

***Metropica
Community Development District***

April 6, 2026

Metropica

Community Development District

Agenda

Seat 3: Bernard Werner – (C.)	
Seat 1: Joseph Kavana – (V.C.)	
Seat 2: Michel Besso – (A.S.)	
Seat 4: Erick Collazo – (A.S.)	
Seat 5: Diana Cordon– (A.S.)	

Monday
April 6, 2026
11:00 a.m.

The Offices of Metropica
1800 NW 136th Ave, Sunrise, Florida
Join the meeting now

Meeting ID: 233 345 766 817 and Passcode: yE6EZ9eH
1 872-240-4685 and Phone Conference ID: 924 970 363#

1. Roll Call
2. Approval of Minutes of the March 25, 2026 Meeting – **Page 3**
3. Consideration of **Resolution #2026-04** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 13**
4. Ratification of Interlocal Agreement for Uniform Collection Non-Ad Valorem Special Assessments – **Page 19**
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
6. Supervisors Requests and Audience Comments
7. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.metropicacdd.com>

**MINUTES OF MEETING
METROPICA
COMMUNITY DEVELOPMENT DISTRICT**

A special meeting of the Board of Supervisors of the Metropica Community Development District was held Wednesday, March 25, 2026, at 11:00 a.m. at the Offices of Metropica, 1800 NW 136th Ave., Sunrise, Florida.

Present and constituting a quorum:

Bernie Werner	Chairman
Joseph Kavana	Vice Chairman
Erick Collazo	Assistant Secretary
Diana Cordon	Assistant Secretary
Michel Besso	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Ginger Wald	District Counsel
Mike Troxell	District Engineer
Pedro Hernandez	Squire Patton Boggs

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
January 5, 2026 Meeting**

Ms. Duque: The next item is the approval of the minutes of the January 5, 2026 meeting. Please let me know if there is any additions, corrections, or deletions. If there are none, a motion to approve them as presented.

On MOTION by Mr. Werner seconded Mr. Collazo with all in favor, the Minutes of the January 5, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS

**Discussion of Financial Matters
for Series Bonds 2026**

- A. Consideration of Supplemental Engineers Report**
- B. Consideration of Supplemental Assessment Methodology Report**
- C. Consideration of Resolution #2026-03 Bond Authorizing Resolution**
 - 1) Exhibit A-1 – Form of Bond Purchase Contract**
 - 2) Exhibit A-2 – Form of Note Purchase Contract**
 - 3) Exhibit B – Form of Preliminary Limited Offering Memorandum**
 - 4) Exhibit C- 1 – Form of Series 2026 Bond Continuing Disclosure Agreement**
 - 5) Exhibit C -2 – Form of Series 2026 Notes Continuing Disclosure Agreement**
 - 6) Exhibit D -1 – Form of First Supplemental Trust Indenture**
 - 7) Exhibit D -2 – Form of Second Supplemental Trust Indenture**

Ms. Duque: Let's move to the discussion of the financial matters. We will go to the consideration of the Supplemental Engineers Report. We have Mike with us today.

Mr. Troxell: I guess we have produced the first Supplemental Engineer's Report for assessment area 1, phase 1, and the assessment area 1 master infrastructure project. Based on the analysis we have determined that the assessment for area 1, phase 1, was \$2,842,018. The assessment area 1 master infrastructure project totaled \$12,283,381. If anyone have any questions on the report I am here to answer those.

Ms. Wald: So in your report what you are referencing is to modify the amount that we had in our packets that had a calculation error that the landscape improvements of \$381,415 should have been \$385,415?

Mr. Troxell: That is correct.

Ms. Wald: So that correction needs to be made to put that on the record and that is based upon the conversations that I had with the District engineer earlier. Also they are going to amend and delineate between, you have assessment area 1 which is fine, but we are going to specifically add exhibit B and C with exhibit B being assessment area 1, phase 1 project listed out and then exhibit C being the assessment area 1 master infrastructure project also being listed out which will remove assessment area 1 there too, is that correct?

