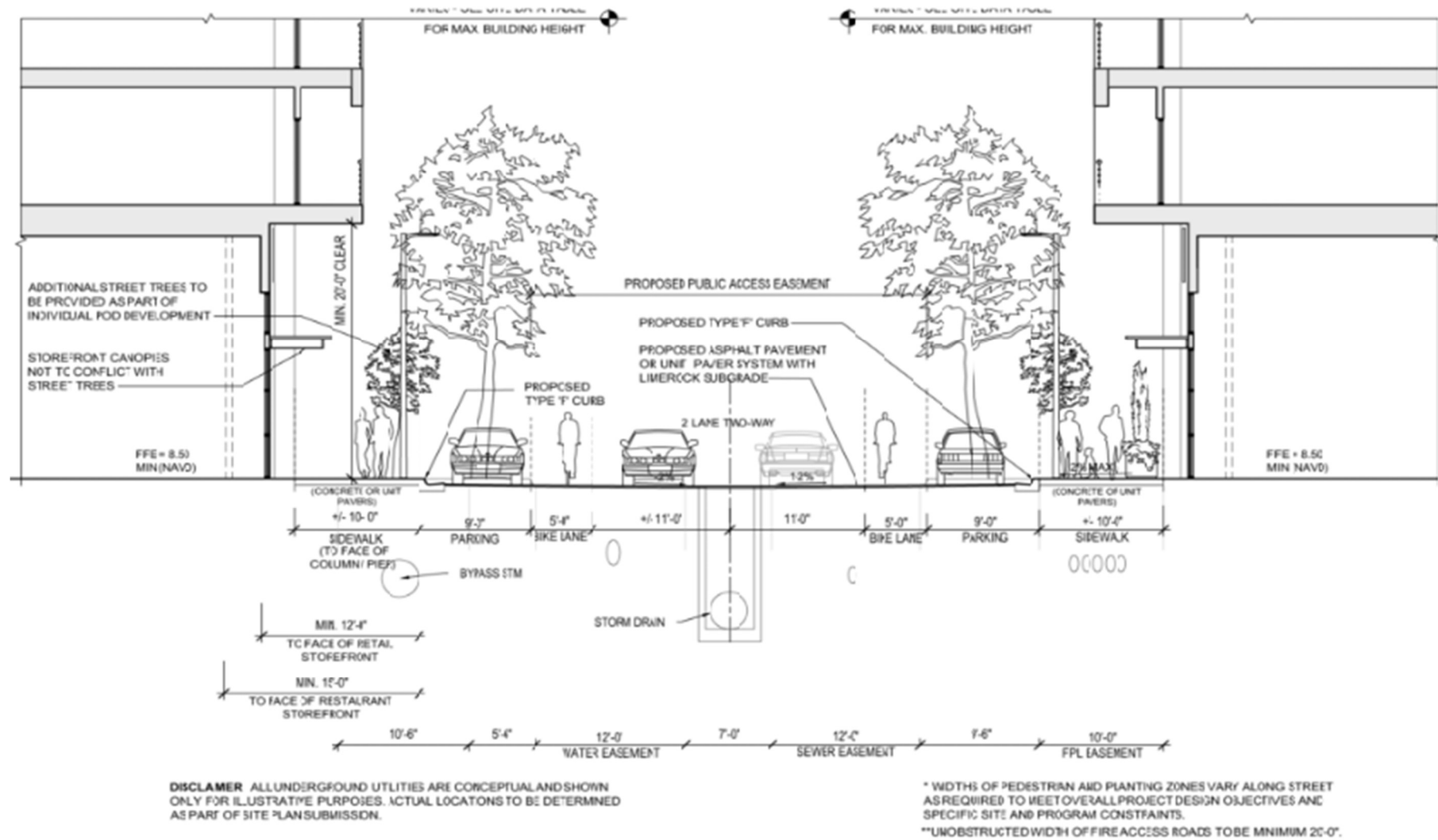
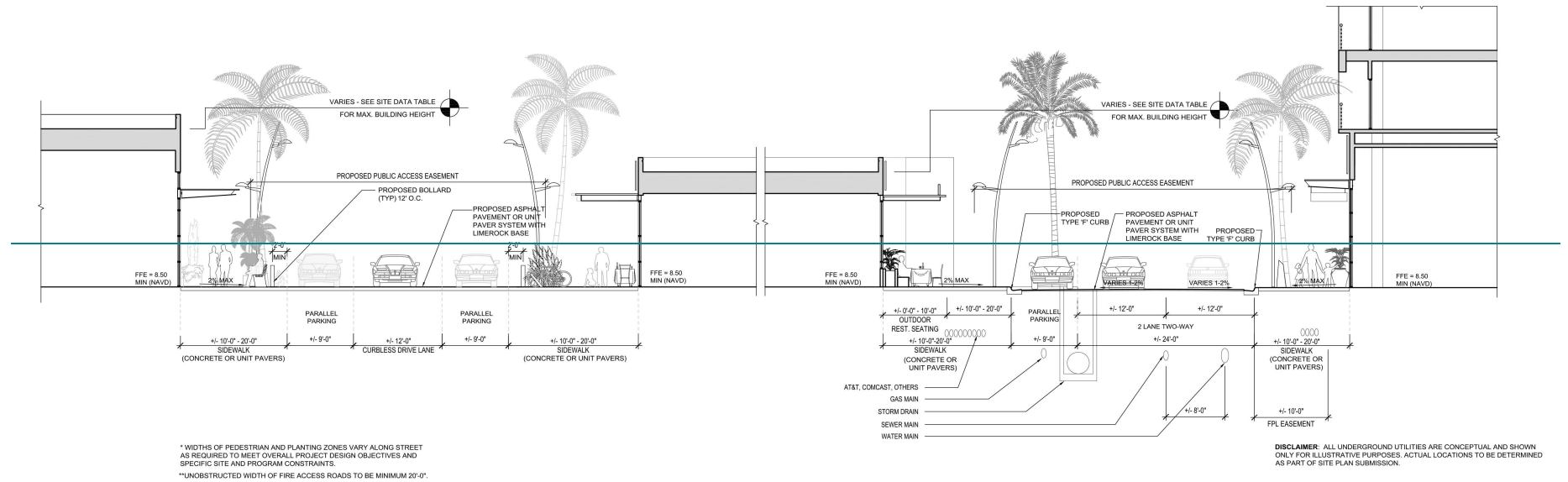


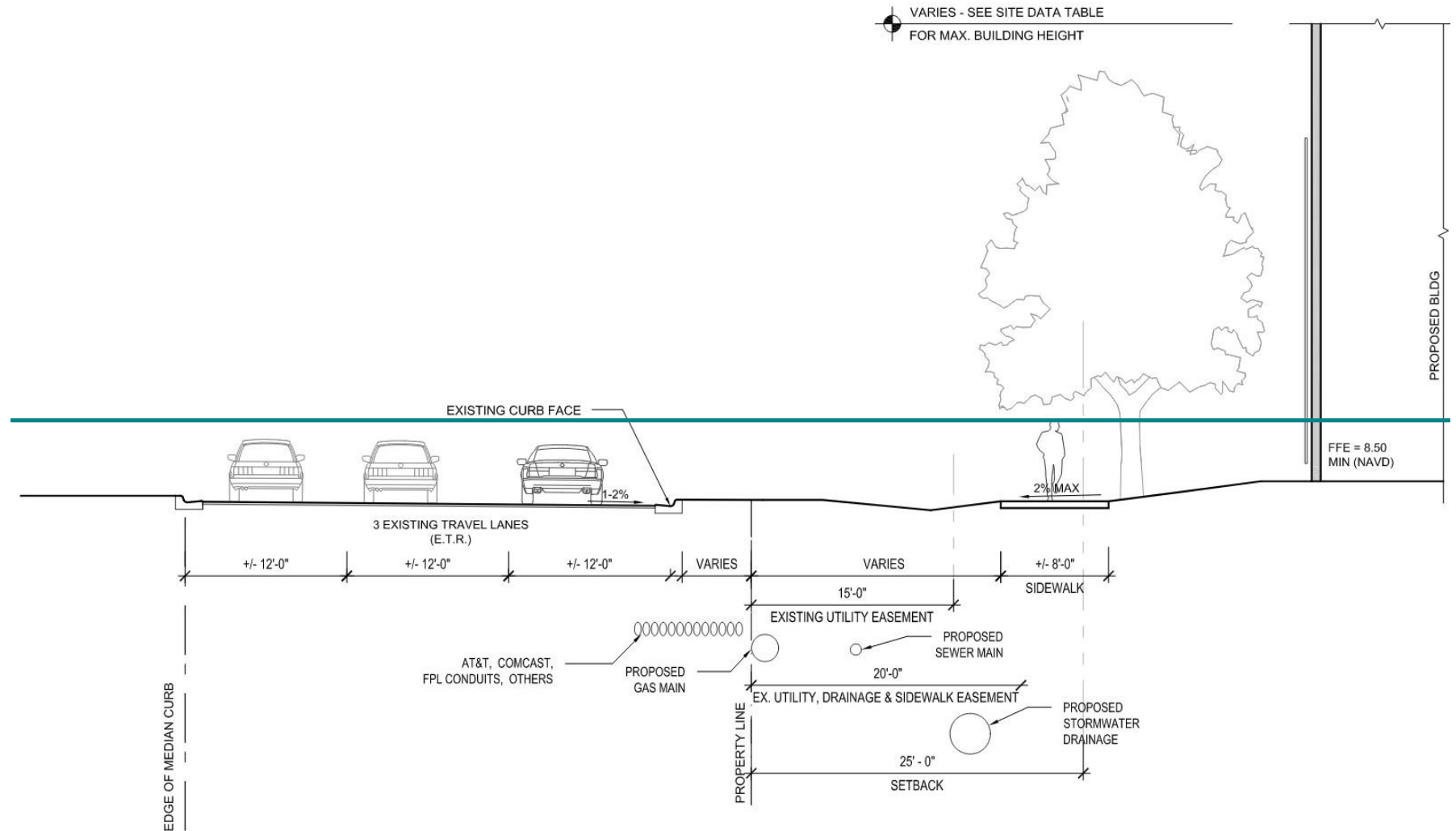


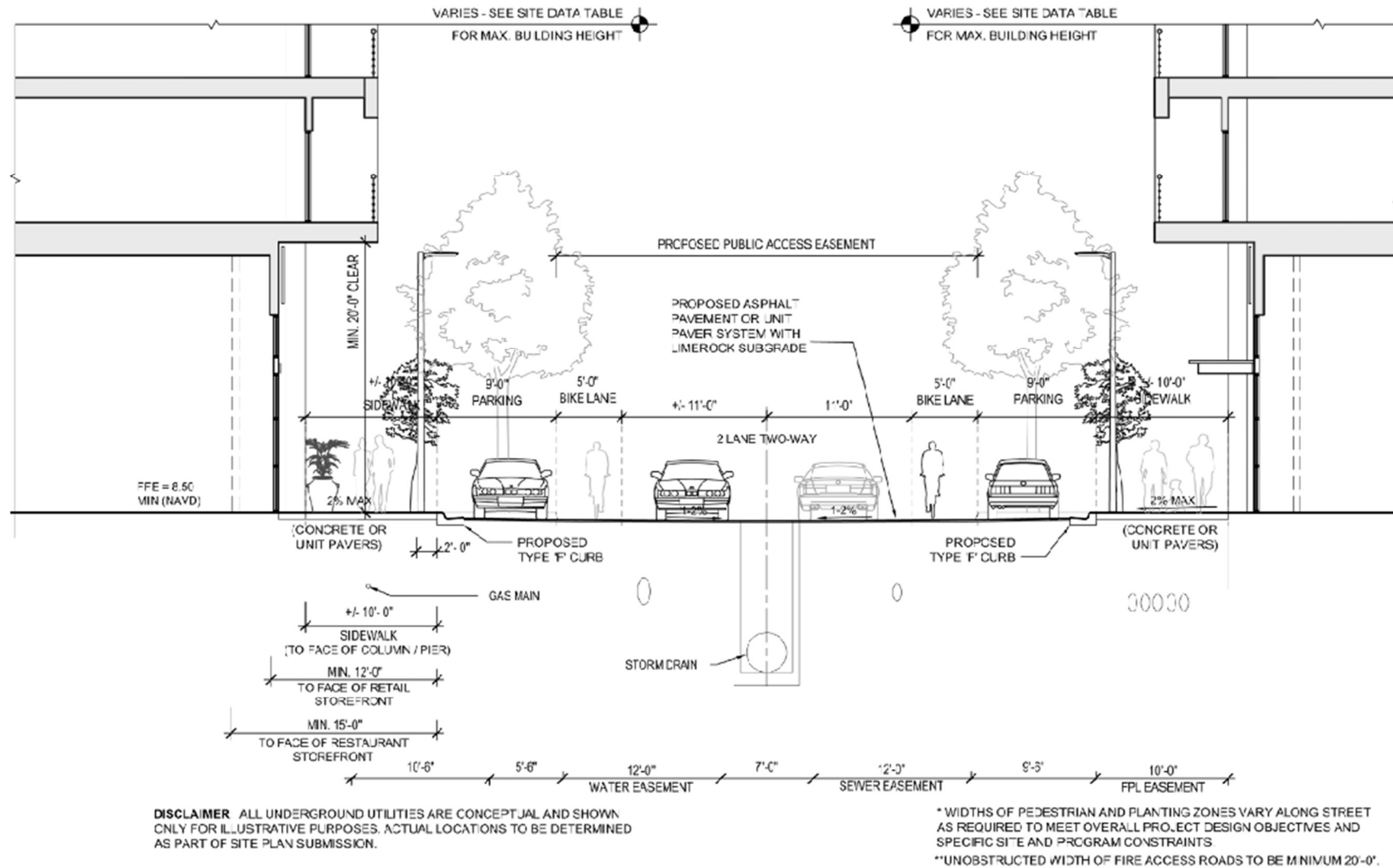
MASTER PLAN DESIGN REGULATIONS
~~2025~~September 8, 2025

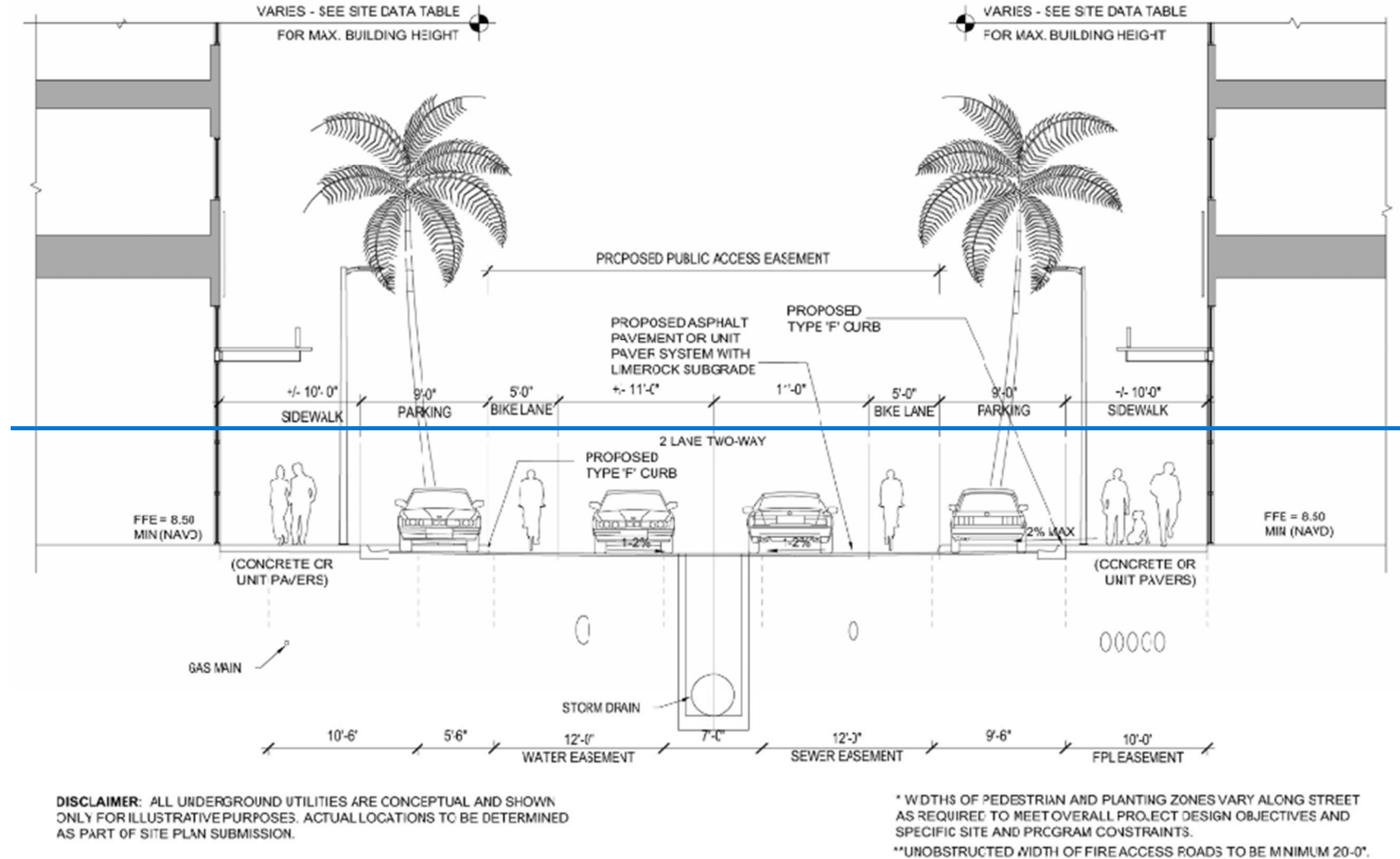
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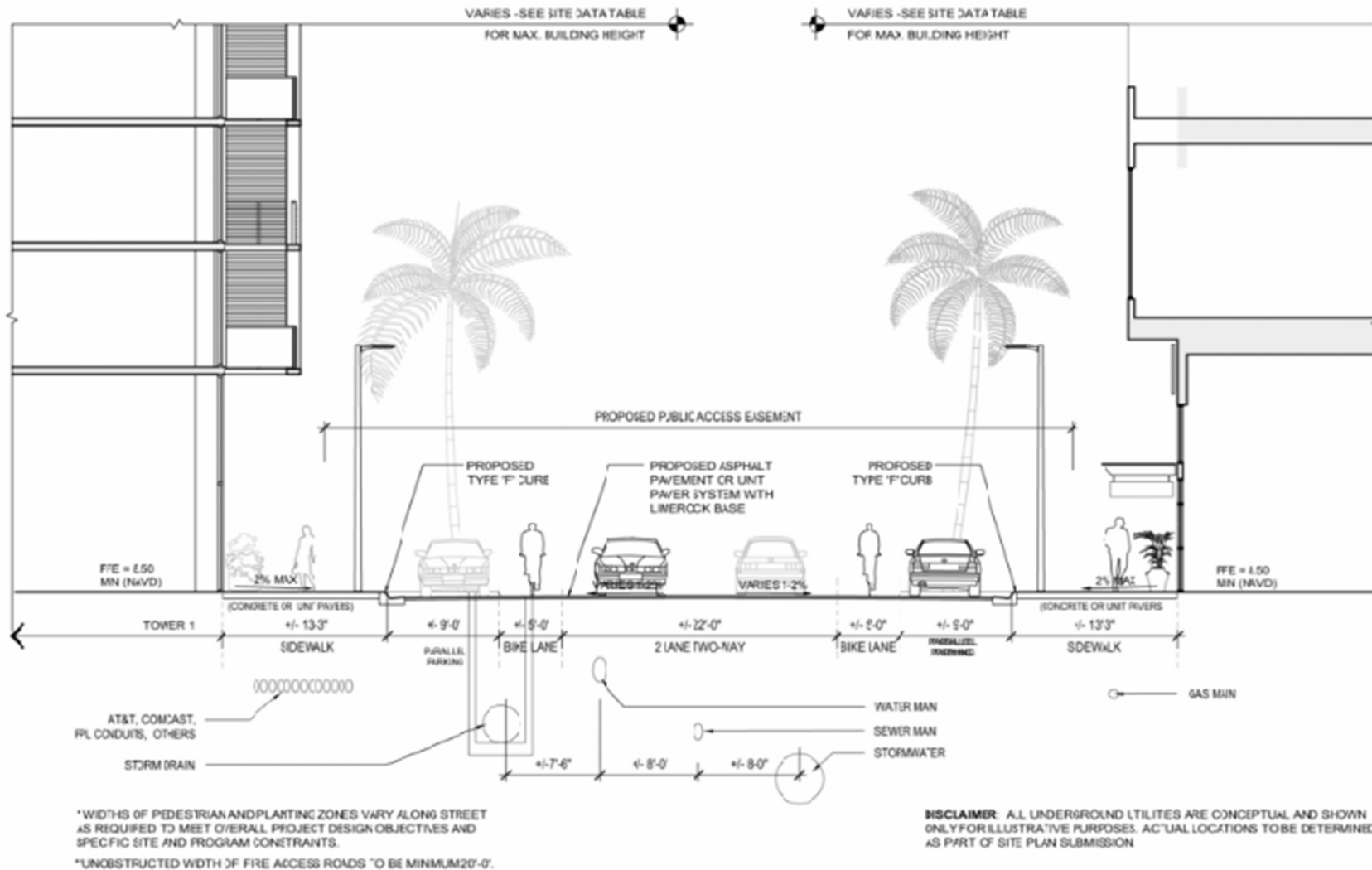
1513 Street Section at Urban Park12 Section at Metropica Way at Pods B2 / B5 and B6 / B7

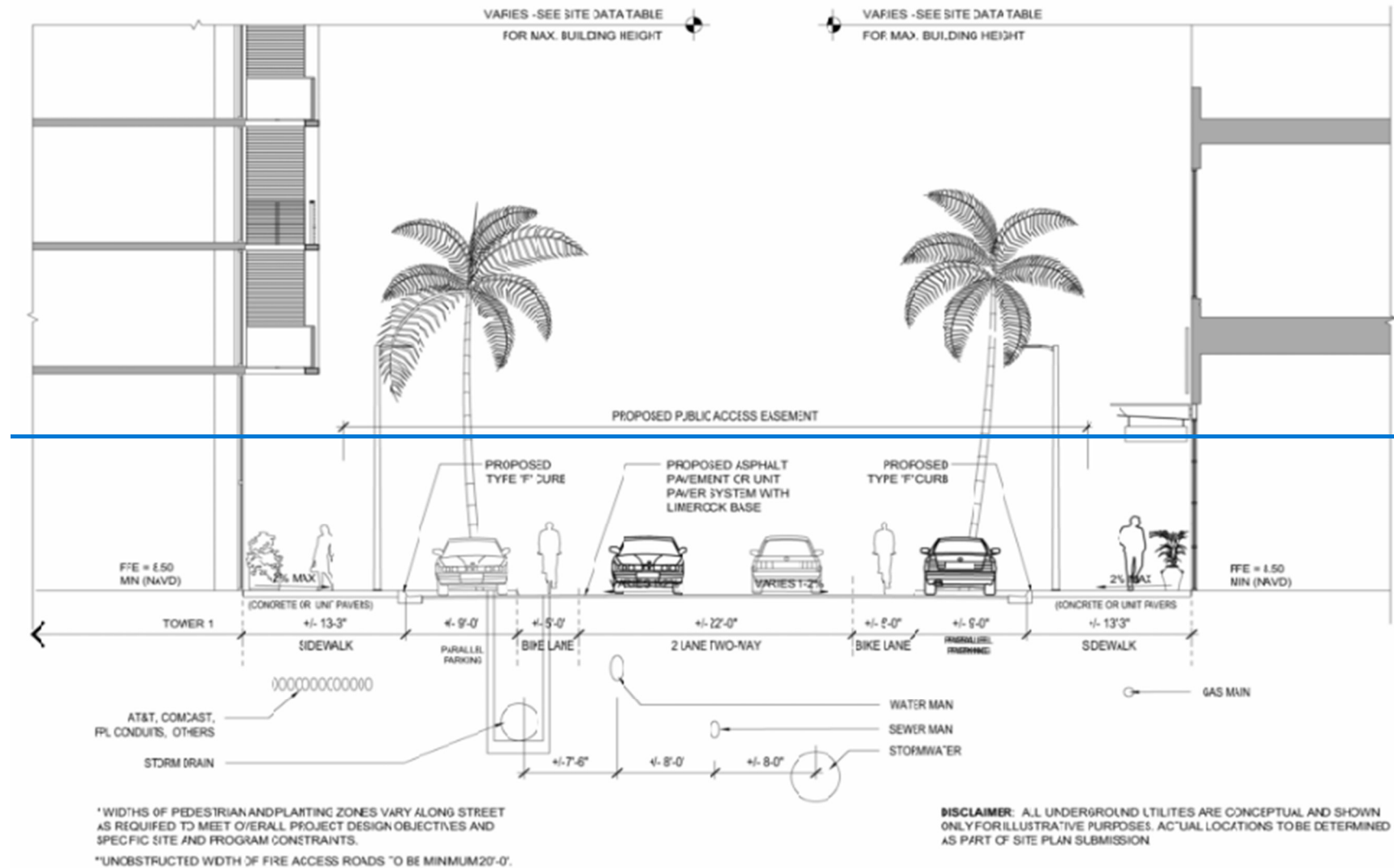




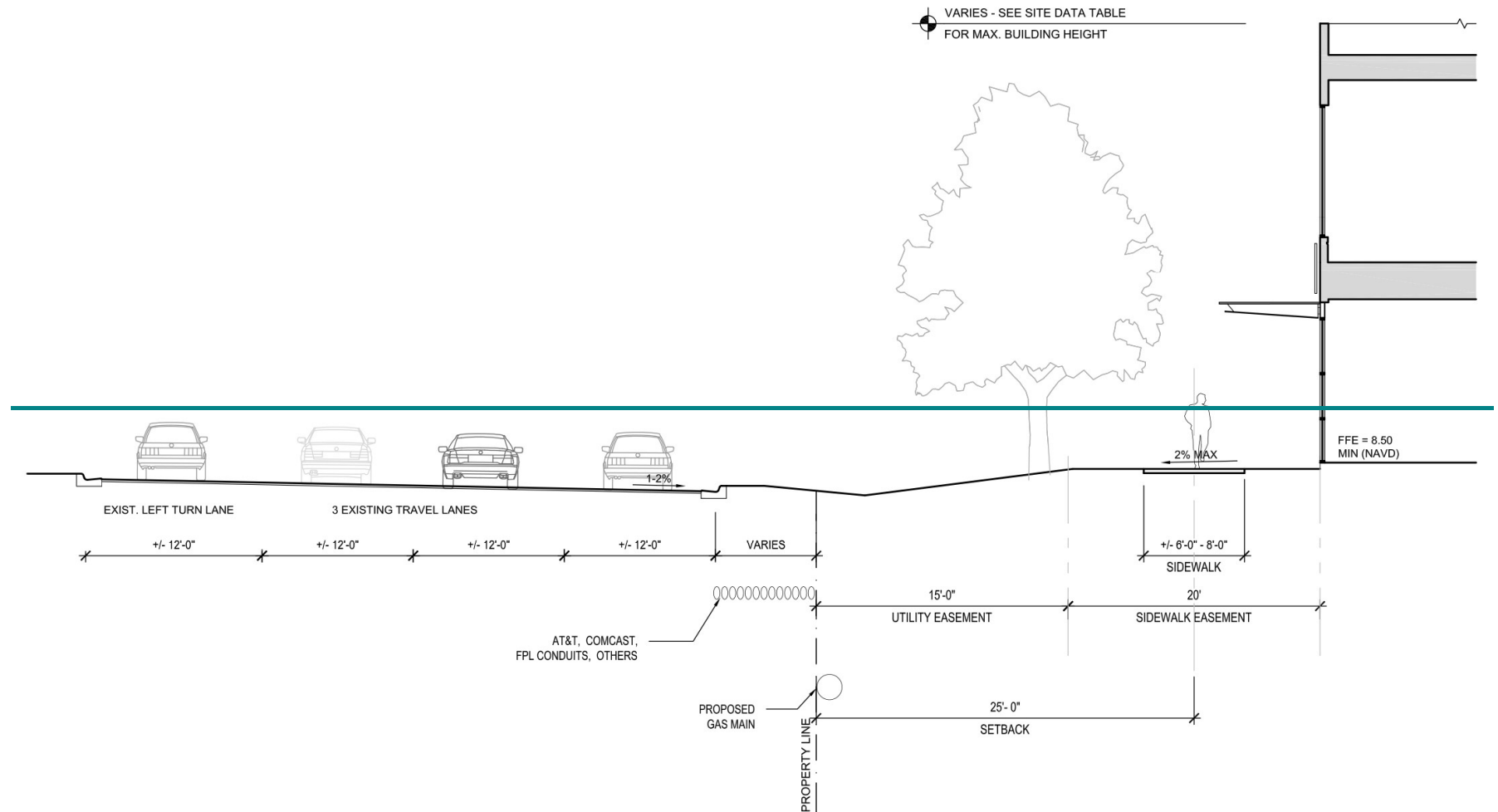


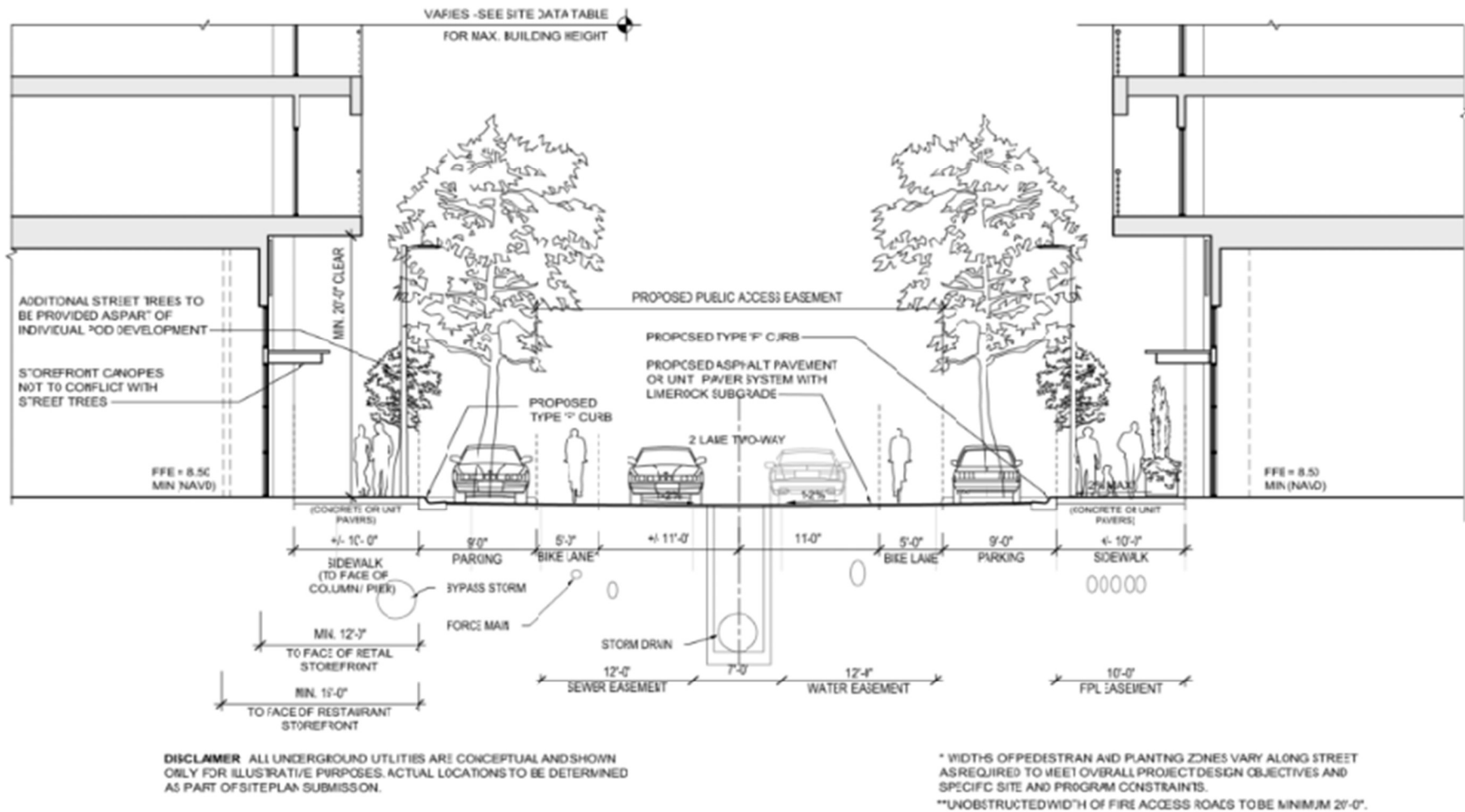
1614—NW 136th Avenue at Pod B513 Section at Metropica Plaza and Metropica Lane



