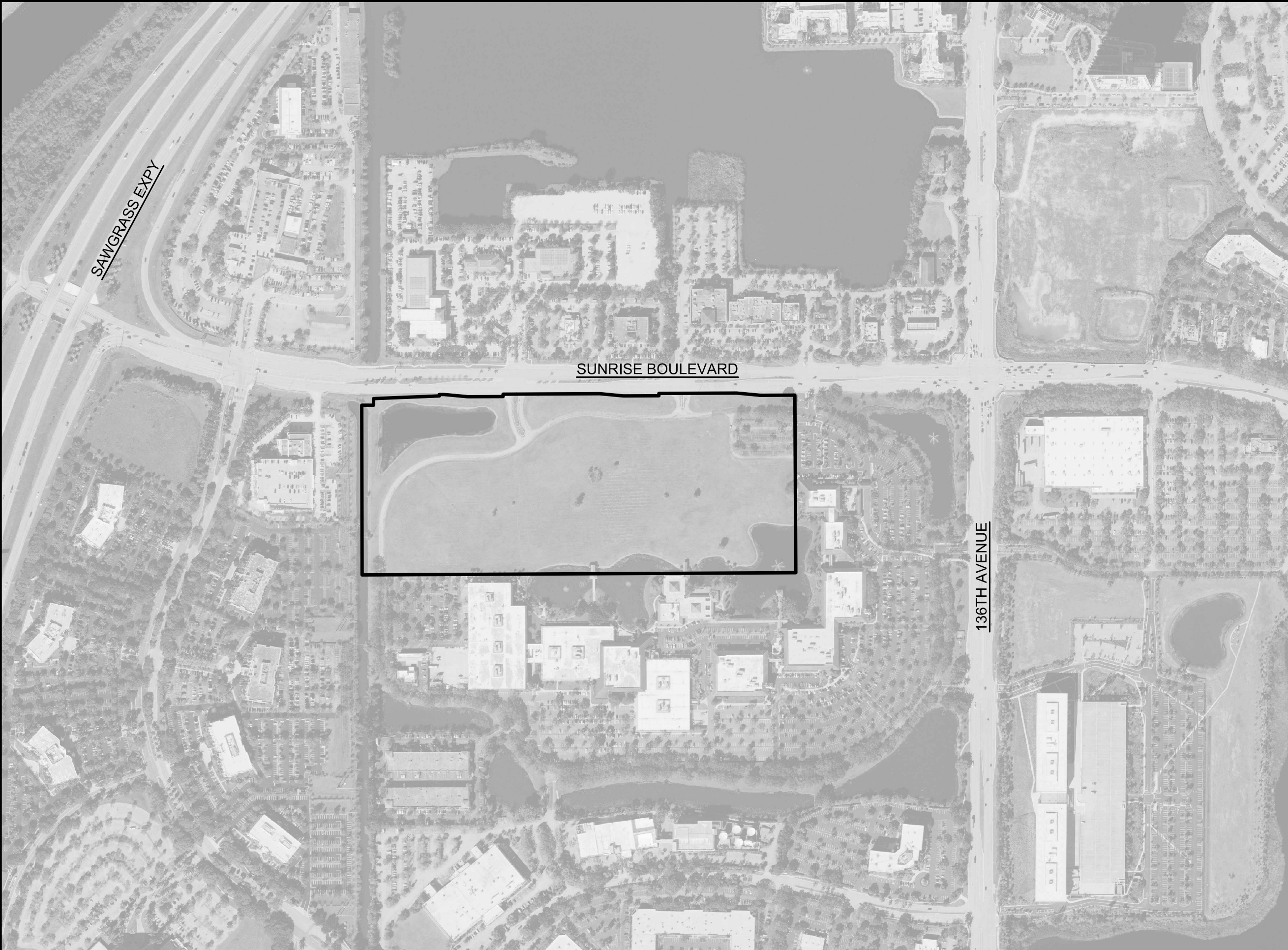
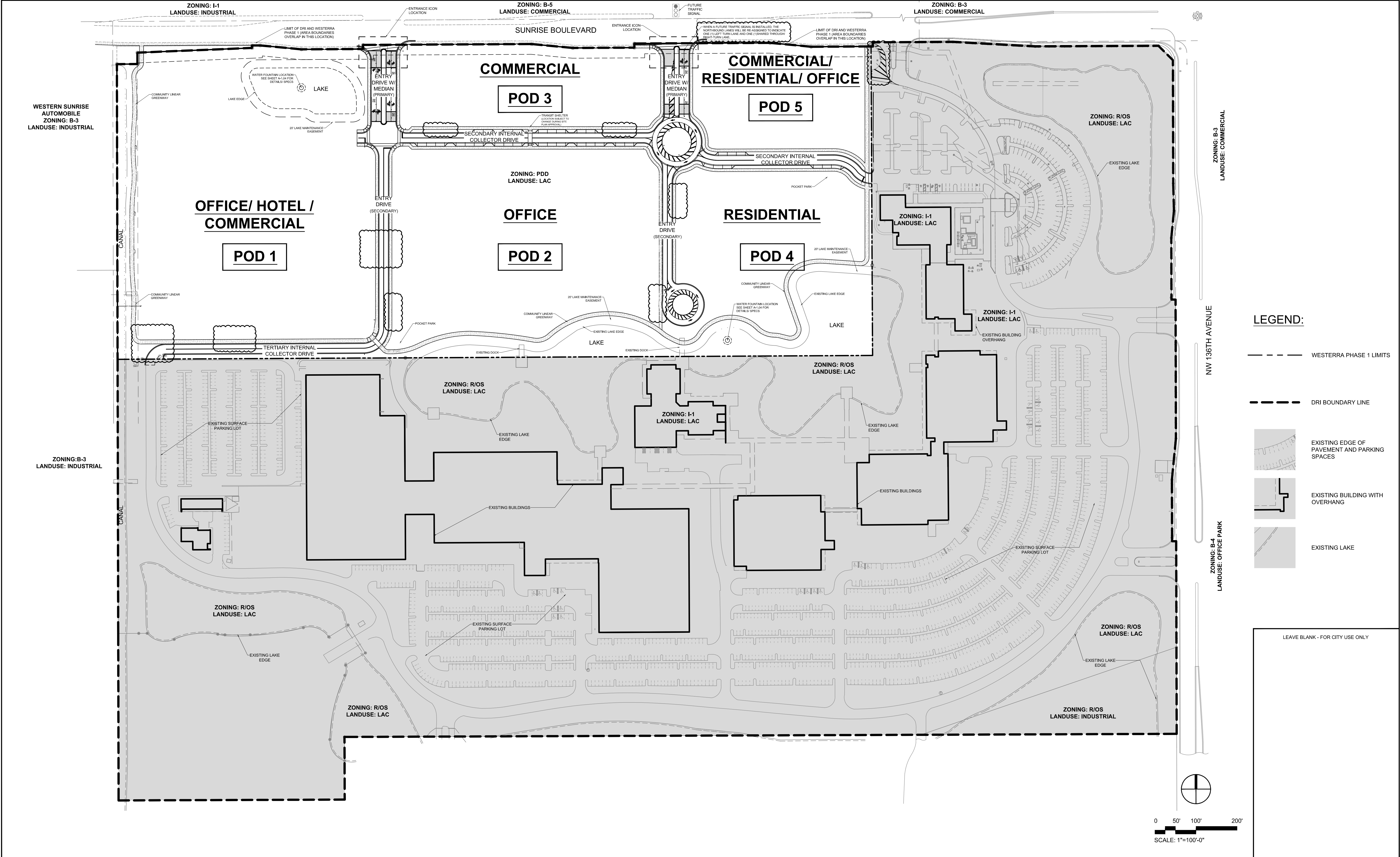