Mr. Troxell: That is correct.

Ms. Duque: Thank you, Ginger. Unless the Board has any questions, I will need a motion to consider the Supplemental Assessment Engineer's Report in substantially final form.

Ms. Wald: With stated revisions.

On MOTION by Mr. Werner seconded by Mr. Kavana with all in favor, Consideration of Supplemental Assessment Engineer's Report in substantially final form with stated revisions was approved.

Ms. Duque: Let's move forward to the consideration of the Supplemental Assessment Methodology Report, which explains how the assessments for the Series 2026 Bonds and also notes are allocated to the benefited lands consistent with the engineer's report. I will provide a summary and then request a motion to approve those two supplemental methodology reports. Once again, those supplemental reports, the first Supplemental Assessment Methodology Report assigns the Phase One improvements, which is One Metropica Tower, and the second Supplemental Assessment Methodology Report assigns for the broader master infrastructure in assessment area one. Both reports implement the same master methodology, but for two different components of the project, as I just explained. The first Supplemental Assessment Methodology Report, which is the Phase One project for the Series 2026 Bonds, is the debt to the existing One Metropica Condo and its commercial space on an ERU basis, consistent with the Master Methodology Report, as well as the engineer's Phase One costs. This report supports the \$3,145,000 Series 2026 Bonds that finance the Assessment Area One, Phase One Project, which is the portion of the CIP needed for the One Metropica Condominium that is 263 units and 5,000 square feet of commercial. Now it is a supplement to the Master Methodology Report dated January 6, 2025, and uses the same ERU base framework. One ERU per residential unit, and for the commercial and office, this ERU covers 1000 square feet. It also identifies the Phase One improvements and ties them to the engineer's report. The cost of the Phase One project is \$2.84 million then shows how those Series 2026 Bonds are *Ms. Duque was inaudible at this time.* to cover construction, capital interest, reserves, and also the issuance costs. The report allocates the Series 2026 Bond assessment, which is called Assessment Area One, Phase One Special Assessments. If you go to the tables, the tables will show you the structure for the Supplemental Assessment Methodology Report.

Table 1 the development program for the Phase One Area. Table 2 is the Phase One Project costs estimate broken down by system, storm water system, sewer, road, landscape, etc. Table 3 is the bond sizing for the Series 2026 Bonds. To see the par amount, the reserve, capital interest, and the CUI. The table is the allocation of the infrastructure costs by product type. Table 5 is the allocation of the par debt, the annual debt assessment for the resident unit, and the 1,000 square feet. You will also be able to see Table 6, which is the assessment role and the allocation currently to the corresponding folios. The second Supplemental Assessment Methodology Report pertains to the Master Infrastructure Project and relates to the Series 2026 Notes. The 2026 Notes for the Master Infrastructure are based on the remaining acreage within Assessment Area One, calculated on a per-unit ERU basis. Table 6 presents the preliminary assessment roll, showing the proposed per-acre and annual assessments for each folio. This report supports the \$13,255,000 Bond Anticipation Note (Series 2026 Notes), which finances the Assessment Area One Master Infrastructure Project. It includes all of Assessment Area One except for the One Metropica Tower, specifically the 263 residential units and 5,000 square feet of commercial space associated with that site. Similar to the other Supplemental Assessment Methodology Report, this report supplements the Master Assessment Methodology and uses ERU factors to maintain the consistent relationship between benefit and cost across the entire District. The total estimated cost of the Master Infrastructure Project is approximately \$12,283,381 and includes the stormwater management system, water and sewer systems, roadway and transportation improvements, landscaping, and other related costs and permits (excluding franchise utility funding as noted by the engineer). The development program for the Assessment Area One Master Infrastructure Note area is outlined in Table 1 of the report. It includes 1,390 residential units (excluding the 263 units of One Metropica), 200,000 square feet of office space, 480 hotel rooms, and 175 square feet of commercial area. During the last revision of the report, I inadvertently removed sections related to the hotel and commercial office space, which I will restore for your records.