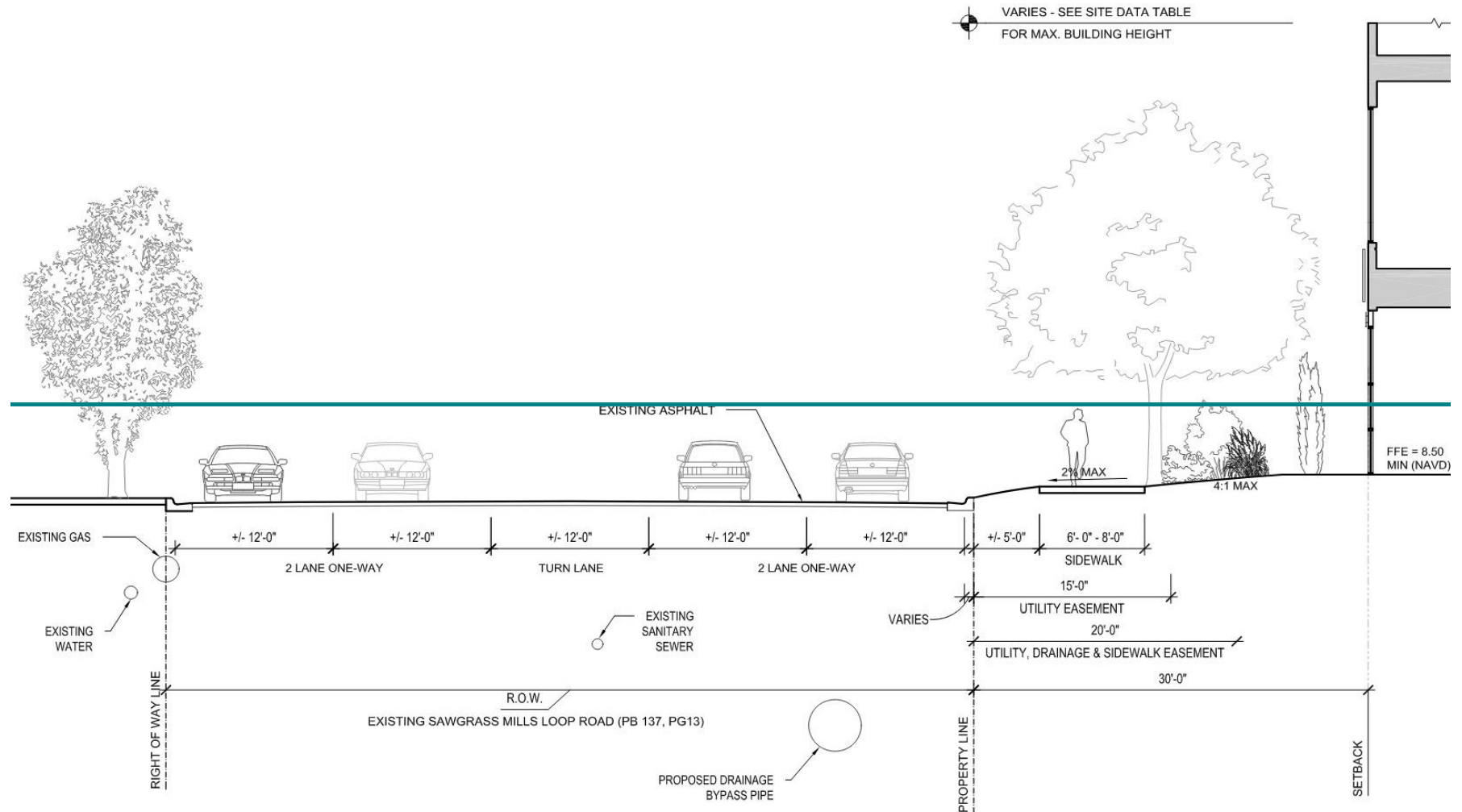


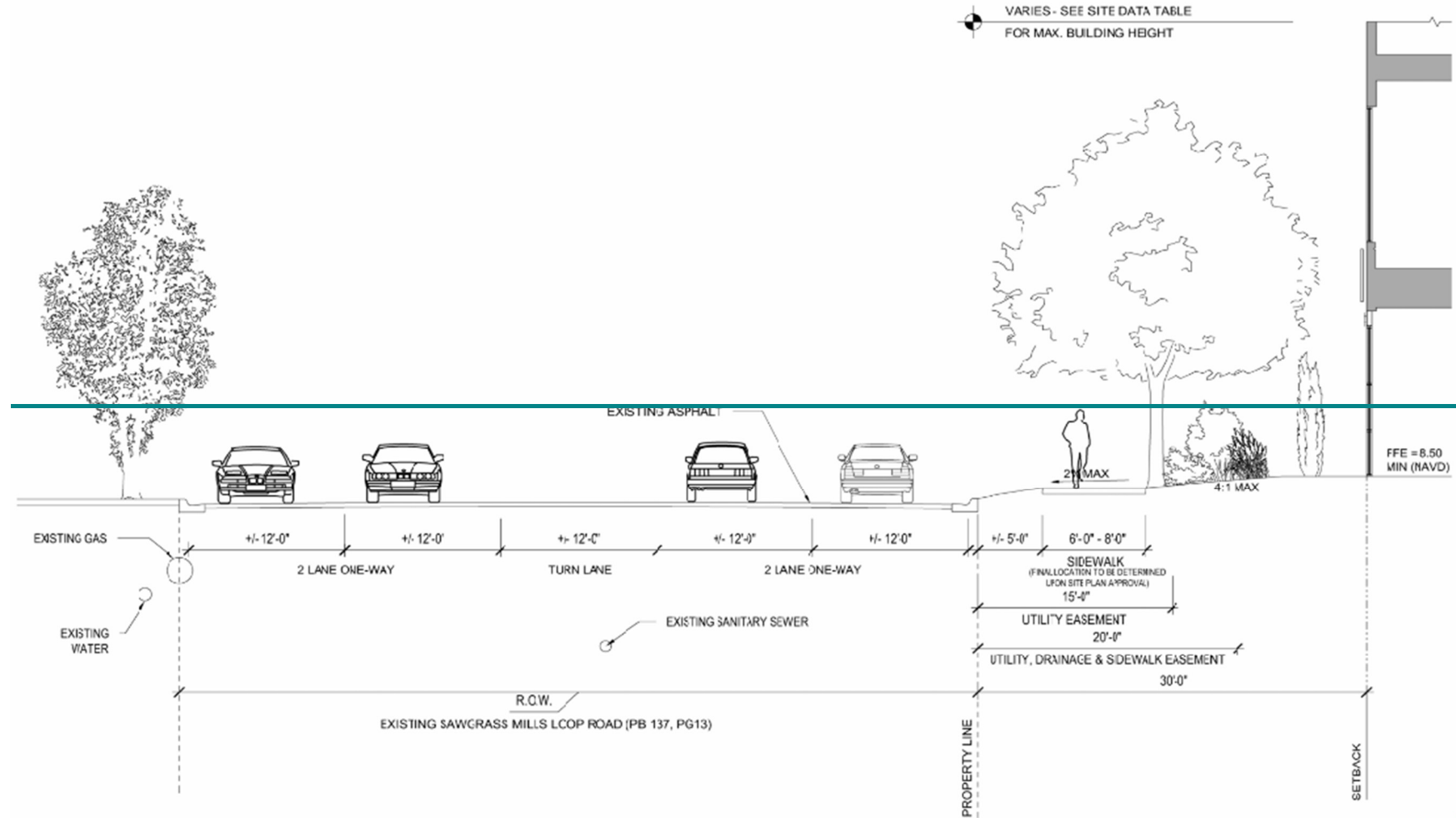
17 Section at Metropica Boulevard



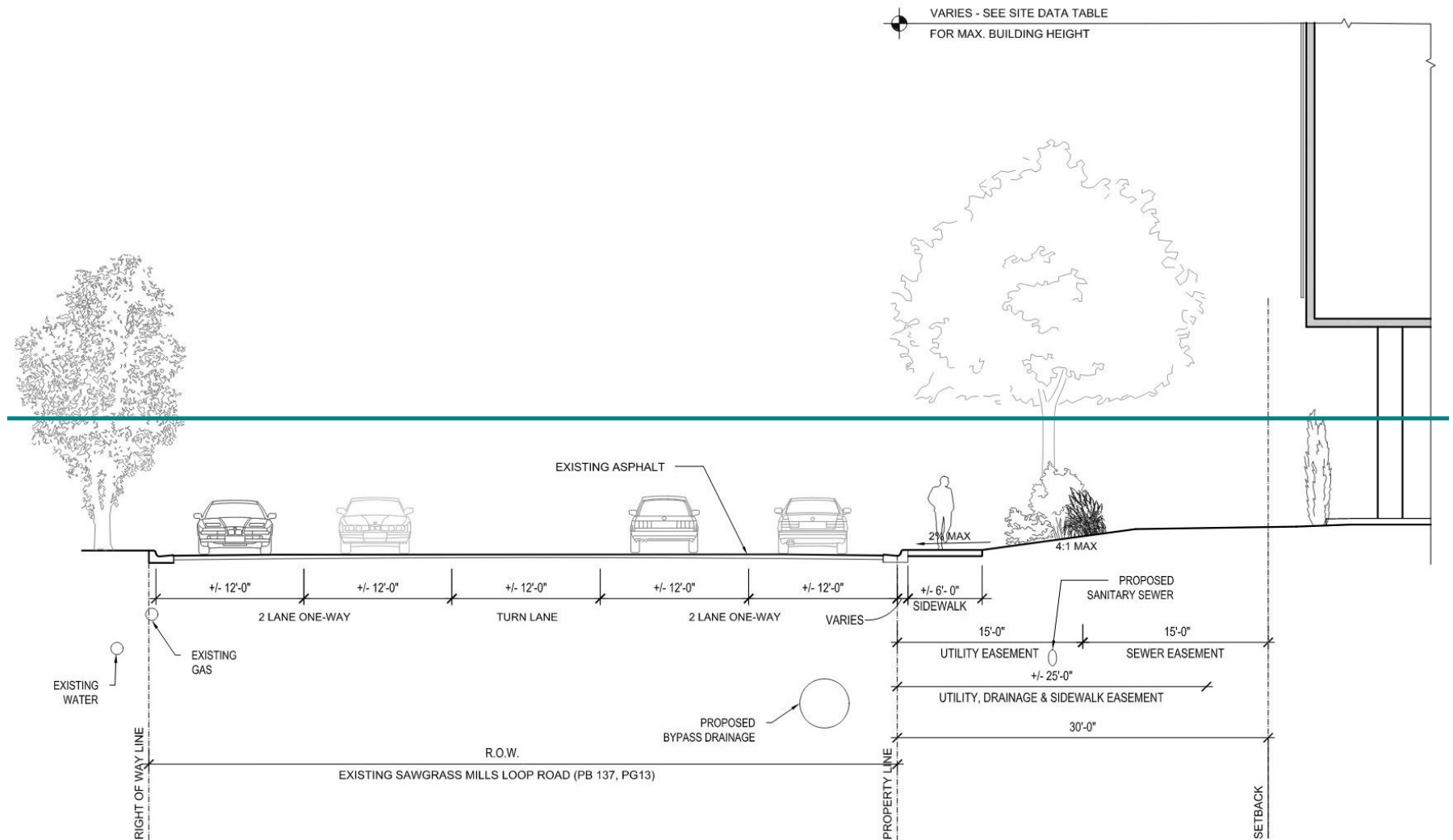


1815—NW 136th Avenue at Pod C314 Section at Pods B2 / B7 and B5 / B6

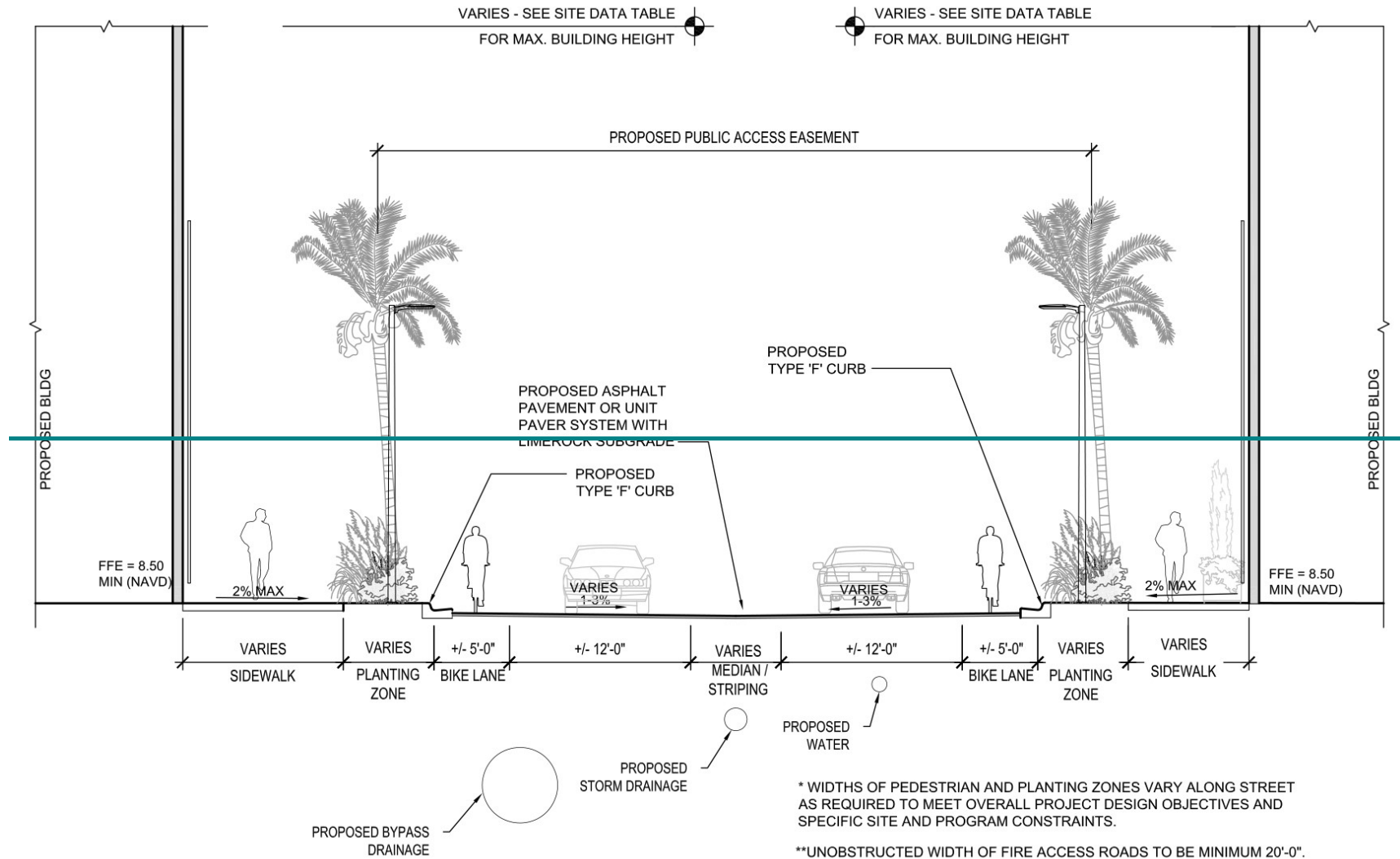




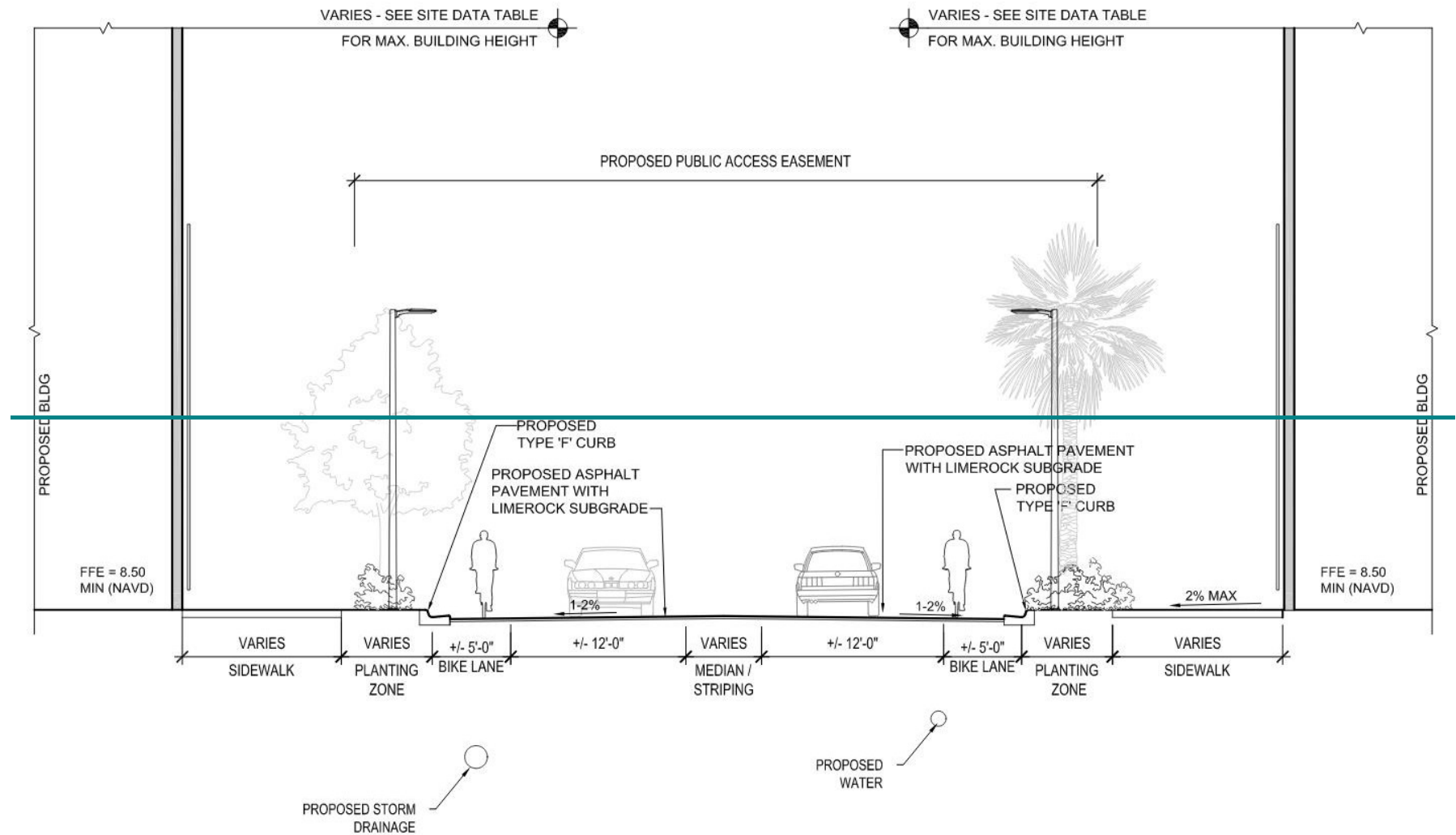
1516—Sawgrass Mills Circle at Pod C1



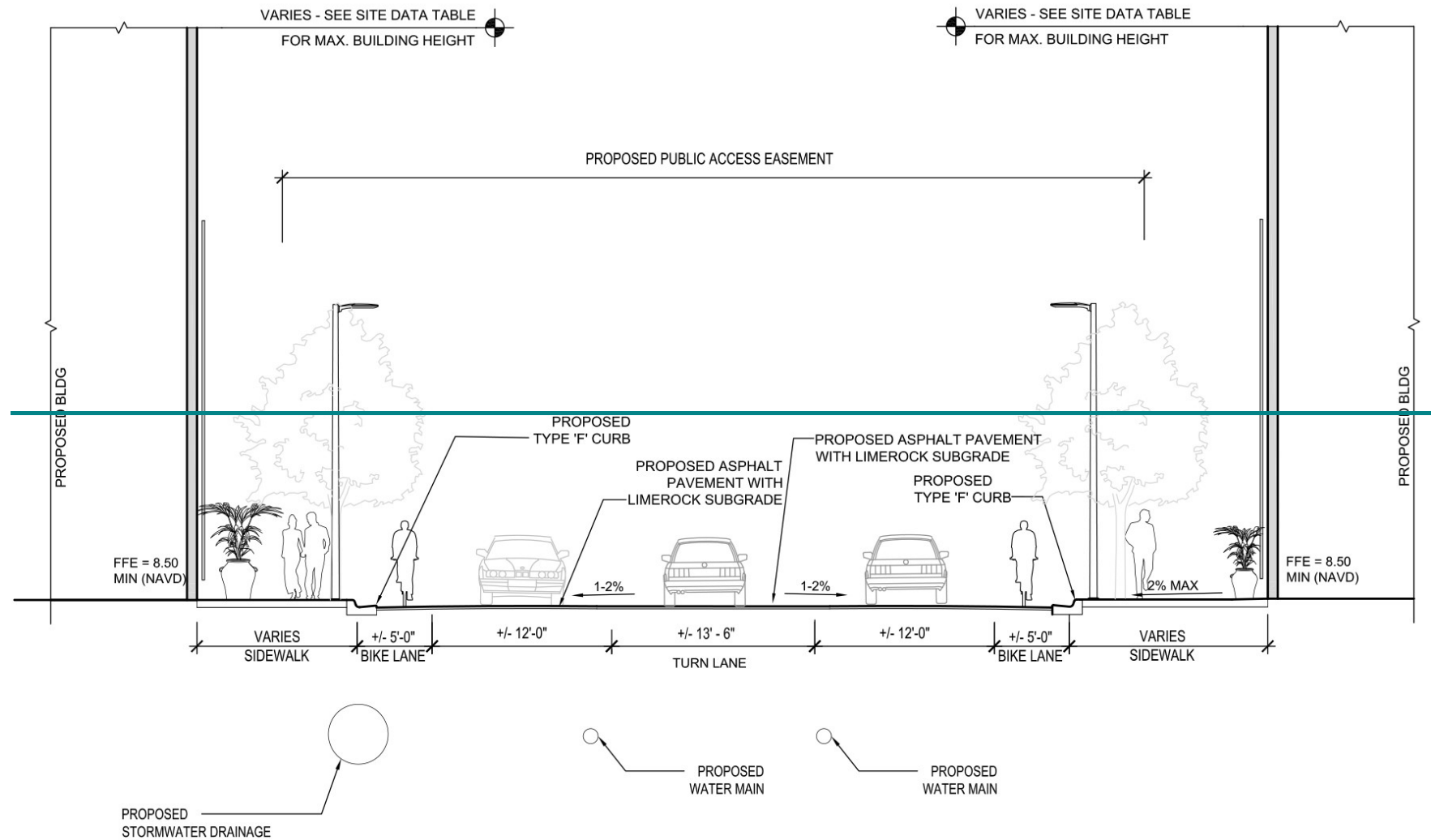
1617 Sawgrass Mills Circle at Pods B4 and B6

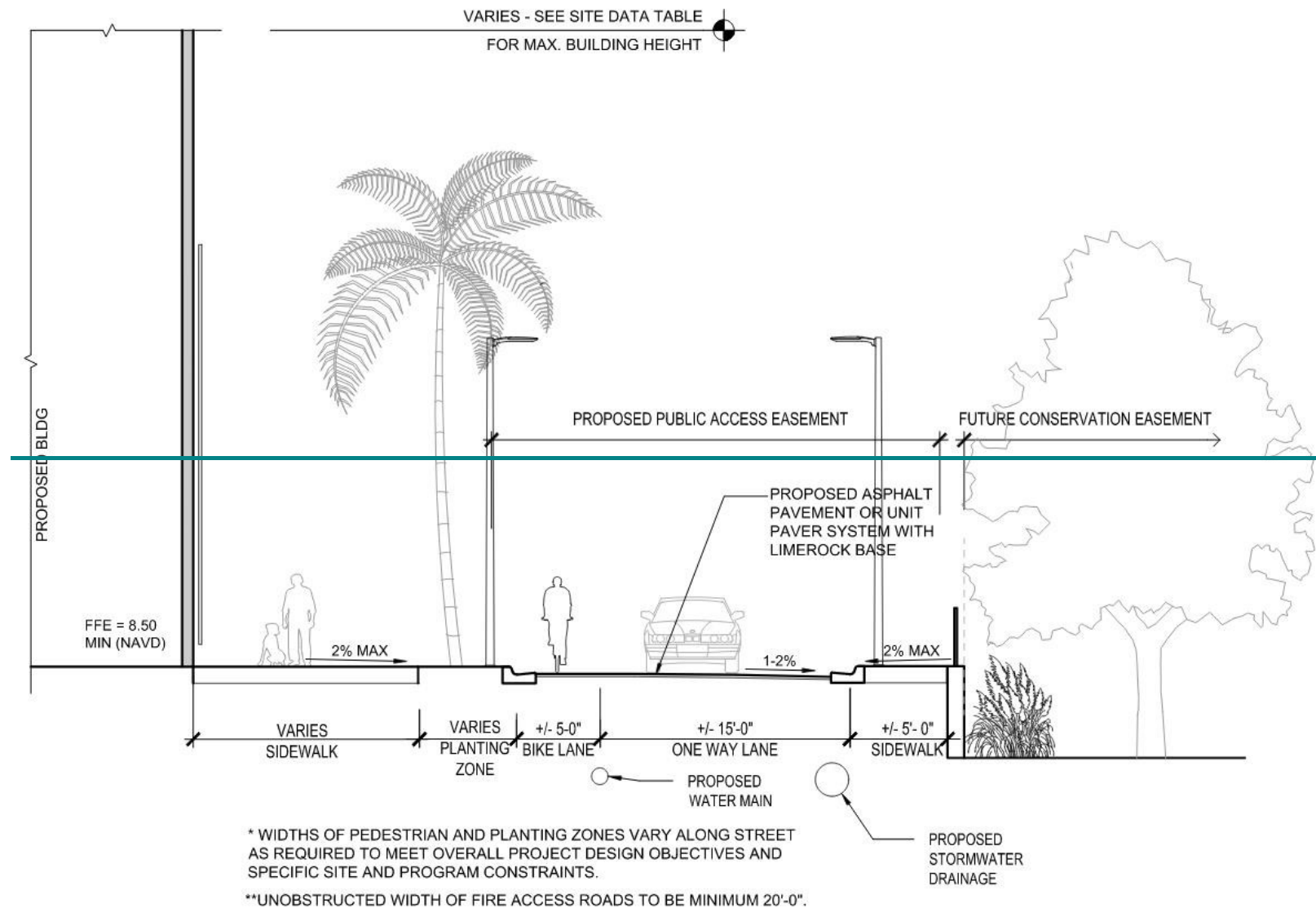


18—East Access at Pods B1 & B6



19 Internal Street at Pods B5 & B6



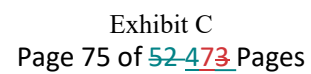


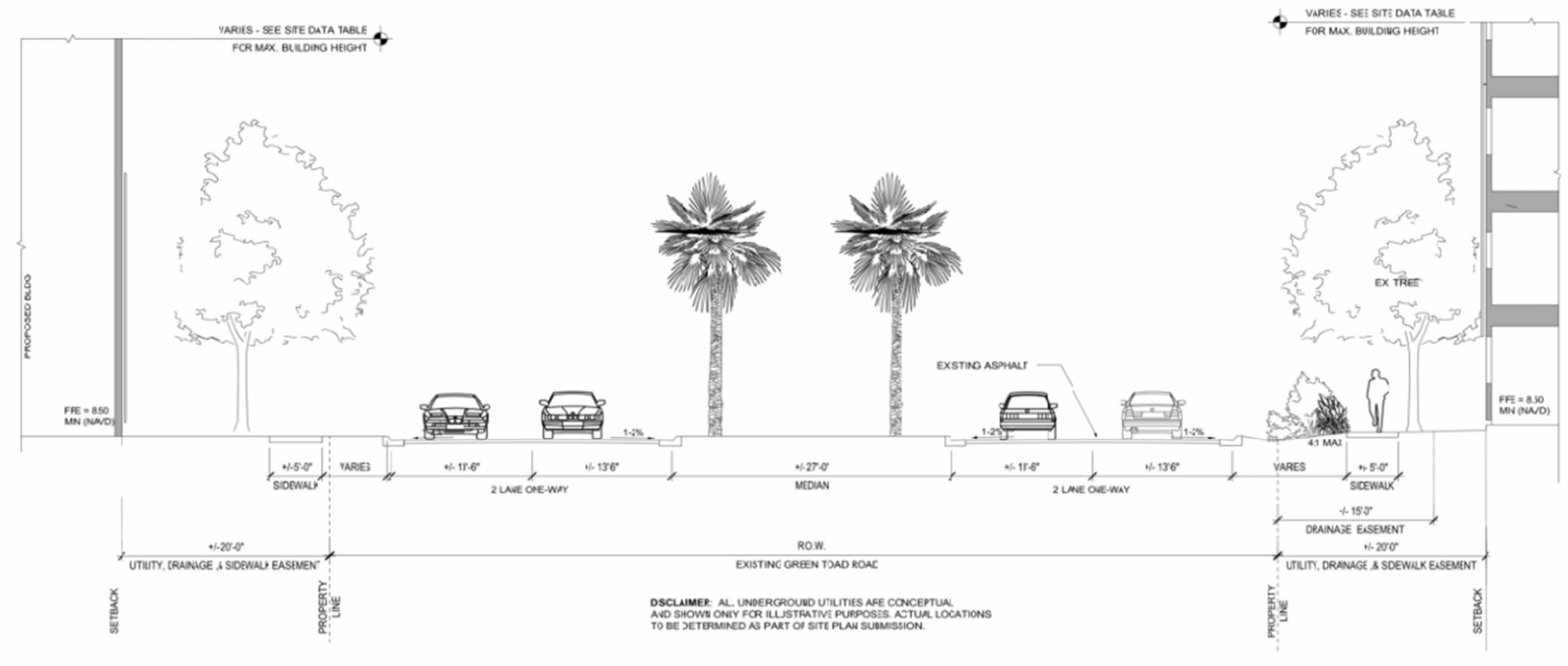
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~~21 Internal Street at Pod B4~~