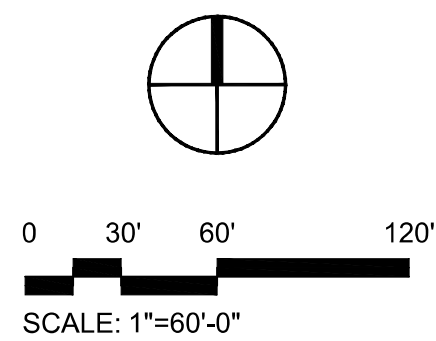
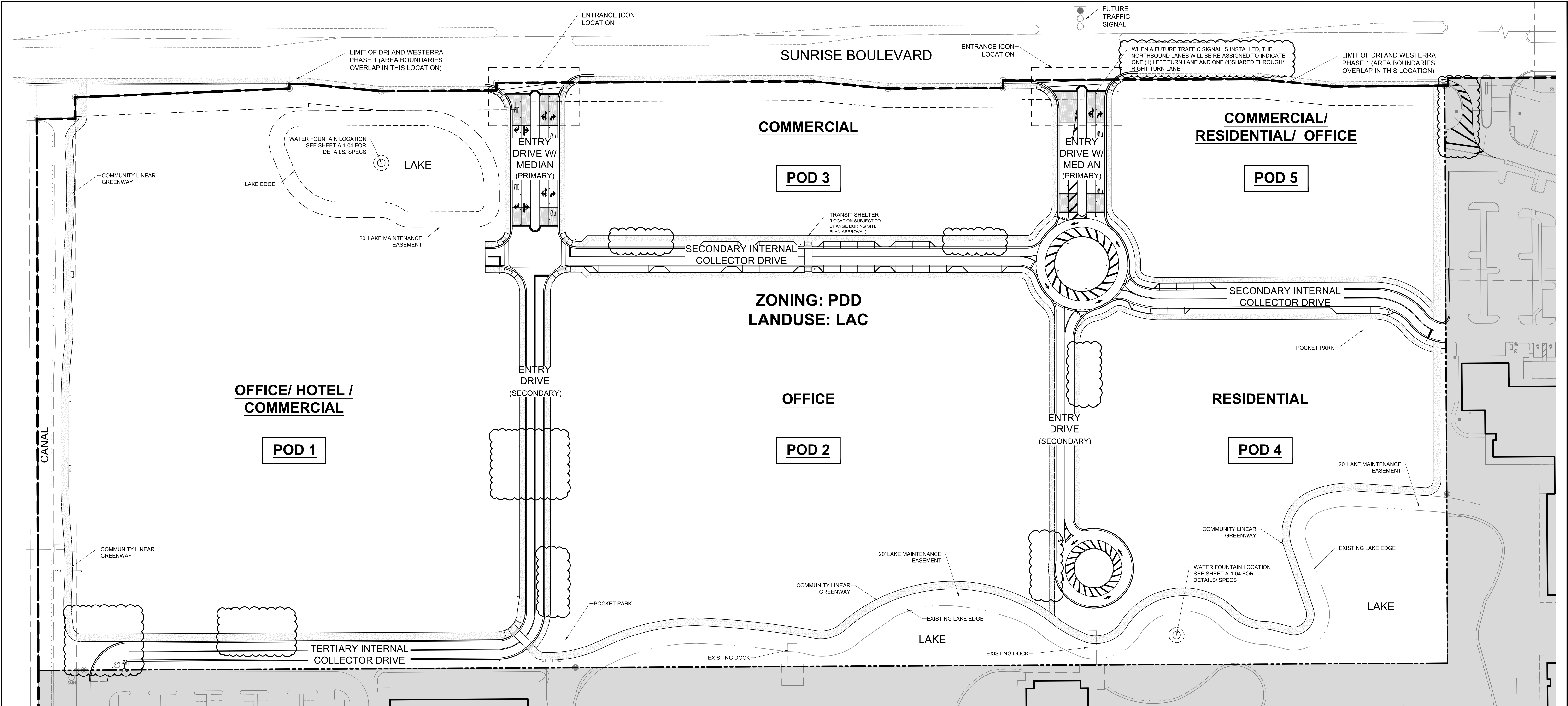
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| <div><div>SECTION 34, TOWNSHIP 49 S, RANGE 40 E</div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |           |  | LEGAL DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                      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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |           |  | <p>PARCEL 1:</p> <p>A PORTION OF PARCEL "A", SUNRISE INDUSTRIAL PARK PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A";</p> <p>THENCE NORTH 89°42'48" EAST ALONG THE NORTH BOUNDARY OF SAID PARCEL A, A DISTANCE OF 348.86 FEET;</p> <p>THENCE SOUTH 84°34'34" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 100.50 FEET;</p> <p>THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 150.00 FEET;</p> <p>THENCE NORTH 00°17'12" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 10.00 FEET;</p> <p>THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 410.00 FEET;</p> <p>THENCE SOUTH 84°34'34" EAST ALONG SAID NORTH BOUNDARY, A DISTANCEOF 100.50 FEET;</p> <p>THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 150.00 FEET;</p> <p>THENCE NORTH 00°17'12" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 10.00 FEET;</p> <p>THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 330.00 FEET;</p> <p>THENCE SOUTH 84°34'34" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 100.50 FEET;</p> <p>THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 145.70 FEET;</p> <p>THENCE SOUTH 00°17'12" EAST, A DISTANCE OF 752.20 FEET;</p> <p>THENCE SOUTH 89°42'48" WEST, A DISTANCE OF 1836.63 FEET TO THE WEST BOUNDARY OF SAID PARCEL "A";</p> <p>THENCE NORTH 00°07'53" WEST ALONG WEST BOUNDARY, A DISTANCE OF 762.20 FEET TO THE POINT OF BEGINNING.</p> <p>LESS AND EXCEPT THE FOLLOWING:</p> <p>A PARCEL OF LAND IN PARCEL "A" OF SUNRISE INDUSTRIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 114, PAGE 25, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST SAID POINT HAVING A FLORIDA STATE PLANE COORDINATE OF N659090.45 AND E717071.26 (EAST ZONE);</p> <p>THENCE SOUTH 00°07'53" EAST ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 60.00 FEET;</p> <p>THENCE NORTH 89°42'48" EAST, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A" , SAID POINT BEING THE POINT OF BEGINNING;</p> <p>THENCE CONTINUE NORTH 89°42'48 EAST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 50.00 FEET TO A POINT ON LINE 60.