Mr. Kavana: Let me ask you something. We are talking about \$13,000,000 something right?

Ms. Duque: Yes.

Mr. Kavana: You told me before that the net of that is going to end up being about \$11,000,000.

Mr. Collazo: Correct after our debt service reserve.

Mr. Kavana: I understand there is a debt service reserve, the capital.

Mr. Collazo: Interest and cost of issuance.

Mr. Kavana: We are discussing a higher number. Where is that? Is that reflected anywhere here?

Mr. Collazo: There is a differential between the engineering report which has a cost of \$12,283,000.

Mr. Kavana: That is the actual cost that we have.

Mr. Collazo: Less the \$11,000,000.

Ms. Duque: Errick, I'm going to show Joseph Table 3 so he can review it. The figures in that table were provided by FMS Bonds, the underwriter. In addition to the construction funds, there is also the debt service reserve.

Mr. Kavana: I got this. I understand that. The problem is that I understand that the number was higher than \$11,000,000 for the issue.

Mr. Werner: Specifically the construction funds shown on table 3 of \$11,000,000 differs by the amount of \$1,200,000 from the total construction cost of the engineering report. The question is where does that come from?

Ms. Wald: I mean this was the sizing that was done by the underwriter not by us. That is provided by the underwriter.

Mr. Kavana: The problem is that was provided by them, how long ago was that?

Ms. Wald: I would not be able to answer that.

Mr. Kavana: We were discussing that as recently as the day before yesterday. The numbers should change and they were looking into that. Never gave us an answer.

Ms. Wald: Let's do this. Let's recess.

Ms. Duque: We are going to recess for two minutes.

Ms. Wald: We will go off the record and make that phone call.

Mr. Kavana: Ok.

Ms. Duque: We are now back on the record for the Metropica meeting. I will continue presenting the Second Supplemental Assessment Methodology Report. As

noted, the development program is outlined in Table 1 and includes 1,390 residential units, excluding the 263 units from One Metropica. It also includes 200,000 square feet of office space, expressed as 200 units at 1,000 square feet each, 480 hotel rooms, and 175 square feet of commercial space, which excludes the 5,000 square feet of commercial space associated with One Metropica. The ERU factors used are as follows: 1.00 ERU per residential unit, 2.65 ERUs per 1,000 square feet of office, 0.70 ERU per hotel room, and 3.10 ERUs per 1,000 square feet of commercial space. Table 2 provides the estimated cost of the Master Infrastructure Project. Table 3 presents the sizing of the Series 2026 Notes, showing the par amount, reserve, capitalized interest, cost of issuance, and the assumed 7% coupon rate, based on a five-year term and 12 months of capitalized interest. Table 4 details the allocation of infrastructure costs by product type, including the cost per unit. Table 5 assigns the par debt and annual debt assessment per unit, room, and per 1,000 square feet for each product type. Finally, Table 6 contains the preliminary assessment roll by folio number, showing the proposed par debt per acre and annual assessment per acre for the Master Infrastructure Project. At this time, I would like to request a motion from the Board to consider the First Supplemental Assessment Methodology Report for the Phase 1 Project Series 2026 Bonds and the Second Supplemental Assessment Methodology Report for the Master Infrastructure Project Series 2026 Notes.

Mr. Werner: In the Second Supplemental report the interest rate used for the Note is 7% is that an estimate or do we know?

Ms. Duque: It is an estimate. Those are also provided by the underwriter.

On MOTION by Mr. Werner seconded by Mr. Collazo with all in favor, Consideration of the First Supplemental Assessment Methodology Report for Phase 1 Project Series 2026 Bonds and the Second Supplemental Assessment Methodology Report Master Infrastructure Project for the Series 2026 Notes in substantially final form were approved.