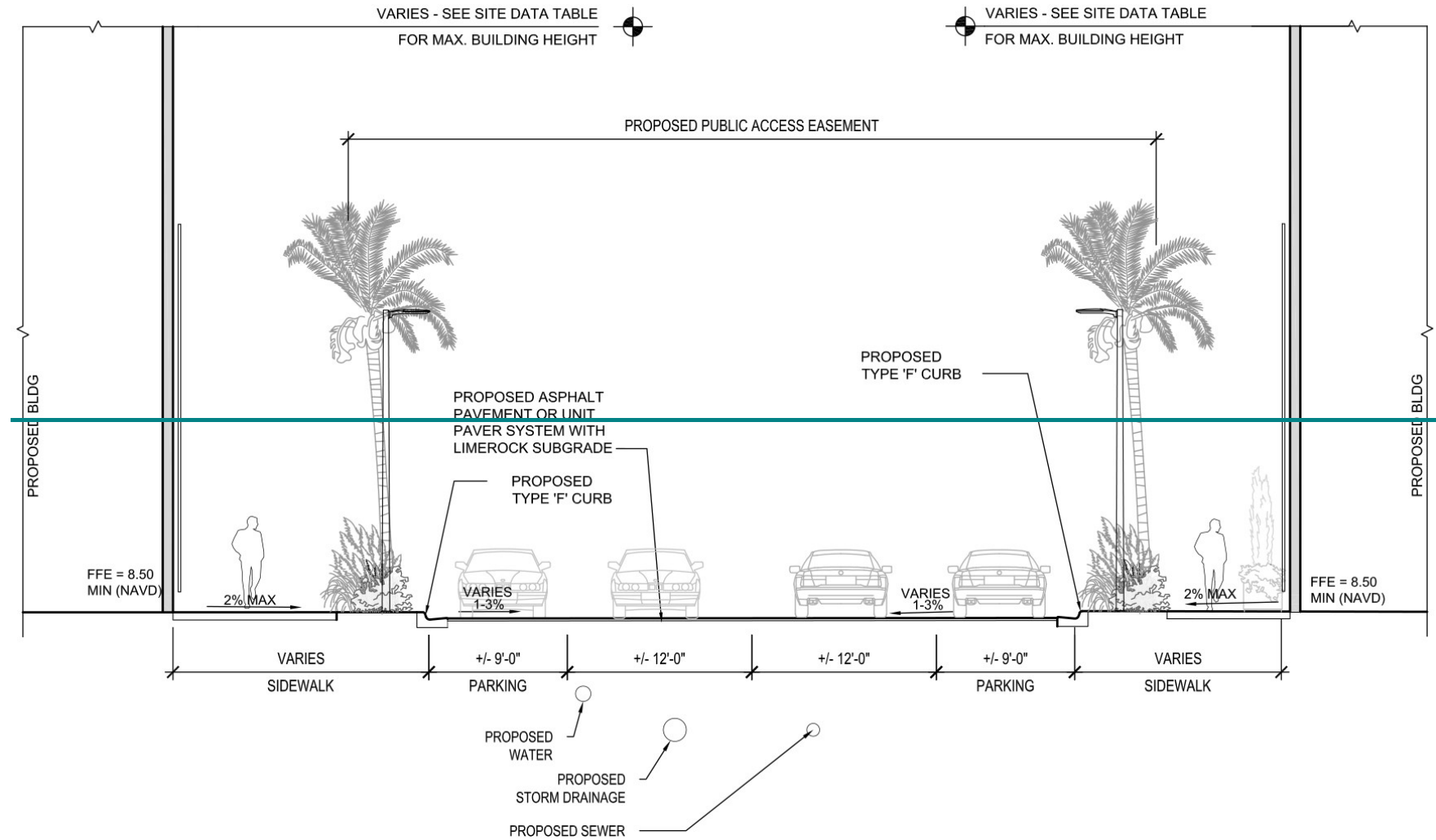
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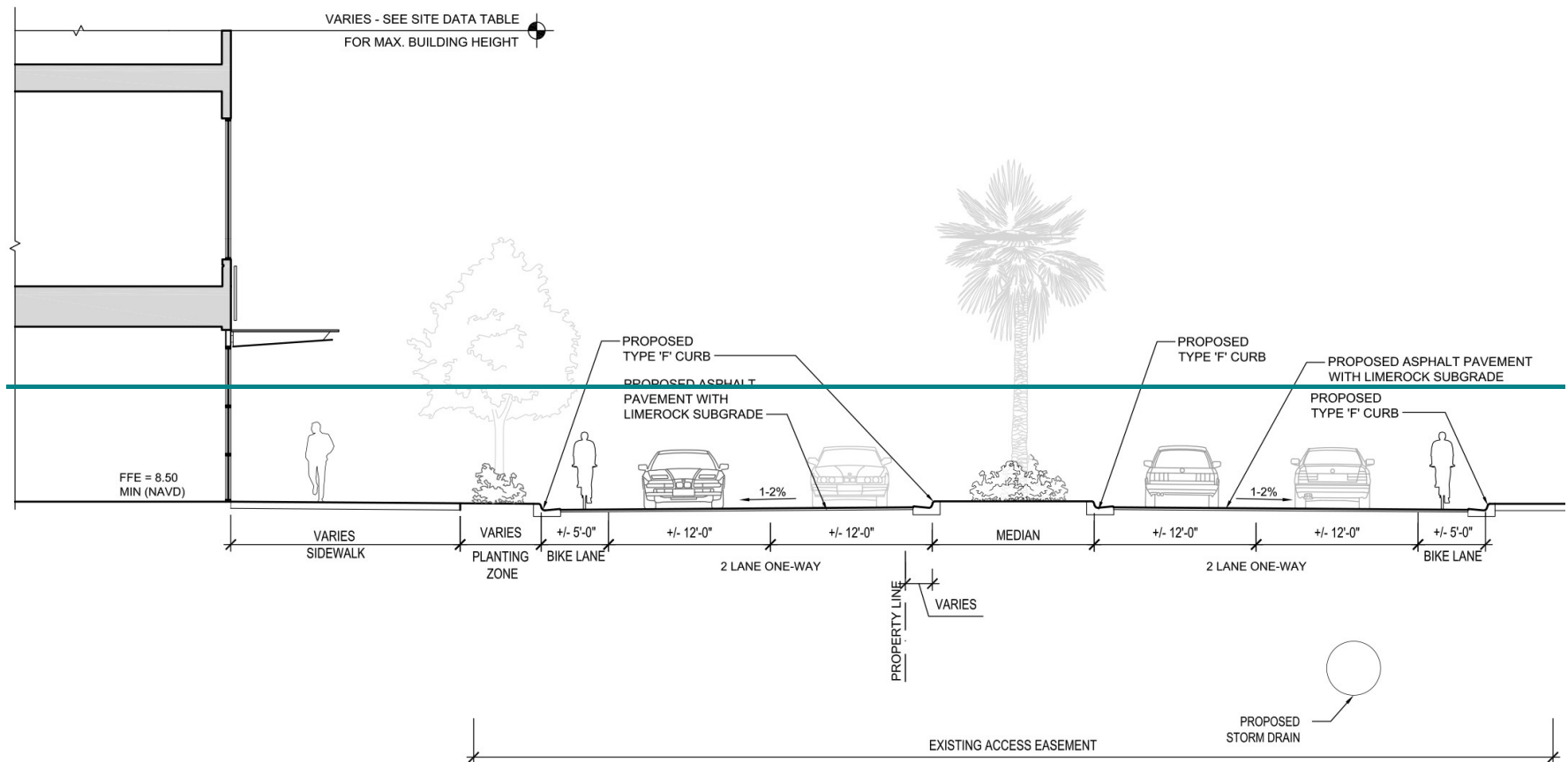


1922 Section at Green Toad Road





24—Internal Street at Pods C2 & C3



25—Internal Street at Pod C3 & Adjacent Property

15. **Landscape Requirements.** The Owners shall remove all exotic vegetation from the Property, if any, and shall landscape the Property applying the principles of Broward County's Naturescape program, and using landscape best management practices. The Owners shall also implement on-site retention techniques, as required. By incorporating a primarily native plant palette, the designed landscape of the development will be evocative of the character of the Florida Everglades landscape and ecosystem while blending open spaces with an urban environment that is cohesive throughout.

Due to the urban form and characteristics desired for this project, the Owners and the City have agreed to adopt and implement customized landscaping regulations for the Project. All landscaping plans and materials (collectively "Landscaping Plans") for the Project shall be prepared, signed and sealed by a registered landscape architect. All plants and materials in the Landscaping Plans shall comply with the City of Sunrise Community Development Department's Approved Plant List (the "Plant List"), as may be amended from time to time.

The landscape design for Metropica will adhere [to Exhibit K and](#) to the provisions contained in Article VIII. Functional Landscaping of the City of Sunrise Code (the "Code"), except as set forth herein. [Exhibit K will be used if there are any discrepancies.](#)

A. **Installations**

1. *Grouping at entry drives:* For Metropica, trees and palms with a mature crown spread of less than twenty-five (25) feet may be installed at property vehicular access points provided that they do not obstruct intersection sight lines as per Florida Department of Transportation design standards.
2. *Irrigation system:* All landscaped areas will be irrigated as required within Article VIII. Functional Landscaping of the City of Sunrise Code, and will use non-potable water, with the exception of roof top and amenity deck landscape areas which may use potable water to avoid staining and to mitigate water pumping requirements to serve rooftops.

B. **Plant material**

1. *Paved or architectural surfaces.* Paved or architectural surfaces within a landscaped area shall be free of weeds, pests, and diseases. Due to the urban character of the project, paved or architectural surfaces may be within the landscaped area as appropriate for ground level building uses.
2. *New trees.*
 - a. *Slowgrowing.* Native and non-native trees that have a mature height of less than twenty-five (25) feet may constitute up to twenty five (25) percent of the trees or palms required by this article. Slowgrowing trees at the time of installation shall be a minimum height as specified by the approved plant list.
 - b. *Size at maturity.* Trees not covered in the slowgrowing subsection of this article

shall be of a species having an average mature crown of greater than twenty-five (25) feet and having trunks which can be maintained with over six (6) feet of clear wood. If palms are used, ~~they shall constitute no more than fifty (50) percent of the total tree requirements for any provisions herein and in locations designated on the Master Plan, they~~ shall have a minimum of six (6) feet of clear wood. If the percentage of palms exceeds twenty-five (25) percent of the total trees required, all additional palms beyond twenty-five (25) percent shall be Royal Palm, Date Palm or other high quality species as approved by the City.

3. *Adjacent to street.* Trees used in the required landscaping adjacent ~~to a public~~ right-of-way are subject to the specific approval of the City of Sunrise Community Development Department so that the character of the public street can be maintained; see the 15. ~~CD.~~ *Street Trees* section herein for additional clarification.
4. *Size at planting.* Species having an average mature crown of greater than twenty-five (25) feet shall be a minimum height of twelve (12) feet with a minimum crown spread of six (6) feet at the time of installation. A minimum twenty-five (25) percent of the total required trees for the plot shall be specimen trees. Specimen trees shall be one-third (1/3) greater in height and spread than the minimum required size at planting. Specimen trees shall be used to provide shade, reduce the scale of buildings and parking lots, and provide screening. Existing trees may be used to meet specimen tree requirements where their size and location conforms to this section. Any trees with limbs protruding over a pedestrian or bike path shall not have branches lower than six (6) feet eight (8) inches from the walkway. Larger trees may be required through the site plan approval process when it is determined that the scale of the project or the need for screening warrants a corresponding increase in the size of the required trees. Trees of species whose roots are known to cause damage to public roadways, sidewalks or other public facilities will require a City ~~n~~ approved root barrier installation.
5. *Shrub Planting:* The minimum number of shrubs planted in any planting bed shall be one (1) shrub per two (2) feet of the length of the required landscaped area.

C. Street trees

1. Spacing and locations. Trees in urban street conditions are allowed to be planted within two (2) feet of the curb and will use City approved root barriers to protect paved surfaces from root damage. Deep rooting tree species will be selected for these conditions. Additionally, street tree plantings will be planted in continuous trenches of structural growing medium soils that occur parallel to the curb under paved surfaces.

D. Minimum landscape requirements

1. *Required landscape strip adjacent to the street rights-of-way.*
 - a. ~~The landscape strips and berming requirements contained in the City of Sunrise Code are waived for Planned Development District's (PDD's) when~~

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commercial/retail uses ~~face the abutting~~ traffic way and/or when other landscape screening provisions have been incorporated. ~~Since the finished floor elevations of all buildings are higher than the road grades along 136th Avenue and Sunrise Boulevard, a berm may not be feasible, specifically in situations where existing trees are being maintained.~~

~~b. Other specifications: When a berm landscape strip is implemented in the project, the berm landscape strip shall be landscaped with sod, groundcover or other landscape treatment and a sprinkler system shall be installed consistent with the requirements of the Code. Where a swale area exists between the property line and the street pavement, it shall be sodded and irrigated. Landscape architectural paving such as pedestrian walkways, may not cover more than fifty (50) percent of the total area and pervious paving is encouraged. In addition, bus pull-out bays and shelters may encroach in the required landscape strip along roadways, subject to department approval.~~

~~a.~~

2. *Required perimeter landscaping adjacent to traffic right-of-ways and abutting properties.*

a. Perimeter landscaping treatments shall be commensurate with the designated ground level building uses identified in the development plan. Streetscape treatments adjacent to active ground level building uses will be characterized by an urban hardscape zone that includes landscape within, whereas non-active ground level building uses and perimeter zones abutting traffic right-of-ways shall be characterized by landscape zones that include sidewalks within. Due to the retail ground level uses and the urban character of the Metropica development, along Sunrise Boulevard street tree plantings of Royal palms, Date palms, shade trees or ~~or~~ other high-quality species as approved by the City of Sunrise Community Development Department will be placed one (1) palm per every ~~fifteen~~thirty-five (135) feet of ~~frontage~~, excluding corner areas and intersections where sight triangles need to be maintained. Palm trees shall have a minimum tree height of thirty-five (35) feet as measured in accordance with the American Association of Nurseryman standards. When a tree is placed in a pedestrian walkway, a tree grate shall be used. ~~Along 136th Avenue, the palm street tree statement will continue north from Sunrise Boulevard to the first intersection of the retail access road. Beyond the first intersection on 136th Avenue, the right of way perimeter character will transition to the existing trees that are to remain as identified in the tree removal and relocation plan, Exhibit D, herein.~~ Where gaps may exist ~~between existing trees~~, new canopy trees will be placed at a minimum of one (1) per twenty-five (25) feet or to a maximum of one (1) per thirty-five (35) feet, or other screening methods will be incorporated as approved by the City of Sunrise Community Development Department. Where~~Similarly, along the perimeter of Sawgrass Mills Circle,~~ existing trees will remain, unless in conflict with public utility, construction and maintenance, as

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indicated in Exhibit D, the tree removal and relocation plan, herein, ~~and~~ new canopy trees may be placed at a minimum of one (1) per twenty-five (25) feet or to a maximum of one (1) per thirty-five (35) feet, or other screening methods will be incorporated as approved by the City of Sunrise Community Development Department.

- b. Perimeter landscaping along Sunrise Boulevard and north along 136th Avenue to the first intersection will include a mix of trees, shrubs, groundcovers, and architectural paved surfaces. In addition, these areas may also contain retaining walls and architectural berms that vary in height from a minimum two (2) feet to a maximum five (5) feet. Owners shall install all landscaping associated with the structure, its parking, its pedestrian areas, and open space and public plazas in accordance with the approved masterplan and shall comply with all other non-conforming items required for a certificate of occupancy. ~~Notwithstanding the requirements of paragraph 4.FG.1 above, prior to issuance of a certificate of occupancy for any structure within Phase 2, Owners shall install all landscaping associated with the structure, its parking, its pedestrian areas, and open space and public plazas in accordance with the approved masterplan and shall comply with all other non-landscaping items required for a certificate of occupancy.~~

3. Interim Parking(Parking area-interior landscaping):

- a. *Quantity:* In addition to the other requirements of this section, all off-street parking areas shall have a minimum requirement of fifteen (15) square feet of interior landscaping per each required parking space exclusive of the perimeter landscaped strip. Such separate landscaped areas shall consist of either sod, groundcover, shrubs, trees or any landscape treatment excluding paving. There shall be a minimum of one (1) tree per each ten (10) required parking spaces.
- b. *Design:* Parking lot landscape areas shall be incorporated so as to divide the groups of parking spaces. No grouping of parking spaces shall exceed ten (10) in a row.
- c. Landscaped areas shall have the following dimensional requirements: Landscaped islands shall be a minimum of eight (8) feet wide, not including curbing. Interior landscaped islands shall be eighteen (18) feet long except when adjacent to compact parking spaces in which case the landscape island may be reduced to sixteen (16) feet long. Exterior landscaped islands shall be eighteen (18) feet long, including curbing. If landscape medians are placed between head-to-head parking spaces, they shall be six (6) feet wide, not including curbing.
- d. Landscaped areas, including landscaped islands, within or abutting vehicular use areas shall be excavated to a depth of two and one-half (2½) feet to ensure that adequate planting soil exists. Parking lot base course material, limerock, asphalt

and other similar material shall be removed to a depth of two and one-half (2½) feet.

- e. Landscaped areas of landscaped islands or medians between head-to-head parking spaces may be clustered, combined, moved, or added to other landscaped areas for the purpose of preservation of trees or when the proposed parking lot design incorporates all of the following:

- ~~i.~~ ~~Is designed to be viewed from above as well as eye level.~~
- ~~ii.~~ ~~Is designed for multiple use.~~
- ~~iii.~~~~i.~~ Is designed to be compatible with the building or the neighborhood which it serves.
- ~~iv.~~~~ii.~~ Is designed to be park-like or as an urban plaza.
- ~~v.~~~~iii.~~ Contains pavement which is varied in texture and color.
- ~~vi.~~~~iv.~~ Contains sculpture, fountains, gardens, pools or benches.
- ~~vii.~~~~v.~~ Contains lighting which is designed not only from the standpoint of safety and resistance to vandalism but for visual effect. Contains parking lot lighting fixtures which are selected not only for their functional value but for their aesthetic qualities and can be considered part of the furniture of the parking lot both day and night.

If such alternative parking lot design is used, there shall be no reduction of required landscaped area, required trees, or traffic safety. The total landscaped area and number of required trees in the parking lot shall be equivalent to the landscaped area and number of trees required when the landscaped areas of landscaped islands are not clustered, combined, moved, or added to other landscaped areas.

4. *Parking garages or structures*

- a. All parking garages or structures, as an alternate to using landscape planters as required by the Code of the City of Sunrise, may incorporate the use of a “green screen” type landscape element. A green screen is defined as an architectural wire mesh, cable system, or other structure that is placed on the façade of a building, parking structure, wall, or other vertical surface that supports the growth of vines or other appropriate plant material. Plant material and irrigation for the green screen shall be located along the base of the screen, either in the ground or planter box. This green screen architectural component shall cover, or be sized equal to, a minimum of ~~53~~30% of the square foot of parking structure face that is exposed to 136th Avenue, Sunrise Boulevard, Sawgrass Mills Circle, or adjacent properties. The Owners will maintain a minimum plant coverage of fifty (50) percent of the architectural green screen at maturity, equivalent to ~~24~~5% of the exposed face of the parking structure. Notwithstanding the foregoing, parking garages or structures may utilize landscape planters or a “green screen” equal to 10% of the square foot of parking structure face that is exposed to 136th Avenue, Sunrise Boulevard, Sawgrass Mills Circle, or adjacent

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properties, provided the remainder of such façade utilizes a minimum of 60% of “decorative architectural screen”, which may include any combination of decorative wire mesh system, decorative cable system, decorative aluminum tube system, or equivalent architectural elements designed to aesthetically screen vehicles from the exterior façade of the parking garage or structure.

- b. *Rooftop parking area landscaping:* A minimum of one (1) tree shall be required for each ten (10) rooftop parking spaces, or covered parking shall be provided. To the extent feasible, such trees should be planted on the rooftop, otherwise such trees shall be planted on the ground as close to the structure as possible, in order to buffer the structure. If covered parking is incorporated in lieu of tree planting it shall provide shade coverage for a minimum of thirty (30) percent of rooftop parking spaces. Covered parking shall include architectural shade structures, solar farm, or other structure as approved by the Community Development Department of the City of Sunrise.

5. *Pedestrian zone landscaping.*

- a. *Pedestrian zone:* Due to the urban character of the project, the project shall be subject to the “pedestrian zone” landscaping requirements described herein. A pedestrian zone is defined as the area between a building facade and the curb facing a parking area or commercial street. ~~a setback from any building facade facing a parking area, drive or residential district. Due to the urban character of the site design, the project is exempt from the requirement for “pedestrian zone” landscaping as currently written in the City of Sunrise Code.~~ Pedestrian zones adjacent to buildings will have a character appropriate for intended ground level uses. This may include hardscape areas for circulation, outdoor seating or other uses. Plant materials will be incorporated in landscape areas, tree grates and/or containers such as raised planters or potted plants as appropriate to enhance the human comfort of the pedestrian zone.
- b. *Plant materials:* Landscaping in pedestrian zones shall consist of trees, shrubs, and groundcovers. The Project shall have installed along pedestrian zones~~In addition to the other requirements of this article, all multifamily and all nonresidential development shall have an average per Parcel of~~ one (1) large evergreen shade tree installed per ~~each~~ fifty (50) linear feet of internal street~~pedestrian zone except areas under a canopy. At internal streets, the pedestrian zone shall be measured along the centerline of the street.~~ Trees or palms having an average mature crown spread of less than twenty-five (25) feet may be grouped ~~substituted~~ for one (31) large evergreen shade tree so as to create the equivalent of a twenty-five foot crown spread. There must be a minimum of one (1) tree per pedestrian zone.
- c. In order to obtain site plan approval for individual pods, additional street shade trees consistent with Exhibit K shall be provided adjacent to internal streets (e.g. Metropica Way, Metropica Plaza, Metropica Lane, etc).

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~~Landscaping in these pedestrian zones shall consist of trees, shrubs, and groundcovers and the minimum number of shrubs shall be one (1) shrub per two (2) linear feet of pedestrian zone not paved for pedestrian use.~~ Lawn grass is not permitted within that portion of the pedestrian zone reserved for foundation landscaping. Annuals, if used, shall cover not more than ten (10) percent of the pedestrian zone.

6. *Entry feature landscaping.* Entry features will be as described above in Section 12. ~~Entry Features of this document~~
 - a. *Design application:* Vehicular entry points into the Metropica development will be landscaped in a way that blends with the urban character of the project. This ~~will~~*may* include the use of trees, low, mid or upper level landscaping and/or a variety of architectural, signage, lighting components, and paved surfaces. When entry feature landscaping is incorporated, it shall extend parallel to the abutting public right-of-way one-half ($\frac{1}{2}$) the width of the right-of-way in both directions from the intersection of the right-of-way and the edge of pavement of the entry drive or to the property line whichever is less. The entry feature landscaping shall occur at corners of street intersections and shall comply with applicable sight triangle standards.
 - b. *Plant materials:* The minimum number of trees shall be one (1) ~~shade~~ tree per twenty-five (25) feet of required landscaping unless sight triangle requirements prohibit tree planting. ~~S-When~~ shrubs and groundcovers are incorporated, the minimum quantities shall be one (1) shrub per two (2) lineal feet of entry feature landscaping and/or groundcovers shall be planted with a minimum of seventy-five (75) percent coverage with one hundred (100) percent coverage occurring within three (3) months of installation.
7. The Metropica development, due to its urban form, has no streets that are designated as internal collector drives as per Section 14.A.2 herein, therefore the requirements for *Internal collector drive median landscaping* contained in the City of Sunrise Code shall not apply.

E. Tree removal, relocation, and replacement.

1. ~~Pod A.~~ Owners have met with City of Sunrise Community Development Department to establish a mutually agreed tree relocation strategy attempting to salvage as many specimens deemed feasible. All tree removal, relocation and/or replacement shall be done in accordance with the Metropica tree removal, relocation and replacement plan ~~as previously agreed upon with the City of Sunrise and as shown in Exhibit D herein.~~ Tree Mitigation: Removed trees shall be replaced at a ratio of ... The tree removal, relocation and replacement plan shall be consistent with the following parameters:

- a. Preference shall be shown in the plan for preservation and on site relocation of healthy trees;
- b. For trees that cannot be preserved or relocated on site, Owners shall propose to relocate and/or donate an equivalent ~~canopy square number of~~footage of ~~n~~new trees to the City of Sunrise, or adopt a City of Sunrise park after consultation and consent of the City of Sunrise and plant an equivalent number of relocated and new trees in said park;
- c. In the event Owners cannot relocate a sufficient number of trees, and/or donate a sufficient number of new trees, ~~Owners shall obtain a tree appraisal by an independent certified arborist for the trees proposed to be completely removed and make a cash contribution to the City of Sunrise Reforestation Account in an amount equal to the tree appraisal amount;~~Owners shall make a cash contribution to the City's Reforestation Account at a rate of \$600 per 300 square feet of canopy removed. Does not apply to former 8 acre Conservation Area on Pod(s) B2, B4, B5, B6, and B7 (See Section 15.E.2 Landscape Requirements).
- d. .
- e. The tree removal, relocation, and replacement plan may be phased, provided Owners complete all components of the plan prior to issuance of a final certificate of occupancy for the last vertical structure;
- f. All relocation and planting of new trees on City of Sunrise property shall comply with Section 16-172 of the City of Sunrise Land Development Code.