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE NORTHEAST 1/4 OF SECTION 34;</p> <p>THENCE SOUTH 00°07'53" EAST ALONG A LINE PARALLEL WITH THE SAID WEST LINE, A DISTANCE OF 43.77 FEET;</p> <p>THENCE SOUTH 89°43'09" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE SAID WEST LINE;</p> <p>THENCE NORTH 00°07'53" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 43.77 FEET TO THE POINT OF BEGINNING.</p> <p>ALSO LESS AND EXCEPT THE FOLLOWING:</p> <p>A PARCEL OF LAND IN PARCEL "A" OF SUNRISE INDUSTRIAL PARK PHASE I, RECORDED IN PLAT BOOK 114, PAGE 25, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST;</p> <p>THENCE SOUTH 00°07'53" EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION34, A DISTANCE OF 60.00 FEET TO A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 34;</p> <p>THENCE NORTH 89°42'48" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;</p> <p>THENCE CONTINUE NORTH 89°42'48" EAST ALONG SAID NORTH LINE, A DISTANCE OF 278.88 FEET;</p> <p>THENCE SOUTH 00°17'12" EAST, A DISTANCE OF 6.00 FEET;</p> <p>THENCE SOUTH 87°39'36" WEST, A DISTANCE OF 279.10 FEET TO A POINT ON A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34;</p> <p>THENCE NORTH 00°07'53" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.</p> <p>PARCEL II:</p> <p>NON-EXCLUSIVE RIGHT, PRIVILEGE AND EASEMENT FOR INGRESS AND EGRESS AS DEFINED IN, AND SUBJECT TO, THAT PERPETUAL NON-EXCLUSIVE AGREEMENT, DATED JULY 10, 1989, FILED SEPTEMBER 27, 1989, AND RECORDED IN OFFICIAL RECORDS BOOK 16794, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA</p> <p>NET ACREAGE OF THE SITE = 31.86 ACRES OR 1,387,879 SQUARE FEET, MORE OR LESS</p> |    | <p><b>ARCHITECTURAL</b></p> <p>A-0.0 MASTER DEVELOPMENT PLAN COVER SHEET</p> <p>A-1.01 MASTER DEVELOPMENT PLAN CONTEXT PLAN</p> <p>A-1.02 MASTER DEVELOPMENT PLAN</p> <p>A-1.03 MASTER DEVELOPMENT PLAN SITE DATA</p> <p>A-1.04 MASTER DEVELOPMENT PLAN FOUNTAIN &amp; LIGHTING DETAILS</p> <p><b>CIVIL</b></p> <p>PD1 PAVING, GRADING AND DRAINAGE PLAN</p> <p>PD2 PAVING, GRADING AND DRAINAGE DETAILS</p> <p>PD3 EXISTING LAKE INTERCONNECT PLAN</p> <p>PMS1 PAVEMENT MARKINGS &amp; SIGNAGE PLAN</p> <p>WS1 WATER AND SEWER PLAN</p> <p>FA1 FIRE ACCESS / TRAFFIC CIRCULATION PLAN</p> <p><b>SURVEY</b></p> <p>1 OF 9 MAP OF BOUNDARY &amp; TOPOGRAPHIC SURVEY</p> <p>2 