Ms. Duque: Let's move forward to consideration of the Resolution #2026-03, which is the Bond Authorizing Resolution that authorizes the issuance of the Series 2026 Bonds

and Notes and approves the related financial documents in substantially final form. I will let Pedro present this item.

Mr. Hernandez: If you recall we presented something similar to this back when we accepted to do the deal earlier in the year. We are now fabricating the transaction where we are essentially doing two deals. Basically we are doing the bonds that are going to be secured by the One Metropica. Those are going to be long term bonds that are going to be issued in a not to exceed amount of \$4.5 million. We have *Mr. Hernandez was inaudible at this time* delegation resolution and then and then we have the bands which are going to have a maturity of no more than five years in a not to exceed amount of \$15,000,000 that are going to finance the master infrastructure costs related to assessment area one outside of Metropica One. Those costs are going to be include primarily limited to the cost under the current contract that you have in place. Terminating fees and anything after those items are paid any remaining amounts will be used for other master infrastructure costs. Those are two series of bonds that are being authorized under this resolution. It also approves the principal legal documents that relate to each series of bonds. We are going to have a bond purchase contract which relates to the bonds and then a form of note to purchase contract that relates to the bands. Those are the two exhibits. They are going to be offered to investors under a single offering document, the Preliminary Offering Memorandum which is attached as exhibit B to the resolution. That summarizes the terms of the bonds and the notes, describes the development, and other information that investors deem material for purposes of making their investment decision. We also have two Continuing Disclosure Agreements that are attached in exhibit C. One for the bonds and one for the notes. Then we also have forms of Supplemental Trust Indentures on the First Supplemental in exhibit D-1 which is related to the bonds and Second Supplemental Indenture which is exhibit D-2 and that relates to the notes or bands. The bonds are issued subject to satisfaction of certain parameters that are set forth in section 4. The main one being that the not to exceed amount will not exceed \$4.5 million and \$15 million respectively. Each series of bonds and the bands are being issued for purposes of financing the cost of the respective projects, funding debt service reserve, funding capitalized interest and paying issuance costs. The resolution goes to approve the substantially final form of the various documents that I just outlined

and appoints GMS to serve as the dissemination agent under the continuing disclosure agreements, and it also appoints FMS as the underwriter and then approves any changes to the methodology and engineer's report that may be necessary in connection with the issuance of the bonds and/or bands. That is essentially what this resolution accomplishes. It gives us the authority from the District to move forward with the transaction and hopefully get this debt issued.

Ms. Duque: At this moment, we will need a motion to consider Resolution #2026-03 Bond Authorizing Resolution.

On MOTION by Mr. Werner seconded by Mr. Kavana with all in favor, Resolution #2026-03 Bond Authorizing Resolution in substantially final form was approved.

Ms. Duque: Thank you so much Pedro.

Mr. Hernandez: Thank you everyone.

FOURTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Duque: Let's move forward to staff reports. Attorney?

Ms. Wald: We should have for you in May the first half of the regular legislative session. There were certain laws in Florida that were passed by the legislature that was sitting on the government's desk to sign. I checked today to see if they were signed but I believe they will be that effect CDDs. It is not going to be a cost to any of the CDDs, but it will be a benefit for resident CDDs down the road and any new CDDs that a developer wants to proceed forward. I will go over those when that happens. The budget part was as you know never reached so that will be the special session that is probably going to start in May. We will just have to wait and see what happens with that. It does not affect CDDs. It will not affect your special assessments because it is only related to the Ad-Valorem property taxes that local governments levy. We will just have to wait and see what happens as to that. Other than that I have nothing else to report.

Ms. Duque: Thank you so much Ginger.

B. Engineer

Ms. Duque: Do I have anything else additional under the engineer's report?

On MOTION by Mr. Werner seconded by Mr. Kavana with all in favor, the meeting was adjourned.