2. ~~Pods B and C~~

- a. ~~Section 16-172 of the City of Sunrise Land Development Code shall not be applicable to, and tree mitigation shall not be required for, any existing trees or other vegetation within the wetland boundaries authorized to be impacted in accordance with Army Corps of Engineers Permit No. SAJ-2004-03141 (SP-KAE), South Florida Water Management District Permit No. 150205-18, and Broward County Permit No. DF-1029.~~
- b. ~~For all other existing trees in Pods B and C not in the wetland boundaries, Owners shall prepare and obtain approval from the City of Sunrise of a tree removal, relocation and replacement plan according to the following parameters:~~
 - i. ~~Preference shall be shown in the plan for preservation and on site relocation of healthy trees;~~
 - ii. ~~For trees that cannot be preserved or relocated on site, Owners shall propose to relocate and/or donate an equivalent number of new trees to the City of Sunrise, or adopt a City of Sunrise park after consultation and consent of the City of Sunrise and plant an equivalent number of relocated and new trees in said park;~~
 - iii. ~~In the event Owners cannot relocate a sufficient number of trees, and/or donate a sufficient number of new trees, Owners shall obtain a~~

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~~tree appraisal by an independent certified arborist for the trees proposed to be completely removed and make a cash contribution to the City of Sunrise Reforestation Account in an amount equal to the tree appraisal amount;~~

~~iv. The tree removal, relocation, and replacement plan may be phased, provided Owners complete all components of the plan prior to issuance of a final certificate of occupancy for the last vertical structure in Pods B or C;~~

~~v. All relocation and planting of new trees on City of Sunrise property shall comply with Section 16-172 of the City of Sunrise Land Development Code.~~

F. Pod ~~B4~~B5 Central Park / Future Conservation Areas

- ~~1. The Central Park shall be a minimum of approximately two acres. The perimeter of the park will also include a walking – jogging path with seating areas as well as allowing views into the Park from different perspectives so that the diversity of the Park can be taken in from as many vantage points as possible. It shall include lush landscaping, hardscaped areas, a variety of active and passive recreation spaces, and other amenities intended to foster engagement with the natural environment and promote the overall health and wellness of the community. —, inclusive of conservation easement areas as defined by Army Corps of Engineers Permit No. SAJ-2004-03141 (SP-KAE), South Florida Water Management District Permit No. 150205-18, and Broward County Permit No. DF-1029. The Central Park will preserve native Cypress and Pond Apple Trees along with other existing aquatic shrubs and wildlife. This preserve area will provide overlooks into the native environment with information stations on Native wild life and plant materials. Trellised seating areas will also be provided with sculptural accents as focal points. Walkways along shade gardens opening onto expanded lawn activity areas and a focal water feature garden with seating. The perimeter of park will also include a walking – jogging path with seating areas as well, all allowing views into the Park from different perspectives so that the diversity of the Park can be taken in from as many vantage points as possible. The City and the Developer shall agree that Offsite Park Mitigation Agreement may be substituted for the Central Park.~~

~~1. —~~

~~16. — Phasing Tract B — Pods B1, B2, B5 & B6~~

- ~~A. Future improvements for the property may include structures or bridges along the north boundary of Phase 1 (Pods B1 & B2); therefore, landscape and hardscape features along the north boundary of this property may not be required. If such structure or bridge is no longer planned or is not built by the DRI development order termination date, the Owners will make the mandated landscape and hardscape requirements according to code.~~

17.16. Hotels.

- A. The City Code (Section 16-79(d)(4)) establishes certain standards for hotels located within the City. Several of these standards (i.e., interior corridors, 24-hour lobby, and central air conditioning) will be part of any hotel development within Metropica. However, many of the standards (swimming pool, full service restaurant, and bar/lounge) are proposed as optional or not necessary considering that like amenities are planned to be located within Metropica well within walking distance of any planned hotel within the Project. In addition, the overall intent of Metropica is to encourage a wide variety of uses and walkability within the Project, which will only be furthered by ensuring that patrons of hotels within Metropica are utilizing the restaurants, bars, fitness centers and other amenities within the Project. In order to ensure the hotel quality and level of services and amenities provided and to address the diverse variety of newer hotel classifications, the Project has proposed a set of hotel design guidelines establishing the minimum requirements for state-of-the-art hotels whereby the increased availability of shared services and amenities, such as dining, shopping, entertainment, recreational areas, community spaces, and walkability, allow more efficient and competitive designs.

Hotel Design Guidelines

HOTEL TYPE	MINIMUM RATING*	REPRESENTATIVE SELECTED BRANDS	MINIMUM NUMBER OF ROOMS	MINIMUM AREA OF RENTAL SLEEPING ROOM	TYPICAL AMENITIES, SUCH AS	AMENITIES COMMENTS
Boutique	4 star or equivalent	Independents, may affiliate with various reservation systems	50	285	Restaurant	Pool: Optional Restaurant: Optional if within 500 feet of restaurant Meeting rooms: Optional
Business/Corporate	4 star or equivalent	Hilton Garden Inn Marriott Courtyard	75	285	Pool Restaurant Gym Meeting rooms	Pool: optional if elevated above main (street/pedestrian) level Restaurant: Small Breakfast area Gym: Required or may provide access to club within Metropica project Meeting rooms: Minimum one (1) 400 square feet
Full Service	4 star or equivalent	Hilton Marriott Hyatt Private branded hotel	200	320	Pool Restaurant Gym Meeting rooms	Pool: Required minimum 1250 sf Restaurant: Full service or optional if within 500 feet of restaurant Gym: Required or may provide club membership Meeting rooms: Minimum one (1) 400 square feet
Limited-Service	4 star or equivalent	Indigo Canopy by Hilton Private branded hotel	50	270	Pool Restaurant Gym Meeting rooms	Pool: Optional if elevated above main (street/pedestrian) level Restaurant: Breakfast area Gym: Required or may provide access to club within Metropica project Meeting rooms: Optional
Extended-Stay Hotel**	4 star or equivalent	Element Residence Inn Homewood Suites Private branded hotel	60	320	Pool Restaurant Gym Meeting rooms	Pool: Optional if elevated above main (street/pedestrian) level Restaurant: Optional Gym: Required or may provide access to club within Metropica project Meeting rooms: Minimum one (1) 400 square feet
Lifestyle Hotel	4 star or equivalent	AC Hotel by Marriott Aloft Hotel Zsa Zsa Canopy by Hilton Private branded hotel	100	285	Pool Restaurant Gym Meeting rooms	Pool: Optional if elevated above main (street/pedestrian) level Restaurant: Breakfast area Gym: Required or may provide access to club within Metropica project Meeting rooms: Optional
Notes:						
*		Owners intend to maintain a 4 star rating or equivalent operationally. Star rating shall be per AAA, Expedia or equivalent system.				
**		Extended Stay hotels may offer longer term accommodations. Length of stay shall be limited to thirty (30) days except for corporate-sponsored accommodations which shall be limited to (90) days.				

18.17. Office Design Guidelines. In order to ensure the quality of office building provided, the Project has proposed the following set of design guidelines establishing the requirements for office buildings within the Project on Metropica Pods C1, C2 and C3:

A. Office buildings shall be a minimum of a “Modified Class A” classification as defined below:

“CLASS A BUILDING (per National Association of Industrial and Office Parks [NAIOP]): A classification used to describe an office building with rents in the top 30 to 40 percent of the marketplace. Class A buildings are well-located in major employment centers and typically have good transit, vehicular and pedestrian access. Additionally, they are located adjacent to or in

proximity to a high number of retail establishments and business-oriented or fast casual restaurants. Building services are characterized by above-average upkeep and management.

“CLASS B BUILDING (per NAIOP): A classification used to describe an office building with rents that are based between those of Class A and Class C buildings. Class B buildings are in good to fair locations in major employment centers and have good to fair transit, vehicular and pedestrian access. They are located adjacent to or in proximity to a moderate number of retail establishments and business-oriented or fast casual restaurants. Building services are characterized by average upkeep and management.”

“MODIFIED CLASS A BUILDING: A building of a minimum Class B classification which incorporates some additional features, amenities or characteristics of Class A buildings.

- B. The minimum gross building area shall be 100,000 square feet per building.
- C. The minimum building height shall be 84 feet from the ground floor slab to the top of the roof deck and 90 feet from the ground floor slab to the top of the parapet.
- D. Office buildings shall have a minimum ceiling height of 10’ at entrance lobbies and 9’ at typical office floors.
- E. Buildings shall have a pronounced, iconic entrance lobby and must include a minimum of four of the following features:
 - 1. Atrium design
 - 2. Vaulted / exposed ceiling
 - 3. Water feature, such as a fountain or water wall
 - 4. Green features, such as a living wall
 - 5. Art / sculpture
 - 6. Seating areas
 - 7. Material accent walls
 - 8. Digital display screens / televisions
 - 9. Designer light fixtures
- F. Lobbies and elevator lobbies shall include high-quality, professionally-installed and detailed materials. Examples of acceptable materials include:
 - 1. Tile: porcelain, ceramic
 - 2. Stone: marble, slate
 - 3. Wood
 - LED lighting
 - ~~4.~~
 - ~~4.~~
 - ~~G.~~
 - ~~G.~~ Exterior building facades

1. ~~B~~Building facades shall employ high-quality, professionally installed and detailed materials. Examples of acceptable exterior materials include:

- a. Glass
- b. Stone: marble, granite, slate, limestone
- c. Masonry: porcelain tile, manufactured stone, decorative precast concrete, decorative brick, terra cotta
- d. Metal: aluminum, aluminum composite material (ACM), copper, steel

2. The exterior façade shall include glass on a minimum of 40 percent of the overall building façade area with a minimum of 30 percent on each facade.

2.

- ~~H~~H. Tenant signage shall be permitted in accordance with approved Uniform Signage Package.

SHARED PARKING ANALYSIS METHODOLOGY – ATTACHMENT 1

Introduction

This ~~exhibit~~attachment summarizes the parking methodology to be used to calculate the shared parking traffic demands in conjunction with the Metropica Phases 1, 2, 3 & 4 Masterplan in Sunrise, Florida.

The shared parking analysis will generally follow the methodology outlined in “*Shared Parking, ~~Second~~ Third Edition*”, published by the Urban Land Institute (ULI) to calculate the number of off- street parking spaces for Pods A, B and C. Shared parking analyses will be prepared for each of the development phases. Sufficient parking must be provided for each phase of the project.

Note that the number of parking spaces approved for Tower 1 on Pod B1 and Tower 2 on Pod B2 were previously approved and are defined separately in this agreement.

The Metropica Project site has been designated for Transit Oriented Design (TOD) that would create more compact development with a connected street network and transit opportunities for residents. This also provides access to amenities that encourage other modes and reduces auto-ownership. A new bus transit station is planned to be located within a short walking distance to all of the residential buildings.

Shared Parking Methodology (for Pods A, B and C)

The methodology for determining the shared parking demand consists of the following steps and is described in the following paragraphs:

- (1) Gather and Review Project Data.
- (2) Select Parking Ratios.
- (3) Select Factors and Analyze Differences in Activity Patterns
- (4) Develop Scenarios for Critical Parking Need Periods.
- (5) Adjust Ratios for Mode Split and Persons Per Car for Each Scenario.
- (6) Apply Captive Market Adjustments for Each Scenario.
- (7) Calculate Required Parking for Each Scenario.
- (8) Determine if the Scenarios Reflect all Critical Parking Needs and Management Concerns.
- (9) Recommend a Parking Plan

- ~~(1) Determine individual weekday and weekend peak parking ratios for each land use.~~
- ~~(2) Determine the number of reserved parking spaces for each use.~~
- ~~(3) Select time-of-day and monthly parking variation factors.~~
- ~~(4) Adjust parking ratios for modal split, auto-occupancy, and captive market effects.~~
- ~~(5) Calculate the parking demand for each scenario.~~

Step 1: Gather and Review Project Data~~Determine Individual Weekday and Weekend Peak Parking Ratios for Each Land Use~~

Step 2: Select Parking Ratios: Table 1 presents the base parking ratios for weekdays and weekends. These ratios should be used unless the petitioner provides reasonable justification for use of alternative ratio(s) that will not be detrimental to the public welfare, and may come from other sources including the City of Sunrise Code, Institute of Transportation Engineers (ITE), or independent data.

Step 2: Determine the Number of Reserved Parking Spaces for Each Use

A significant proportion of residential parking spaces are typically reserved, due to market and security requirements. Some portion of office, retail, hotel, or other uses may require reserved spaces for some portion of the day. These reserved spaces should be outlined and specified by land use on an hourly basis.

Step 3: Select Factors and Analyze Differences in Activity Patterns~~Select Time-of-Day and Monthly Parking Variation Factors~~

The time-of-day adjustment factors for weekdays and weekends are shown in tables 2 and 3, respectively. ~~Table 4 shows the monthly adjustment factors for customer and visitor parking, while table 5 includes the monthly adjustment factors for employees.~~ These typical factors are taken from the ULI Shared Parking Manual (Third Edition) and may be modified based on other published data or independent studies to ensure accuracy for specific land uses or circumstances. Note that any adjustments to the time-of-day factors or monthly factors should be based on published data or independent studied and shall be provided to the City of Sunrise for review and approval prior to using the modified factors in the study.

Step 4: Develop Scenarios for Critical Parking Need Periods

The analysis should include the weekday and weekend peak hours to determine the peak hour and the maximum parking supply required. However, there may be other hours or times of the year that require further evaluation depending on the land use mix that should be included, if necessary.

~~Step 54: Adjust Parking Ratios for Modal Split, and Auto Occupancy, and Captive Market Effects~~

Modal split ~~and~~, auto occupancy, ~~and captive market effects~~ will be different for each downtown revitalization development. Modal splits and auto occupancy can be determined through U.S. census journey-to-work data, patron surveys, or other local data, and can be adjusted to reflect future conditions.

Step 6: Apply Noncaptive Adjustments

Non-captive adjustments reflect the proportion of users that are not already parked nearby for a primary purpose. These adjustments for captive market effects should only be applied to simultaneous trips, not sequential trips. For example, an office worker who walks across the street for a snack during the day is part of the captive market, while a couple who has dinner before a movie is not. Table ~~46~~ includes sample non-captive adjustment factors for weekdays and can be modified based on the characteristics of the land use and surroundings. Table 75 outlines specific driving and

captive ratio adjustments for hotels. Non-captive adjustments should be determined using standard ITE trip generation procedures and divided by two (or reduced by 50 percent).

Step 75: Calculate Requiredthe Parking SpacesDemand for Each Scenario

The individual parking demands for each land use during each time period are then computed by multiplying the parking ratios (adjusted for modal split, auto occupancy, and captive market effects) by the time-of-day ~~and monthly variation~~ factors. No adjustment or variation factors are applied to reserved parking spaces.

The sum of the adjusted parking demands for each land use are ~~the~~ compared for each scenario (each hour of each day ~~of each month~~), and the maximum total parking demand represents the shared parking requirement for the project.

Step 8: Determine Whether Scenarios Reflect All Critical Parking Needs

Check other hours on the day that appears to be the design day as identified in Step 7 to ensure that no other critical hours need to be tested.

Step 9: Recommend a Parking Plan

Develop and summarize a comprehensive parking plan.

Parking Methodology for Pod B1 and Pod B2 (Residential)

Pod B1 includes a total projected mix of 262 residential units, delineated into one-bedroom (40 units), two- bedroom (170 units), and three-bedroom (52 units). No efficiency/studio units are proposed at this time.

Based on the standard City of Sunrise Land Development Code (Article VII), the building would require a total of 594 spaces, as detailed on Table 7. This includes 540 resident spaces and 54 visitor spaces, and results in an overall parking ratio of 2.27 spaces per unit.

The Metropica Project site has been designated for Transit Oriented Design (TOD) that would create more compact development with a connected street network and transit opportunities for residents. A new bus transit station is planned to be located within a short walking distance to the residential building. Therefore, a reduction in the City's parking ratio is proposed.

Based on published information, a minimum overall parking ratio of 1.80 spaces per unit is proposed to serve the site, including visitor parking. A minimum of one (1) space per unit will be dedicated exclusively for resident use. For purposes of this example, this equates to a parking reduction of approximately 21 percent, as shown on Table ~~87~~.

The parking ratio of 1.80 is more consistent with the recommended parking ratios for TOD development projects than the code requirement. A parking ratio of 1.50 spaces per unit for residential parking was identified in the Florida TOD Guidebook, published in December 2012, as a minimum parking requirement for TOD station areas within the Transit Neighborhood that is

between $\frac{1}{4}$ and $\frac{1}{2}$ mile from the station. Further, this ratio is also recommended by the Urban Land Institute (ULI) and utilized in other nearby urban zones

In addition to the bus station, other TOD design elements will be constructed within the property including Transportation Demand Management (TDM) measures that will further promote transit use, reduce single-occupant vehicle trips, and reduce parking needs.

Based on published information and other TOD projects, the proposed overall parking ratio of 1.80 spaces per unit would adequately serve the site since it is slightly greater than the 1.50 spaces per unit recommended for TOD development. This ratio would serve residents while encouraging transit use, and is appropriate for the residential buildings within the Metropica Development. This methodology will also be applied to Pod B2.

Parking Methodology for Tower 2

Tower 2 will provide a maximum parking supply ratio of 1.50 spaces per unit for residents and visitors within the building's parking garage. The following amenities will be provided for residents of Tower 2 in order to minimize parking demand (all of the following amenities are exclusive of the 1.5 spaces per unit required for residents):

1. The Developer will incorporate a private car or shuttle service for Tower 2 residents that will be managed and funded by its homeowner's association.
2. The Developer will incorporate car rental services similar to "Zipcar" and will maintain two (2) spaces at all times for car rental services within the Tower 2 parking garage, adjacent property, or on-street.
3. The Developer will incorporate an on-demand ride-sharing service such as "Freebee" for residents within Tower 2 parking garage, adjacent property, on-street or another location approved by City staff.
4. The Developer will incorporate a bicycle rental program between Tower 1 and Tower 2 within Pod B for residents in accordance with City ordinance.
5. Designate a staging area for car-sharing, taxi, and/or Uber/Lyft services.

The first level of the parking garage will be designed and constructed at an appropriate height in order to accommodate mechanical lifts if additional parking is needed. A guaranty or bond will be provided by the Developer prior to issuance of a certificate of occupancy for Tower 2 as security for the cost of the mechanical lifts.

Subsequent to stabilization of the building and at a time agreeable to both the Developer and the City, a residential parking demand study will be prepared in order to determine if 1.80 spaces per unit is required after the developer analyzes the parking demand. If required, additional parking will be provided on a temporary basis using mechanical lifts within the first level of the garage in order to meet the overall parking ratio of 1.80 spaces per unit. These spaces will be replaced as long-term parking within other adjacent buildings in Pod B if necessary. The bond will be released to the Developer within sixty (60) days of Developer's demonstration to City that the provided parking for Tower 2 is sufficient to meet the Tower 2 parking demand.

Please refer to Exhibit C – Attachment 3, *Amerifirst-Metropica DRI Residential Parking Study* prepared by Wells & Associates, dated July 19, 2019.

Exhibit C – Attachment 1

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Shared Parking Methodology for Pod C

The shared parking methodology for Pod C will follow that identified above for Pods [A and B](#). The parking required for each of the proposed uses will follow the ~~nine~~[five](#)-step process outlined for Pods [A and B](#) and is identified in the tables referenced in this section.

Table 1

**Metropica Masterplan –
POD A and POD C**

Base Parking Ratios

Land Use	WeekdayWeekend				Unit
	VisitorEmployee		VisitorEmployee		
Regional Shopping Center (400,000 to 600,000 S.F.)	Sliding scale between 400,000 and 600,000 S.F.				/ksf GLA
Super-Regional Shopping Center (>600,000)	3.20	0.80	3.60	0.90	/ksf GLA
Restaurants, standard, and beverage establishments	15.25	2.75	17.00	3.00	/ksf GLA
Fast-Food Restaurant	12.75	2.25	12.00	2.00	/ksf GLA
Night Club	15.25	1.25	17.50	1.50	/ksf GLA
Cinema	0.19	0.01	0.26	0.01	/seat
Performing Arts Theater	0.30	0.07	0.33	0.07	/seat
Health Club	6.60	0.40	5.50	0.25	/ksf GLA
Convention Center	5.50	0.50	5.50	0.50	/ksf GLA
Hotel-Business	1.00	0.25	0.90	0.18	/room
Hotel	0.90	0.25	1.00	0.18	/room
Restaurant/Lounge	10.00		10.00		/ksf GLA
Conference Ctr/Banquet (20 to 50 sq ft/guest room)	30.00		30.00		/ksf GLA
Convention Space (>50 sq ft/guest room)	20.00		10.00		/ksf GLA
Residential ⁽¹⁾	0.15	1.50	0.15	1.50	/unit
General Office <25 ksf	0.30	3.50	0.03	0.35	/ksf GLA
General Office 25 ksf to 100 ksf (sliding scale)	0.30	3.50	0.03	0.35	/ksf GLA
	0.25	3.15	0.03	0.32	/ksf GLA
General Office 100 ksf to 500 ksf (sliding scale)	0.25	3.15	0.03	0.32	/ksf GLA
General Office >500 ksf	0.20	2.60	0.02	0.26	/ksf GLA
Medical/Dental Office	3.00	1.50	3.00	1.50	/ksf GLA

Note(s): (1) A minimum of 1.0 space reserved for residents' sole use; remainder may be shared, based on owner requirements.

(2) For all other land uses, data from the current edition of "Parking Generation" (ITE), "Shared Parking" (ULI), the City of Sunrise Code, or other applicable sources may be used.

Table 1
Metropica Master Plan
Base Parking Indices ⁽¹⁾

Land Use	Units	Customer/Guest	Base Parking Indices				
			Weekday Employee/Resident	Total	Customer/Guest	Weekend Employee/Resident	Total
Retail (<400 ksf)	1,000 S.F. (GLA)	2.90	0.70	3.60	3.20	0.80	4.00
Retail (400 to 600 ksf)	1,000 S.F. (GLA)	2.30	0.50	2.80	2.40	0.60	3.00
Retail (600 to 1,000 ksf)	1,000 S.F. (GLA)	3.20	0.80	4.00	3.60	0.90	4.50
Retail (1,000 to 2,000 ksf)	1,000 S.F. (GLA)	3.50	0.90	4.40	4.00	1.00	5.00
Retail (over 2,000 ksf)	1,000 S.F. (GLA)	2.90	0.70	3.60	3.20	0.80	4.00
Supermarket/Grocery	1,000 S.F. (GLA)	4.00	0.75	4.75	4.00	0.75	4.75
Pharmacy	1,000 S.F. (GLA)	3.00	0.40	3.40	3.00	0.40	3.40
Discount Stores/Superstores	1,000 S.F. (GLA)	3.40	0.85	4.25	3.80	0.95	4.75
Home Improvement Stores/Garden	1,000 S.F. (GLA)	3.10	0.80	3.90	3.45	0.90	4.35
Fine/Casual Restaurant	1,000 S.F. (GLA)	13.25	2.25	15.50	15.25	2.50	17.75
Family Restaurant	1,000 S.F. (GLA)	15.25	2.15	17.40	15.00	2.10	17.10
Fast-Casual/Fast-Food	1,000 S.F. (GLA)	12.40	2.00	14.40	12.70	2.00	14.70
Bar/Lounge/Nightclub	1,000 S.F. (GLA)	15.25	1.25	16.50	17.50	1.50	19.00
Family Entertainment	1,000 S.F. (GLA)	1.80	0.20	2.00	2.50	0.25	2.75
Active Entertainment	1,000 S.F. (GLA)	1.50	0.15	1.65	1.80	0.20	2.00
Amusement Park/Water Park	1,000 S.F. (GLA)	2.60	0.26	2.86	3.00	0.30	3.30
Adult Active Entertainment	1,000 S.F. (GLA)	9.00	1.00	10.00	10.00	1.20	11.20
Cineplex	1,000 S.F. (GLA)	0.15	0.01	0.16	0.24	0.01	0.25
Specialty Movie Theater	1,000 S.F. (GLA)	0.18	0.02	0.20	0.29	0.01	0.30
Live Theater	1,000 S.F. (GLA)	0.30	0.07	0.37	0.33	0.07	0.40
Outdoor Amphitheater	1,000 S.F. (GLA)	0.30	0.07	0.37	0.33	0.07	0.40
Public Park/Destination Open Space	1,000 S.F. (GLA)	4.00	0.40	4.40	5.00	0.50	5.50
Museum/Aquarium	1,000 S.F. (GLA)	4.00	0.40	4.40	4.50	0.50	5.00
Arena	1,000 S.F. (GLA)	0.27	0.03	0.30	0.30	0.03	0.33
Pro Football Stadium	1,000 S.F. (GLA)	0.30	0.01	0.31	0.30	0.01	0.31
Pro Baseball Stadium	1,000 S.F. (GLA)	0.31	0.01	0.32	0.34	0.01	0.35
Health Club	1,000 S.F. (GLA)	6.60	0.40	7.00	5.50	0.25	5.75
Public Library	1,000 S.F. (GLA)	2.00	0.25	2.25	1.90	0.20	2.10
Convention Center	1,000 S.F. (GLA)	5.50	0.50	6.00	5.50	0.50	6.00
Hotel (Business)	Rooms	1.00	0.15	1.15	1.00	0.15	1.15
Hotel (Leisure)	Rooms	1.00	0.15	1.15	1.00	0.15	1.15
Hotel Restaurant	1,000 S.F. (GLA)	6.67	1.20	7.87	7.67	1.33	9.00
Hotel Meeting/Banquet (0 to 20 SF/key)	1,000 S.F. (GLA)	scaled from 0 to 30	scaled from 0 to 2.0	NA	scaled from 0 to 20	scaled from 0 to 2.0	NA
Hotel Meeting/Banquet (20 to 50 SF/key)	1,000 S.F. (GLA)	scaled from 30 to 20	scaled from 2.0 to 1.5	NA	scaled from 20 to 10	scaled from 2.0 to 1.5	NA
Hotel Meeting/Banquet (50 to 100 SF/key)	1,000 S.F. (GLA)	scaled from 20 to 10	scaled from 1.5 to 1.0	NA	scaled from 10 to 5	scaled from 1.5 to 1.0	NA
Hotel Meeting/Banquet (100 to 200 SF/key)	1,000 S.F. (GLA)	scaled from 10 to 5.5	scaled from 1.0 to 0.5	NA	5.50	scaled from 1.0 to 0.5	NA
Convention (>200 SF/key)	1,000 S.F. (GLA)	use Convention Center but adjust for captive on site					
Active Senior Housing	Units	0.55	0.30	0.85	0.42	0.30	0.72
Office (< 25 ksf)	1,000 S.F. (GFA)	0.30	3.50	3.80	0.03	0.35	0.38
Office (25 to 100 ksf)	1,000 S.F. (GFA)	sliding scale between <25,000 and 100,000					
Office (=100 ksf)	1,000 S.F. (GFA)	0.25	3.15	3.40	0.03	0.32	0.35
Office (100 to 500 ksf)	1,000 S.F. (GFA)	sliding scale between 100,000 and 500,000					
Office (< 500 ksf)	1,000 S.F. (GFA)	0.20	2.60	2.80	0.02	0.26	0.28
Open Plan/High Density Office	1,000 S.F. (GFA)	0.25	5.75	6.00	0.03	0.58	0.61
Medical/Dental Office	1,000 S.F. (GFA)	3.00	1.60	4.60	-	-	-
Day Care Center	1,000 S.F. (GFA)	1.75	2.00	3.75	-	-	-
Bank (Drive-in Branch)	1,000 S.F. (GFA)	3.50	2.50	6.00	3.00	1.75	4.75
Residential - Studio/Eff.	Units	0.10	0.85	0.95	0.15	0.85	1.00
Residential - 1 Bedroom	Units	0.10	0.90	1.00	0.15	0.90	1.05
Residential - 2 Bedroom	Units	0.10	1.65	1.75	0.15	1.65	1.80
Residential - 3+ Bedroom	Units	0.10	2.50	2.60	0.15	2.50	2.65

Notes: (1) Shared Parking, Third Edition.

(2) For all other land uses, data from the current edition of the "Parking Generation Manual" (ITE), "Shared Parking" (ULI), the City of Sunrise Code, or other applicable sources may be used.

~~July 22, 2019~~March 10, 2025

Table 2 (continued)
Metropica Master Plan
Time-of-Day Factors for Weekdays⁽¹⁾

Notes: (1) Shared Parking, Third Edition.

(2) For all other land uses, data from the current edition of the "Parking Generation Manual" (ITE), "Shared Parking" (ULI), the City of Sunrise Code, or other applicable sources may be used.

~~July 22, 2019~~March 10, 2025

Time-of-Day Factors for Weekday Demand

Exhibit C – Attachment 1
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		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Shopping Center-Typical	Customer	1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
	Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Fine/Casual Dining Restaurant	Customer	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	Employee	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
Family Restaurant	Customer	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%
	Employee	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Nightclub	Customer	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employee	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Cineplex - Typical	Customer	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	100%	80%	50%
	Employee	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	100%	85%	70%
Late December	Customer	0%	0%	0%	0%	0%	0%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
	Employee	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
Performing Arts Theater	Customer	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employee	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Health Club	Customer	80%	45%	35%	50%	35%	50%	50%	30%	25%	30%	55%	100%	95%	60%	30%	10%	1%	1%	0%
	Employee	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	75%	100%	100%	75%	50%	20%	20%	20%	0%
Convention Center	Customer	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
	Employee	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
Hotel-Business	Guest	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	80%	85%	95%	100%	100%	100%
Hotel-Leisure	Guest	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	90%	95%	95%	100%	100%	100%
Restaurant/Lounge	Customer	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
Conference Ctr/Banquet (20 to 50 sq ft/guest room)	Customer	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	0%	0%
Convention Space (>50 sq ft/guest room)	Customer	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Residential	Employee	5%	30%	90%	90%	100%	100%	100%	100%	100%	100%	90%	75%	60%	55%	55%	55%	45%	45%	30%
	Resident	100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
Office	Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Guest	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Medical/Dental Office	Visitor	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employee	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
Medical/Dental Office	Customer	0%	0%	90%	90%	100%	100%	30%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employee	0%	0%	60%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Source: Shared Parking, Second Edition

Table 3
Metropica Master Plan
Time-of-Day Factors for Weekends ⁽¹⁾

Time-of-Day Factors for Weekend Demand																				
Land Use		6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Retail Typical	Visitors	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%
	December	1%	5%	10%	35%	60%	85%	100%	100%	100%	100%	90%	80%	65%	60%	55%	50%	35%	15%	1%
	Late December	1%	5%	10%	20%	40%	60%	80%	95%	100%	100%	95%	85%	70%	60%	50%	30%	20%	10%	0%
	All	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%
Supermarket/Grocery	Visitors	8%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Pharmacy	Visitors	8%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Discount Stores/Superstores	Visitors	10%	15%	20%	30%	45%	65%	85%	95%	100%	100%	100%	95%	80%	60%	45%	30%	10%	5%	1%
	Employees	20%	25%	30%	40%	55%	75%	95%	100%	100%	100%	100%	100%	90%	70%	55%	40%	20%	15%	0%
Home Improvement Stores/Garden	Visitors	15%	20%	35%	55%	60%	80%	95%	100%	95%	95%	80%	75%	75%	80%	90%	70%	10%	0%	9%
	Employees	25%	30%	45%	65%	70%	90%	100%	100%	100%	100%	90%	85%	85%	90%	100%	80%	20%	0%	0%
Fine/Casual Dining	Visitors	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	Employees	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
Family Restaurant	Visitors	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast Casual/Fast Food	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/Lounge/Night Club	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Family Entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Active Entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Adult Active Entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
All Movies Typical	Visitors	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	100%	80%	50%
	Late December	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	100%	85%	70%
All	Employees	0%	0%	0%	0%	0%	0%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
	Live Theater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Outdoor Amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public Park/Destination Open Space	Visitors	0%	0%	0%	1%	30%	60%	75%	90%	97%	100%	98%	85%	70%	80%	100%	100%	95%	50%	10%
	Employees	0%	0%	10%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	80%

Notes: (1) Shared Parking, Third Edition.