OF 9 MAP OF BOUNDARY &amp; TOPOGRAPHIC SURVEY</p> <p><b>LANDSCAPE</b></p> <p>LP-1 LANDSCAPE &amp; HARDSCAPE PHASING PLAN</p> <p>LP-2 LANDSCAPE SECTION CALLOUTS</p> <p>LP-3 LANDSCAPE SECTIONS</p> <p>TD-1 TREE DISPOSITION PLAN</p> <p><b>NOTES:</b></p> <p>- FEMA FLOOD ZONE: ALL PODS ARE IN AN "X" ZONE AND THE LAKE IS IN ZONE "AE", ELEVATION 7.00'</p> <p>- ELEVATIONS ARE IN NAVD 88.</p> |  |                                                                                                                              |                                                                                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |     |  |           |  |      |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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| <div>LOCATION MAP/ ZONING/ TOWNSHIP</div> <div>OWNER:<br/><br/>RUBY CENTRE ASSOCIATES, LLC.<br/>C/O GL COMMERCIAL<br/>1600 SAWGRASS CORPORATE PARKWAY, #400<br/>SUNRISE, FL 33323<br/>(954) 603-0373</div> <div>PLANNER/ LANDSCAPE ARCHITECT:<br/><br/>CRAVEN, THOMPSON &amp; ASSOCIATES, INC.<br/>3563 NW 53RD STREET<br/>FORT LAUDERDALE, FL 33309<br/>(954) 739-6400</div> <div>CIVIL ENGINEER:<br/><br/>SUN TECH ENGINEERING, INC.<br/>4577 N NOB HILL ROAD, SUITE 102<br/>SUNRISE, FL 33351<br/>(954) 777-3123</div> <div>SURVEYOR:<br/><br/>CRAIG A. SMITH &amp; ASSOCIATES<br/>1000 W MCNAB ROAD<br/>POMPANO BEACH, FL 33069<br/>(954) 782-8222</div> |  |           |  | <div>WESTERRA PHASE 1</div> <div>CITY OF SUNRISE, FLORIDA</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | <div>SEAL:</div> <div>Scott W. Peavler<br/>Florida R.L.A. No. 6666976</div> <div>PROJECT NO.</div> <div>21-0061-001-01</div> | <div>DATE:</div> <div>10/24/2025</div> <div>DRAWING NO.</div> <div>A-0.0</div> |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |     |  |           |  |      |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |
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C000114</div></div><div><small>MATERIAL, SCENE HEREIN IS THE PROPERTY OF CRAVEN THOMPSON &amp; ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF CRAVEN THOMPSON &amp; ASSOCIATES, INC. CRAVEN THOMPSON &amp; ASSOCIATES, INC. COPYRIGHT © 2021</small></div></div> |  |  |  |
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| 1   | AMENDMENT #1 |           | 10/24/25 | SWP |  |
| No. |              | REVISIONS | DATE     | BY  |  |