Assistant Secretary/Secretary

Chairman/Vice Chairman

RESOLUTION 2026-04

A RESOLUTION OF THE METROPICA COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes; and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE METROPICA COMMUNITY DEVELOPMENT DISTRICT:

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____

Hour: _____

Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this _____ day of _____, 2026

Chairman/Vice Chairman

Secretary/Assistant Secretary

Metropica
Community Development District

Proposed Budget
FY 2027



Table of Contents

1 General Fund

2-3 Narratives

Metropica
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Proposed Budget FY 2027
<u>REVENUES:</u>		
Developer Contributions/ Special Assessments	\$ 107,843	\$ 107,843
TOTAL REVENUES	\$ 107,843	\$ 107,843
<u>EXPENDITURES:</u>		
<u>Administrative</u>		
Supervisor Fees	\$12,000	\$12,000
FICA Taxes	918	918
Engineering	10,000	10,000
Attorney	12,000	12,000
Annual Audit	5,000	5,000
Assessment Administration	5,000	5,000
Arbitrage Rebate	550	550
Dissemination Agent	5,000	5,000
Trustee Fees	5,000	5,000
Management Fees	37,000	37,000
Information Technology	-	-
Website Maintenance	1,500	1,500
Telephone	200	200
Postage & Delivery	750	750
Insurance General Liability	6,500	6,500
Printing & Binding	1,000	1,000
Legal Advertising	2,000	2,000
Other Current Charges	750	750
Office Supplies	-	-
Dues, Licenses & Subscriptions	175	175
Contingency	2,500	2,500
TOTAL EXPENDITURES	\$ 107,843	\$ 107,843
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ -

Metropica
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Metropica
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Administrative (continued)

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Telephone

Conference calls for the CDD.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to Florida Commerce for \$175.

Contingencies

A contingency for any unanticipated and unscheduled cost to the District.

**INTERLOCAL AGREEMENT FOR UNIFORM COLLECTION OF
NON-AD VALOREM SPECIAL ASSESSMENTS**

THIS INTERLOCAL AGREEMENT (“Agreement”) made and entered into this 30th day of October, 2025, by and between the Metropica Community Development District (the “District”), a local unit of special purpose government, located in Broward County, Florida, whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 and the Honorable Abbey Ajayi, the state-constitution Tax Collector in and for the Broward County, a political subdivision of the State of Florida, whose address is 115 S. Andrews Avenue, A100, Fort Lauderdale, Florida 33301 (the “Tax Collector”)(collectively, District and Tax Collector referred to as the “Parties”).

SECTION I
Purpose

1. The District is authorized to impose and to levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology form of collection of non-ad valorem special assessments (“Special Assessments”), pursuant to Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, and other applicable provisions of constitutional and statutory law.

2. The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall, pursuant to Section 197.3632, Florida Statutes, collect and enforce those certain non-ad valorem special assessments imposed and levied by District.

3. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments,

including the Special Assessments, and that it is the sole responsibility and duty of the District to follow all procedural and substantive requirements for the imposition and levy of constitutionally lienable non-ad valorem special assessments, including the Special Assessments.

SECTION II
Term and Termination

1. The term of this Agreement shall commence upon execution, effective for 2025, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless the District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by January 10th of that calendar year, that the District intends to discontinue to use the uniform methodology for such Special Assessments, by using Form DR-412 promulgated by the Florida Department of Revenue, as may be amended from time to time.

2. This Agreement may be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within ten (10) days after receipt of written notice from the aggrieved Party identifying the breach.

SECTION III
Duties and Responsibilities of District

The District shall:

1. Reimburse the Tax Collector for the actual costs of collection of the non-ad valorem special assessments, which reimbursement amount will not exceed two (2%) percent of the amount of the Special Assessments collected and remitted pursuant to Section 197.3632(8)(c), Florida Statutes.