(2) For all other land uses, data from the current edition of the "Parking Generation Manual" (ITE), "Shared Parking" (ULI), the City of Sunrise Code, or other applicable sources may be used.

Table 3
Metropica Master Plan
Time-of-Day Factors for Weekends ⁽¹⁾

Time-of-Day Factors for Weekend Demand																				
Land Use		6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Retail Typical	Visitors	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%
	December	1%	5%	10%	35%	60%	85%	100%	100%	100%	100%	90%	80%	65%	60%	55%	50%	35%	15%	1%
	Late December	1%	5%	10%	20%	40%	60%	80%	95%	100%	100%	95%	85%	70%	60%	50%	30%	20%	10%	0%
	All	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Supermarket/Grocery	Visitors	8%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Pharmacy	Visitors	8%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Discount Stores/Superstores	Visitors	10%	15%	20%	30%	45%	65%	85%	95%	100%	100%	100%	95%	80%	60%	45%	30%	10%	5%	1%
	Employees	20%	25%	30%	40%	55%	75%	95%	100%	100%	100%	100%	100%	90%	70%	55%	40%	20%	15%	0%
Home Improvement Stores/Garden	Visitors	15%	20%	35%	55%	60%	80%	95%	100%	95%	95%	80%	75%	75%	80%	90%	70%	10%	0%	9%
	Employees	25%	30%	45%	65%	70%	90%	100%	100%	100%	100%	90%	85%	85%	90%	100%	80%	20%	0%	0%
Fine/Casual Dining	Visitors	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	Employees	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
Family Restaurant	Visitors	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast Casual/Fast Food	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/Lounge/Night Club	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Family Entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Active Entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Adult Active Entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
All Movies Typical	Visitors	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	100%	80%	50%
	Late December	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	100%	85%	70%
	All	Employees	0%	0%	0%	0%	0%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
Live Theater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Outdoor Amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public Park/Destination Open Space	Visitors	0%	0%	0%	1%	30%	60%	75%	90%	97%	100%	98%	85%	70%	80%	100%	100%	95%	50%	10%
	Employees	0%	0%	10%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	80%

Notes: (1) Shared Parking, Third Edition.

(2) For all other land uses, data from the current edition of the "Parking Generation Manual" (ITE), "Shared Parking" (ULI), the City of Sunrise Code, or other applicable sources may be used.

Table 4
Metropica Master Plan
Captive Ratio Adjustments ^(1,2)

Land Use	Captive Ratio Adjustments			
	Weekday		Weekend	
	Daytime	Evening	Daytime	Evening
Retail				
Retail (<400 ksf)	11%	58%	78%	77%
Employee	92%	88%	90%	91%
Retail (400 to 600 ksf)	11%	58%	78%	77%
Employee	92%	88%	90%	91%
Retail (600 ksf to 1,000 ksf)	11%	58%	78%	77%
Employee	92%	88%	90%	91%
Retail (1,000 ksf to 2,000 ksf)	11%	58%	78%	77%
Employee	92%	88%	90%	91%
Retail (over 2,000 ksf)	11%	58%	78%	77%
Employee	92%	88%	90%	91%
Supermarket/Grocery	11%	58%	78%	77%
Employee	92%	88%	90%	91%
Pharmacy	11%	58%	78%	77%
Employee	92%	88%	90%	91%
Discount Stores/Superstores	11%	58%	78%	77%
Employee	92%	88%	90%	91%
Home Improvement Stores/Garden	11%	58%	78%	77%
Employee	92%	88%	90%	91%
Food and Beverage				
Fine/Casual Dining	10%	69%	65%	85%
Employee	92%	88%	90%	91%
Family Restaurant	10%	69%	65%	85%
Employee	92%	88%	90%	91%
Fast Casual/Fast Food	10%	10%	28%	53%
Employee	92%	88%	90%	91%
Bar/Lounge/Night Club	10%	69%	65%	85%
Employee	92%	88%	90%	91%
Entertainment and Institutions				
Family Entertainment	100%	100%	100%	100%
Employee	92%	88%	90%	91%
Active Entertainment	100%	100%	100%	100%
Employee	92%	88%	90%	91%
Amusement Park/Water Park	100%	100%	100%	100%
Employee	92%	88%	90%	91%
Adult Active Entertainment	100%	100%	100%	100%
Employee	92%	88%	90%	91%
Cineplex	100%	100%	100%	100%
Employee	92%	88%	90%	91%
Specialty Movie Theatre	100%	100%	100%	100%
Employee	92%	88%	90%	91%
Live Theater	100%	100%	100%	100%
Employee	92%	88%	90%	91%
Outdoor Amphitheater	100%	100%	100%	100%
Employee	92%	88%	90%	91%
Public Park/Destination Open Space	100%	100%	100%	100%
Employee	92%	88%	90%	91%
Museum/Aquarium	100%	100%	100%	100%
Employee	92%	88%	90%	91%
Arena	100%	100%	100%	100%
Employee	92%	88%	90%	91%
Pro Football Stadium	100%	100%	100%	100%
Employee	92%	88%	90%	91%
Pro Baseball Stadium	100%	100%	100%	100%
Employee	92%	88%	90%	91%
Health Club	100%	100%	100%	100%
Employee	92%	88%	90%	91%
Public Library	11%	58%	78%	77%
Employee	92%	88%	90%	91%
Convention Center	100%	100%	100%	100%
Employee	92%	88%	90%	91%

Notes: (1) Shared Parking, Third Edition.

(2) Modified capture adjustments should be made based on ULI 3rd Edition methodology and in accordance with the DRI traffic study methodology.

Table 4 (continued)
Metropica Master Plan
Captive Ratio Adjustments ^(1,2)

Land Use	Captive Ratio Adjustments			
	Weekday		Weekend	
	Daytime	Evening	Daytime	Evening
Hotel-Business Hotel-Leisure Hotel Employees Restaurant/Lounge Meeting/Banquet (0 to 20 sq ft/key) Meeting/Banquet (20 to 50 sq ft/key) Meeting/Banquet (50 to 100 sq ft/key) Convention (100 to 200 sq ft/key) Convention (> 200 sq ft/key) Restaurant/Meeting Employees	See Table 5 for Hotel Uses			
Residential, Suburban				
Studio Efficiency	100%	100%	100%	100%
1 Bedroom	100%	100%	100%	100%
2 Bedrooms	100%	100%	100%	100%
3+ Bedrooms	100%	100%	100%	100%
Reserved	100%	100%	100%	100%
Visitor	100%	100%	100%	100%
Residential, Urban				
Studio Efficiency	100%	100%	100%	100%
1 Bedroom	100%	100%	100%	100%
2 Bedrooms	100%	100%	100%	100%
3+ Bedrooms	100%	100%	100%	100%
Reserved	100%	100%	100%	100%
Visitor	100%	100%	100%	100%
Active Senior Housing	100%	100%	100%	100%
Residents	92%	88%	90%	91%
Office				
Office <25 ksf	100%	100%	100%	100%
Reserved	100%	100%	100%	100%
Employee	99%	99%	99%	99%
Office 25 to 100 ksf	100%	100%	100%	100%
Reserved	100%	100%	100%	100%
Employee	99%	99%	99%	99%
Office =100 ksf	100%	100%	100%	100%
Reserved	100%	100%	100%	100%
Employee	99%	99%	99%	99%
Office 100 to 500 ksf	100%	100%	100%	100%
Reserved	100%	100%	100%	100%
Employee	100%	100%	100%	100%
Office >500 ksf	100%	100%	100%	100%
Reserved	100%	100%	100%	100%
Employee	99%	99%	99%	99%
Open Plan/High Density Office	100%	100%	100%	100%
Reserved	100%	100%	100%	100%
Employee	100%	100%	100%	100%
Medical/Dental Office	100%	100%	100%	100%
Employee	99%	99%	99%	99%
Day Care Center	100%	100%	100%	100%
Employee	100%	100%	100%	100%
Bank (Drive In Branch)	100%	100%	100%	100%
Employee	99%	99%	99%	99%

Notes: (1) Shared Parking, Third Edition.

(2) Modified capture adjustments should be made based on ULI 3rd Edition methodology and in accordance with the DRI traffic study methodology.

Table 6

Table 5
Metropica Master Plan
Driving and Captive Ratio Adjustments for Hotel ^(1,2,3,4)

Land Use				Driving Adjustments			
				Weekday		Weekend	
				Daytime	Evening	Daytime	Evening
Hotel-Business	(suburban)			59%	59%	69%	69%
Hotel-Leisure	(suburban)			50%	50%	50%	50%
Hotel Employees				100%	100%	100%	100%
Restaurant/Lounge				63%	63%	54%	54%
Meeting/Banquet (0 to 20 sq ft/key)				68%	68%	68%	68%
Meeting/Banquet (20 to 50 sq ft/key)				68%	68%	68%	68%
Meeting/Banquet (50 to 100 sq ft/key)				68%	68%	68%	68%
Convention (100 to 200 sq ft/key)				68%	68%	68%	68%
Convention (> 200 sq ft/key)				68%	68%	68%	68%
Restaurant/Meeting Employees				100%	100%	100%	100%

Driving Adjustments for Hotel Uses				Driving Adjustments	
				Weekday	Weekend
Guest Rooms					
Typical business hotel suburban location				59%	69%
Airport hotel				49%	53%
Downtown hotel with paid and/or valet pkg				40%	46%
Resort hotel				50%	50%
Restaurant/Lounge					
Typical business hotel suburban location				63%	54%
Airport hotel				72%	72%
Downtown hotel with paid and/or valet pkg				47%	40%
Resort hotel				50%	50%
Meeting/Conference					
Typical business hotel suburban location				68%	68%
Airport hotel				81%	36%
Downtown hotel with paid and/or valet pkg				45%	45%
Resort hotel				50%	50%

Captive Ratio Adjustments for Hotel Uses				Captive Adjustments	
				Weekday	Weekend
Guest Rooms				100%	100%
Restaurant/Lounge					
Typical business hotel suburban location				90%	30%
Airport hotel				90%	70%
Downtown hotel with paid and/or valet pkg				90%	70%
Resort hotel				90%	70%
Meeting/Conference					
Typical business hotel suburban location				60%	70%
Airport hotel				90%	90%
Downtown hotel with paid and/or valet pkg				60%	70%
Resort hotel				25%	25%

Notes: (1) Shared Parking, Third Edition.
 (2) All other land uses assumed to be 100 percent for baseline conditions.
 (3) Driving adjustments for other uses may be applied with appropriate supporting documentation.
 (4) Modified capture adjustments should be made based on ULI 3rd Edition methodology.

Interim Parking Conditions

In cases where an individual Pod is planned for development, the shared parking methodology as previously described will be applied to determine the required parking supply assuming it is demonstrated that the planned land uses have hourly patterns that are conducive to a shared parking situation.

In cases where an individual Pod is planned but does not have uses conducive to shared parking, the amount of parking required will be based on the parking ratios and methodology outlined in the current version of the City of Sunrise Code.

Satisfaction of the parking requirement under either condition may be met by providing parking spaces within the individual Pod or through the use of an “interim parking lot” subject to the provisions outlined in Exhibit C, section 4, paragraph F of the Development Agreement.

These interim parking spaces reflect a temporary condition may be used until such time as other adjacent parcels are developed and it can be demonstrated that the overall shared parking requirement can be met through the parking supply provided on a combination of development parcels

~~Metropica Masterplan – POD A and POD C~~

~~Non-Captive Adjustment Factors for Weekdays~~

	Noncaptive Daytime
Community Shopping Center	90%
Employee	100%
Fine/Casual Dining	90%
Employee	100%
Family Restaurant	85%
Employee	100%
Fast Food Restaurant	50%
Employee	100%
Hotel-Business	100%
Meeting/Banquet	60%

Employee	100%
Office	100%
Employee	100%
Medical/Dental Office	100%
Employee	100%

Source: *Shared Parking, Second Edition*

~~Metropica Master Plan – Pod B1~~

Site Data

Parking Required by Code

~~Parking Provided~~

Comparison

~~Note: This methodology will be applied to Pod B2~~

~~WELLS + ASSOCIATES~~



October 1, 2015 / Updated July 19, 2019

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Tysons, Virginia 22102
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VIA ELECTRONIC DELIVERY

-
-
Erick H. Collazo
Metropica-
1000 Sawgrass Corporate Parkway
Suite 560-
Sunrise, Florida 33323-

-
RE: ~~Metropica Master Plan~~
~~Valet Parking Approach and Estimate;~~
~~Sunrise, Florida~~

-
Dear Erick:-

-
This letter summarizes the approach and estimated amount of valet parking to be provided in conjunction with the Metropica Phases 1 & 2 Master Plan located in Sunrise, Florida. The mixed-use portion of the site (Pod A) is planned to be developed with a combination of retail, office, residential, and hotel uses. These uses will be served by a combination of curbside and structured parking. Two (2) parking structures will be provided. The East Garage will include approximately 2,300 spaces and the West Garage will include approximately 1,200 spaces, pending final design estimates. Each garage will include approximately eight (8) levels.

-
The desire for valet parking has been requested primarily by the anticipated restaurant tenants and hotel owners of the project that will be concentrated in various portions of the site. These users experience surges in parking demand and some wish to provide an added convenience to customers through valet parking during peak periods.

-
The use of valet parking is typical in town center projects. Unlike traditional shopping centers, town centers have a much higher percentage of restaurant and entertainment space. A typical shopping center has approximately 10 to 15 percent of space for restaurant use. Metropica will have nearly 30 percent of restaurant and entertainment space that draws patrons more conducive to using valet parking.



~~Examples of other similar town center projects that provide valet parking include the following:~~

- ~~• Easton Town Center (Columbus, Ohio)~~
- ~~• Mizner Park (Boca Raton, FL)~~
- ~~• The Grove (Los Angeles, CA)~~
- ~~• Crocker Park (Westlake, OH)~~
- ~~• City Place (West Palm Beach, FL)~~
- ~~• Santana Row (San Jose, CA)~~

~~Based on discussions with valet parking operators, the use of valet spaces would likely be employed during peak times on weekdays and weekends (generally during the midday and the evening hours), during special events, and on holidays. Typical valet parking would begin at 11:00 AM during these peak days, and may be provided in one or both garages during these times. It is anticipated that the valet provider would adjust manpower and hours based on experience and actual usage.~~

~~In addition, detailed plans for valet parking would be provided to the City for review as specified in the Development Agreement, Exhibit C, Item 4J. The parking provided for residential uses would be restricted, and not used for valet parking. Parking provided for office uses would only be available for valet parking during non-office hours on weekday evenings, weekends, and holidays.~~

~~The City of Sunrise Code allows for no more than 1.0 percent of the required parking supply to be dedicated for valet use for shopping centers with less than 500,000 S.F. of gross leasable area. It allows for no more than 20 percent of the spaces for restaurant uses 25 percent for hotels. As shown on Table 1, if these uses were calculated separately, a total of 297 valet spaces could be provided. (Note that the overall parking demand for the project will be based on the shared parking methodology defined in the development agreement and not the City of Sunrise Code.)~~

~~Based on the design of the garages and to provide flexibility, it is recommended that the Development Agreement allow for valet parking of no more than ten (10.0) percent of the total parking supply provided on-site.~~



Please call (703-676-3603) or email me at mjworkosky@mjjwells.com with any questions.

Sincerely,

~~Michael J. Workosky, PTP, TOPS, TSOS~~
~~Vice President~~

Table 1
Metropica
Valet Parking Supply Estimate

Land Use	Density	Units	Code Parking Requirement ⁽¹⁾	Number of Spaces Required	Valet Parking Percentage ⁽¹⁾	Number of Valet Spaces
Retail	352,333	SF (GFA)	1 per 250 SF	1,410	1.0%	15
Restaurant	88,711	SF (GFA) (2)	1 per 75 SF	1,183	20.0%	237
Hotel	240	rooms	3 per 4 rooms	180	25.0%	45
Residential (Studio)	7	Units	1.5 per DU	11	0.0%	-
Residential (1 BR)	248	Units	1.75 per DU	434	0.0%	-
Residential (2 BR)	67	Units	2.0 per DU	134	0.0%	-
Residential (3 BR)	28	Units	2.5 per DU	70	0.0%	-
Subtotal	350	Units		649		
Visitor			10 percent	65		
Total Residential				714	0.0%	-
Office	165,000	SF (GFA)	1 per 250 SF	660	0.0%	-
Totals				4,147		297

Note: (1) Based on City of Sunrise Code Chapter 16, Article VII.

(2) Assumes 25 percent reduction for patron area.

EXHIBIT D

~~AMENDED~~ TREE DISPOSITION AND MITIGATION PLAN

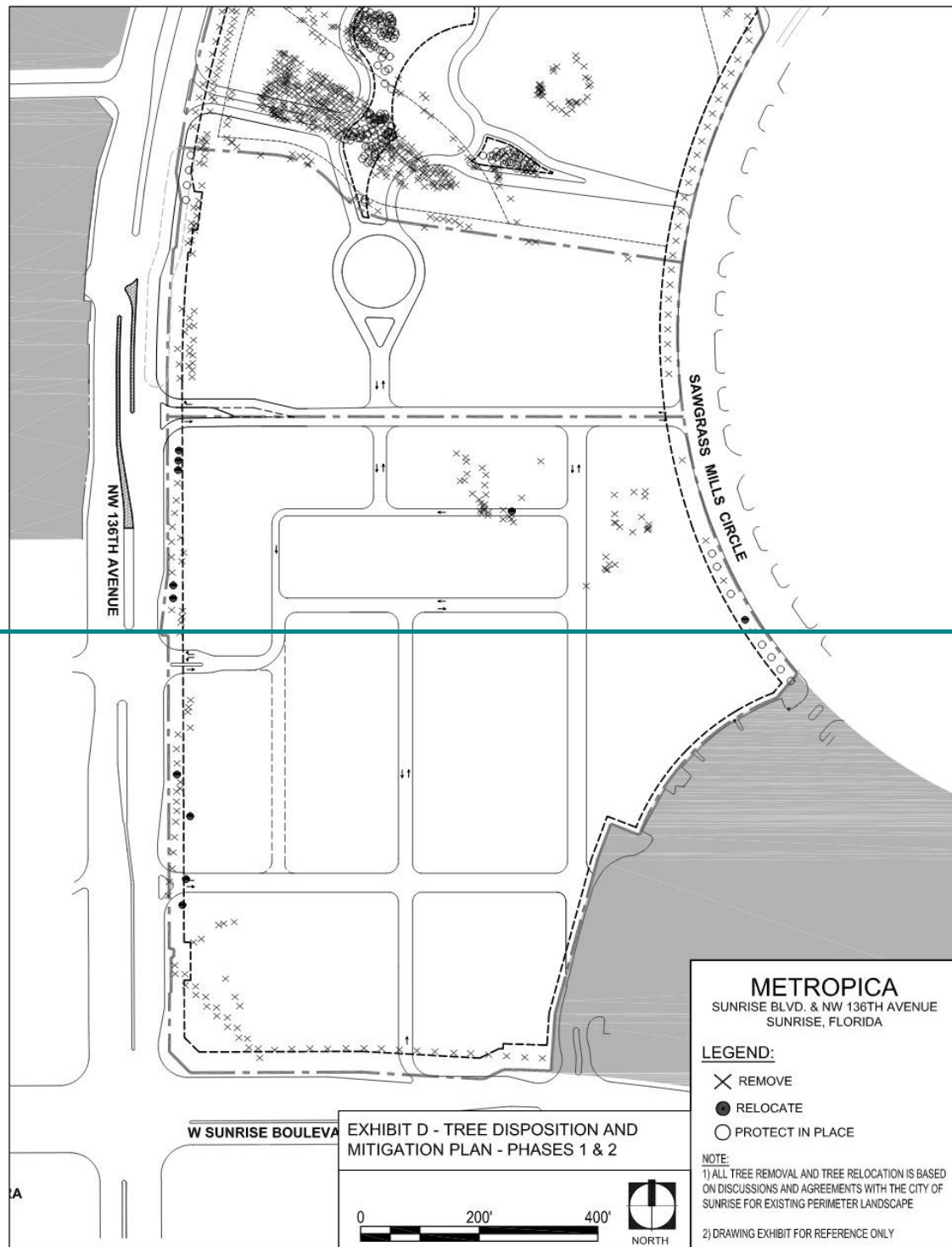


Exhibit D
Page 2 of 2 Pages

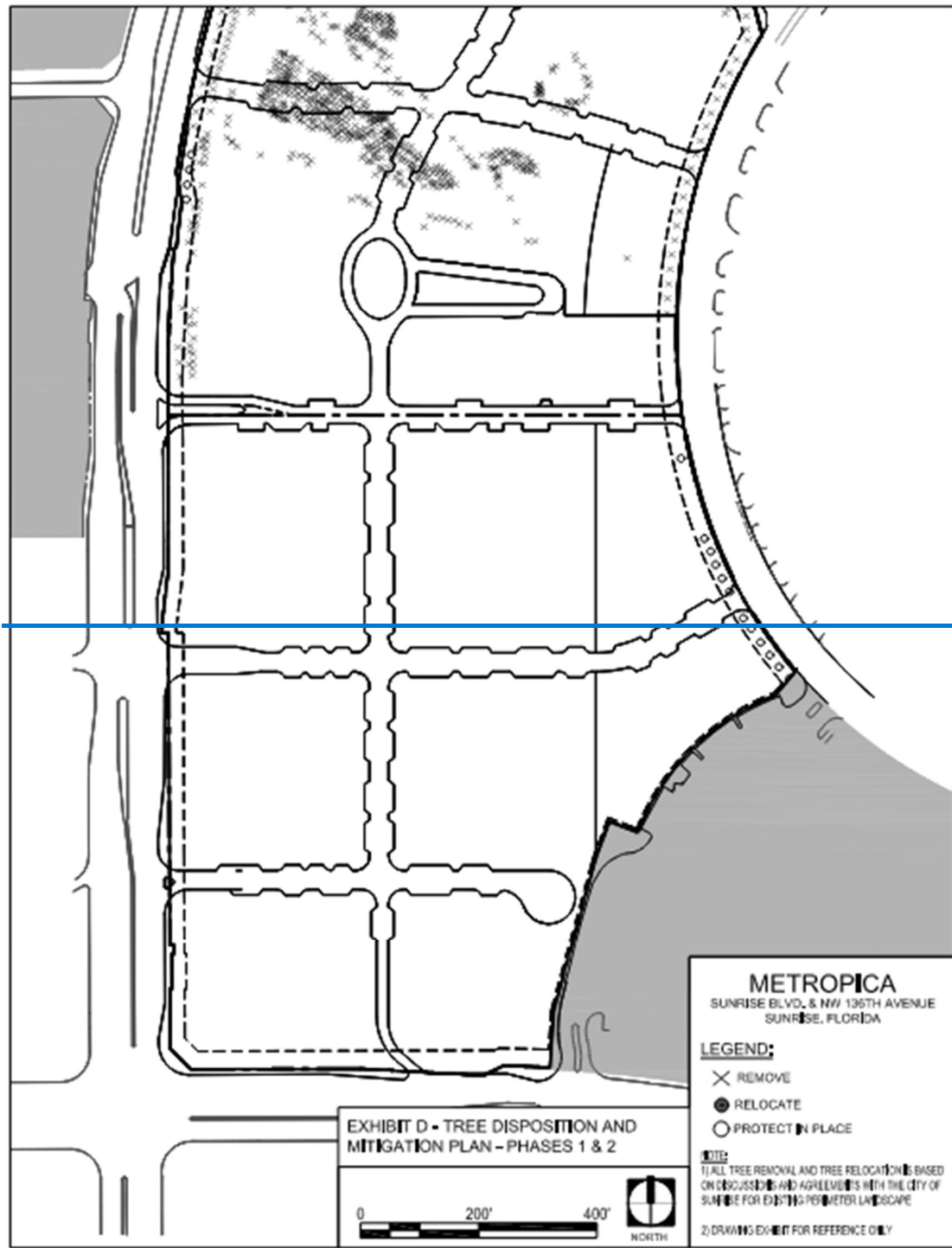


Exhibit D
Page 3 of 2 Pages

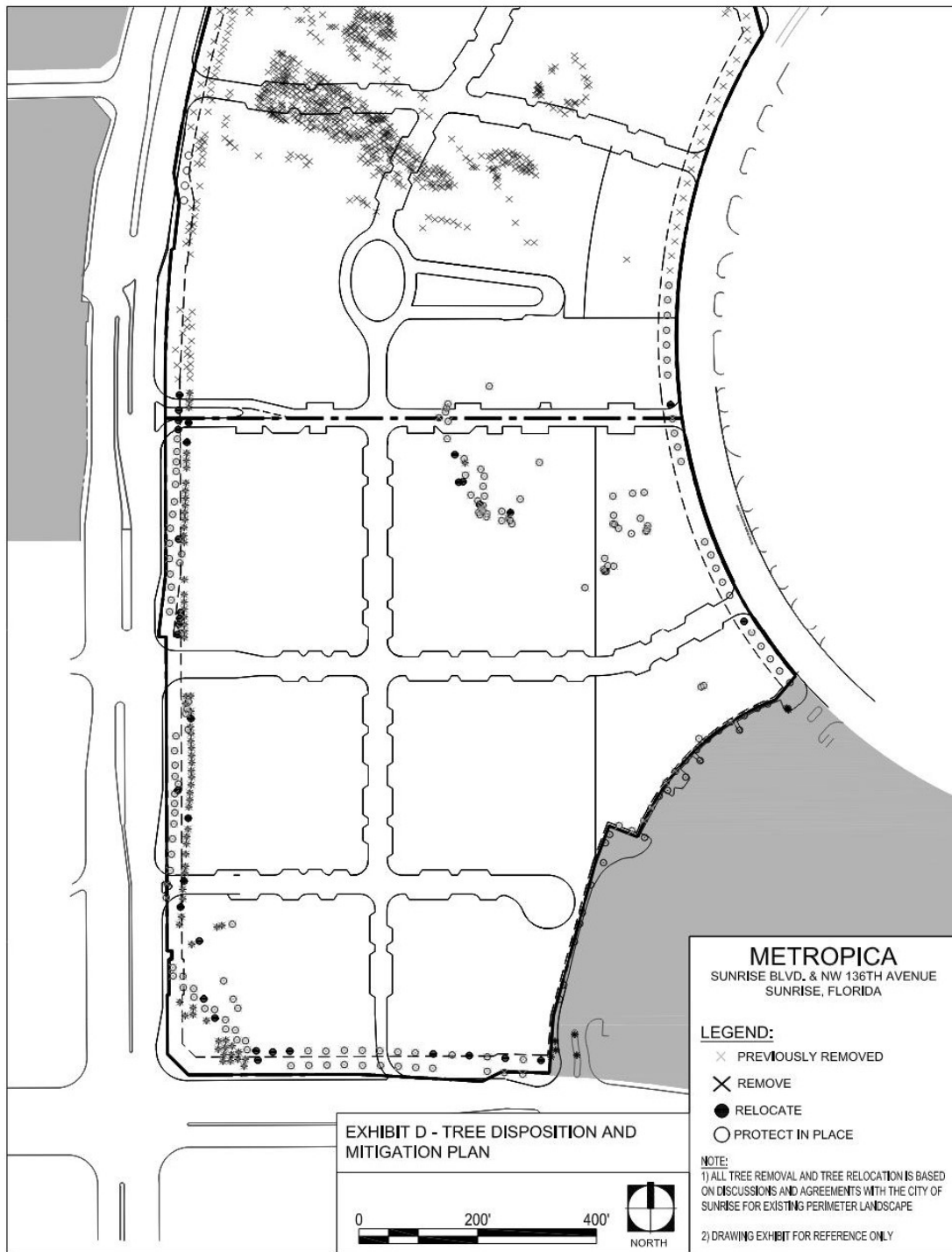


EXHIBIT D (CONTINUED)