|                       |
|-----------------------|
| SCALE:<br>1" = 60'-0" |
| DESIGNED BY:<br>SWP   |
| DRAWN BY:<br>SWP      |
| CHECKED BY:<br>JDH    |



CrAVEN THOMPSON AND ASSOCIATES, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309  
PAK: (954) 739-6409 TEL.: (954) 739-6400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271  
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. CD00114

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**WESTERRA PHASE 1**  
CITY OF SUNRISE, FLORIDA

**MASTER DEVELOPMENT PLAN**

|                                                |                              |
|------------------------------------------------|------------------------------|
| SEAL:                                          | DATE:<br>10/24/2025          |
| Scott W. Peavler<br>Florida R.L.A. No. 6666976 | DRAWING NO.<br><b>A-1.02</b> |
| PROJECT NO.<br>21-0061-001-01                  |                              |



**WESTERRA DRI.**

THE FOLLOWING DEVELOPMENT:

THE WESTERRA DRI INCLUDES A 5.06 ACRE PARCEL OF LAND ON THE SOUTHWEST CORNER OF THE SITE THAT WAS DEVELOPED BY LEVITT COMMERCIAL SAWGRASS LLC AND ENTITLED WITH 35,000 SF OF OFFICE USE AND 30,000 SF OF INDUSTRIAL USE ("LEVITT PARCEL"). THE EXISTING DEVELOPMENT INCLUDES 34,239 SF OF OFFICE AND 29,615 SF OF INDUSTRIAL. THE LEVITT PARCEL WAS INCLUDED IN THE REVISED DRI BECAUSE IT WAS PART OF THE ORIGINAL HARRISON PARK DRI.

**WESTERRA LAC.**

PLAT.

### WESTERRA PHASE 1 PROJECT DESCRIPTION (PODS 1 THRU 5)

### **PARKING - DWELLING UNIT**

1. ANY DWELLING UNIT PROJECT SHALL PROVIDE 1.7 SPACES PER UNIT.

**PARKING- NON RESIDENTIAL**

### PARKING- FLIGHT TRAINING CAMPUS

5. OPEN SPACE - THE PROJECT SHALL INCLUDE A MINIMUM OF THE PRO-RATED SHARE OF THE LAC REQUIREMENT OF FIVE (5) ACRES WHICH EQUATES TO ONE AND SIXTY-EIGHTS/HUNDRED (1.68) ACRES. THIS LAC OPEN SPACE MAY INCLUDE SQUARES, GREENBELTS, GREENWAYS AND PLAYGROUNDS; IL-DEFINED RESIDUAL AREAS SUCH AS BUFFERS, AND BERMS, FOR THE PURPOSE OF THIS REQUIREMENT, MAY NOT BE COUNTED. EACH POD OR GROUP OF PODS THAT ARE SITE PLANNED TOGETHER SHALL INCLUDE A PORTION OF THE REQUIRED OPEN SPACE THAT IS APPROXIMATELY PROPORTIONAL TO THE AREA.

BOTH THE LAC AND PDD REQUIRED OPEN SPACE ARE INDEPENDENT OF THE POCKET PARK REQUIREMENT PER THE WESTERRA DRI, THEREFORE POCKET PARKS CANNOT BE COUNTED TOWARDS OPEN SPACE

6. POCKET PARKS - TWO POCKET PARKS ARE REQUIRED TO BE CONSTRUCTED AS PART OF THE WESTERRA PHASE 1 DEVELOPMENT. EACH POCKET PARK IS TO BE AT LEAST 5,000 SF WITH A MINIMUM DIMENSION OF 50' IN LENGTH BY 50' IN WIDTH. DURING THE SITE PLAN SUBMITTAL, THE DIMENSIONS OF THE POCKET PARK MAY BE REDUCED BY 10' IN ONE DIRECTION, PROVIDING THE 10' IS INCREASED TO THE OTHER DIRECTION. POCKET PARK AREAS ARE NOT TO BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.