2. Reimburse the Tax Collector for necessary administrative costs for the

collection and enforcement of the Special Assessments by the Tax Collector under the uniform methodology, pursuant to Section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

3. Pay for or alternatively reimburse the Tax Collector for any separate tax bill (not the tax notice) necessitated by any subsequent inability of the Tax Collector to merge the non-ad valorem special assessment roll as certified pursuant to Section 197.3532(7), Florida Statutes, and Rule 12D-18.004(2) Florida Administrative Code.

4. Upon being billed timely, pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. Timely certify the applicable non-ad valorem special assessment roll to the Tax Collector in accordance with the requirements of Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. To the extent provided by law, indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts or administrative agency against Tax Collector regarding the imposition, levy, roll preparation and certification of the Special Assessments.

SECTION IV
Duties of the Tax Collector

1. The Tax Collector shall take all actions legally required to collect the Special Assessments pursuant in accordance with Chapter 197, Florida Statutes.

2. The Tax Collector agrees to cooperate with the District in implementation of the uniform methodology for collecting the Special Assessments pursuant to and as limited by Sections 197.3632 and 197.3635, Florida Statutes.

3. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request that the District file a corrected roll or a correction of the amount of any special assessment. The District shall bear the cost of any such error or omission.

4. The Tax Collector hereby agrees to accept District [Resolution No. 2023-11](#) attached hereto and incorporated as part of this Agreement as **Exhibit A**, as required by Section 197.3632(3)(a), Florida Statutes.

5. The Tax Collector will place the Special Assessments on the tax notice and collect the Special Assessments pursuant to the uniform method of collection and applicable procedures set forth in Section 197.3632, Florida Statutes.

6. Tax Collector shall distribute to the District the Special Assessment revenues collection pursuant to this Agreement in substantial compliance with the provisions of Section 197.383, Florida Statutes.

SECTION VI **Miscellaneous**

1. Except to the extent sovereign immunity may be deemed waived by entering into the Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by the Tax Collector or the District, nor shall anything included herein be construed as consent by the Tax Collector or the District to be sued by third parties in any matter arising out of this Agreement.

2. This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, except in writing and signed by the parties hereto.

3. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect.

4. This Agreement shall be governed by the laws of the State of Florida.

5. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which together will constitute but one and the same instrument.

6. Written notice shall be given to the parties at the following address, or such other place or person as each of the parties shall designate by similar notice:

- a. As to Tax Collector: Hon. Abbey Ajayi
Broward County Tax Collector
115 S. Andrews Avenue, A100
Fort Lauderdale, FL 33301
- With a copy to: Timothy R. Qualls, Esq.
Young Qualls, P.A.
Post Office Drawer 1833
Tallahassee, FL 32302-1833
- b. As to District: District Manager
Metropica Community
Development District
5385 N. Nob Hill Road
Sunrise, FL 33351
c/o Jennifer McConnell
- With a copy to: Michael J. Pawelczyk, Esq.
Billing Cochran, P.A.
515 E. Las Olas Blvd., Suite 600
Fort Lauderdale, FL 33301

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:

BROWARD COUNTY TAX COLLECTOR

Signed by:
Nadia Alcide
AB861013910C447...

Signature

Nadia Alcide

Printed Name

Signed by:
Abbey Ajayi
AB861013910C447...

Abbey Ajayi, Tax Collector

11/5/2025

Date

ATTEST:

METROPICA COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
Paul Winkeljohn
7E743FF03E08419...

Signature

Paul Winkeljohn

Printed Name

Signed by:
Bernard Werner
FF155B7313EB412...

