

RUBY CENTRE ASSOCIATES, LLC
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL 33323

February 19, 2026

Mrs. Shannon Ley
Director
City of Sunrise
Community Development Department
10770 West Oakland Park Boulevard
Sunrise, FL 33351

RE: Westerra Phase I-Letter of Intent-Development Agreement and Master Plan
RMP-00043-2026

Dear Mrs. Ley:

As you know, Ruby Centre Associates, LLC, a company affiliated with GL Homes and GL Commercial, is the current owner of the Westerra Phase 1 property. Ruby Centre is applying to the City for amendments to the Westerra Phase I Master Development Plan and the Amended and Restated Development Agreement for Westerra Phase I as approved by Sunrise City Commission on February 27, 2024.

BACKGROUND AND CURRENT APPROVALS.

The “Westerra” DRI project is a 100 acre parcel of land located at the southwest corner of Sunrise Boulevard and NW 136th Avenue. The Westerra Phase I Property is a 32 acre portion of the Westerra development of regional impact (“Westerra DRI”) which was formally called the Harrison Park DRI. The City approved the Harrison Park DRI development order by Ordinance No. 237, dated March 2, 1982 which was amended by Ordinance No. 237-X-98-A, dated April 28, 1998; Ordinance No. 237-X-00-A, dated October 24, 2000; Ordinance No. 237-X-03-A, dated September 15, 2003; Ordinance No. 237-X-04-A, dated January 27, 2004; Ordinance No. 237-X-04-B, dated May 11, 2004; Ordinance No. 237-X—09-A dated February 10, 2009, and Ordinance 237-X-18-A dated April 10, 2018.

Additionally, a Development Agreement for Westerra Phase I was approved by the City of Sunrise on March 27, 2018 and Amended and Restated Development Agreement by Resolution 18-42-24-A dated February 27, 2024. This Development Agreement was made as part of a PDD allows for this Westerra Phase I to be developed with up to the following uses and intensities:

Residential	750 high rise apartment units
Office	750,000 square feet
Commercial	50,000 square feet

Hotel

300 Rooms

Included in this approval was a Master Development Plan, and Master Development Plan Design and Development Guidelines via Resolution 18-41-24-A dated February 24, 2024.

This Letter of Intent outlines the modifications that the Developer wishes to make while keeping the overall uses and intensities consistent with the initial approvals.

MASTER PLAN

The original Master Plan provided certain curb cuts located for ingress and egress into each parcel. The curb cuts have been slightly modified for Pod 4 and removed for the other Pods. On Sheet A-1.03 the site data charts have been modified to allow for the garage heights not to exceed those of the principal building it serves. Additionally, the Pocket Park located on the south end of Pod 4 has been relocated to the northeast corner of Pod 4.

DEVELOPMENT AGREEMENT

The Development Agreement has been modified only in the Design Guidelines. The Design Guidelines have been modified to adjust the height of the parking garages as specified below in the Design Guidelines in #2. The stories/height of the parking garage shall not exceed those of the principal building it serves.

DESIGN GUIDELINES

The Design and Development Guidelines have been revised on #2-Maximum Building Heights. The garage heights have been increased to not exceed the height of the principal building it serves.

Thank you for your review and consideration of this matter.

Regards,

GL COMMERCIAL

Mike Friedman

Michael Friedman
On behalf of Ruby Centre Associates, LLC