skills in the Region's labor force.
GOAL 20	Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.
Policy 20.2	Guide new development and redevelopment within the Region to areas which are most intrinsically suited for development, including areas: <ul style="list-style-type: none"> a. which are least exposed to coastal storm surges; b. where negative impacts on the natural environment will be minimal; and c. where public facilities and services already exist, are programmed or, on an aggregate basis, can be provided most economically.
Policy 20.3	Direct future development and redevelopment first to areas served by existing infrastructure and to other locations that are suitable for development, as identified in their comprehensive plans. In particular, local governments should coordinate with state and regional officials to identify public transportation corridors and to promote development along those corridors by implementing investment strategies for providing infrastructure and services which are consistent with them.
Policy 20.4	Concentrate dense land uses, including residential, commercial, and mixed-use, along major public transportation corridors and at intermodal centers in concert with locally adopted long-range transportation plans.
Policy 20.7	Facilitate pedestrian and bicycle movement, increase the use of public transportation, and decrease the use of single occupant vehicles through such measures as innovative site design and transit oriented development.
GOAL 22	Create a regional environment that is aware of and sensitive to cultural diversity and that provides opportunities for all to become successful regional citizens.
Policy 22.2	Provide diverse housing, employment, and educational opportunities throughout the Region for all racial, ethnic, and income groups.
Policy 22.3	Strengthen the role of small and minority business in economic development.



PART V. SUMMARY AND RECOMMENDATIONS

Chapter 380.06(12), Fla. Stat., specifically identifies review criteria that the Regional Planning Council should consider in its report and recommendations.

(12) REGIONAL REPORTS.—

(a) In preparing its report and recommendations, the regional planning agency shall identify regional issues based upon the following review criteria and make recommendations to the local government on these regional issues, specifically considering whether, and the extent to which:

1. The development will have a favorable or unfavorable impact on state or regional resources or facilities identified in the applicable state or regional plans...
2. The development will significantly impact adjacent jurisdictions. At the request of the appropriate local government, regional planning agencies may also review and comment upon issues that affect only the requesting local government.
3. As one of the issues considered in the review in subparagraphs 1. and 2., the development will favorably or adversely affect the ability of people to find adequate housing reasonably accessible to their places of employment. The determination should take into account information on factors that are relevant to the availability of reasonably accessible adequate housing. Adequate housing means housing that is available for occupancy and that is not substandard.

(b) At the request of the regional planning agency, other appropriate agencies shall review the proposed development and shall prepare reports and recommendations on issues that are clearly within the jurisdiction of those agencies. Such agency reports shall become part of the regional planning agency report; however, the regional planning agency may attach dissenting views. When water management district and Department of Environmental Protection permits have been issued pursuant to chapter 373 or chapter 403, the regional planning council may comment on the regional implications of the permits but may not offer conflicting recommendations.

(c) The regional planning agency shall afford the developer or any substantially affected party reasonable opportunity to present evidence to the regional planning agency head relating to the proposed regional agency report and recommendations.

The following summary addresses the impact of the project on state and regional resources, adjacent jurisdictions and adequate housing as required by the statute. Review and recommendations from the South Florida Water Management District are included in Part III of this report (above). Council staff has advised the applicant of the public hearing date and provided a copy of this report to the applicant in 10 days advance of the meeting.

1. Impact on state or regional resources or facilities

The Development of Regional Impact Assessment for Metropica DRI indicates that the project, as proposed, would have the following positive regional impacts at buildout:

- Create 1,434 jobs, of which 891 would be permanent new jobs;
- Add an estimated \$740 million dollars in annual disposable person income throughout the South Florida Region;
- Provide more than \$135 million in value added to the regional economy each year; and
- Generate an estimated \$3.22 million in annual ad valorem taxes to the City of Sunrise and \$3.26 million to Broward County.



Council staff evaluation indicates that the proposed project, at completion, would have the following adverse regional impacts at buildout:

- Produce an average potable water demand of 0.915 million gallons per day;
- Produce an average wastewater demand of 0.678 million gallons per day;
- Generate an average 19.12 tons per day of solid waste;
- Produce an average daily demand for 94,854 kilowatts of electrical energy; and
- Generate 2,452 net new external P.M. Peak Hour Trips.