Name: Bernard Werner

Title: Chairman - Board of Supervisors

2025-10-30

Date

EXHIBIT A

RESOLUTION 2023-11

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE METROPICA COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING AND ENFORCING NON AD VALOREM ASSESSMENTS WHICH HEREINAFTER MAY BE LEVIED BY THE DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 197.3632, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE:

WHEREAS, the Metropica Community Development District was established pursuant to the provisions of Chapter 190 Florida Statutes which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the Board to levy special assessments pursuant to Chapter 170 Florida Statutes for the acquisition, construction or reconstruction of assessable improvements authorized by Chapter 190 Florida Statutes; and

WHEREAS, the above referenced assessments are not considered to be ad valorem in nature and therefore, are subject to the provisions of Section 197.3632 Florida Statutes in which State of Florida through its legislature has provided a uniform method for the levying, collecting and enforcing such non ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632 Florida Statutes the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within **Broward County** for four consecutive weeks preceding said hearing;

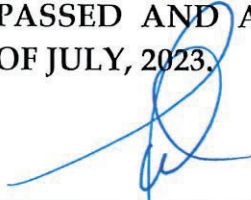
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE METROPICA COMMUNITY DEVELOPMENT DISTRICT

1. The Metropica Community Development District upon conducting its public hearing as required by Section 197.3632 Florida Statutes hereby expresses its intent to use the uniform method of collecting its benefit and maintenance assessments or such other assessments imposed by the District as provided in Chapter 170 and 190 Florida Statutes each of which are non ad valorem assessments which may be levied annually by the District pursuant to the provisions of Chapter 190 Florida Statutes for the purpose of paying principal and interest on its bonded indebtedness and the cost of operating and maintaining its assessable improvements within the boundaries of the District as described in the attached legal description which is made a part of the

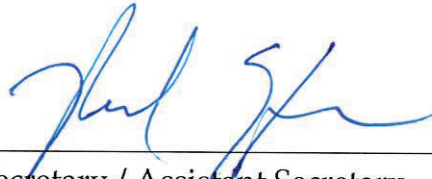
Resolution as Exhibit "A". Said assessments and the District's use of the uniform method of collecting its non ad valorem assessment(s) may continue for more than one year.

2. This Resolution shall become effective upon its passage and the District's Secretary is authorized to provide the Property Appraiser and Tax Collector of **Broward County** and the Department of Revenue of the State of Florida with a copy of this Resolution on or before **January 10, 2024**.

PASSED AND ADOPTED THIS 10TH DAY
OF JULY, 2023.



Chairman/Vice Chairman



Secretary / Assistant Secretary

Exhibit "A"



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 9898

4341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997
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**SKETCH AND LEGAL DESCRIPTION OF:
M.I.D. PARCEL
"METROPICA PLAT", (P.D. 179, PG'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

ALL OF PARCELS "A" AND "B", "METROPICA PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 179, PAGES 70 THRU 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL "A";

THENCE N. 09° 46' 18" E., ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 200.00 FEET POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 66° 45' 40" E. CONTINUING ALONG SAID SOUTHERLY LINE A DISTANCE OF 200.38 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N. 00° 11' 41" W.;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00° 11' 41" AND A RADIUS OF 2,381.83 FEET, FOR AN ARC DISTANCE OF 0.08 FEET, TO A POINT ON A NON-TANGENT LINE;

THENCE N. 64° 00' 20" E., A DISTANCE OF 27.00 FEET, THE LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "A";

THENCE S. 09° 46' 18" W., A DISTANCE OF 232.81 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF PARCEL "C", OF SAID METROPICA PLAT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERNMOST, SOUTHEASTERN CORNER OF PARCEL "C", OF SAID METROPICA PLAT, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N. 40° 34' 00" W.;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08° 45' 38" AND A RADIUS OF 965.00 FEET FOR AN ARC DISTANCE OF 148.01 FEET TO A COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03° 20' 54" AND A RADIUS OF 1,685.00 FEET FOR AN ARC DISTANCE OF 174.00 FEET TO A POINT ON A NON-TANGENT LINE, LAST MENTIONED 2 COURSES BEING COINCIDENT WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAWGRASS MILLS CIRCLE;