7. DEVELOPMENT PLAN - THE PHASING OF THE POD DEVELOPMENT WILL BE DETERMINED AT TIME OF SITE PLAN SUBMITTAL. EACH POD CAN BE DEVELOPED INDEPENDENT OF THE OTHER PODS AND THE SEQUENCING WILL DEPEND ON CURRENT MARKET CONDITIONS. THE PHASING OF THE HARDSCAPE AND LANDSCAPE IS IDENTIFIED ON SHEET LP-1.

SUNRISE BLVD. LANDSCAPE BUFFER

## TRANSIT

ROUTE 23 - N.W. 136TH AVE  
45-MIN HEADWAYS, M-F

ROUTE 36 - SUNRISE BLVD  
20-MIN HEADWAYS, 7 DAYS

INTERNAL BIKE NETWORK CONNECTIVITY BETWEEN BUILDINGS WILL BE PROVIDED VIA A 10' MULTI-PURPOSE PATH WITHIN THE COMMUNITY LINEAR GREENWAY

INTERNAL NETWORK OF SIDEWALKS AND CONNECTIVITY BETWEEN BUILDINGS WILL BE PROVIDED.

SIDEWALKS EXIST ALONG N.W. 136TH AVE

6'-6" SIDEWALKS (INCLUDING CURBING) SHALL BE PROVIDED ALONG SUNRISE BOULEVARD.

ALL ACCESS SHALL BE IN COMPLIANCE WITH THE CITY OF SUNRISE'S COMPREHENSIVE PLAN REQUIREMENTS REGARDING POLICIES 16.3.7, 16.3.8, AND 16.3.9 WITHIN THE FUTURE LAND USE ELEMENT.

THE SUBJECT PROPERTY IS A 31.86-ACRE PARCEL LOCATED ON THE SOUTH SIDE OF SUNRISE BOULEVARD WEST OF N.W. 136TH AVENUE IN THE CITY OF SUNRISE AND IS OWNED BY RUBY CENTRE ASSOCIATES, LLC. THE WESTERRA PHASE 1 PROPERTY IS CURRENTLY ZONED PDD AND IS WITHIN THE WESTERRA LOCAL ACTIVITY CENTER (LAC) FUTURE LAND USE DESIGNATION.

THE WESTERRA PHASE 1 PROPERTY IS PROPOSED TO BE DEVELOPED WITH THE BELOW USES AND INTENSITIES:

| LAND USE                     | PROPOSED DEVELOPMENT |
|------------------------------|----------------------|
| OFFICE                       | 750,000 SQUARE FEET  |
| COMMERCIAL                   | 50,000 SQUARE FEET   |
| DWELLING UNITS (MULTIFAMILY) | 750 DUs              |
| HOTEL                        | 300 ROOMS            |

THE EXISTING WESTERRA LAC PERMITS THE FOLLOWING USES AND INTENSITIES FOR THE ENTIRE WESTERRA PROPERTY:

| LAND USE                     | LAC PERMITTED DEVELOPMENT       |
|------------------------------|---------------------------------|
| OFFICE                       | 1,615,000 SQUARE FEET           |
| COMMERCIAL                   | 285,000 SQUARE FEET             |
| DWELLING UNITS (MULTIFAMILY) | 1,750 DUs                       |
| INDUSTRIAL                   | 140,000 SQUARE FEET             |
| HOTEL                        | 300 ROOMS                       |
| RECREATION & OPEN SPACE      | 5 ACRES MINIMUM—PER OVERALL LAC |

WESTERRRA PHASE 1 IS 31.86 ACRES NET / OVERALL LAC (95 AC) =  
33.54 % OF OVERALL LAC X 5 ACRES = 1.68 ACRES

IN ADDITION, THE SUBJECT SITE IS PART OF THE WESTERRA DRI WHICH PERMITS THE FOLLOWING USES AND INTENSITIES

| LAND USE                     | DRI PERMITTED DEVELOPMENT      |
|------------------------------|--------------------------------|
| OFFICE                       | 1,650,000 SQUARE FEET          |
| COMMERCIAL                   | 285,000 SQUARE FEET            |
| DWELLING UNITS (MULTIFAMILY) | 1,650 HIGH-RISE, 100 TOWNHOUSE |
| INDUSTRIAL                   | 170,000 SQUARE FEET            |
| HOTEL                        | 300 ROOMS                      |

THE PROPOSED DEVELOPMENT CONFORMS WITH THE PERMITTED USES OF THE WESTERRA DRI.