2. Impact adjacent jurisdictions.

The City of Plantation, which is an adjacent municipality, is opposed to the proposed project. City Resolutions 10204 and 10205 are included in Part III above. The City opposes the increased density of development citing impacts on roadways, affordable housing, and public services. Mitigation for the development impacts, including road and transit improvements, water supply and funding for additional police services are included in the Proposed Development Order Conditions (Part VI below). Building height and compatibility are site planning issues beyond the scope of the DRI process as established by Chapter 380.06, Fla. Stat.

3. Adequate housing

The Housing analysis indicates that the project would not create a negative impact on the number of available affordable housing units and adequate vacant units are available to satisfy housing needs of the project's very low, low and moderate-income employees. Notwithstanding this finding, the applicant will be required to comply with policy 1.07.07 of the Broward County Land Use Plan. Therefore the applicant will be required to provide affordable housing as identified in the corresponding amendment to the Broward County Land Use Plan. To address this policy, the City of Sunrise may require the applicant to incorporate some on-site or off-site affordable housing, or some combination thereof, in conjunction with the project.

It should also be noted that the City will be considering the imposition of affordable housing linkage fees to support its affordable housing programs. The applicant has agreed to pay the amount of \$500 per dwelling unit to the City for use in its existing affordable housing programs. Based on the 2,800 permitted dwelling units, the total amount required to be paid to the City would be \$1,400,000, in the event all units permitted by the proposed development order are constructed.

Recommendation

Based on consideration of the above-specified positive and negative regional impacts, it is the recommendation of the Council to the City of Sunrise Commission that the Application for Development Approval for The Metropica Development of Regional Impact be APPROVED, subject to the conditions enumerated in Part VI below. These conditions are to be incorporated by the City of Sunrise into the proposed development order in order to increase the probability of realizing positive regional impacts and mitigating, reducing, or eliminating adverse regional impacts.

Council Action

At its November 3, 2008 meeting, the Council reiterated its concerns about the cumulative impacts on affordable housing and transportation issues given the multiple developments either in process or proposed for this area of the City of Sunrise. The need to consider and address cumulative effects of three contiguous



DRI (Sawgrass Mills, Westerra, and Metropica) in the western Sunrise area was identified through the Pre-Application processes for the later two. As a result, progress has been made in the coordination of related transportation improvements. The Council expressed additional concern about the potential transportation impacts of anticipated development proposals in the area (i.e., at the BankAtlantic Center property). With these things in mind, the Council requested a comprehensive assessment of traffic conditions in this western "Urban Hub" so that current and future transportation impacts will be properly mitigated.

The Council did find the Regional Impact Assessment generally consistent with the Strategic Regional Policy Plan for South Florida and adopted the staff recommendation with the following amendments:

Development Order Condition 3.11, regarding Affordable Housing, shall be modified to require that, 1) in lieu of construction, the applicant pay into the City's affordable housing programs a sum of "at least" \$500 per dwelling unit, adjusted to the applicable Consumer Price Index at the time of permit issuance; 2) any and all exemptions to which Condition 3.11 refers with respect to the applicant should be removed; and 3) the applicant is responsible for any difference that may result between the \$500 per unit fee paid at permit issuance and any subsequent linkage fee if adopted subsequent to the issuance of permits.

New Development Order Condition to be inserted: The City of Sunrise is to reach an agreement with SFRPC's Executive Director regarding a commitment for the inclusion of a comprehensive affordable housing strategy in its upcoming EAR-based amendments. Council staff is to report the outcome of such discussions to the Council at its December 2008 meeting.

The Council, by the same motion, approved the transmittal of the revised Regional Impact Assessment to the Florida Department of Community Affairs.



PART VI. PROPOSED DEVELOPMENT ORDER CONDITIONS

AMERIFIRST METROPICA DRI

SECTION 1. APPROVAL OF THE APPLICATION FOR DEVELOPMENT APPROVAL

1.1 The Application for Development Approval for bifurcation from the Amerifirst Tract DRI and the creation of the Amerifirst Metropica DRI ("Metropica") more particularly described in Exhibit "A" (legal description), is hereby approved subject to the conditions contained herein.

1.2 The Metropica development shall be constructed in accordance with Exhibit "B" (DRI Master Plan), which conceptually depicts the location of the land use areas, roadways within the development, the exact location and size of which will be determined during the zoning, site-plan, and environmental permitting and licensing processes.