THENCE N. 35° 49' 14" W., A DISTANCE OF 28.65 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 04° 40' 55" AND A RADIUS OF 391.00 FEET, FOR AN ARC DISTANCE OF 81.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE, THROUGH SAID POINT, HAVING A BEARING OF S. 00° 18' 17" E.;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35° 49' 14", AND A RADIUS OF 80.00 FEET, FOR AN ARC DISTANCE OF 31.27 FEET TO A POINT OF TANGENCY;

THENCE N. 54° 20' 37" W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 42.07 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04° 08' 14" AND A RADIUS OF 200.00 FEET FOR AN ARC DISTANCE OF 14.60 FEET TO A POINT OF TANGENCY;

THENCE N. 50° 20' 24" W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 281.56 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04° 00' 17" AND A RADIUS OF 202.00 FEET FOR AN ARC DISTANCE OF 14.88 FEET TO A POINT OF TANGENCY;

THENCE N. 54° 20' 37" W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 77.44 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

<p>CERTIFICATE: THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MAXIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 461, FLORIDA ADMINISTRATIVE CODE, PULSANT TO SECTION 461.07, FLORIDA STATUTES.</p>				<p>SEAL NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL.</p>	<p>05-6769 MID</p>
<p>REVISIONS</p>	<p>DATE</p>	<p>BY</p>	<p>DATE: 01/18, 2018 Richard G. Crawford, Jr. PROFESSIONAL SURVEYOR AND MAPPER NO. 4517 - STATE OF FLORIDA DATE OF SKETCH: 10/13/14 DRAWN BY: DGL CHECKED BY: RGC FIELD BOOK: N/A</p>		
<p>FILE NUMBER: GROUP DRAWING: SUBMETROPICA PLAT-SKETCH & LEGAL DESCRIPTION</p>					



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**SKETCH AND LEGAL DESCRIPTION OF:
 M.I.D. PARCEL
 "METROPICA PLAT", (P.B. 178, PG'S 70-76, B.C.R.)
 CITY OF SUNRISE, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION: (CONTINUED)

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°40'03" AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 87.81 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N08°40'20"W, A DISTANCE OF 24.33 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF 848°35'45";

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°50'32" AND A RADIUS OF 800.00 FEET FOR AN ARC DISTANCE OF 114.37 FEET TO A POINT OF TANGENCY;

THENCE N19°31'14"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 48.88 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 09°51'17" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 81.90 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°03'51" AND A RADIUS OF 385.00 FEET FOR AN ARC DISTANCE OF 192.86 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°28'58" AND A RADIUS OF 414.00 FEET FOR AN ARC DISTANCE OF 80.00 FEET TO A POINT OF TANGENCY;

THENCE N43°00'24"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 12.41 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N43°08'24"W; SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NW 138TH AVENUE;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°32'22" AND A RADIUS OF 2,270.00 FEET FOR AN ARC DISTANCE OF 280.00 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S40°15'33"W, A DISTANCE OF 96.90 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N62°03'31"W;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°01'23" AND A RADIUS OF 2,200.00 FEET FOR AN ARC DISTANCE OF 320.87 FEET TO A POINT ON A NON-TANGENT LINE, LAST MENTIONED 3 COURSES BEING COINCIDENT WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NW 138TH AVENUE AND THE NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL "C";

THENCE S43°06'53"E, A DISTANCE OF 50.87 FEET;

THENCE S62°08'02"E, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GREEN ROAD ROAD AND THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL "C", A DISTANCE OF 848.85 FEET;

THENCE N70°39'32"E, A DISTANCE OF 43.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 29.83 ACRES OR 1,270,453 SQUARE FEET, MORE OR LESS;

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS OF WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.00°00'18"E, ALONG THE SOUTH LINE OF PARCEL "A", METROPICA PLAT, RECORDED IN PLAT BOOK 178, PAGE 70 THRU 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON. FOR MORE INFORMATION SEE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. SEE SHEETS 3 THRU 6 OF 8 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

05-17-89
 MID