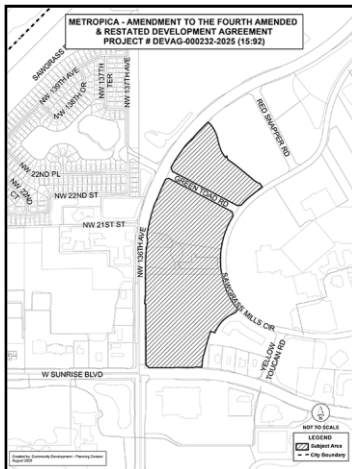


CITY OF SUNRISE

NOTICE OF INTENT TO CONSIDER A DEVELOPMENT AGREEMENT

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING A "FOURTH AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR METROPICA" AMONG THE CITY OF SUNRISE, FLORIDA AND METROPICA LANDS, LLC SERIES A, METROPICA SERIES B VENTURE, LLC, METROPICA RESIDENTIAL I, LLC, METROPICA RESIDENTIAL II, LLC, METROPICA RESIDENTIAL II AND III, LLC, AND METROPICA SERIES C VENTURE, LLC; PROVIDING FOR RECORDATION; PROVIDING FOR TRANSMISSION; AND PROVIDING AN EFFECTIVE DATE.



The City Commission, in its capacity as the Local Planning Agency, will hold a public hearing on a Development Agreement between the City of Sunrise and Metropica Residential II, LLC, Metropica Lands, LLC Series A, Metropica Series B Venture, LLC, Metropica Residential I, LLC, Metropica Residential II and III, LLC, and Metropica Series C Venture, LLC for a Fourth Amended and Restated Development Agreement on Tuesday, September 23, 2025 commencing at 4:45 p.m. in the Sunrise City Hall Commission Chambers at 10770 West Oakland Park Boulevard, 1st Floor, Sunrise, Florida 33351, in order to make recommendations to the local governing body (City Commission) regarding the proposed agreement. A public hearing will be held by the Sunrise City Commission on Tuesday, September 23, 2025 commencing at 5:00 p.m. in the Commission Chambers at 10770 West Oakland Park Boulevard, 1st Floor, Sunrise, Florida 33351.

The City Commission and Local Planning Agency will be meeting in-person. The public may attend and participate in the meetings in person or via telephone by using Vast Conference Calling as early as fifteen (15) minutes before the start time utilizing the details below:

- a. **Dial in number: (954) 395-2401**
- b. **Access Code: 368262**

Attendees can press 5* on their phone keypad to make a comment during the public hearings or during the open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties, please call (954) 578-4792.

The land subject to the Fourth Amended and Restated Development Agreement is generally located at the northeast corner of W. Sunrise Boulevard and NW 136 Avenue, north to approximately 500 feet north of Green Toad Road, between NW 136 Avenue and Sawgrass Mills Circle in the City of Sunrise, Florida, as shown on the attached map. The Fourth Amended and Restated Development Agreement includes 2,583 high rise dwelling units, 60 townhomes, 485,000 square feet of commercial, 650,000 square feet of office, and 480 hotel rooms, amends certain design regulations including but not limited to minimum heights varying from 0 to 140 feet depending on the location within the project, revisions to the long-term development plan, and modifications to off-site improvements.

The proposed Development Agreement may be inspected at the Community Development Department, 10770 West Oakland Park Boulevard, 2nd Floor 33351, between the hours of 9:00 a.m. to 4:30 p.m. Monday through Friday (excluding City holidays), or requested AskZoning@sunrisefl.gov.

The City does not tolerate discrimination in any of its programs, services or activities; and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap, religion, family or income status.

In compliance with the ADA and F.S.S. 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City's ADA Coordinator at least 48 hours in advance of the scheduled meeting. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711; Florida Relay (TII/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation. For additional information please contact the Community Development Department at (954) 746-3281 or email AskZoning@Sunrisefl.gov.

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based F.S.S. 286.0105.