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

Residential	2,500 high rise dwelling units 300 townhouse dwelling units
Commercial	545,240 gross square feet (including 60,240 sq. ft. previously constructed)
Office	785,000 gross square feet

- (a) The actual mix of building square footage (or dwelling units as applicable) among the Permitted Uses will be determined during the City's zoning and site plan review process consistent with the requirements of the City's Land Development Code so long as the total external P.M. Peak Hour vehicle trips do not exceed 3,848 gross P.M. Peak Hour trips and 2,699 net P.M. Peak Hour external trips (per Tables 21-6 and 21-9, respectively, in the ADA) as calculated using the trip generation rates in Exhibit C.
- (b) As shown in the following flexibility matrix, the Developer proposes to have the flexibility to decrease residential units and increase or decrease commercial and general office use from the proposed development thresholds, subject to condition 1.3(a) above.

Flexibility Matrix – Minimum and Maximum Thresholds			
	Proposed Minimum Thresholds	Proposed Maximum Thresholds	Proposed DRI Development
Residential	2,100 units	2,800 units	2,800 units
Commercial	410,000 s.f.	680,000 s.f.	545,240 s.f.
Office	590,000 s.f.	980,000 s.f.	785,000 s.f.

SECTION 2. SEQUENCE OF DEVELOPMENT

2.1 Land Use Required: The Developer shall obtain the Transit Oriented Development 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.

2.2 Compliance with Other Laws: 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 provisions shall apply. No development agreement, however, shall supersede this Development Order.



2.3 Plat Notes and Amendments: The Developer shall record an agreement to place or amend a note on the face of the recorded Savannah P.U.D. Plat 6, the Metropica Phase 1 Plat, the Lakefront Plat Replat or any other plat to be approved, consistent with the level of development shown in condition 1.3 above, prior to receiving Broward County Development and Environmental Regulation Division approval of construction plans for any new development. The approved master development plan pursuant to City Code shall be consistent with all underlying Broward County approved plat conditions.

2.4 Phasing: Construction within the Metropica project shall proceed in a single phase.

2.5 Buildout and Termination Dates: The buildout and termination dates for the Development shall be December 29, 2018, 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 it 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 Developer, or that the change is clearly essential to the public health, safety or welfare.

2.6 Three Year Requirement: This Development Order shall be null and void if, within three (3) years of the issuance of this Development Order, the following are not completed: The securing of all permits from the Broward County Environmental Protection and Growth Management Department (EPGMD) to modify the previously permitted master drainage system which are required in order to proceed with the Metropica development. This requirement may be extended by the City of Sunrise, after review and approval by the City Commission at a public hearing.

SECTION 3. CONDITIONS OF DEVELOPMENT

3.1 Landscaping Requirements: The Developer shall remove all exotic vegetation from the site and landscape in accordance with the Broward County's Naturescape program principles, and landscape best management practices as well as use on-site retention techniques.

3.2 Water Quality, Irrigation, and Water Supply:

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. Planting of native littoral vegetation shall be encouraged.

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 use water conserving techniques, including the installation of rain sensors on irrigation timers, and comply with restrictions on irrigation timing as required by law.

3.2.6 The Developer shall obtain a Water Use Permit from the South Florida Water Management District (SFWMD) for the proposed surface water withdrawals for landscape irrigation.



3.2.7 The City shall establish a program for the monitoring of water quality and water quantity as required by the SFWMD consumptive use 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 the Metropica 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.

3.3 Wetland Resources:

3.3.1 The Developer acknowledges that there are existing wetlands on site, some of which are subject to a conservation easement, and that it must comply with all applicable wetlands permitting requirements in order to develop the site.

3.4 Hazardous Waste:

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

3.4.2 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.

3.4.3 The Metropica 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), Florida Administrative Code. However, in the event that hazardous material usage on any project within Metropica will have a significant hazardous materials generation/usage impact, then, 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 EPGMD, the FDEP, and the SFRPC, which conforms with the requirements of Rule 9J2.044(5)(b)2, Florida Administrative Code. 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.

3.5 Air Quality:

3.5.1 Prior to initiating construction or modification of a 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 build out while incorporating the methodology of the latest FDEP guidelines. All Level of Service (LOS) "E" or "F" intersections impacted by 5% 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.

3.5.2 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 corrective mitigation measures for which the Developer shall be responsible.

