

**Metropica TOD
Comprehensive Plan
Text Amendment**

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

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

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

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

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

1. 363 Residential flex units were previously allocated to a portion of the site.
2. High-rise units are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment and the City of Sunrise.
3. 500 units will be restricted to Parcels A & B through the restrictive note on the Metropica Plat.
4. 135,000 of this office square footage is assigned to the portion of Parcel C of the Metropica Plat as shown on the plat, which is the area generally bounded by NW 136 Ave., Sawgrass Mills Ring Road, Red Snapper Road and Green Toad Road. identified as Parcel ID No. 494026090031. An additional 140,000 square feet of office space will be assigned to Parcel ID No. 494026090031 through an amendment to the restrictive note on the Metropica Plat.