



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

September 17, 2025

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

Re: Transmittal of Amendment to Fourth Amended and Restated Development Agreement

Dear Mrs. Ley:

On behalf of the Metropica entities, we are pleased to submit the proposed Fourth Amended and Restated Development Agreement ("Agreement") for your review. The draft Agreement is attached for your review. To summarize, the Agreement proposes the following revisions from the currently approved Third Amended and Restated Development Agreement and First Amendment to Third Amended and Restated Development Agreement:

1. Added and deleted language to recognize the current status of approvals for Metropica.
2. Added language to Section 4 acknowledging Metropica's commitment to contribute \$50,000 to the City associated with the release of an existing conservation easement on Parcel B.
3. Revised language in Section 9 referencing the tree disposition requirements established in the Design Guidelines attached as Exhibit "C" to the Agreement.
4. Added a new Section 10 establishing development of individual Development Pods to replace the phasing concept from prior versions of the Agreement.
5. Added a new Section 11 referencing and attaching a Landscape & Hardscape Plan as Exhibit "F" to the Agreement.
6. Added a new Section 12 regarding special events, allowing the owners to temporarily close streets to facilitate special events.
7. An amendment to Section 11, now Section 13, regarding off-site improvements to modify the timing of improvements from the issuance of a Certificate of Occupancy in Phases 1 & 2, to issuance of the a Certificate of Occupancy for a building on Parcels A & B.
8. Deleted the park impact fees from Section 12 and provided a new Section 12 regarding funding for on-demand shuttle service.
9. Deleted Transit Station language consistent with the changes proposed for the DRI.
10. Added a new section 15 regarding non-residential structured parking.



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11. Revised Section 23, now Section 24 to extend the expiration date for the agreement.

12. Deleted Sections 26 & 27 regarding hotel parking requirements and tree mitigation.

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

Thank you,

Scott Backman

Scott Backman, Esq.

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