3.6 Archaeological Sites:

3.6.1 The Developer shall have a cultural resource assessment survey conducted by a professional consultant prior to commencement of development. The resultant survey shall conform to the specifications set forth in Chapter 1A-46, Florida Administrative Code, and will need to be forwarded to the Florida Department of State, Division of Historical Resources (DHR) in order to complete the reviewing process for this proposed project and its impacts. The results of the analysis will determine if significant cultural resources would be disturbed by this development. If significant remains are located, the data described in the report and the consultant's conclusions will assist DHR in determining measures that must be taken to avoid, minimize, or mitigate adverse impacts to archaeological sites or historical properties listed, or eligible for listing in the National Register of Historic Places, or otherwise significant.

If any undiscovered prehistoric or historic resources, including pottery or ceramics, stone tools or metal implements, or other physical remains that could be associated with Native American, or early colonial American settlement are encountered at any time during construction in the project site, 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 Historic Resources. In the event that unmarked human remains are encountered during the permitted activities, all work shall stop immediately and the proper authorities shall be notified in accordance with Section 872.05, Florida Statutes.

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

3.7 Mass Transit and Alternate Modes of Transportation:

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

- (a) Guidelines for locations of 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 for office or retail use should be reserved for HOV parking. The preferred location for these parking spaces is near building entrances, and 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 (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 properties within the development.
- (e) Specific milestones for implementation of the components of the Commute Trip Reduction Plan and for development of all transit-related improvements shown on the plats.



- (f) Each bus stop shown on the master development plan approved pursuant to City Code for the development shall be completed no later than the time that the Developer obtains a Certificate of Occupancy for a new principal structure located within ¼ mile of a bus stop as shown on that master development plan.
- (g) Other transit amenities as required herein.
- (h) Procedures for monitoring and implementing of the Commute Trip Reduction Plan.

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

- (a) Rideshare and transit information for residents, tenants, and employees;
- (b) Covered bus shelters at each of the bus stop locations shown on the master development plan approved pursuant to City Code within ¼ mile of a principal structure, designed to be architecturally compatible with the development;
- (c) Kiosks with bus system maps, route maps, schedules and fare information;
- (d) Bicycle racks and storage facilities; and
- (e) The Developer shall provide, design, locate, and construct pedestrian and bicycle facilities to maximize transportation access on-site and connectivity with adjacent facilities, including on-site bicycle storage facilities to encourage the use of alternative modes of transportation.

3.7.3 Prior to the issuance of a building permit for the first new principal structure, the Developer shall enter into an Agreement with the City of Sunrise to develop an ADA-compliant alternative fuel shuttle service that will provide regular service between Metropica and Westerra, and other nearby points of interest. The shuttle shall be coordinated with Broward County and Florida Department of Transportation's Commuter Assistance Program. The agreement shall stipulate routes, hours of service and headways in order to calculate the total cost and the Developer's share. Prior to issuance of a Certificate of Occupancy for the first new principal structure, the Developer shall fund its share of the implementation of the shuttle service. The City shall encourage participation in the shuttle service 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.

3.7.4 Within two (2) years after the issuance of a Certificate of Occupancy for the first new principal structure, the Developer shall construct a covered, lighted transit station with a covered waiting area for patrons, architecturally compatible with the development, on the north and south sides of Green Toad Road or another suitable location subject to approval by the City and Broward County. The transit station shall be of a size that can accommodate two (2) articulated buses at the same time on each side of Green Toad Road or, within the same sized area, some other combination of buses of various sizes as designed in consultation with the City and the County. The transit station shall include either within the transit station, or in a nearby structure, restrooms, seating, schedule information, fare information, leaning rails, trash receptacles storage, security, showers and bicycle racks. The transit station shall also include a drop-off and pick-up area to be utilized by the general public, taxi service, or other forms of vehicular transportation serving transit riders.



3.7.5 Prior to issuance of the first building permit for a new principal structure, the City shall ensure a parking maximum is established and not exceeded, for the purpose of increasing the mode split to the site and providing a meaningful incentive to increase transit ridership.

3.8 Transportation:

3.8.1 Prior to the issuance of a Certificate of Occupancy for a new principal structure, the Developer shall fund, construct or cause the construction of, as applicable, the improvements outlined in Exhibit D.

3.8.2 Prior to the issuance of a Certificate of Occupancy for land uses generating more than 1,271 net new external P.M. Peak Hour trips, as calculated using the trip generation rates shown in Exhibit C, the Developer shall pay Broward County the sum of \$558,000 for partial funding of the Signal Upgrade Package, as shown in Exhibit E.