A REVIEW OF PERMITTED USES VERSUS CONSTRUCTED/VESTED USES INDICATES A SUFFICIENT SUPPLY OF SQUARE FOOTAGE/UNITS ARE AVAILABLE TO ACCOMMODATE THE PROPOSED PROJECT.

COMPREHENSIVE PLAN OBJECTIVES AND POLICIES 16.3 THROUGH 16.3.16 OUTLINE THE GOALS OF THE LAC DISTRICT WHICH AIMS TO PROVIDE FOR A MIX OF COMMUNITY-SERVING USES DESIGNED TO PROMOTE A SENSE OF COMMUNITY, PRESERVE NATURAL SYSTEMS, PROMOTE PEDESTRIAN CIRCULATION, AND PROVIDE ACCESS TO MASS TRANSIT.

THE PDD CONFORMS TO THESE ASPECTS OF THE CITY'S COMPREHENSIVE PLAN. SPECIFICALLY, THE PDD IS A HARMONIOUS MIX OF USES DESIGNED IN A MANNER THAT FURTHERS THE INTENT OF THE LAC DISTRICT. THE PROJECT PROPOSES THE COLOCATION OF COMPATIBLE USES - COMMERCIAL, OFFICE AND DWELLING UNITS- AND WILL ENCOURAGE PEDESTRIAN MOBILITY THROUGH A SERIES OF CONNECTED SIDEWALKS AND PLEASANT AESTHETICS. THE PROPOSED MIXED-USE DESIGN MAXIMIZES THE EFFICIENCY OF INFRASTRUCTURE. ALSO, THE SITE IS CONVENIENTLY LOCATED NEAR BROWARD COUNTY TRANSIT ROUTES 22, 23 AND 36. LANDSCAPING AND ARCHITECTURAL ELEMENTS WILL BE USED TO FOSTER A SENSE OF COMMUNITY.

THE FUTURE SITE PLAN FOR THE PROJECT WILL COMPLY WITH AGREEMENTS ASSOCIATED WITH THE PDD REZONING, DRI, AND THE CITY'S LAND DEVELOPMENT REGULATIONS.

| Existing Land Use                                                                   | Local Activity Center (LAC)        |       |                 |
|-------------------------------------------------------------------------------------|------------------------------------|-------|-----------------|
| Existing Zoning                                                                     | Planned Development District (PDD) |       |                 |
|                                                                                     | Square Feet                        | Acres | Percent of Site |
| Gross Site Area                                                                     | 1,513,275                          | 34.74 |                 |
| Net Site Area                                                                       | 1,387,879                          | 31.86 | 100%            |
| Maximum Impervious Area (Bldg, Sidewalks, Parking, Roof, Other Impervious Surfaces) | 1,179,697                          | 27.08 | 85%             |
| Minimum Pervious Area (Landscape)                                                   | 208,182                            | 4.78  | 15%             |
| LAC- Minimum Open Space (does not include pocket parks) 1.68 AC required            |                                    |       |                 |
| Water                                                                               | 91,521                             | 2.10  | 7%              |
| Landscape (does not include Sunrise Boulevard Buffer of 45,293SF)                   | 162,889                            | 3.74  | N/A             |
| Total Minimum LAC Provided Open Space                                               | 254,410                            | 5.84  | N/A             |
| PDD- Minimum Open Space (does not include pocket parks)                             |                                    |       |                 |
| Water                                                                               | 91,521                             | 2.10  | 7%              |
| Landscape                                                                           | 208,182                            | 4.78  | 15%             |
| Total Minimum PDD Provided Open Space                                               | 299,703                            | 6.88  | 22%             |
| Net Natural Spaces or Undisturbed Conditions                                        | 0                                  | 0     | 0               |
| Maximum Building Coverage (per master drainage permit)                              | 832,727                            | 19.11 | 60%             |