AMENDED TREE DISPOSITION AND MITIGATION PLAN

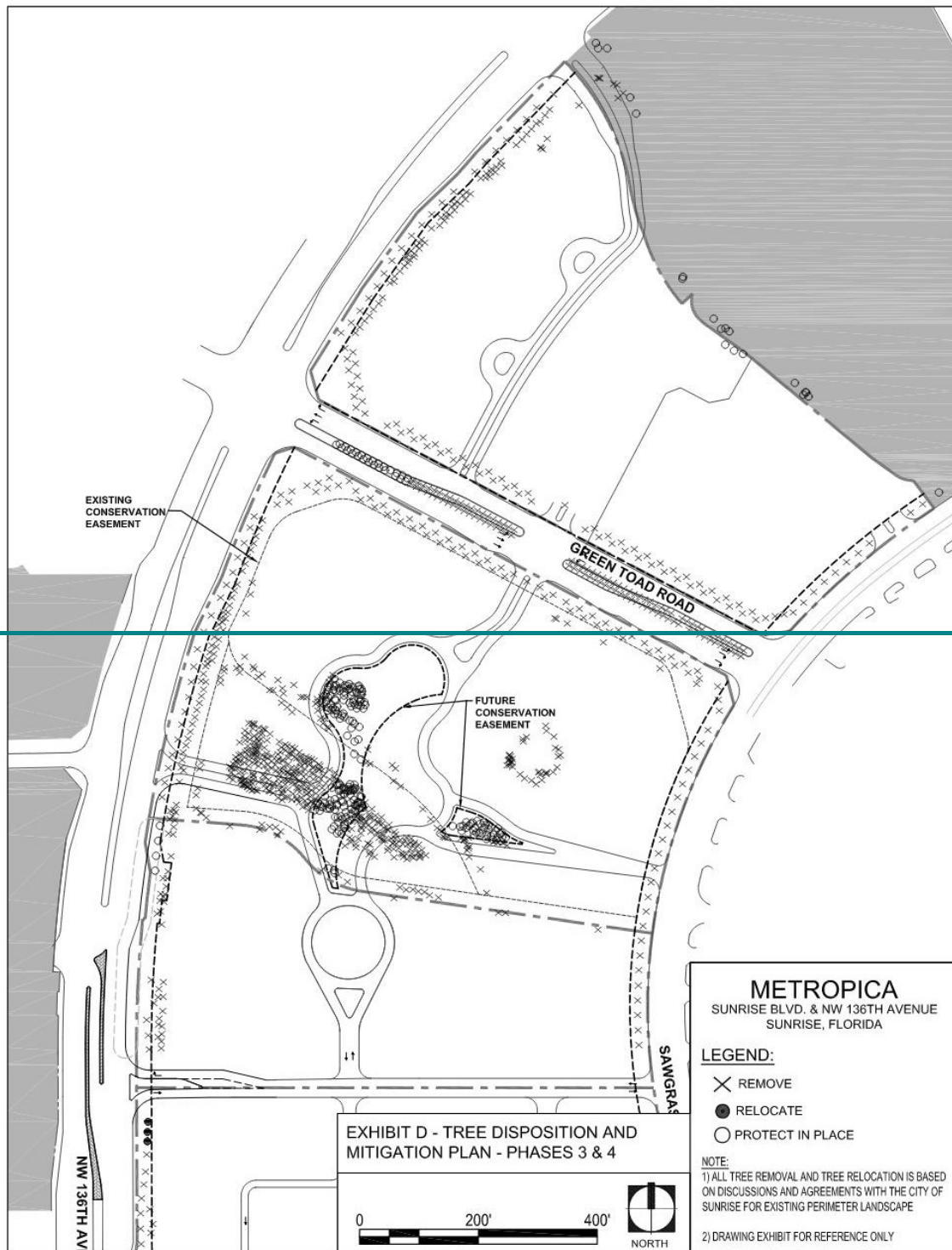


Exhibit D
Page 6 of 2 Pages

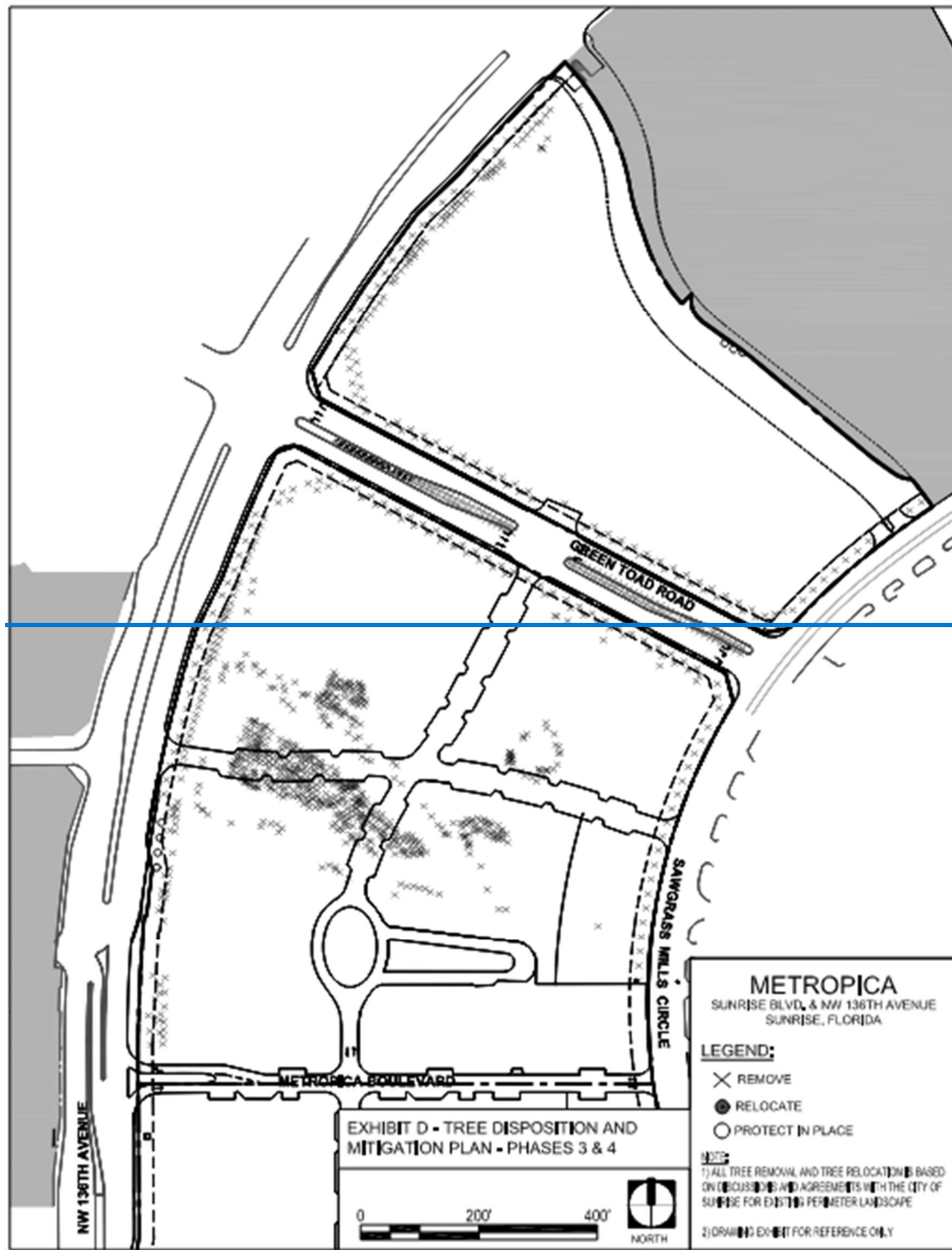


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Page 7 of 2 Pages

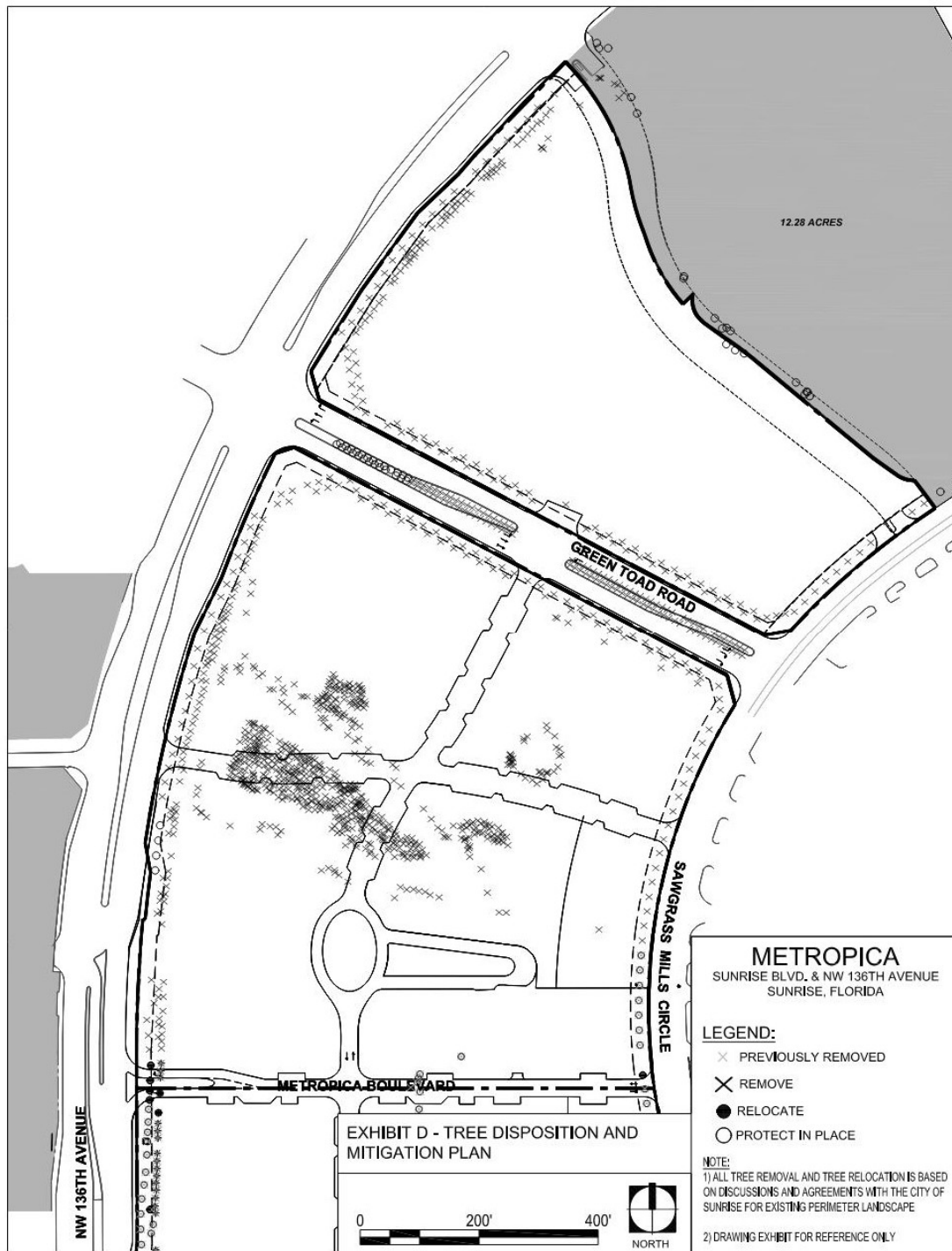


Exhibit D
Page 8 of 2 Pages

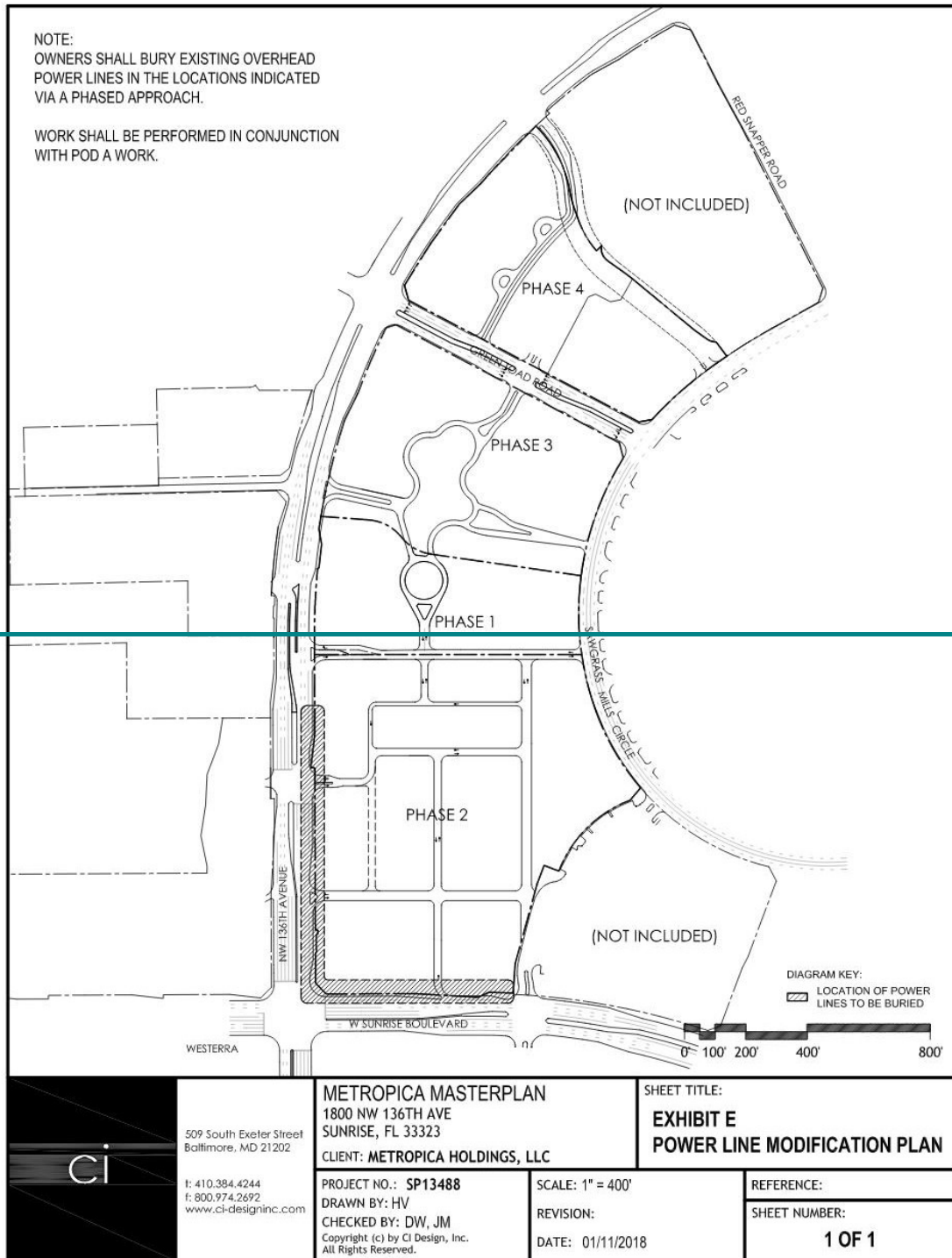
~~SHARED PARKING ANALYSIS METHODOLOGY~~

~~July 22, 2019~~
~~March 10, 202~~
September 8, 2025

EXHIBIT E

POWER LINE MODIFICATION PLAN





NOTE:
OWNERS SHALL BURY EXISTING OVERHEAD
POWER LINES IN THE LOCATIONS INDICATED
VIA A PHASED APPROACH.

WORK SHALL BE PERFORMED IN CONJUNCTION
WITH POD A WORK.

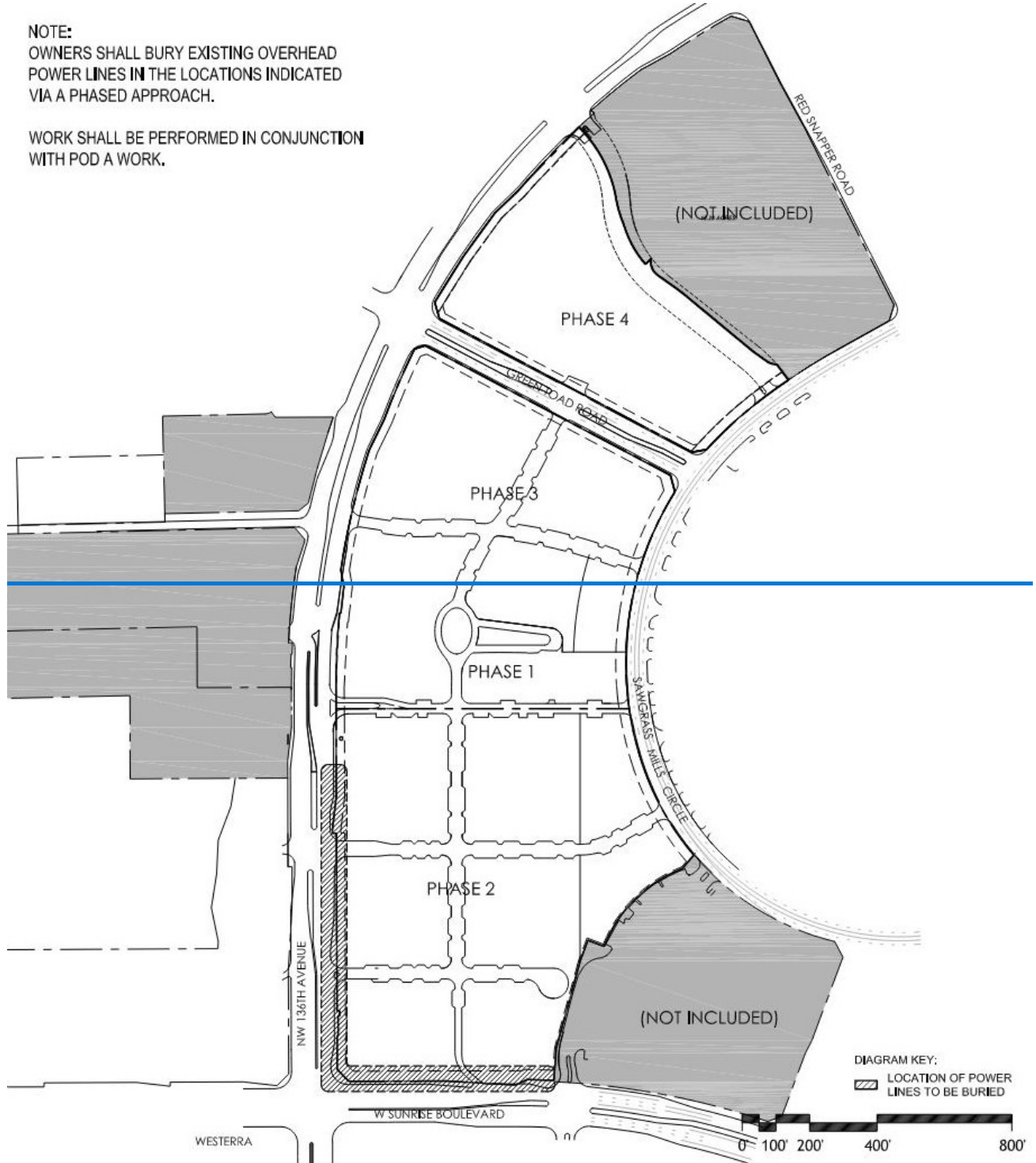


EXHIBIT F ~~AMENDED~~ LANDSCAPE PHASING PLAN

LANDSCAPE AND HARDSCAPE PHASING PLAN

LANDSCAPE PHASING SCHEDULE		PHASE DESCRIPTION	
A	PROJECT LAUNCH - PODS A1, A2, A3 & A5	G	RESIDENTIAL AREA - POD B6
	THE PHASING OF LANDSCAPE INSTALLATION FOR THE METROPICA DEVELOPMENT WILL FOLLOW A LOGICAL SEQUENCE OF CONSTRUCTION FOR BUILDINGS AND SITE DEVELOPMENT. AS FOR PERIMETER LANDSCAPE APPLICATIONS, INITIAL ACTIVITIES WILL INCLUDE CROWN PRUNING FOR TREES THAT ARE TO REMAIN IN PLACE AND BOTH CROWN AND ROOT PRUNING FOR TREES THAT ARE TO BE RELOCATED WITHIN THE SITE. INITIAL PHASE PERIMETER LANDSCAPE WILL OCCUR ALONG THE 136TH AVENUE CORRIDOR RELATED TO THE METROPICA REAL ESTATE SALES FACILITY. PHASE A OF THE PERIMETER LANDSCAPE WILL ALSO ADDRESS THE SUNRISE BOULEVARD FRONTAGE. THE EXISTING CONDITION IN THIS ZONE IS A DOUBLE ROW OF MATURE LIVE OAK TREES. HOWEVER, THE OUTER ROW OF THESE EXISTING TREES HAS BEEN SEVERELY PRUNED DUE TO EXISTING OVERHEAD POWER LINES THAT WILL BE PLACED UNDERGROUND AS PART OF THE PLANNED IMPROVEMENTS OF THE DEVELOPMENT. BOTH ROWS OF OAKS ALONG SUNRISE BOULEVARD WILL BE REMOVED OR RELOCATED VIA A PHASED APPROACH, THUS MITIGATING THE VISUAL IMPACT OF THE TREE REMOVAL. NEW TREES ALONG THIS FRONTAGE WILL BE INSTALLED AS NEW STREET FACING BUILDINGS ARE COMPLETED ALONG SUNRISE BOULEVARD.		PHASE G WILL ADDRESS THE WEST FACE OF THE SAWGRASS MILLS LOOP ROAD ALONG THE METROPICA FRONTAGE. IN THIS ZONE, SEVERAL MATURE BLACK OLIVE TREES MAY BE RETAINED, UNLESS IN CONFLICT WITH PUBLIC UTILITY CONSTRUCTION, OPERATION AND MAINTENANCE, TO MAINTAIN THE EXISTING STATEMENT OF STREET TREES THAT LINE THE LOOP ROAD. THESE TREES WILL BE CROWN PRUNED OVER A NUMBER OF YEARS TO IMPROVE THEIR HEALTH AND STRUCTURE. IF UTILITY, OPERATION, MAINTENANCE CONFLICT REQUIRE EXISTING TREES TO BE REMOVED, THEY WILL BE REPLACED IN KIND.
		H	RESIDENTIAL AREA - PODS B5 & B6
B	RESIDENTIAL AREA - POD B3 & INTERIOR CONNECTOR		PHASE H WILL BE A CONTINUATION OF PHASE F ADDRESSING THE EAST TO WEST PUBLIC STREETSCAPE ALONG GREEN TOAD ROAD AT PARCEL B ALONG THE EXISTING CONSERVATION EASEMENT WHICH RUNS THROUGH THE DEVELOPMENT FROM 136TH AVENUE TO THE SAWGRASS MILLS LOOP ROAD. PHASE H PERIMETER LANDSCAPE WILL CORRELATE TO THE METROPICA REAL ESTATE SALES FACILITY LANDSCAPING STRATEGY. NOTE - PROPOSED OFF-SITE IMPROVEMENTS ALONG GREEN TOAD ROAD WILL REQUIRE COORDINATED TREE MITIGATION AT THE MEDIAN.
	PHASE B WILL ADDRESS A NEW EAST TO WEST URBAN STREETSCAPE THAT RUNS THROUGH THE CENTER OF THE DEVELOPMENT FROM 136TH AVENUE TO THE SAWGRASS MILLS LOOP ROAD. PHASE B WILL ALSO ADDRESS THE WEST FACE OF THE SAWGRASS MILLS LOOP ROAD ALONG THE METROPICA FRONTAGE. IN THIS ZONE, SEVERAL MATURE BLACK OLIVE TREES WILL BE RETAINED, UNLESS IN CONFLICT WITH PUBLIC UTILITY CONSTRUCTION, OPERATION AND MAINTENANCE, TO MAINTAIN THE EXISTING STATEMENT OF STREET TREES THAT LINE THE LOOP ROAD. THESE TREES WILL BE CROWN PRUNED OVER A NUMBER OF YEARS TO IMPROVE THEIR HEALTH AND STRUCTURE.	I	COMMERCIAL & RESIDENTIAL AREAS - PODS C1, C2 & C3
C	RESIDENTIAL AREA - POD B2	J	COMMERCIAL AREA - POD C3
	PHASE C OF THE PERIMETER LANDSCAPE WILL BE A CONTINUATION OF THE INITIAL PHASE ALONG 136TH AVENUE EXTENDING NORTH TO THE CONSERVATION EASEMENT. PHASE C PERIMETER LANDSCAPE WILL OCCUR ALONG THE 136TH AVENUE CORRIDOR RELATED TO THE METROPICA REAL ESTATE SALES FACILITY.		PHASE I WILL COORDINATE WITH PHASE H ADDRESSING THE EAST TO WEST PUBLIC STREETSCAPE ALONG GREEN TOAD ROAD AT PARCEL C WHICH RUNS THROUGH THE DEVELOPMENT FROM 136TH AVENUE TO THE SAWGRASS MILLS LOOP ROAD. PHASE I PERIMETER LANDSCAPE WILL BE CONSISTENT WITH PHASE H LANDSCAPING STRATEGY. NOTE - PROPOSED OFF-SITE IMPROVEMENTS ALONG GREEN TOAD ROAD WILL REQUIRE COORDINATED TREE MITIGATION AT THE MEDIAN.
D	COMMERCIAL AREA - POD A7	K	RESIDENTIAL AREA - POD C1
	UNLESS IN CONFLICT WITH PUBLIC UTILITY CONSTRUCTION, MAINTENANCE AND OPERATION, PHASE D WILL BE THE CONTINUATION OF PHASE B ALONG SAWGRASS MILLS CIRCLE WHICH WILL AGAIN CONTINUE THE PRESERVATION OF MATURE BLACK OLIVE TREES TO MAINTAIN A CONSISTENT STATEMENT OF STREET TREES ALONG THE LOOP ROAD.		PHASE J OF THE PERIMETER LANDSCAPE WILL BE A CONTINUATION OF PHASE F ALONG NW 136TH AVENUE. PHASE J PERIMETER LANDSCAPE WILL OCCUR ALONG THE NW 136TH AVENUE & COORDINATE TO THE PHASE F LANDSCAPING STRATEGY.
E	RESIDENTIAL AREA / FUTURE CONSERVATION AREA - POD B4		* PHASING SUBJECT TO CHANGE
	THIS AREA IS ENCUMBERED UPON WITH A CONSERVATION EASEMENT. THIS AREA WILL BE DESIGNED & DEVELOPED UPON AGREEMENTS WITH THE CITY, RELEASE OF THE EASEMENT & SATISFACTION OF THE SITE WETLAND MITIGATION.		
F	RESIDENTIAL AREA - POD B5		
	PHASE F OF THE PERIMETER LANDSCAPE WILL BE A CONTINUATION OF PHASE C ALONG NW 136TH AVENUE OUTSIDE OF THE EXISTING CONSERVATION EASEMENT. PHASE F PERIMETER LANDSCAPE WILL OCCUR ALONG THE NW 136TH AVENUE CORRIDOR & CORRELATE TO THE METROPICA REAL ESTATE SALES FACILITY LANDSCAPE STRATEGY.		



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METROPICA MASTERPLAN
1800 NW 136TH AVE
SUNRISE, FL 33323
CLIENT: METROPICA HOLDINGS, LLC

SHEET TITLE:
**EXHIBIT F - AMENDED
LANDSCAPE PHASING PLAN**

PROJECT NO.: **SP13488**
DRAWN BY: HV
CHECKED BY: DW, JM
Copyright (c) by CI Design, Inc.
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SCALE: 1" = 400'
REVISION:
DATE: 01/11/2018

REFERENCE:
SHEET NUMBER:
1 OF 2

POD	PERIMETER EDGE	INTERNAL EDGE	OPEN SPACE	PROJECT ICONS
A1	NW 136th Ave frontage: The site currently has a temporary sidewalk that will be removed and subsequently replaced. The temporary fence will be relocated as the perimeter infrastructure is completed. Sunrise Boulevard frontage: The site currently has a temporary sidewalk that will be removed and subsequently replaced. The temporary fence will be relocated as the perimeter infrastructure is completed.	Right of way Minimum 5' sidewalk to be provided with street infrastructure by Master Developer. Right of way street trees and lights to be provided with street infrastructure by Master Developer. Additional remaining sidewalk width depicted in typical street section to be provided at time of pod development by individual pod developer. Additional street trees within the individual pod shall be installed at time of pod development by individual pod developers	Refer to Perimeter Landscape Zone as depicted on sheet MP2	Project Icons to be provided per sheet MP3 at time of pod development
A2	Sunrise Boulevard frontage: The site currently has a temporary sidewalk that will be removed and subsequently replaced. The temporary fence will be relocated as the perimeter infrastructure is completed.	Right of way Minimum 5' sidewalk to be provided with street infrastructure by Master Developer. Right of way street trees and lights to be provided with street infrastructure by Master Developer. Additional remaining sidewalk width depicted in typical street section to be provided at time of pod development by individual pod developer. Additional street trees within the individual pod shall be installed at time of pod development by individual pod developers	Refer to Perimeter Landscape Zone as depicted on sheet MP2	Project Icons to be provided per sheet MP3 at time of pod development
A3	NW 136th Ave frontage: The site currently has a temporary sidewalk that will be removed and subsequently replaced. The temporary fence will be relocated as the perimeter infrastructure is completed.	Right of way Minimum 5' sidewalk to be provided with street infrastructure by Master Developer. Right of way street trees and lights to be provided with street infrastructure by Master Developer. Additional remaining sidewalk width depicted in typical street section to be provided at time of pod development by individual pod developer. Additional street trees within the individual pod shall be installed at time of pod development by individual pod developers	Refer to Perimeter Landscape Zone as depicted on sheet MP2	Project Icons to be provided per sheet MP3 at time of pod development
A4	N/A	Right of way Minimum 5' sidewalk to be provided with street infrastructure by Master Developer. Right of way street trees and lights to be provided with street infrastructure by Master Developer. Additional remaining sidewalk width depicted in typical street section to be provided at time of pod development by individual pod developer. Additional street trees within the individual pod shall be installed at time of pod development by individual pod developers	Urban Open Space per sheet MP2 to be provided at time of pod development.	Project Icons to be provided per sheet MP3 at time of pod development
A5	Sawgrass Mills Circle frontage: In this zone, several mature oak trees will be retained, unless in conflict with public utility construction, operation and maintenance, to maintain the existing statement of street trees that line the loop road. These trees will be crown pruned over a number of years to improve their health and structure.	Min. 5' sidewalk to be provided with street infrastructure by Master Developer. Remaining sidewalk depicted in typical street section to be provided at time of pod development. Street trees and lights to be provided with street infrastructure by Master Developer.	Refer to Perimeter Landscape Zone as depicted on sheet MP2	Project Icons to be provided per sheet MP3 at time of pod development
A6	NW 136th Ave frontage: The site currently has a temporary sidewalk that will be removed and subsequently replaced. The temporary fence will be relocated as the perimeter infrastructure is completed.	Right of way Minimum 5' sidewalk to be provided with street infrastructure by Master Developer. Right of way street trees and lights to be provided with street infrastructure by Master Developer. Additional remaining sidewalk width depicted in typical street section to be provided at time of pod development by individual pod developer. Additional street trees within the individual pod shall be installed at time of pod development by individual pod developers.	Refer to Perimeter Landscape Zone as depicted on sheet MP2	Project Icons to be provided per sheet MP3 at time of pod development
A7	N/A	Right of way Minimum 5' sidewalk to be provided with street infrastructure by Master Developer. Right of way street trees and lights to be provided with street infrastructure by Master Developer. Additional remaining sidewalk width depicted in typical street section to be provided at time of pod development by individual pod developer. Additional street trees within the individual pod shall be installed at time of pod development by individual pod developers.	Urban Open Space per sheet MP2 to be provided at time of pod development.	Project Icons to be provided per sheet MP3 at time of pod development
A8	Sawgrass Mills Circle frontage: In this zone, several mature oak trees will be retained, unless in conflict with public utility construction, operation and maintenance, to maintain the existing statement of street trees that line the loop road. These trees will be crown pruned over a number of years to improve their health and structure.	Right of way Minimum 5' sidewalk to be provided with street infrastructure by Master Developer. Right of way street trees and lights to be provided with street infrastructure by Master Developer. Additional remaining sidewalk width depicted in typical street section to be provided at time of pod development by individual pod developer. Additional street trees within the individual pod shall be installed at time of pod development by individual pod developers.	Refer to Perimeter Landscape Zone as depicted on sheet MP2	Project Icons to be provided per sheet MP3 at time of pod development