3.8.3 Included in the first Biennial Status Report, and in every subsequent Biennial Status Report through buildout or until construction of the signal, the Developer shall monitor the intersection of Green Toad Road and NW 136th Avenue in accordance with the criteria published in the Manual on Uniform Traffic Control Devices. Should signalization be deemed warranted by this analysis, and subject to approval by Broward County Traffic Engineering, the Developer shall fund the design and installation of a traffic signal at the intersection of Green Toad Road and NW 136th Avenue.

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

3.8.5 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 and Environmental Regulation Division approval of construction plans for any new development.

3.9 Energy Conservation:

3.9.1 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 incorporate into its design and construction of all buildings, Leadership in Energy and Environmental Design (LEED) standards.

3.9.2 The Developer shall encourage the use of efficient, low emission vehicles for on-site services, including parking enforcement, maintenance and security services, with specific consideration of alternative fuel vehicles.

3.10 Police, Fire and Emergency Medical Facilities:

3.10.1 Prior to the issuance of the first Certificate of Occupancy for a new 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.

3.10.2 The Developer shall make a one-time contribution for the capital needs of Police Services of \$380,000. This contribution shall be paid in three equal parts: the first shall be paid at the time of issuance of the approval of the master development plan pursuant to City Code for the development; the second shall be paid at the time of issuance of the building permit for the first new principal structure; and the third shall be paid at the time of issuance of the Certificate of Occupancy for the first new principal structure.

3.11 Affordable Housing: The Developer shall pay to the City, for use in its affordable housing programs, the amount of \$500 per dwelling unit 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 this Development Order unless otherwise exempted by the terms of that ordinance. For the market-rate residential dwelling units permitted by this Development Order, the \$500 per-dwelling-unit contribution described in this condition shall serve as a credit against any required linkage fee contribution. Prior to master development approval, the City may require the Developer 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 affordable units, then the City shall require the Developer to complete construction of these affordable housing units in the following manner: prior to the issuance of a building permit for more than 1,800 market rate units, the Developer shall complete construction of up to 270 affordable housing units; if the City requires any additional affordable housing units then the Developer shall complete construction of such units prior to the issuance of a building permit for more than 2,300 market rate units. In no event shall the City require the Developer 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 units shown on the master development plan. If the City requires the Developer to provide affordable housing units, on site or off site, or any combination thereof, in a number equal to 15% of the total number of residential units shown on the master development plan, then the City shall not collect the \$500 fee on market rate units and such fees, if any, previously paid shall be refunded. If any affordable housing units are provided on-site or off-site, the Developer shall not be required to provide the \$500 payment for those affordable units. Any exemption from any required linkage fee contribution for any of the Developer's residential development shall be governed by the terms of the linkage fee ordinance, if one is adopted.

3.12 Public Schools: The Developer shall submit residential site plan applications 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.

3.13 Economic Development: 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. 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.

3.14 Consolidation of Application for Development Approval (CADA):

3.14.1 Within thirty (30) days from the 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 CADA, and submit one paper copy and one copy of the document in digital CD-ROM format to the Council, the City, Broward County Metropolitan Planning Organization Division, Broward County Development and Environmental Regulation Division, Florida Department of Transportation (District IV) and the State Land Planning Agency.

3.14.2 The CADA shall be prepared as follows:

- (a) Where new, clarified or revised information was prepared subsequent to submittal of the ADA dated August 9, 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, Florida Administrative 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, Florida Statutes, 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.

4.2 Biennial Status Report: As required in Section 380.06(15), Florida Statutes, the Developer shall submit 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 on the 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. Each required biennial report shall include the results of the intersection monitoring required by Condition 3.8.3 and a current calculation of total external P.M. peak hour trips generated by the development as calculated using the trip generation rates in Exhibit C.

4.3 Monitoring Official: The 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 the Director deems necessary to determine compliance.

4.4 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 Transmittal: 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.

4.6 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), Florida Statutes. 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 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.