| Development Table |                                 |                |                                          |                 |                 |                                                                                             |                                    |                                  |                                            |
|-------------------|---------------------------------|----------------|------------------------------------------|-----------------|-----------------|---------------------------------------------------------------------------------------------|------------------------------------|----------------------------------|--------------------------------------------|
|                   |                                 |                |                                          |                 |                 |                                                                                             |                                    |                                  | STORIES/ HEIGHT PARKING GARAGE MIN. MAX*** |
| POD               | DEVELOPMENT                     | DWELLING UNITS | OFFICE (SF)                              | COMMERCIAL (SF) | HOTEL           | STORIES/HEIGHT OFFICE MIN. MAX                                                              | STORIES/HEIGHT COMMERCIAL MIN. MAX | STORIES/HEIGHT DWELLING MIN. MAX |                                            |
| 1                 | OFFICE, HOTEL, COMMERCIAL       |                | 250,000 INCLUDING FLIGHT TRAINING CENTER | 7,000           | 300 HOTEL ROOMS | 4 TO 15 (70' TO 180') FOR FLIGHT TRAINING FACILITY; 6 TO 10 (60' TO 120') FOR ANY OTHER USE | 1 TO 2 (15' TO 45')                | 7 TO 15 (75' TO 180')            | 2 TO 8 (15' TO 100')                       |
| 2                 | OFFICE                          |                | 380,000                                  |                 |                 | 1ST BLDG TO BE 6 TO 10, ADDITIONAL BLDGS TO BE 8 TO 10 (60' TO 120')                        |                                    |                                  | 3 TO 8 (30' TO 100')                       |
| 3                 | COMMERCIAL                      |                |                                          | 33,000          |                 |                                                                                             | 1 TO 2 (15' TO 45')                |                                  | 1 TO 2 (15' TO 45')                        |
| 4                 | RESIDENTIAL                     | 375 HIGH RISE* |                                          |                 |                 |                                                                                             |                                    | 6 TO 10 (60' TO 120')            | 3 TO 8 (30' TO 100')                       |
| 5                 | COMMERCIAL, RESIDENTIAL, OFFICE | 375 HIGH RISE* | 120,000                                  | 10,000          |                 | 8 TO 10 (80' TO 120')                                                                       | 1 TO 2 (15' TO 45')                | 6 TO 10 (60' TO 120')            | 1 TO 8 (15' TO 100')                       |
| TOTAL             |                                 | 750            | 750,000                                  | 50,000          | 300             |                                                                                             |                                    |                                  |                                            |

\*-HIGH RISE RESIDENTIAL DEFINED AS (3) STORIES OR GREATER IN ITE 7TH EDITION (DRI TRAFFIC ANALYSIS)

\*\*\*-THE STORIES/ HEIGHT OF THE PARKING GARAGE SHALL NOT EXCEED THOSE OF THE PRINCIPAL BUILDING IT SERVES.

| Minimum Floor Areas |           |
|---------------------|-----------|
| Type                | Area (SF) |
| 1 Bedroom           | 725       |
| 2 Bedroom           | 1,000     |
| 3 Bedroom           | 1,200     |
| Each Add'l Bedroom  | 200       |

| Setbacks    |                                                                           |                                           |
|-------------|---------------------------------------------------------------------------|-------------------------------------------|
| North       | Min. Perimeter Setback - Street (Sunrise Blvd)                            | 25 Feet                                   |
| East, South | Min. Perimeter Setback                                                    | 10 Feet                                   |
| West        | Min. Perimeter Setback (adjacent to canal)                                | 62 Feet                                   |
| Side        | Min. Interior side yard or rear yard abutting non-dwelling units district | 10 Feet (No increase to height of garage) |

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|     |              |          |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                 |  |                                                         |                               |                       |                     |  |  |
|-----|--------------|----------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--|---------------------------------------------------------|-------------------------------|-----------------------|---------------------|--|--|
|     |              |          | SCALE:<br>NTS    | <div></div> <div>CRAVEN THOMPSON AND ASSOCIATES, INC.<br/>ENGINEERS • PLANNERS • SURVEYORS<br/>3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309<br/>FAX: (954) 739-6409 TEL.: (954) 739-6400<br/>FLORIDA LICENSED ENGINEERING, SURVEYING &amp; MAPPING BUSINESS NO. 271<br/>FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 0000114</div> <div>MATERIAL BORROW AREAS &amp; THE PROPERTY OF CRAVEN THOMPSON &amp; ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF CRAVEN THOMPSON &amp; ASSOCIATES, INC. CRAVEN THOMPSON &amp; ASSOCIATES, INC. COPYRIGHT © 2011</div> | <div>WESTERRA PHASE 1</div> <div>CITY OF SUNRISE, FLORIDA</div> |  | <div>MASTER DEVELOPMENT PLAN</div> <div>SITE DATA</div> |                               | SEAL:                 | DATE:<br>10/24/2025 |  |  |
|     |              |          | DESIGNED BY: SWP |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                 |  |                                                         |                               |                       |                     |  |  |
|     |              |          | DRAWN BY: SWP    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                 |  |                                                         |                               |                       |                     |  |  |
|     |              |          | CHECKED BY: JDH  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                 |  |                                                         |                               |                       |                     |  |  |
| 1   | AMENDMENT #1 | 10/24/25 | SWP              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                 |  |                                                         |                               |                       |                     |  |  |
| No. | REVISIONS    | DATE     | BY               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                 |  |                                                         | PROJECT NO.<br>21-0061-001-01 | DRAWING NO.<br>A-1.03 |                     |  |  |