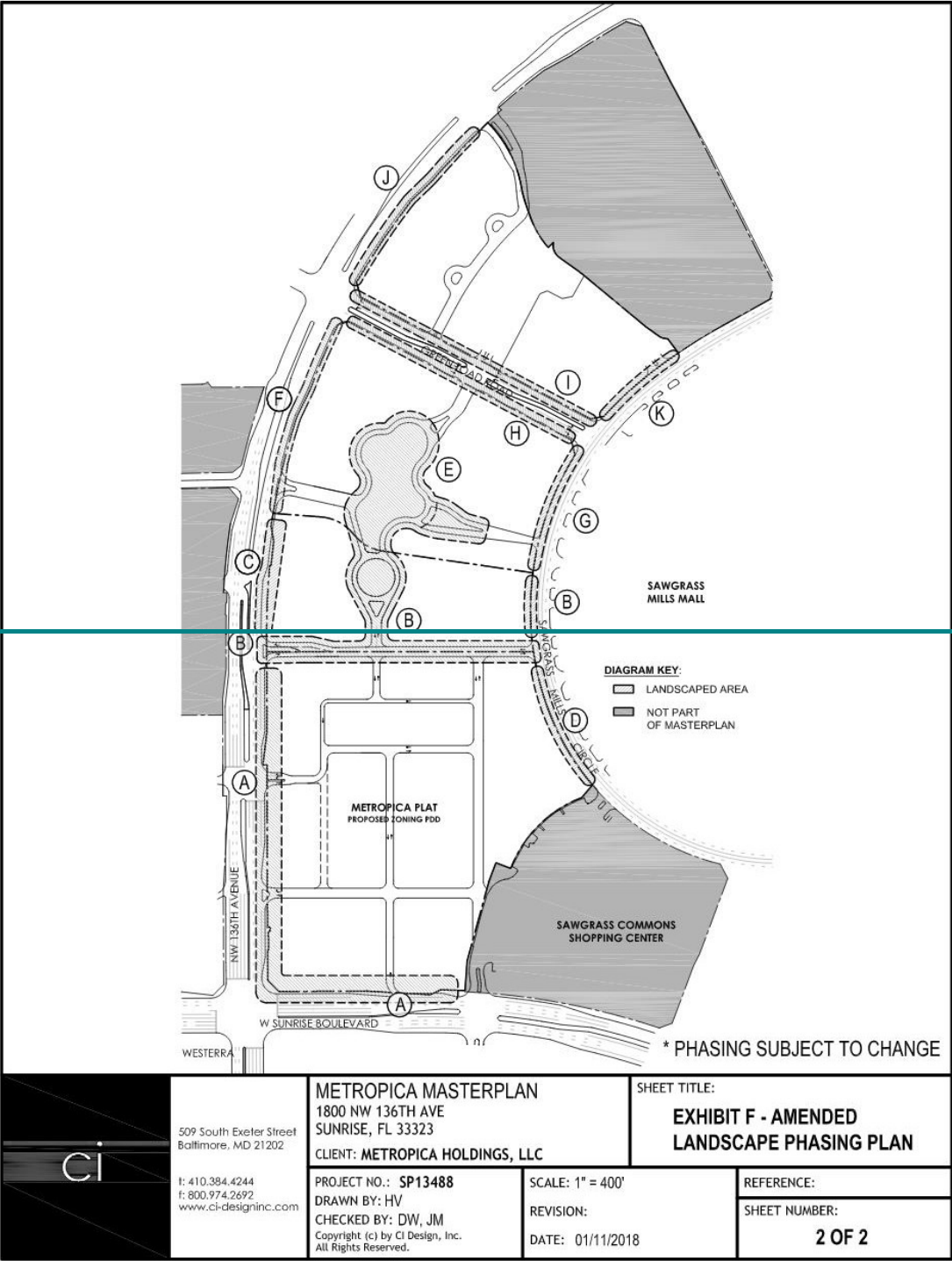
EXHIBIT F (CONTINUED)

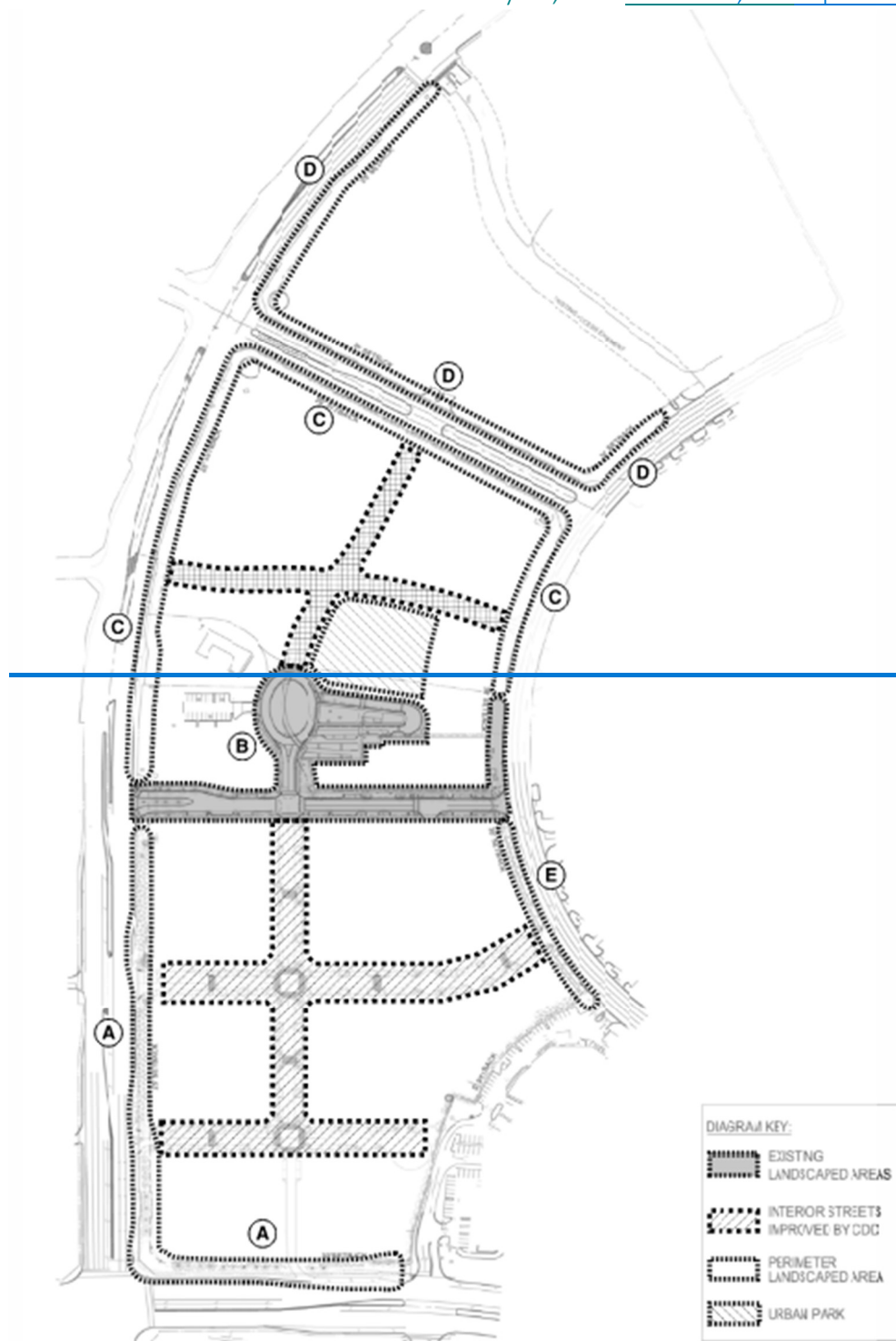
POD	PERIMETER EDGE	INTERNAL EDGE	OPEN SPACE	PROJECT ICONS
B1	Sawgrass Mills Circle frontage: Improvements were completed with Parcel B.	Improvements were completed with Pod B1.	Refer to Perimeter Landscape Zone as depicted on sheet	Project Icons to be provided per sheet MP3 at time of pod development
B2	NW 136th Ave frontage: Initial activities will include crown pruning for trees that are to remain in place, and both crown and root pruning trees that are to be relocated within the site. Subsequent trees and plantings shall be provided at time of pod development.	Metropica Boulevard improvements were completed with Pod B1. Subsequent pod development will include Right of way Minimum 5' sidewalk to be provided with street infrastructure by Master Developer. Right of way street trees and lights to be provided with street infrastructure by Master Developer. Additional remaining sidewalk width depicted in typical street section to be provided at time of pod development by individual pod developer. Additional street trees within the individual pod shall be installed at time of pod development by individual pod developers. Depicted streetscape environment, including placement of street trees, sidewalk widths and setbacks shall be consistent with streetscape environment depicted on sheet MP5 for A pods on internal streets.	Refer to Perimeter Landscape Zone as depicted on sheet MP2	Project Icons to be provided per sheet MP3 at time of pod development
B3	Improvements were completed with pod B1.	Improvements were completed with Pod B1.	Refer to Perimeter Landscape Zone as depicted on sheet	N/A
B4	Sawgrass Mills Circle frontage: In this zone, several mature black olive trees will be retained, unless in conflict with public utility construction, operation and maintenance, to maintain the existing statement of street trees that line the loop road. These trees will be crown pruned over a number of years to improve their health and structure.	Subsequent pod development will include Right of way Minimum 5' sidewalk to be provided with street infrastructure by Master Developer. Right of way street trees and lights to be provided with street infrastructure by Master Developer. Additional remaining sidewalk width depicted in typical street section to be provided at time of pod development by individual pod developer. Additional street trees within the individual pod shall be installed at time of pod development by individual pod developers. Depicted streetscape environment, including placement of street trees, sidewalk widths and setbacks shall be consistent with streetscape environment depicted on sheet MP5 for A pods on internal streets.	Refer to Perimeter Landscape Zone as depicted on sheet MP2	Project Icons to be provided per sheet MP3 at time of pod development
B5	Improvements to be constructed with B Pod infrastructure	Subsequent pod development will include Right of way Minimum 5' sidewalk to be provided with street infrastructure by Master Developer. Right of way street trees and lights to be provided with street infrastructure by Master Developer. Additional remaining sidewalk width depicted in typical street section to be provided at time of pod development by individual pod developer. Additional street trees within the individual pod shall be installed at time of pod development by individual pod developers. Depicted streetscape environment, including placement of street trees, sidewalk widths and setbacks shall be consistent with streetscape environment depicted on sheet MP5 for A pods on internal streets.	Urban Park / Green Space per sheet MP2	N/A
B6	Sawgrass Mills Circle frontage: In this zone, several mature black olive trees will be retained, unless in conflict with public utility construction, operation and maintenance, to maintain the existing statement of street trees that line the loop road. These trees will be crown pruned over a number of years to improve their health and structure. Green Toad Road frontage: In this zone, several mature black olive trees will be retained, unless in conflict with public utility construction, operation and maintenance, to maintain the existing statement of street trees that line the loop road. These trees will be crown pruned over a number of years to improve their health and structure.	Subsequent pod development will include Right of way Minimum 5' sidewalk to be provided with street infrastructure by Master Developer. Right of way street trees and lights to be provided with street infrastructure by Master Developer. Additional remaining sidewalk width depicted in typical street section to be provided at time of pod development by individual pod developer. Additional street trees within the individual pod shall be installed at time of pod development by individual pod developers. Depicted streetscape environment, including placement of street trees, sidewalk widths and setbacks shall be consistent with streetscape environment depicted on sheet MP5 for A pods on internal streets.	Refer to Perimeter Landscape Zone as depicted on sheet MP2	Project Icons to be provided per sheet MP3 at time of pod development

EXHIBIT F (CONTINUED)

POD	PERIMETER EDGE	INTERNAL EDGE	OPEN SPACE	PROJECT ICONS
B7	NW 136th Ave frontage: Initial activities will include crown pruning for trees that are to remain in place, and both crown and root pruning trees that are to be relocated within the site. Subsequent trees and plantings shall be provided at time of pod development. Green Toad Road frontage: In this zone, several mature black olive trees will be retained, unless in conflict with public utility construction, operation and maintenance, to maintain the existing statement of street trees that line the loop road. These trees will be crown pruned over a number of years to improve their health and structure.	Subsequent pod development will include Right of way Minimum 5' sidewalk to be provided with street infrastructure by Master Developer. Right of way street trees and lights to be provided with street infrastructure by Master Developer. Additional remaining sidewalk width depicted in typical street section to be provided at time of pod development by individual pod developer. Additional street trees within the individual pod shall be installed at time of pod development by individual pod developers. Depicted streetscape environment, including placement of street trees, sidewalk widths and set backs shall be consistent with streetscape environment depicted on sheet MP5 for A pods on internal streets.	Refer to Perimeter Landscape Zone as depicted on sheet MP2	Project Icons to be provided per sheet MP3 at time of pod development
C	NW 136th Ave frontage: Initial activities will include crown pruning for trees that are to remain in place, and both crown and root pruning trees that are to be relocated within the site. Subsequent trees and plantings shall be provided at time of pod development. Sawgrass Mills Circle frontage: In this zone, several mature black olive or oak trees will be retained, unless in conflict with public utility construction, operation and maintenance, to maintain the existing statement of street trees that line the loop road. These trees will be crown pruned over a number of years to improve their health and structure. Green Toad Road frontage: In this zone, several mature black olive or oak trees will be retained, unless in conflict with public utility construction, operation and maintenance, to maintain the existing statement of street trees that line the loop road. These trees will be crown pruned over a number of years to improve their health and structure.	Subsequent pod development will include Right of way Minimum 5' sidewalk to be provided with street infrastructure by Master Developer. Right of way street trees and lights to be provided with street infrastructure by Master Developer. Additional remaining sidewalk width depicted in typical street section to be provided at time of pod development by individual pod developer. Additional street trees within the individual pod shall be installed at time of pod development by individual pod developers. Depicted streetscape environment, including placement of street trees, sidewalk widths and setbacks shall be consistent with streetscape environment depicted on sheet MP5 for A pods on internal streets.	Refer to Perimeter Landscape Zone as depicted on sheet MP2	Project Icons to be provided per sheet MP3 at time of pod development

EXHIBIT F (CONTINUED)
AMENDED LANDSCAPE PHASING PLAN







SHARED PARKING ANALYSIS METHODOLOGY

[July 22, 2019](#)[March 10, 202](#)[September 8, 2025](#)

EXHIBIT G

AMENDED OFF-SITE IMPROVEMENTS PLAN

NOTE:

THE OWNERS SHALL PROVIDE THE FOLLOWING OFF-SITE IMPROVEMENTS:

- ① TRANSIT STATION IN THE TIME AND MANNER DESCRIBED IN THE DRI
- ② SR-84 IMPROVEMENTS IN THE TIME AND MANNER DESCRIBED IN THE DRI. (COMPLETED)
- ③ TURN LANE AND MEDIAN MODIFICATIONS ASSOCIATED WITH EAST-WEST CONNECTOR, PRIOR TO C.O. FOR PHASE I.
- ④ TURN LANE AND ACCESS MODIFICATIONS ASSOCIATED WITH PHASE 2 PRIOR TO ISSUANCE OF C.O. FOR BUILDINGS ON PHASE 2.
- ⑤ TURN LANE AND ACCESS MODIFICATIONS ASSOCIATED WITH PHASE 3 PRIOR TO ISSUANCE OF C.O. FOR BUILDINGS ON PHASE 3.
- ⑥ ACCESS AND MEDIAN MODIFICATIONS AT GREEN TOAD ROAD



NOTE:
THE OWNERS SHALL PROVIDE THE FOLLOWING OFF-SITE
IMPROVEMENTS:

- ① SR-84 IMPROVEMENTS IN THE TIME AND MANNER DESCRIBED IN THE DRI. (COMPLETED)
- ② TURN LANE AND MEDIAN MODIFICATIONS ASSOCIATED WITH EAST-WEST CONNECTOR, PRIOR TO C.O. ■ **COMPLETED**
- ③ TURN LANE AND ACCESS MODIFICATIONS ASSOCIATED WITH PARCEL A PRIOR TO ISSUANCE OF C.O. FOR BUILDINGS ON PARCEL A.
- ④ TURN LANE AND ACCESS MODIFICATIONS ASSOCIATED WITH PARCEL B PRIOR TO ISSUANCE OF C.O. FOR BUILDINGS ON PARCEL B
- ⑤ ACCESS AND MEDIAN MODIFICATIONS AT GREEN TOAD ROAD PER DEVELOPMENT OF REGIONAL IMPACT ORDER

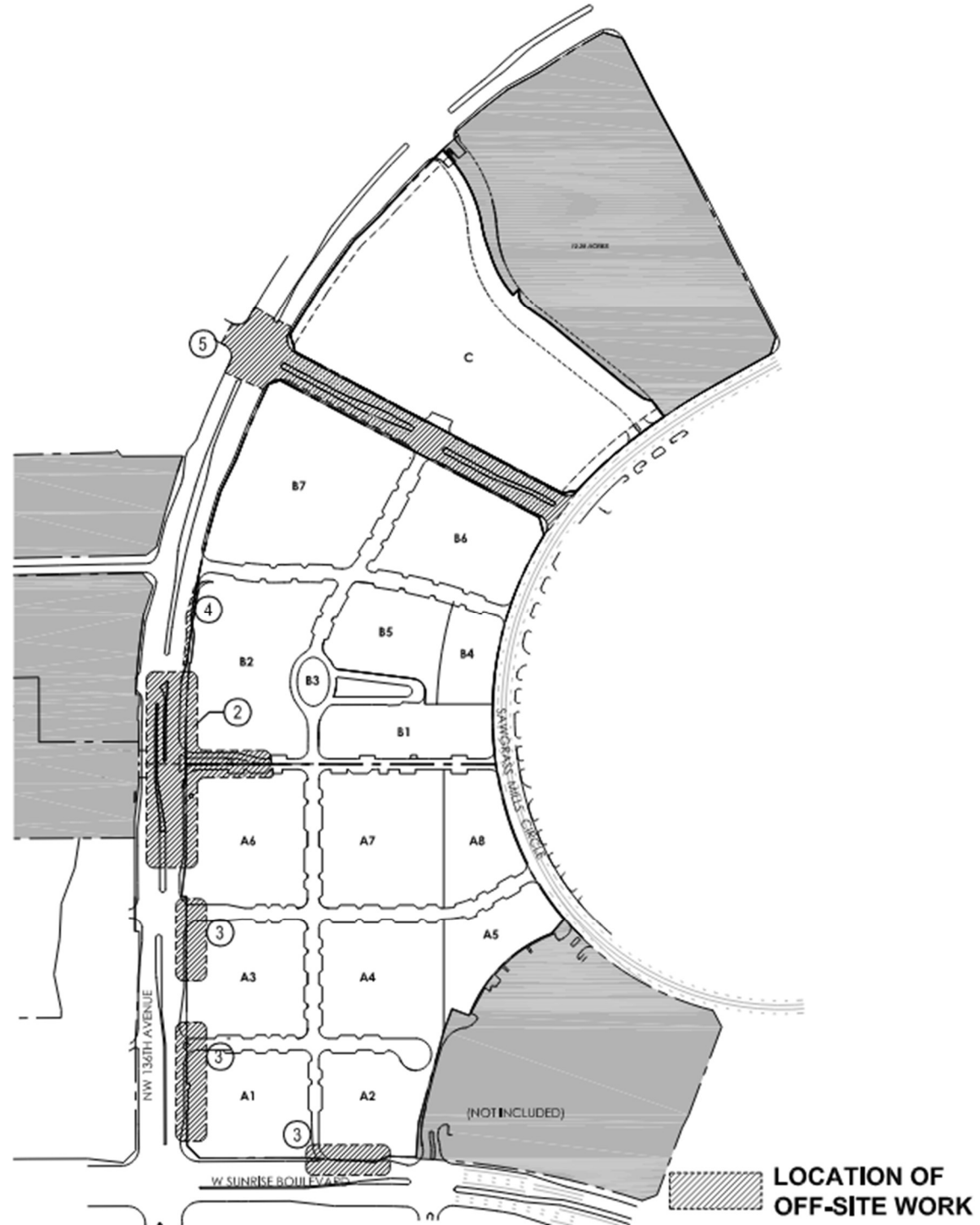


NOTE:
THE OWNERS SHALL PROVIDE THE FOLLOWING OFF-SITE IMPROVEMENTS:

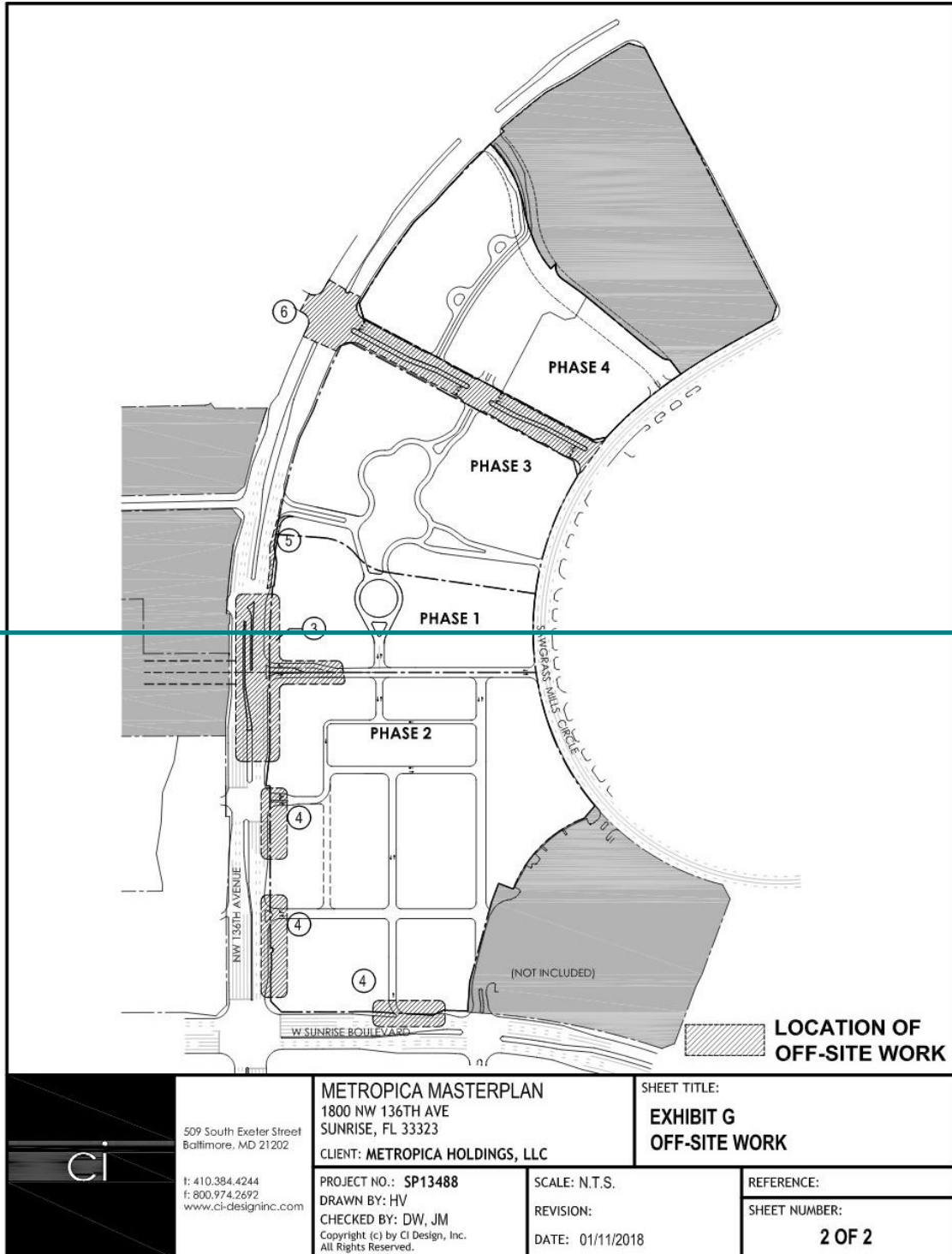
- ① SR-84 IMPROVEMENTS IN THE TIME AND MANNER DESCRIBED IN THE DRI. (COMPLETED)
- ② TURN LANE AND MEDIAN MODIFICATIONS ASSOCIATED WITH EAST-WEST CONNECTOR, PRIOR TO C.O. - **COMPLETED**
- ③ TURN LANE AND ACCESS MODIFICATIONS ASSOCIATED WITH PARCEL A PRIOR TO ISSUANCE OF C.O. FOR BUILDINGS ON PARCEL A.
- ④ TURN LANE AND ACCESS MODIFICATIONS ASSOCIATED WITH PARCEL B PRIOR TO ISSUANCE OF C.O. FOR BUILDINGS ON PARCEL B
- ⑤ ACCESS AND MEDIAN MODIFICATIONS AT GREEN TOAD ROAD PER DEVELOPMENT OF REGIONAL IMPACT ORDER
- ⑥ THE OWNERS HEREBY COMMIT TO INSTALL FUTURE OFFSITE IMPROVEMENTS FOR ACCESS AND DRIVEWAYS NECESSARY TO ENSURE CONNECTIVITY WITH ADJACENT ROADWAYS AND PROPERTIES AS SUCH CONNECTION POINTS BECOME AVAILABLE.