(continued on next page)



EXHIBIT A - LEGAL DESCRIPTION



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



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

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. 169, PG. 88, 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, PAGES 115-116 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, PAGES 115-116 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 493.96 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 113.51 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 123.63 FEET TO A POINT OF TANGENCY;

THENCE N.83°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 136th 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 324.46 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°06'52"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°01'55"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 958.00 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 169, PAGE 88 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF PARCEL "1-1", WEST SUNRISE CORPORATE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 139, PAGE 45 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 NORTHEAST CORNER OF PARCEL "A", WEST SUNRISE CORPORATE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 139, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NW 136th 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 467.48 FEET;

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

THENCE S.88°43'29"W., A DISTANCE OF 576.46 FEET;

THENCE N.00°10'00"W., A DISTANCE OF 467.89 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 81C17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES.

REVISIONS	DATE	BY
3. Revise Legal Description	1/28/07	THK
2. Fix Software Error	1/24/07	THK
1. Revise Areas	9/21/06	THK

DATE: Apr 24, 2007

Richard G. Crawford, Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - 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

DATE: Apr 24, 2007 - 9:50am EST FILE: P:\draw\K-GROUP HOLDINGS\05-6769-METROPICA-AT SAWGRASS MILLS-2nd-platwide.dwg

SHEET 1 OF 5

05-6769



ASSESSMENT FOR METROPICA DRI
NOVEMBER 2008

4341 S.W. 82nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

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. 169, PG. 86, B.C.R.)
A PORTION OF: PARCEL "A", WEST SUNRISE CORPORATE PARK (P.B. 130, 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.88°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 112.86 FEET;

THENCE S.08°36'53"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, 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, 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 N.W. 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, 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 171.87 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 ON A NON-TANGENT LINE;

LEGAL DESCRIPTION:

THENCE S.71°53'40"E, ALONG A RADIAL EXTENSION OF THE LAST DESCRIBED CURVE, A DISTANCE OF 12.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.71°53'40"W;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°19'41" AND A RADIUS OF 2410.00 FEET FOR AN ARC DISTANCE OF 13.80 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S.23°24'50"W, A DISTANCE OF 100.98 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.76°58'39"E;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°22'39" AND A RADIUS OF 2422.00 FEET FOR AN ARC DISTANCE OF 100.50 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S.50°52'28"W, A DISTANCE OF 38.82 FEET TO THE POINT OF BEGINNING, THE PREVIOUS SIX COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID PARCEL "A", SAWGRASS PRESERVE AND THE WEST RIGHT-OF-WAY LINE OF NW 136th AVENUE;

SAID LANDS SITUATE WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 80.05 ACRES (3,488,806 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 36, 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 115-116 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

DATE: Apr 24, 2007 - 9:50am EST FILE: F:\draw\K-GROUP HOLDINGS\draw\05-6769-METOPICA-AT SAWGRASS MILLS-rod-plotwhole.dwg

SHEET 2 OF 5

05-6769



ASSESSMENT FOR METROPICA DRI
NOVEMBER 2008

LAND DESCRIPTION

A PORTION OF PARCEL A, 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

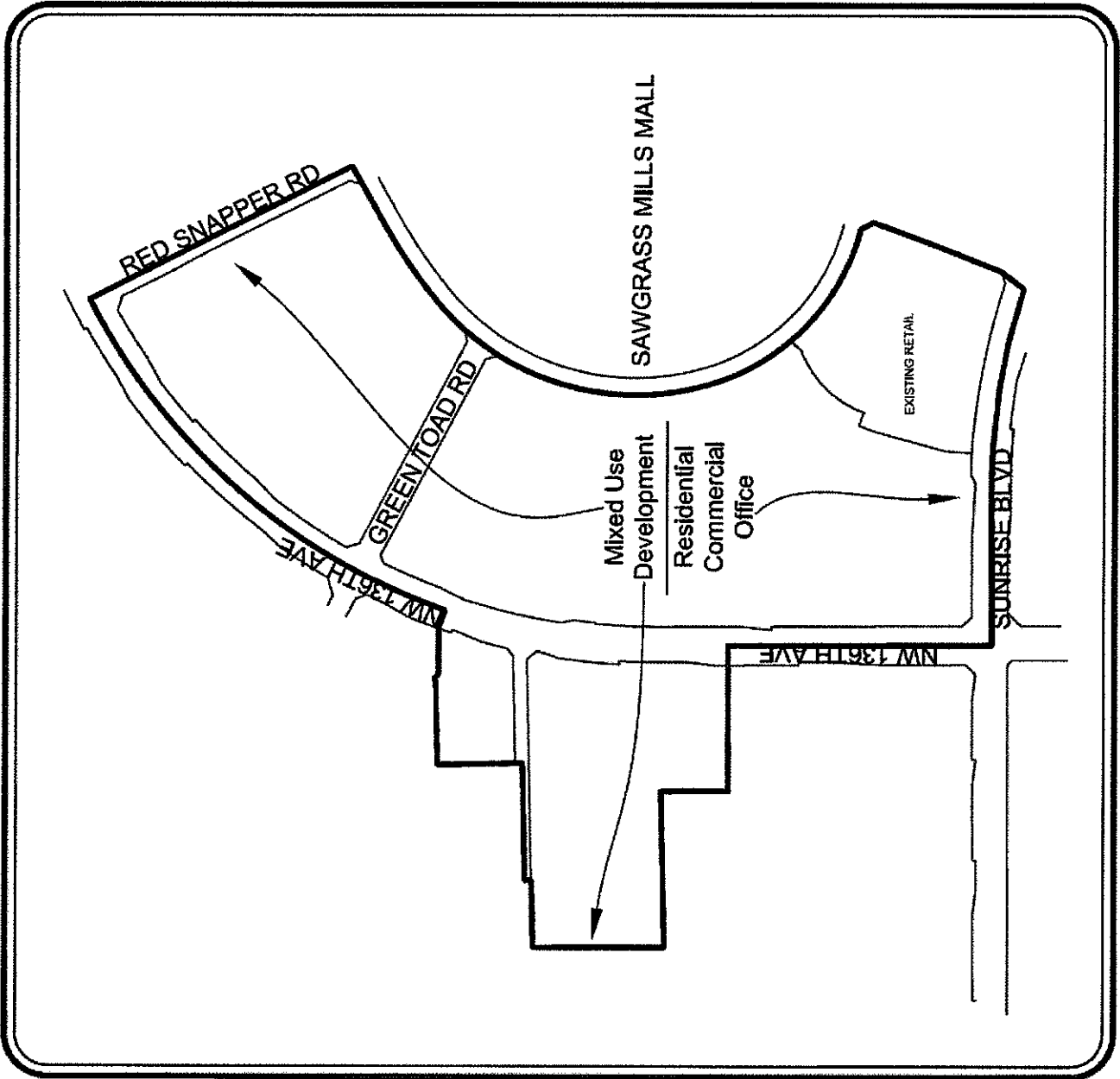
BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL A, ON THE NORTHERLY RIGHT-OF-WAY LINE OF SUNRISE BOULEVARD AS SHOWN ON SAID PLAT OF SAVANNAH P.U.D. PLAT 6, BEING A POINT ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2351.83 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH $18^{\circ} 02' 38''$ EAST) THENCE ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $04^{\circ} 59' 03''$, AN ARC DISTANCE OF 204.59 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH $72^{\circ} 03' 14''$ WEST, 110.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2363.83 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH $10^{\circ} 23' 10''$ EAST); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $07^{\circ} 40' 04''$, AN ARC DISTANCE OF 316.35 FEET; THENCE NORTH $03^{\circ} 55' 49''$ EAST, 100.00 FEET; THENCE NORTH $15^{\circ} 20' 42''$ EAST, 268.86 FEET; THENCE NORTH $20^{\circ} 25' 46''$ EAST, 65.52 FEET; THENCE SOUTH $69^{\circ} 07' 10''$ EAST, 51.70 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 399.19 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH $69^{\circ} 07' 10''$ WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $48^{\circ} 26' 28''$, AN ARC DISTANCE OF 337.50 FEET; THENCE NORTH $40^{\circ} 05' 06''$ EAST, 52.94 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL A, BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 805.00 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH $49^{\circ} 25' 23''$ WEST); THENCE SOUTHEASTERLY ALONG SAID EAST LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $35^{\circ} 29' 08''$, AN ARC DISTANCE OF 498.57 FEET; THENCE CONTINUING ALONG SAID EAST LINE OF PARCEL A THE FOLLOWING 5 (FIVE) COURSES: (1) SOUTH $27^{\circ} 48' 59''$ EAST, 52.22 FEET; (2) SOUTH $20^{\circ} 25' 49''$ WEST, 263.73 FEET; (3) SOUTH $27^{\circ} 13' 59''$ WEST, 42.21 FEET; (4) SOUTH $20^{\circ} 25' 49''$ WEST, 200.11 FEET; (5) SOUTH $69^{\circ} 10' 26''$ WEST, 63.74 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 9.9128 ACRES, MORE OR LESS.



EXHIBIT B - MASTER DEVELOPMENT PLAN

AMERIFIRST METROPICA DEVELOPMENT OF REGIONAL IMPACT	Lutzki Architects, Inc. Architects 10000 - 100th Ave NW Suite 100 Edina, MN 55424 Tel: 952-935-1000 Fax: 952-935-1001	Application for Development Approval	↑ N MASTER DEVELOPMENT PLAN	Project Sheet 2709 Date 07/26/07 Scale 1" = 600'
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AUTOCAD LT2000 \PROJECTS\2709\DR1\MASTER DEVELOPMENT - DRI



EXHIBIT C – TRIP GENERATION RATES

LAND USE	ITE CODE OR PERCENT	P.M. PEAK HOUR TRIP GENERATION RATE
TRIP GENERATION		
Commercial	820	$\ln(T) = 0.66 * \ln(X) + 3.40$; (48% in, 52% out)
Residential	232	$T = 0.34 * X + 15.47$; (62% in, 38% out)
General Office	710	$T = 1.12 * X + 78.81$ (17% in, 83% out)
INTERNAL CAPTURE*		
Commercial	13%	
Residential	22%	
General Office	6%	
PASS-BY CAPTURE		
Commercial		$\ln(T) = -0.291\ln(X) + 5.001^{**}$
TRANSIT CAPTURE		
Commercial	5%	
Residential	10%	
General Office	10%	
<p>* These percentages may change if the intensity of the related land use changes from that of the proposed DRI development program. The new percentage(s) will be calculated using the internal trip calculation procedures outlined in the Institute of Transportation Engineers' (ITE) Trip Generation Handbook (Second Edition).</p> <p>** External passby capture credit for commercial shall not exceed 25%.</p>		

EXHIBIT D – IMPROVEMENTS, PART 1

NW 136th Avenue and SR 84: Modify portion of NW 136th Avenue between SR 84 WB and EB intersections as follows, subject to review and approval by permitting agencies:

Reconstruct to accommodate two southbound full-length left turn lanes on section of NW 136th Avenue between SR 84 WB and SR 84 EB. Reconstruct lanes and modify alignment to direct traffic from inside southbound through lane on NW 136th Avenue at SR 84 WB into the inside dedicated left turn lane on the departure leg. Modify the alignment to direct traffic from the middle southbound lane at SR 84 WB to be directed into either the outside left turn lane or inside through lane on the departure leg. If warranted and approved by permitting agencies, restripe southbound right-turn only lane on NW 136th Avenue at the SR 84 WB to a shared through-right lane. This improvement does not include alternatives that require the relocation of utilities.



EXHIBIT E – IMPROVEMENTS, PART 2

ATMS Fiber-Optic Signal System Upgrade Package Summary

Roadway	From:	To:	Seg. Length (ft)	Cost
Flamingo Road	Oakland Park Blvd	NW 136 th Ave	2,800 ft	\$ 84,000.00
Flamingo Road	NW 136 th Ave	Sunrise Blvd	5,400 ft	\$162,000.00
NW 136 th Ave	Sunrise Blvd	NW 8 th St	5,300 ft	\$159,000.00
NW 136 th Ave	NW 8 th St	SR 84	5,100 ft	\$153,000.00

EXHIBIT F – PROJECT ACCESS

- a) NW 136th Avenue and south garage access – proposed right-in/right-out access point
- b) NW 136th Avenue and south driveway – existing full access unsignalized; proposed to restrict to directional opening only (pending operational review by appropriate agency)
- c) NW 136th Avenue and south-central driveway – existing full access unsignalized
- d) NW 136th Avenue and Green Toad Road – existing full access unsignalized, proposed to be full-access signalized upon satisfaction of signal warrant criteria
- e) NW 136th Avenue and south arena access – existing full access signalized
- f) Sunrise Boulevard and driveway east of NW 136th Avenue – existing full access unsignalized; proposed to restrict to directional opening only (pending operational review by appropriate agency)
- g) Sawgrass Mills Circular Road north driveway – existing full access unsignalized
- h) Sawgrass Mills Circular Road north-central driveway – existing full access unsignalized
- i) Sawgrass Mills Circular Road south-central driveway – proposed full access unsignalized
- j) Sawgrass Mills Circular Road south driveway – proposed full access unsignalized