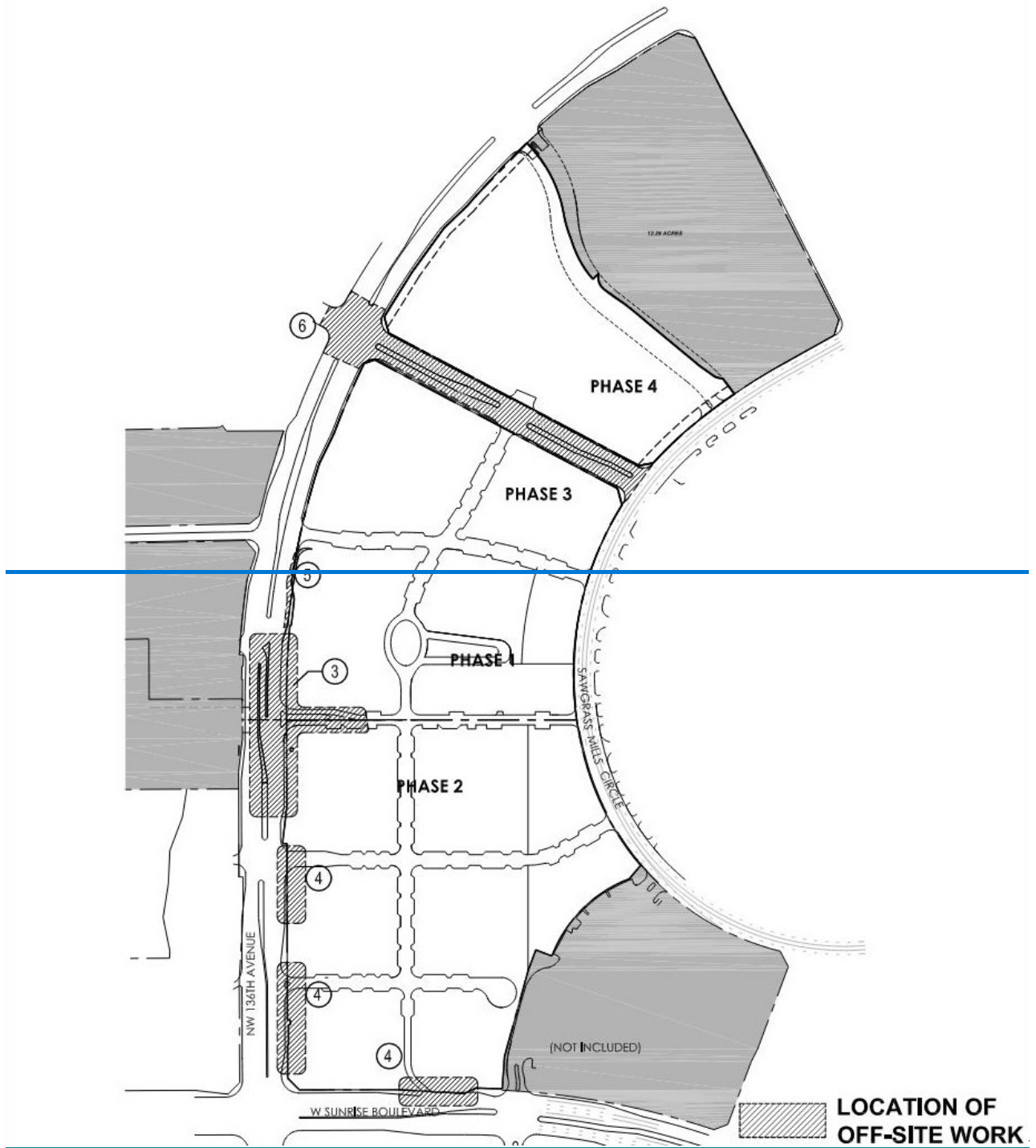


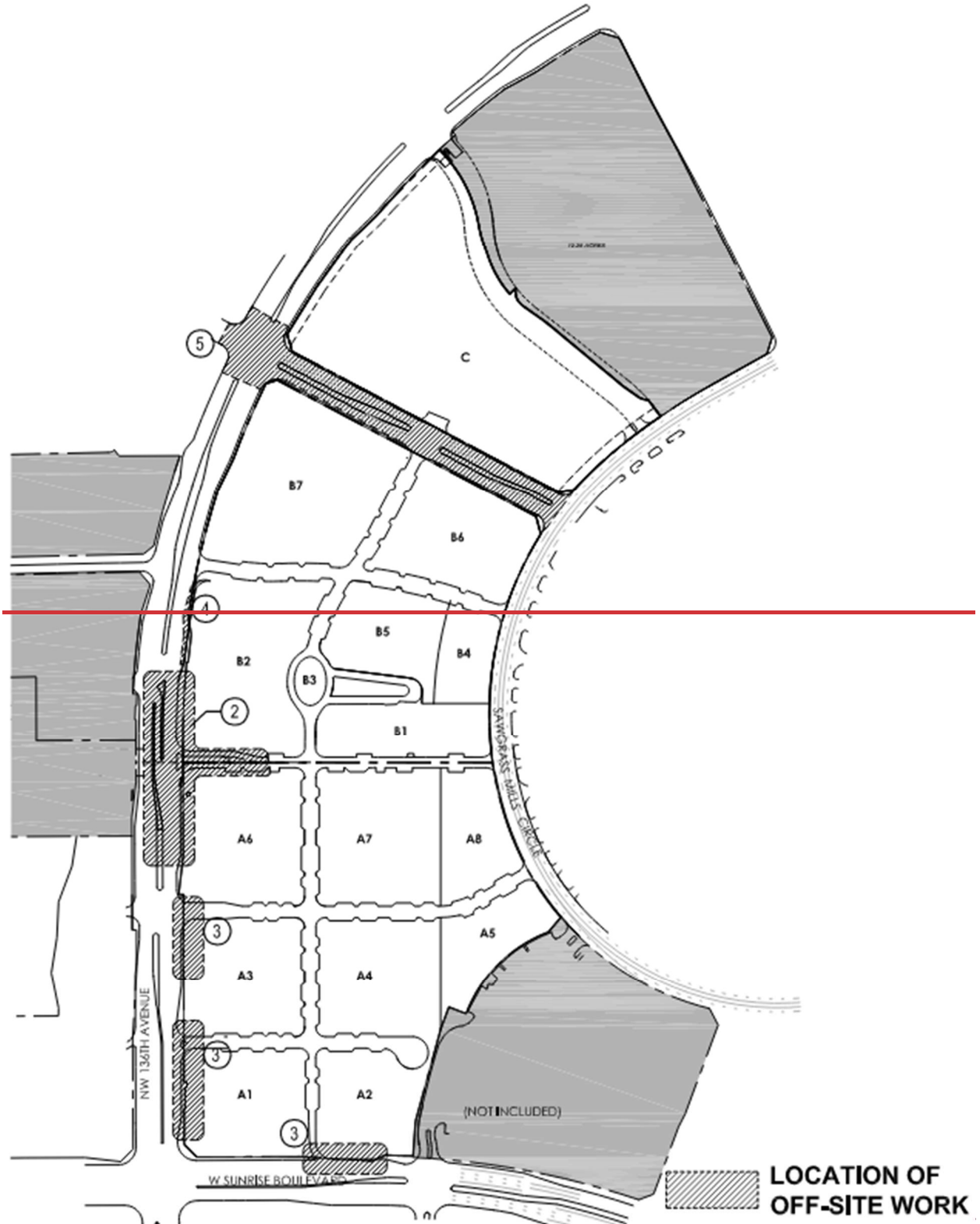
EXHIBIT G (CONTINUED)
OFF-SITE IMPROVEMENTS PLAN



AMENDED OFF-SITE IMPROVEMENTS PLAN







~~SHARED PARKING ANALYSIS METHODOLOGY~~

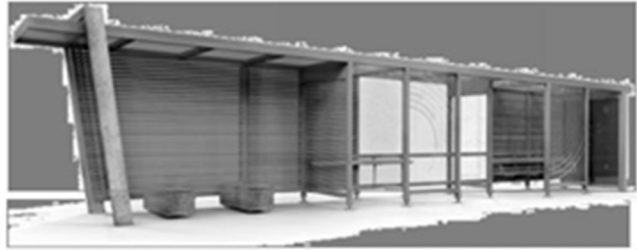
~~July 22, 2019~~
~~March 10, 202~~
September 8, 2025

EXHIBIT I

METROPICA — PROPOSED TRANSIT STATION PLAN(not used)



CONCEPT IMAGES



CONCEPT A - SIDE ELEVATION

CONCEPT A - FRONT ELEVATION



CONCEPT B - SIDE ELEVATION

CONCEPT B - FRONT ELEVATION



Exhibit "J"

Parcel B

SOILS – DEMUCKING STANDARDS

- DEFINITION: Muck – Unsuitable organic SOIL materials, as defined by a certified testing lab, which is not suitable for construction.
 - All areas below structures or load bearing facilities including the appropriate surrounding area that impacts such structures or facilities (such as cart paths, pavilion, restrooms...), shall be demucked or provide other structural equivalent load bearing alternative including the appropriate surrounding area that impacts such structures.
 - All areas not demucked shall have adequate positive drainage to ensure there is no ponding of water.
 - All retention/detention areas, including swales, shall be demucked and provide percolation.
 - Landscape Architect shall determine the appropriate level of demucking around all proposed landscaping to ensure long-term survivability of all landscaping.
 - The above standards must be incorporated into each design element of the subject areas.
 - Certification from a professional Geotech engineer that the subject areas listed above were demucked to standards that allow for these requirements. Certification must be submitted prior to issuance of any type of certificate of occupancy, certificate of completion, or closed of subject permits.
-

EXHIBIT K - STREETSCAPE DESIGN

TYPICAL STREETSCAPE PLAN:

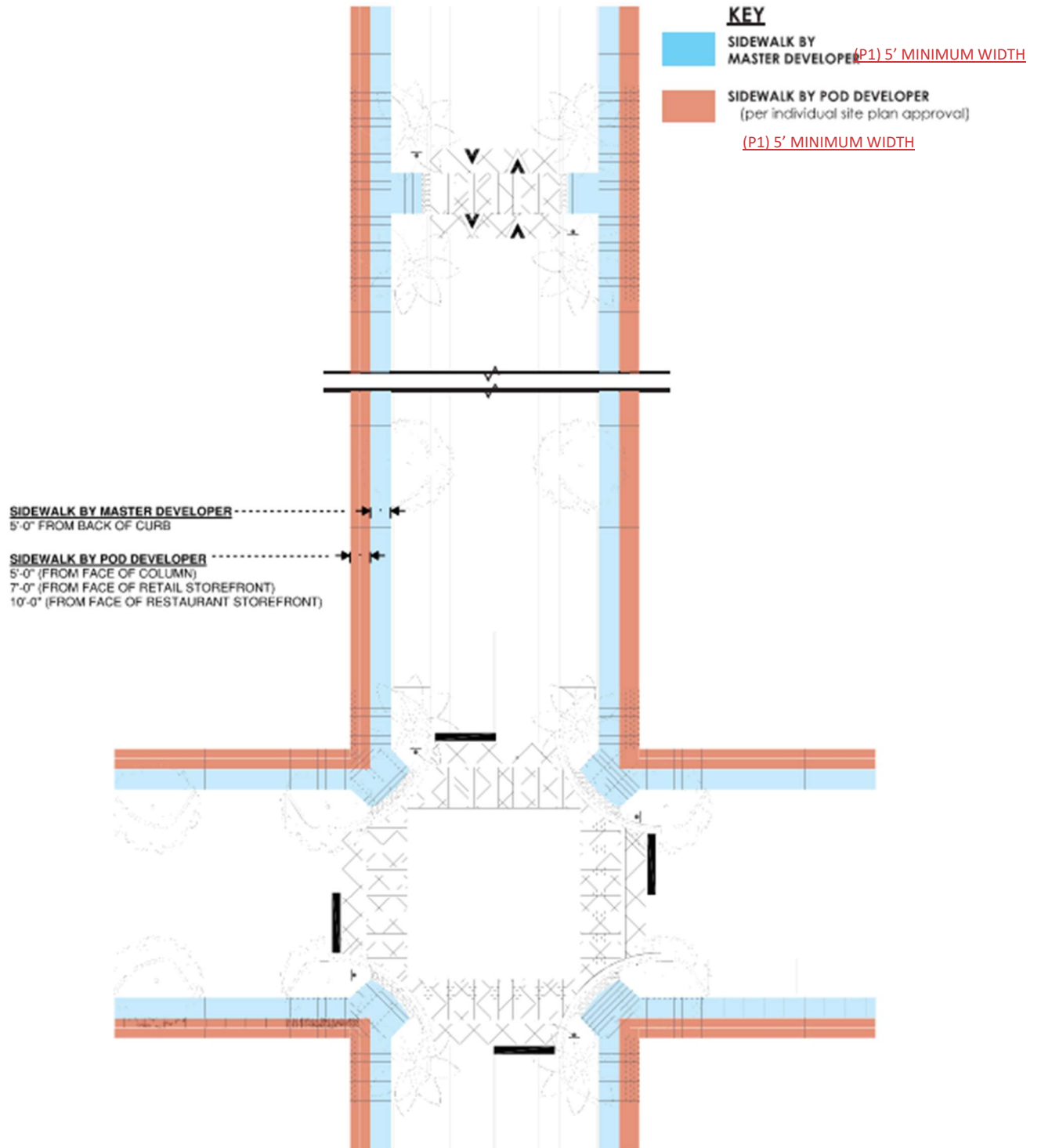
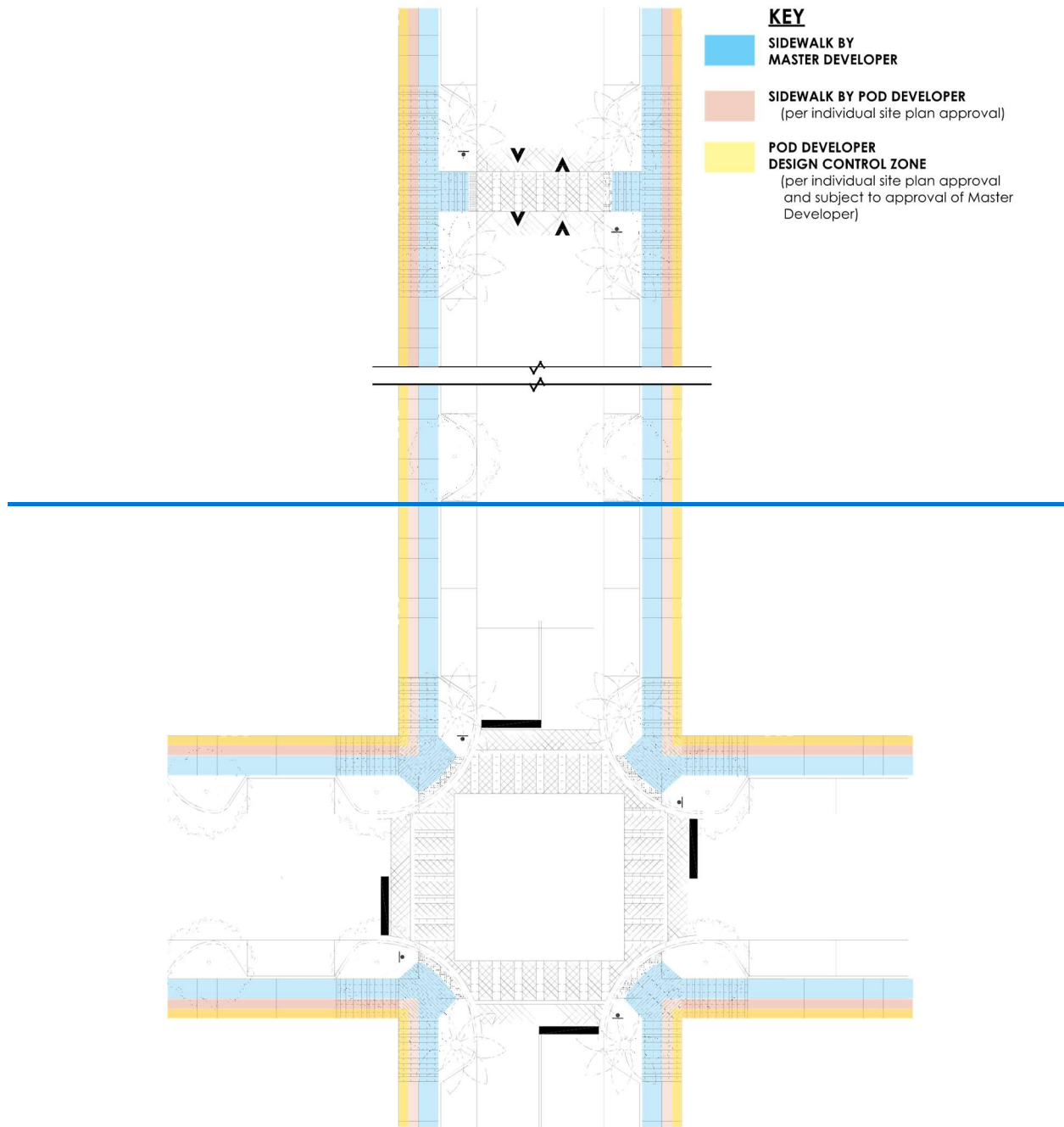


EXHIBIT J - STREETSCAPE DESIGN

March 10, 2025

TYPICAL STREETSCAPE PLAN:



Page 1 of 7 Pages

EXHIBIT J - STREETScape DESIGN

March 10, 2025

HARDScape FINISH PALETTE:

P1 - SCORED CONCRETE SLAB ON GRADE

SIZE: 60" X 60" SQUARE PATTERN
COLOR: GRAY

OR APPROVED EQUAL

Note: 10' (minimum from curb)



P2 - ARCHITECTURAL PAVERS

SIZE: 6" X 18" SQUARE EDGE
COLOR: GRAY BLEND

OR APPROVED EQUAL

Note: From (P1) to face of building



P3 - ARCHITECTURAL PAVERS

SIZE: 4" X 8" SQUARE EDGE
COLOR: CHARCOAL BLEND

OR APPROVED EQUAL

Note: From (P1) to face of building



P4 - DETECTABLE WARNING PAVERS

SIZE: 12" X 12" SQUARE EDGE
COLOR: CHARCOAL

OR APPROVED EQUAL



EXHIBIT K - STREETScape DESIGN

HARDScape FINISH PALETTE:

P1 - SCORED CONCRETE SLAB ON GRADE

SIZE: 60" X 60" SQUARE PATTERN
COLOR: GRAY

OR APPROVED EQUAL



P2 - ARCHITECTURAL PAVERS

SIZE: 6" X 18" SQUARE EDGE
COLOR: GRAY BLEND

OR APPROVED EQUAL



P3 - ARCHITECTURAL PAVERS

SIZE: 4" X 8" SQUARE EDGE
COLOR: CHARCOAL BLEND

OR APPROVED EQUAL



P4 - DETECTABLE WARNING PAVERS

SIZE: 12" X 12" SQUARE EDGE
COLOR: CHARCOAL

OR APPROVED EQUAL



EXHIBIT J - STREETScape DESIGN

March 10, 2025

CANOPY TREES:



HIGHRISE LIVE OAK
Quercus virginiana 'Highrise'
Used as street trees, 6" cal. 22' OA



ROYAL POINCIANA
Delonix Regia
Used in Plaza areas. 4" cal. 16' OA



MAHOGANY TREE
Sweitenia mahagoni
Used as perimeter tree. 6" cal. 22' OA



RED BARKED GUMBO LIMBO
Gumbo limbo 'Red Barked'
Used in Plaza areas as specimen tree. 6" cal. 22' OA



GREEN BUTTONWOOD
Conocarpus erectus
Used as perimeter tree. 4" cal. 16' OA

EXHIBIT K - STREETScape DESIGN

CANOPY TREES:



HIGHRISE LIVE OAK
Quercus virginiana 'Highrise'
Used as street trees, 6" cal. 22' OA



MAHOGANY TREE
Sweitenia mahagoni
Used as perimeter tree, 6" cal. 22' OA



GREEN BUTTONWOOD
Conocarpus erectus
Used as perimeter tree, 4" cal. 16' OA



ROYAL POINCIANA
Delonix Regia
Used in Plaza areas, 4" cal. 16' OA



RED BARKED GUMBO LIMBO
Gumbo limbo 'Red Barked'
Used in Plaza areas as specimen tree, 6" cal. 22' OA

EXHIBIT K - STREETScape DESIGN



BULNESIA ARBOREA
Yellow blooming



GOLDEN SHOWER TREE
Cassia fistula
Yellow blooming



QUEENS WREATH CRAPE MYRTLE
Lagerstroemia speciosa



PIDGEON PLUM TREE
Coccoloba diversifolia



REDBERRY STOPPER
Eugenia confusa



SILVER BUTTONWOOD
Conocarpus erectus var. *sericeus*
Conocarpus erectus var. *sericeus*



SPANISH STOPPER
Eugenia foetida

EXHIBIT J - STREETScape DESIGN

March 10, 2025

PALM TREES:



MEDJOOl DATE PALM

Phoenix dactylifera
Used as street tree. 20' CT FL Fancy



RIBBON PALM

Livistona decipiens
Used as an accent palm 8' CT. FL Fancy



ROYAL PALM

Roystonea elata
Used as street tree. 20' GW FL Fancy



VEITCHIA PALM

Veitchia montgomeryana
Used as accent palm 10' GW. FL Fancy

Page 4 of 7 Pages

EXHIBIT K - STREETSCAPE DESIGN

PALM TREES:



MEDJOOl DATE PALM
Phoenix dactylifera
 Used as street tree. 20' CT FL Fancy



FLORIDA THATCH PALM
Thrinax radiata
 Used as an accent palm 8' CT. FL Fancy



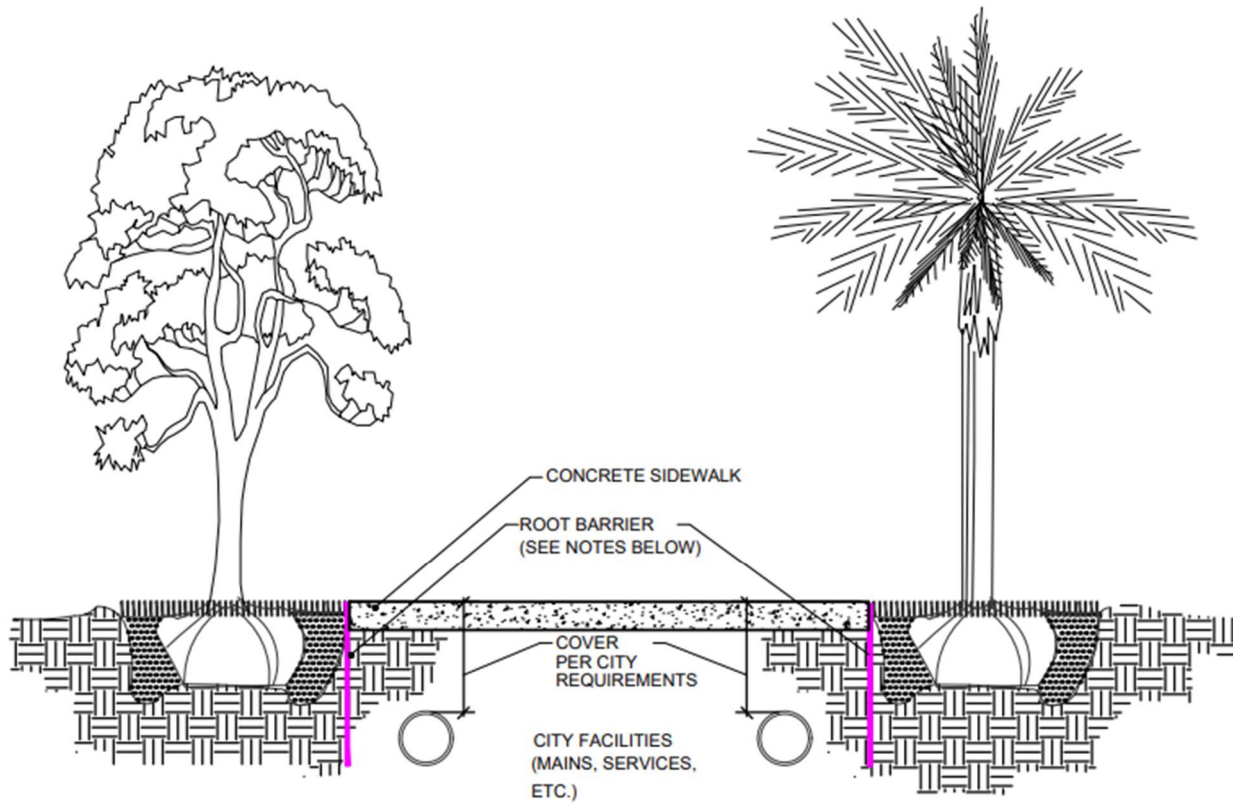
ROYAL PALM
Roystonea elata
 Used as street tree. 20' GW FL Fancy



VEITCHIA PALM
Veitchia montgomeryana
 Used as accent palm 10' GW. FL Fancy

EXHIBIT K – STREETScape DESIGN**NOTE:**

PROVIDE ROOT BARRIERS AS REQUIRED ON ALL TREES IN CONFLICT WITH MINIMUM CLEARANCE WITH UTILITIES. MINIMUM CLEARANCE OF 5' FT FOR PALMS AND SMALL TREES AND 10' FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS PER CITY REQUIREMENTS. SEE TYPICAL DETAIL BELOW.

**NOTES:**

1. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
2. ROOT BARRIERS SHALL HAVE MINIMUM DEEP PER CITY REQUIREMENTS. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
3. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Root Barrier Detail

NTS

EXHIBIT J - STREETScape DESIGN

March 10, 2025

SITE FURNISHINGS PALETTE:

SEATING:

BENCH BE 1 - LANDSCAPE FORMS
 MODEL: SANTA COLE NEOCOMBO
 BACKED
 SIZE: 27"X 59" X 31"
 COLOR - ALUMINUM FINISH
 OR EQUAL



CHAIR CH 1- LANDSCAPE FORMS
 MODEL: PARC CENTER
 SIZE:
 COLOR - TBD
 OR EQUAL



CHAIR CH 2- DESIGN WITHIN REACH
 MODEL: BERTOIA SIDE CHAIR
 SIZE:
 COLOR - TBD
 OR EQUAL



**EMERGENCY
 CALL BOX:**



STREET LIGHT:



EXHIBIT K - STREETScape DESIGN

SITE FURNISHINGS PALETTE:

SEATING:

BENCH BE 1 - LANDSCAPE FORMS
 MODEL: SANTA COLE NEOCOMBO
 BACKED
 SIZE: 27" X 59" X 31"
 COLOR - ALUMINUM FINISH
 OR EQUAL



CHAIR CH 1 - LANDSCAPE FORMS
 MODEL: PARC CENTER
 SIZE:
 COLOR - TBD
 OR EQUAL



CHAIR CH 2 - DESIGN WITHIN REACH
 MODEL: BERTOIA SIDE CHAIR
 SIZE:
 COLOR - TBD
 OR EQUAL



EMERGENCY CALL BOX:



STREET LIGHT:



EXHIBIT J - STREETScape DESIGN

March 10, 2025

SITE FURNISHINGS PALETTE:

TRASH RECEPTACLES:

TRASH REC. TR1 - UPBEAT SITE FURNISHINGS
MODEL: RENDEZVOUS
SIZE: BONNET TOP, 40 GAL.
COLOR - TBD
OR EQUAL



TRASH REC. TR2 - LANDSCAPE FORMS
MODEL: OP/OBSERVATORY RECYCLING SYSTEM
SIZE: 12" OPENING, 30 GAL.
COLOR - TBD
OR EQUAL



TRASH REC. TR3 - WABASH VALLEY
MODEL: URBANScape A STYLE 32
SIZE: 32 GAL.
COLOR - TBD
OR EQUAL



TRASH REC. TR4 - FORMS SURFACES
MODEL: APEX - WOOD VENEER
SIZE: 32 GAL.
COLOR - TBD
OR EQUAL

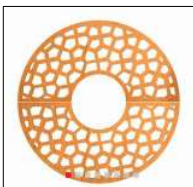


TREE GRATES:

TREE GRATE TG 1 - STREETLIFE
MODEL - PEBBLES SQUARE
SIZE - 5' X 5'
COLOR - N/A
OR EQUAL



TREE GRATE TG 2 - STREETLIFE
MODEL - MAGIC ROUND
SIZE - 5' DIA
COLOR - N/A
OR EQUAL



BIKE RACKS:

BIKE RACK BR1 - LANDSCAPE FORMS
MODEL - 35 LOOP
SIZE -
COLOR - TBD
OR EQUAL



BIKE RACK BR2 - FORMS SURFACES
MODEL - CAPITOL
SIZE -
COLOR - TBD
OR EQUAL



BIKE RACK BR3 - FORMS SURFACES
MODEL - BAYCITY
SIZE -
COLOR - TBD
OR EQUAL



BOLLARDS:

BOLLARD B01 - CREATIVE PIPE
MODEL: CBR-BE-SS-F
SIZE: 36"
COLOR - N/A
OR EQUAL



BOLLARD B02 - LANDSCAPE FORMS
MODEL: SENTINEL BOLLARD, MITRE TOP
(LIGHTING - OPTIONAL)
SIZE: 36"
COLOR - N/A
OR EQUAL



EXHIBIT K - STREETScape DESIGN

SITE FURNISHINGS PALETTE:

TRASH RECEPTACLES:

TRASH REC. TR1 - UPBEAT SITE FURNISHINGS
MODEL: RENDEZVOUS
SIZE: BONNET TOP, 40 GAL.
COLOR - TBD
OR EQUAL



TRASH REC. TR2 - LANDSCAPE FORMS
MODEL: CP CONSERVATORY RECYCLING SYSTEM
SIZE: 12" OPENING, 30 GAL.
COLOR - TBD
OR EQUAL



TRASH REC. TR3 - WABASH VALLEY
MODEL: URBANScape A STYLE 32
SIZE: 32 GAL.
COLOR - TBD
OR EQUAL



TRASH REC. TR4 - FORMS - SURFACES
MODEL: APEX - WOOD VENEER
SIZE: 32 GAL.
COLOR - TBD
OR EQUAL

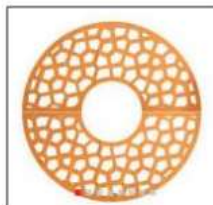


TREE GRATES:

TREE GRATE TO 1 - STREETLIFE
MODEL - PEBBLES S...UARE
SIZE - 5' X 5'
COLOR - N/A
OR EQUAL



TREE GRATE TO 2 - STREETLIFE
MODEL - MAGIC ROUND
SIZE - 5' DIA
COLOR - N/A
OR EQUAL



BIKE RACKS:

BIKE RACK BR1 - LANDSCAPE FORMS
MODEL - 35 LOOP
SIZE -
COLOR - TBD
OR EQUAL



BIKE RACK BR2 - FORMS - SURFACES
MODEL - CAPITOL
SIZE -
COLOR - TBD
OR EQUAL



BIKE RACK BR3 - FORMS - SURFACES
MODEL - BAYCITY
SIZE -
COLOR - TBD
OR EQUAL



BOLLARDS:

BOLLARD B01 - CREATIVE PIPE
MODEL: CBR-8-E-SS-F
SIZE: 36"
COLOR - N/A
OR EQUAL



BOLLARD B02 - LANDSCAPE FORMS
MODEL: SENTINEL BOLLARD, MITRE TOP
(LIGHTING - OPTIONAL)
SIZE: 36"
COLOR - N/A
OR EQUAL



EXHIBIT J - STREETScape DESIGN

March 10, 2025

SITE FURNISHINGS PALETTE:

SHELTERS:

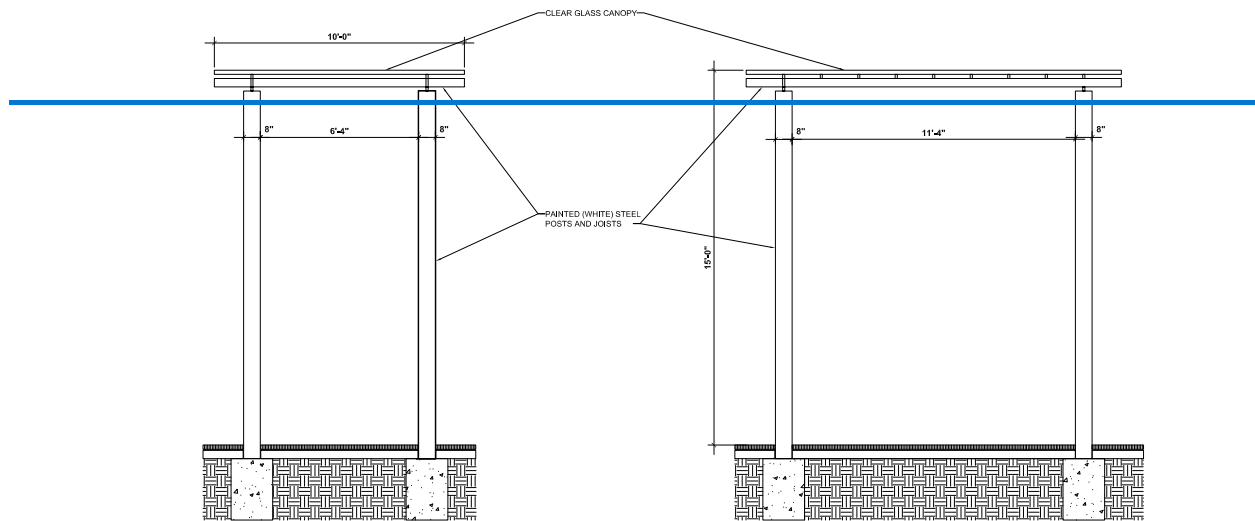
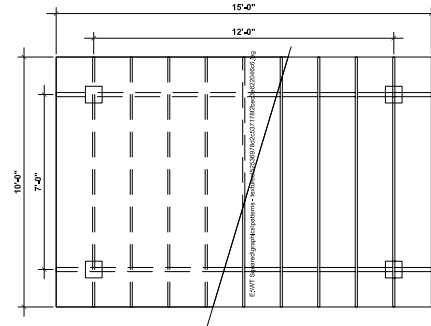


EXHIBIT K - STREETSCAPE DESIGN

SITE FURNISHINGS PALETTE:

SHELTERS:

