MEETING OF THE SUNRISE CITY COMMISSION
IN ITS CAPACITY AS THE LOCAL PLANNING AGENCY

Local Planning Agency Meeting will be held at 10770 West Oakland Park Blvd., Sunrise, Florida 33351, The Local Planning Agency Meeting will be hosted both an in-person format and a virtual format. Telephone call in number: 954-395-2401 Access Code: 368262 Attendees can press 5* on their phone keypad to make a comment during public hearings or during open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties please call 954-578-4792. Contact the City Manager's Office for additional information via mail to City Manager's Office, 10770 West Oakland Park Boulevard, Sunrise, FL 33351, via email to CityManager@sunrisefl.gov or via phone 954-746-3430.

LOCAL PLANNING AGENCY MEETING AGENDA
Tuesday, September 23, 2025 - 4:45 PM

(1) Call To Order

(2) Roll Call

(3) Moment of Silence and Pledge of Allegiance

(4) Open Discussion

(5) Public Hearings

(A) Amendment

C25232

A Resolution of the City of Sunrise, Florida, approving a "Fourth Amended and Restated Development Agreement for Metropica" among the City of Sunrise, Florida and Metropica Lands, LLC Series A, Metropica Series B Venture, LLC, Metropica Residential I, LLC, Metropica Residential II, LLC, Metropica Residential II and III, LLC, and Metropica Series C Venture, LLC; providing for recordation; providing for transmission; and providing an effective date. City Manager Mark Lubelski. Shannon Ley, Director of Community Development.

Adjournment

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based F.S.S. 286.0105

The City does not tolerate discrimination in any of its programs, services or activities, and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap, religion, family or income status. **In compliance with the ADA and F.S.S. 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City's ADA Coordinator at least 48 hours in advance of the scheduled meeting. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711: Florida Relay (TIY/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation.**

If you plan to distribute written documents at the meeting, you must provide 10 copies to the City Clerk prior to the start of the meeting.

AGENDA ITEM REQUEST

Originating Department: Community Development Department

Item Title: Amendment

Item Number: 5A **Meeting Date:** 9/23/2025

City Reference Number (C#): C25232

Item Description:
A Resolution of the City of Sunrise, Florida, approving a "Fourth Amended and Restated Development Agreement for Metropica" among the City of Sunrise, Florida and Metropica Lands, LLC Series A, Metropica Series B Venture, LLC, Metropica Residential I, LLC, Metropica Residential II, LLC, Metropica Residential II and III, LLC, and Metropica Series C Venture, LLC; providing for recordation; providing for transmission; and providing an effective date. City Manager Mark Lubelski. Shannon Ley, Director of Community Development.

Funding:
N/A

Amount:
N/A

ATTACHMENTS:

ATY Resolution - C25232
Exhibit A - Fourth Amended & Restated Development Agreement
Location Map
Letter of Intent
REDLINE - Fourth Amended & Restated Development Agreement (1 of 2)
REDLINE - Fourth Amended & Restated Development Agreement (2 of 2)
Public Notice
Display Ad - Proof

Background:

Sections 163.3220-163.3243, Florida Statute authorizes local government to enter into development agreements with developers. Section 163.3225(1), Florida Statute, requires the local government to conduct two (2) public hearings for the agreement, one of which may be before the Local Planning Agency (LPA).

Metropica Holdings, LLC received approval from the City Commission on May 13, 2014 via Resolution No. 14-71 for a Development Agreement for Metropica, a mixed-use project located at the northeast corner of Sunrise Boulevard and NW 136 Avenue. The Development Agreement for Metropica included the total project area of approximately 50 acres with specific design regulations for the southernmost 28 acres to be development in Phases 1 & 2.

On October 27, 2015, the City Commission approved an Amended and Restated Development Agreement for Metropica via Resolution 14-71-15-A which primarily revised the legal entities executing the agreement, provided for development of 240 hotel rooms and an additional 15,000 SF of office, and revisions to the design regulations.

On September 11, 2018, the City Commission approved a Second Amended and Restated Development Agreement for Metropica via Resolution 14-71-18-B which primarily revised the legal entities executing the agreement, revised the tree disposition plan and landscaping plan, revised the design guidelines, provided for a parking impact fee refund once the Central Park is constructed, and provided for the original Transportation Demand Management plan to be updated within the DRI biennial report. On August 13, 2019, the City Commission approved a Third Amended and Restated Development Agreement for Metropica via Resolution No. 14-71-19-A to primarily incorporate Phases 3 & 4 of the Metropica Development Project, such that the entire 50 acre site has established design guidelines.

On March 28, 2023, the City Commission approved a First Amendment To Third Amended and Restated Development Agreement via Resolution No. 14-71-23-A to primarily amend the timing requirements of certain roadway, landscaping, and power line improvements and add demucking standards and hotel parking requirements. Metropica Lands, LLC Series A, Metropica Series B Venture, LLC, Metropica Residential I, LLC, Metropica Residential II, LLC, Metropica Residential II AND III, LLC, and Metropica Series C Venture, LLC have submitted the Fourth Amended and Restated Development Agreement for Metropica for the development of the approximately 50 acre mixed-use project generally located at the northeast corner of Sunrise Boulevard and NW 136 Avenue, as shown on the attached location map. This property is within the Amerifirst-Metropica Development of Regional Impact (DRI) and has Transit-Oriented Development (TOD) future land use designation with a Planned Development District (PDD) zoning designation. The DRI Development Order is being amended concurrently to provide for an increase of 500 high-rise residential units and 140,000 square feet of office (office area is not located in Metropica area), approved statutory extensions, revision to HOV parking, and removal of transit station requirement. In addition, a Revised Master Plan is being processed concurrently.

The Fourth Amended and Restated Development Agreement provides for construction of up to 2,583 high rise dwelling units, 60 townhome units, 485,000 square feet of commercial, and 650,000 square feet of office, and conversation of up to 240 high rise dwelling units to 480 hotel rooms for all phases. The primary purpose of the amendment is to provide additional project commitments, amend the long term development plan, modifications to off-site improvements, and revise the design regulations.

The major revisions within the Fourth Amended and Restated Development Agreement are as follows:

- Provides for a $50,000 contribution to the City of Sunrise to be used toward the Stormwater Pump Station No. 8 Rehabilitation Project with release of conservation easement
- Updates Metropica Long Term Development Plan to update the roadway pattern, pod configuration, creation of an infrastructure area, and to allow each pod to be developed independently of other pods
- Revision to Landscape Plan to include hardscape and timing requirements when improvements are required to be constructed
- Addition of Special Events section to acknowledge streets can be temporarily closed for festivals and the like subject to City permits
- Updates Off-site Improvements to be consistent with revised Metropica Long Term Development Plan
- Updates Off-site improvements to remove transit station obligation consistent with proposed DRI DO amendment and include developers' funding commitment to participate in the existing City's on-demand shuttle service (Freebee)

- Removes the Park Impact Fee Refund section
- Acknowledges the City will work toward amending the Economic Incentive Agreement
- Removes allowance for specific parking reductions for hotel use
- Removes the Extension of Tree Mitigation, Landscaping, and Power Line Modification Deadlines section
- Incorporates revisions to Metropica Master Plan Design Regulations and Interim Design Regulations including but not limited to the following major revisions:
    - Addition of minimum building height & revisions to maximum building height
    - Revises parking requirements to follow Urban Land Institute (ULI) shared parking standards
    - Revises Interim Parking Areas to allow all pods to be used for interim parking
    - Revises minimum unit sizes to allow for smaller units
    - Addition of Apartment Amenities requirements
    - Inclusion of public art requirement at the Urban Park (Pod B5) located within Development
    - Various revisions to landscaping requirements
    - Incorporation of Streetscape Design standards

In addition, the Development Agreement provides for the following staff authorizations:

- Maintains previous authorization for the City Manager or designee to administratively approve an amendment to the location of open space areas within the project as long as the total area is not reduced, and the changes are limited to the interior areas of the masterplan.
- Revises the previous authorization of the Community Development Director to approve minor deviations from the Design Regulations with specific exclusions. The exclusions are revised such that all building heights and unit size deviations cannot be approved by the Community Development Director.
- Authorizes the Community Development Director or designee to approve architectural or façade modifications to a site plan for retail facilities only on streets internal to the project if such changes are consistent with the established standards in Exhibit C, Section 7 of the Development Agreement.

The Development Agreement meets the requirements of Section 16-109(e) of the Land Development Code and Sections 163.3220-163.3243 of the Florida Statutes. Staff recommends approval of the Development Agreement.

For more information on this item, including any of the attachments or additional backup information, please contact the Community Development Department Staff member identified below.

Department Head Recommendation:
Approval

Person With Additional Information:
Name: Jim Koeth Phone: 954-746-3279

Department Head Name and Title:
Shannon Ley, P.E., Director of Community Development

City Manager:
Authorized for agenda placement

SUNRISE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING A "FOURTH AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR METROPICA" AMONG THE CITY OF SUNRISE, FLORIDA, AND METROPICA LANDS, LLC SERIES A, METROPICA SERIES B VENTURE, LLC, METROPICA RESIDENTIAL I, LLC, METROPICA RESIDENTIAL II, LLC, METROPICA RESIDENTIAL II AND III, LLC, AND METROPICA SERIES C VENTURE, LLC; PROVIDING FOR RECORDATION; PROVIDING FOR TRANSMISSION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, via Resolution No. 14-71, on May 13, 2014, the Sunrise City Commission approved a Development Agreement for Metropica; and

WHEREAS, via Resolution No. 14-71-15-A, on October 27, 2015, the Sunrise City Commission approved an Amended and Restated Development Agreement for Metropica; and

WHEREAS, via Resolution No. 14-71-18-B, on September 11, 2018, the Sunrise City Commission approved a Second Amended and Restated Development Agreement for Metropica; and

WHEREAS, via Resolution No. 14-71-19-A, on August 13, 2019, the Sunrise City Commission adopted a Third Amended and Restated Development Agreement for Metropica; and

WHEREAS, via Resolution No. 14-71-23-A, on March 28, 2023, the Sunrise City Commission adopted the First Amendment to Third Amended and Restated Development Agreement for Metropica; and

WHEREAS, the parties wish to enter into a Fourth Amended and Restated Development Agreement (Fourth Amendment) to further amend the Development Agreement to include additional project commitments, revisions to the long-term development plan, modification of off-site improvements, and revisions to the design regulations; and

WHEREAS, the Fourth Amendment acknowledges the amendment to the Amerifirst-Metropica Development of Regional Impact (DRI), allowing for an additional 500 high-rise units; and

WHEREAS, the Fourth Amendment provides for modified building heights, modified parking, modified unit sizes, and revisions to landscape requirements; and

WHEREAS, the Fourth Amendment has been duly noticed, and two public hearings, one of which was held by the Local Planning Agency, have been held in accordance with Section 163.3225, Florida Statutes.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. Approval of Agreement. A "Fourth Amended and Restated Development Agreement for Metropica" (Fourth Amendment) among the City of Sunrise, Florida, Metropica Lands, LLC Series A, Metropica Series B Venture, LLC, Metropica Residential I, LLC, Metropica Residential II, LLC, Metropica Residential II and III, LLC, and Metropica Series C Venture, LLC, is hereby approved and City staff are authorized to fill in resolution and ordinance numbers. A copy of the Agreement will be attached hereto and made a part of this Resolution as Exhibit A.

Section 2. The Mayor is hereby authorized to execute the Fourth Amendment. The City shall record the Fourth Amendment in the Public Records of Broward County at the Developer's expense.

Section 3. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED this _____ DAY of _____, 2025.

_____
Mayor Michael J. Ryan

Authentication:

_____
Felicia M. Bravo
City Clerk

MOTION: _____
SECOND: _____

CLARKE: ____
GUZMAN: ____
KERCH: ____
SCUOTTO: ____
RYAN: ____

Approved by the City Attorney
as to Form and Legal Sufficiency

_____
Thomas P. Moss

EXHIBIT A

Prepared by and Return to:

Name: **Scott Backman, Esq.**

Address:

Miskel Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432

This Instrument Prepared by:

Scott Backman, Esquire
Miskel Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432

SPACE ABOVE THIS LINE FOR PROCESSING DATA **SPACE ABOVE THIS LINE FOR PROCESSING DATA**

FOURTH AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR METROPICA

This Fourth Amended and Restated Development Agreement for Metropica ("Agreement") is made and entered into by and between the **CITY OF SUNRISE, FLORIDA**, a municipal corporation of the State of Florida ("City") and **METROPICA LANDS, LLC SERIES A**, a Delaware limited liability company, **METROPICA SERIES B VENTURE, LLC**, a Delaware limited liability company, **METROPICA RESIDENTIAL I, LLC**, a Delaware limited liability company, **METROPICA RESIDENTIAL II, LLC,** a Delaware limited liability company **METROPICA RESIDENTIAL II AND III, LLC**, a Delaware limited liability company, and **METROPICA SERIES C VENTURE, LLC**, a Delaware limited liability company ("Owners"). The City and the Owners may be referred to jointly as the "Parties."

WHEREAS, this Agreement amends and restates that certain Development Agreement entered into between City and Metropica Holdings, LLC, a Delaware limited liability company ("Developer"), approved by the City of Sunrise City Commission on May 13, 2014 via Resolution No. 14-71 and recorded on May 28, 2014 in Official Records Book 50811 at Page

552, Public Records of Broward County, Florida, that certain Amended and Restated Development Agreement for Metropica, approved by the City of Sunrise City Commission on October 27, 2015 via Resolution No. 14-71-15-A and recorded on November 23, 2015 via Instrument No. 113364868 in the Public Records of Broward County, Florida, and that certain Second Amended and Restated Development Agreement for Metropica, approved by the City of Sunrise City Commission on September 11, 2018 via Resolution No. 14-71-18-B and recorded on October 17, 2018 via Instrument No. 115391810, and that certain Third Amended and Restated Development Agreement for Metropica, approved by the City of Sunrise City Commission on August 13, 2019via Resolution No. 14-71-19-A and recorded on May 19, 2021 via Instrument No. 117282030, and that certain First Amendment to Third Amended and Restated Development Agreement for Metropica, approved by the City of Sunrise City Commission on March 28, 2023 via Resolution No. 14-71-23-A and recorded on April 12, 2023 via Instrument No. 118789956; and

WHEREAS, the Owners own that certain land commonly referred to as Metropica, a sketch and legal description of which is attached hereto as **Exhibit "A"** and made a part hereof ("Property"); and

WHEREAS, the Property's future land use designation, as shown on the City's Land Use Plan ("Land Use Plan"), is Transit Oriented Development ("TOD"); and

WHEREAS, the Property is currently zoned Planned Development District ("PDD") on the City's Official Zoning Map; and

WHEREAS, the Property is one of several parcels of land located within the Amerifirst-Metropica Development of Regional Impact ("DRI"), originally approved by City Ordinance No. 732-X, as amended by Ordinance No. 732-X-A, Ordinance No. 732-X-96-A,

Ordinance No. 732-X-98-A, Ordinance No. 732-X-99-A, Ordinance No. 732-X-00-A, Ordinance No. 732-X-01-A, Ordinance No. 732-X-01-B, Ordinance No. 732-X-01-C, Ordinance No. 732-X-02-A, Ordinance No. 732-X-04-A, Ordinance No. 732-X-09-B, Ordinance No. 732-X-13-A, Ordinance No. 732-X-15-A, and as most recently amended on March 30, 2023 by Ordinance No. 732-X-23-A recorded at Instrument Number 118790977, Public Records of Broward County, Florida, (collectively the "DRI Order"); and

WHEREAS, the DRI Order for all the land in the DRI approved 2,500 high rise dwelling units, 300 townhouse dwelling units, 545,240 square feet of commercial, and 785,000 square feet of office, subject to a flexibility matrix which provides the flexibility to decrease residential units and increase or decrease commercial and general office use. The DRI Order was further amended on June 9, 2015 to allow for the conversion of 240 residential units to 480 hotel rooms, to clarify the definition of "high rise," and to amend the timing requirements for the required Shuttle Service Agreement. In no event shall the above development rights exceed the designated gross P.M. peak hour trips of 3,848 and the net P.M. peak hour external trips of 2,699 without first obtaining approval for an amendment to the DRI Order from the City of Sunrise City Commission; and

WHEREAS, the Owners have concurrently submitted applications for a plat note amendment and an amendment to the DRI Order to reflect the 500 dwelling units and 140,000 square feet of office use[1] approved by the City Commission on January 14, 2025 via Ordinance No. 712; and

[1] The 140,000 square feet of office use is allocated to the City owned parcel located just north of the Property and is not subject to the terms of this Agreement.

WHEREAS, concurrent with the preparation of this Agreement, the Owners have submitted a new Master Development Plan ("Metropica Master Plan"), which is consistent with the Long Term Development Plan for all Development Pods within Metropica. A copy of the Metropica Long Term Development Plan is attached hereto as Exhibit "B"; and

WHEREAS, the phasing of Development Pods within the Project has been updated on the Long Term Development Plan attached hereto as Exhibit "B" to provide flexibility in how the development is sequenced and is not intended to limit each Development Pod to specific geographic locations, while still providing the infrastructure and landscaping necessary for a unified development.

WHEREAS, consistent with Section 16-109 of the City Code, the City previously approved specific terms and conditions, including parking, landscaping, utilities and general regulations particular to the Property which are being amended with this Agreement and are attached hereto as Exhibit "C" as the "Metropica Master Plan Design Regulations and Interim Design Regulations"; and

WHEREAS, the Metropica Master Plan Design Regulations and Interim Design Regulations are the result of the Owners' design and development consultants working together with City staff to ensure the Project will satisfy the DRI Order and the goals, objectives, and intent of the TOD land use policies contained in the City Comprehensive Plan and City Code, as modified by this Agreement; and

WHEREAS, consistent with Section 16-31(f) of the Code, the City Commission has the authority to approve or deny The Metropica Master Plan after receiving and reviewing recommendations from the City's Planning and Zoning Board ("P&Z Board"); and

WHEREAS, the Owners have prepared the Transportation Demand Management ("TDM") analysis as shown in Exhibit "H", attached hereto and made a part hereof; and

WHEREAS the PDD, The Metropica Master Plan, and this Agreement are consistent with the DRI Order and the Property's TOD land use designation, including the goals, policies and objectives in the TOD category within the City's Future Land Use Plan; and

WHEREAS, the Owners and the City agree that this Agreement shall be adopted in conformity with Sections 163.3220-163.3243, Florida Statutes, the Florida Local Government Development Agreement Act (the "Act") and that this Agreement should be construed and implemented to effectuate the purposes and intent of the Act, and that this Agreement is consistent with the City of Sunrise's Comprehensive Plan and Land Development Regulations pursuant to Section 163.3227(1)(g), Florida Statutes; and

WHEREAS, public hearings regarding this Agreement have been noticed and conducted pursuant to Section 163.3225, Florida Statutes; and

NOW, THEREFORE, in consideration of the mutual promises, covenants, agreements and obligations contained herein, the Parties hereby agree that the Agreement is hereby amended and restated as follows:

1. Recitals. The recitals to this Agreement are true and correct and are hereby incorporated herein by reference and made a part hereof.

2. Definitions. Unless otherwise defined in this Agreement, the following terms shall have the meanings below.

"Demucking" shall mean soil improvement work to remove peat, moss, clay, silt and other organic material for purposes of preparing a site for construction and suitable backfill

"Development Pod" shall mean any individual or all development Pods as identified on the Metropica Long Term Development Plan attached hereto as Exhibit "B."

"Governmental Authority(ies)" shall mean any federal, state or local agency, department, commission, board, bureau, administrative or regulatory body having jurisdiction over the Property.

"The Metropica Master Plan Design Regulations and Interim Design Regulations" shall be those standards contained in **Exhibit "C."**

"Project" shall refer to the development of each Development Pod within Metropica as described in this Agreement.

"Site Plan Approval" shall refer to the date the Site Plan for a designated area or Pod is stamped by the City after approval by the City Commission.

3. Recordation of Agreement. Upon approval by the City Commission, this Agreement shall be recorded by the City, at Owners' sole cost and expense, in the Public Records of Broward County, Florida. This Agreement shall run with the Property, unless terminated earlier pursuant to the provisions of Section 23, below, and may be modified by mutual consent of the Owners and the City, in accordance with the terms of this Agreement and the Act.

4. Public Facilities & Utilities. Owners shall be required to design, construct and connect the Project to public water, drainage, sewer and gas facilities. Once connected, Sunrise Utilities shall provide public water, sanitary sewage and gas services to the Project. Owners shall bury certain existing overhead power lines, adjacent to Pod A prior to issuance

of a building permit for a principal structure in Pod A, in the locations shown on Exhibit "E", attached hereto and made a part hereof.It is the City's understanding that Metropica is finalizing an agreement with the County that will result in the release of the remaining conservation easement encumbering a 0.78-acre portion of the Metropica parcel ("Release"). As part of the Release, Metropica is proposing to contribute Fifty Thousand Dollars ($50,000.00) to the City toward the Stormwater Pump Station No. 8 Rehabilitation Project. This project is currently under design and is expected to commence construction in Q4 of 2026. The Metropica project is a vital component of the West Sunrise Entertainment District ("District"), and Owners have played a key role in contributing toward realizing the City's vision. Metropica recently donated 19-acres of property to the Florida Turnpike Authority to assist the City and County with the construction of a full interchange at Pat Salerno Drive and the Sawgrass Expressway, which will further development efforts within the District. Prior to issuance of any future building permits within Metropica, and no later than sixty (60) days following approval and execution of the Release, Metropica shall contribute, and City agrees to accept, Fifty Thousand Dollars ($50,000.00) as Metropica's contribution toward the Pump Station.

5. Reservation or Dedication of Land. The Owners may be required by the City to reserve or dedicate land in connection with development of the Project, and as may be required by permits issued by Governmental Authorities. The roadways may be public roadways dedicated to the Metropica Community Development District ("District"), pursuant to the requirements of the District.

6. Local Development Permits and Approvals. In connection with the development and operation of the Project, the Parties recognize that the following local development permits and approvals will need to be approved by the City in order to develop the Property consistently with the Code, as modified by this Agreement.

(a) PDD Rezoning [Ordinance No. 579, Ordinance No. 648];

(b) Master Plan Approval [Resolution No. 14-105-19-A];

(c) Site Plan Approvals for designated areas [Phase I, Pod B-1 – Resolution No. 14-191];

(d) Site Plan Approval for Pod A [Resolution No. 16-165]

(e) Plat Note Amendment(s);

(f) NVAL Amendment (non-vehicular access line) [ORB 50940, Pg. 1160 / ORB 51152, Pg. 452];

(g) DRI Development Orders;

(h) Development Authorization Letter;

(i) Water, Sewer, Paving and Drainage and other site-related permits;

(j) Utility Service Permits per site plan approval per designated areas;

(k) Utility Capacity Reservation Fee;

(l) Building Permits;

(m) Certificate(s) of Occupancy; and

(n) Any other official action of the City having the effect of permitting the development of land.

The Project's compliance with this Agreement and the Code shall be determined at the appropriate stages in the permitting process in accordance with the requirements of this

Agreement, the PDD, and the Code in effect as of the Effective Date of this Agreement. Pursuant to Florida Statutes, Section 163.3227(1)(i), the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Owners of the necessity of complying with the law governing said permitting requirements, conditions, term or restriction.

7. Owner's Acknowledgement, Agreement, and Waiver of Certain Rights.

The Owner further declares that it has examined and is familiar with the provisions of Section 489.113(3), Florida Statutes, as it may be amended from time to time, and knowingly and specifically waives any rights it may have thereunder, and further agrees to be bound by the City's Policies, Procedures, Standard Details and Specifications for Water Distribution and Sewage Collection Systems, including but not limited to the requirement that all underground water and wastewater system work required herein shall be performed by a contractor or subcontractor holding one of the licenses required by the City. Developer and Owner(s) agree to comply with the City of Sunrise permitting requirements including all licensing requirements of the Community Development and Engineering Division. Developer and Owner(s) also acknowledge that no State or Federal funding or grant funding prohibits the inclusion of this requirement.

8. Consistency. This Agreement is consistent with the requirements contained in that Declaration of Restrictive Covenants recorded in the Broward County Public Official Records at O.R.B. Book 46512, Page 1257, Public Records of Broward County, Florida concerning affordable housing and landscaping. Additionally, this Agreement is consistent with, but does not supersede, the DRI Order requirements.

9. Tree Disposition and Mitigation Plan. A tree disposition and mitigation plan for existing trees is attached hereto and made a part hereof as Exhibit "D." In addition, paragraph 15 of the "Metropica Master Plan Design Regulations and Interim Design Regulations" provides regulations for tree removal, relocation, and replacement specific to Pods A, B, and C.

10. Development of Development Pods. An amended Metropica Long Term Development Plan is attached hereto and made a part hereof as Exhibit "B," which is inclusive of landscaping and other required infrastructure improvements to support development of each Development Pod within the Project. Development of each Development Pod is not intended to be viewed as a linear timeline of development, but instead expresses when each improvement shall be constructed in the Project, provided that all master infrastructure for roads, water, sewer, etc. are in place to support development within each Development Pod. Specifically, each Development Pod can be developed independently of the other Development Pods and the sequencing of development for each Development Pod is unknown and dependent upon current market conditions.

11. Landscape & Hardscape. A Landscape & Hardscape Plan is attached hereto as Exhibit "F." Landscaping for individual Development Pods of the Project shall be approved through the site plan process. Notwithstanding anything to the contrary in the City's code of ordinances, green (living or artificial) walls, vines, shade structures, or other similar accessory landscape feature shall be allowed consistent with the Metropica Master Plan Design Regulations and Interim Design Regulations. Exhibit "F" includes timing requirements of when landscaping and hardscaping is to be installed.

12. Special Events. Notwithstanding anything to the contrary in the City's Code of Ordinances, the Owners may temporarily close streets to facilitate street fairs, green markets, and the like ("Special Events") providing all required City permits are applied for and approved prior to any Special Events. In order to maintain and preserve the quality of the Project, Special Events shall not include events that may be considered to negatively impact life and safety of the community.

13. Off-Site Improvements. The Owners shall provide certain off-site improvements in the time and manner described in the DRI, table below and in Exhibit "G" attached hereto and made a part hereof. Any proposed off-site improvements located on private property are subject to consent of the property owners.

Item	Description
1	The Owners shall fund, construct, or cause the construction of the improvements to SR-84 in the time and manner described in Section 3.8.1 of the DRI. [COMPLETED].
2	The Owners shall provide the turn lane and median modifications associated with the East – West connector prior to the issuance of the second certificate of occupancy.
3	The Owners shall provide the turn lane and access modifications associated with Parcel A prior to the issuance of the Certificate of Occupancy for a building in Parcel A. .
4	The Owners shall provide the turn lane and access modifications associated with Parcel B prior to the issuance of the Certificate of Occupancy for a building in Parcel B .
5	The Owners shall provide access and median modifications at Green Toad Road in accordance with the recoded development of reginal 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.

On-Demand Shuttle Service – The Metropica DRI and Development Agreement currently obligate Owners to participate in transit-oriented improvements and/or funding in the form of a transit station and shuttle agreement. The Parties acknowledge that the transit station obligation is no longer warranted given Broward County's decision to locate a transit station immediately north of Metropica. The City has addressed the need for a West Sunrise shuttle by engaging Freebee to implement an on-demand shuttle system that currently includes a fleet of four (4) electric vehicles. Metropica hereby agrees to participate in funding its proportionate share of the on-demand shuttle program as follows: (1) for calendar years 2026, 2027, 2028 and 2029, Metropica shall contribute $110,000.00 annually to the City no later than January 31st of each year; (2) prior to 2030, the City shall evaluate ridership for the Freebee program in order to determine which West Sunrise businesses and destinations (i.e., Metropica, Westerra, Sawgrass Mills Mall, American Express, Arena, Sawgrass Corporate Park, etc.) are using the Freebee program and Metropica's proportionate share payment shall be adjusted accordingly; (3) prior to 2030, the City shall use its best efforts to develop a mechanism for assessing all West Sunrise property owners who benefit from the Freebee program. The parties acknowledge pending the outcome of the ridership study that the on-demand shuttle fleet may expand beyond the current four (4) vehicles and that Metropica shall be obligated to pay its proportionate share based on use and ridership as determined by such study. The City acknowledges and agrees that during the first four (4) years Metropica is making payments to the City, Metropica shall be entitled to exclusive advertising rights to advertise businesses within the Western Sunrise Entertainment Districton the backseat screen/monitor located within one (1) Freebee vehicle at no cost to Metropica, and that Metropica shall have the exclusive right to sell such advertising within such

vehicle. Metropica's exclusive advertising rights shall automatically cease and terminate upon the City establishing a mechanism to fund the Freebee program. Metropica's payment obligation hereunder shall cease in the event the Freebee program or any other on-demand shuttle program is abandoned or discontinued by the City. Considering Metropica's commitments and obligations outlined in this Section, the City agrees that the Transit Station and Shuttle obligations outlined in the DRI and Development Agreement have been satisfied.

14. Transportation Demand Management. The Transportation Demand Management analysis, attached hereto as Exhibit "H," shall be updated as needed as part of the DRI Biennial Report to provide for monitoring and implementation of the Commute Trip Reduction Plan, in compliance with paragraph 3.7.1 of the DRI Development Order.

15. Nonresidential Structured Parking – The Parties acknowledge that Metropica's success is contingent on density and intensity that requires a mix of uses and the need for structured parking ("Structured Parking") in order to accommodate the level of development currently approved for Metropica through the DRI, TOD land use, Plat and PDD Master Plan. The Parties further acknowledge the importance of minimizing the difference in cost between surface parking spaces and all structured parking spaces used for commercial, office and other non-residential purposes ("Nonresidential Uses") within Metropica. In lieu of the current Economic Incentive Agreement between the City and Metropica, the parties have agreed to work towards amending the Economic Incentive Agreement to focus the incentive to partially offset the structure parking costs for non-residential uses within Metropica.

16. Compliance with Regulations in Effect at the Time of Development. This Agreement is subject to the Section 16-109(d)(14) of the City Code, which provides, "[u]nless otherwise specifically described within the development agreement, final development plans

and development permits for uses/structures within the PDD shall comply with regulations, ordinances and resolutions in effect at the time of PDD master plan approval. If there are no prevailing regulations, the director of community development or his/her designee shall reserve the right to make final determination on any site design regulation. This provision shall be included in the development agreement."

17. Binding Effect of Agreement. The obligations, conditions, rights and duties imposed on the Parties pursuant to this Agreement shall run with the Property and be binding upon the City and the Owners as covenants running with the land. The terms of this Agreement shall be binding upon and enforceable by and against the Parties, including their personal representatives, heirs, successors, grantees and assigns, and this Agreement shall be recorded as provided herein.

18. Amendment of Agreement. Unless otherwise provided for in this Agreement, amendments to this Agreement consistent with the purpose of this Agreement, may be made with the mutual consent of the Parties, provided such amendment is approved by the City Commission pursuant to the Act, which approval shall not be unreasonably withheld, conditioned or delayed and further provided that such approval is memorialized in a written document executed by the Parties consistent with Florida Statutes, Section 163.3225.

19. Notice. Whenever either of the Parties desires to give notice to the other it must be given by written notice, sent by certified United States mail, with return receipt requested, addressed to the party from whom it is intended, at the place last specified, and the place for giving of notice in compliance with provisions of this paragraph. At present, the Parties designate the following as the respective places for giving of notice, which may be

amended from time to time, in writing by providing the new notice information to each of the Parties, without amending this Agreement.

City:

City of Sunrise

Community Development Department

Attn: Shannon Ley, Director

10770 W Oakland Park Blvd.

Sunrise, Florida 33351

With copies to:

Thomas P. Moss, Sunrise City Attorney

City Attorney's Office

10770 W Oakland Park Blvd.

Sunrise, Florida 33351

Mark Lubelski, Sunrise City Manager

City Manager's Office

10770 W Oakland Park Blvd.

Sunrise, Florida 33351

Owners:

Metropica Lands, LLC Series A

Metropica Series B Venture, LLC

Metropica Residential I, LLC

Metropica Residential II AND III, LLC

Metropica Residential II, LLC

Metropica Series C Venture, LLC

1800 NW 136th Avenue,

Sunrise, FL 33323

Attention: Erick Collazo

With copies to:

Scott Backman, Esquire

Miskel & Backman, LLP

14 S.E. 4th Street, Suite 36

Boca Raton, FL 33432

20. Governing Law & Venue. This Agreement shall be construed, interpreted and enforced in accordance with the laws of the State of Florida, without giving effect to the choice of law principles thereof, including any canon, custom or rule of law requiring that this Agreement be construed against the drafting party. Venue for any legal or equitable action undertaken in connection with this Agreement shall be in Broward County, Florida. Except as otherwise provided for in this Agreement, should the Parties become involved in legal action arising under this Agreement, each party shall be responsible for their respective attorneys' fees and costs. The Parties agree to waive a jury trial and proceed to a bench trial if necessary.

21. Headings & Interpretation. In construing this Agreement, the singular shall be deemed to include the plural, the plural shall be deemed to include the singular, the use of any gender shall be held to include every other and all genders and caption and paragraph headings shall be disregarded. All parties to this Agreement have participated fully in negotiation and preparation of this Agreement, and accordingly, this Agreement shall not be more strictly construed against any one of the Parties.

22. Time is of the Essence. Time shall be of the essence for each and every provision of this Agreement.

23. Waiver. No delay or failure on the part of either Party to exercise any right or remedy accruing upon the occurrence of an event or violation of this Agreement shall affect any such right or remedy, held to be an abandonment thereof or to preclude such party from the exercise thereof at any time during the continuance of any event of violation. No waiver of a single event of violation by a party shall be deemed to be a waiver of any subsequent

event of violation. Furthermore, no waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates.

24. Effective Date and Duration of Agreement. Upon execution, this Agreement shall be sent by the City to the Florida Department of Economic Opportunity (the "DEO"). This Agreement shall become effective on the thirtieth (30th) day following receipt of this Agreement by the DEO and shall expire on December 8, 2041, consistent with the DRI Development Order expiration date as amended or extended from time to time, unless sooner terminated by mutual consent of the parties. The Metropica Master Plan and Metropica Master Plan Design Regulations and Interim Design Regulations attached hereto as Exhibit "B" and Exhibit "C", respectively, shall survive the termination, cancellation or expiration of this Agreement.

25. Demucking Standards. All development within Parcel B shall be subject to certain Demucking Standards, attached as Exhibit "J" hereto ("Demucking Standards"). Certification of compliance with the Demucking Standards from a professional geotechnical engineer, or other qualified engineer shall be submitted to the City prior to issuance of any vertical building permits within Pod B.

IN WITNESS WHEREOF, the City and the Owners have made and executed this Agreement on the respective dates under each signature; the City signing by and through its Mayor authorized to execute same, and the Owners, signing by and through a duly authorized officer.

CITY OF SUNRISE

By:_____
_____, Mayor
_____day of _____, 202__

AUTHENTICATION:

_____

_____
City Clerk
(SEAL)

Approved as to form and legal sufficiency by Office of the City Attorney for the City of Sunrise, Florida

_____
City Attorney

By:_____

OWNERS

Signed, sealed and delivered
in the presence of:

Printed Name:_____

Printed Name:_____

METROPICA LANDS, LLC Series A, a Delaware limited liability company

By: _____
Title: _____
Date: _____

Signed, sealed and delivered
in the presence of:

Printed Name:_____

Printed Name:_____

METROPICA SERIES B VENTURE, LLC, a Delaware limited liability company

By: _____
Title: _____
Date: _____

Signed, sealed and delivered
in the presence of:

Printed Name:_____

Printed Name:_____

METROPICA RESIDENTIAL I, LLC, a Delaware limited liability company

By: _____
Title: _____
Date: _____

Signed, sealed and delivered
in the presence of:

Printed Name:

Printed Name:

METROPICA RESIDENTIAL II, LLC, a Delaware limited liability company

By:_____
Title:_____
Date:_____

Signed, sealed and delivered
in the presence of:

Printed Name:_____

Printed Name:_____

METROPICA RESIDENTIAL II AND III, LLC, a Delaware limited liability company

By: _____
Title: _____
Date: _____

Signed, sealed and delivered
in the presence of:

Printed Name:_____

Printed Name:_____

METROPICA SERIES C VENTURE, LLC, a Delaware limited liability company

By: _____
Title: _____
Date: _____

LIST OF EXHIBITS

EXHIBIT A	**Legal Description of Property**
EXHIBIT B	**Metropica Long Term Development Plan**
EXHIBIT C	**Metropica Master Plan Design Regulations and Interim Design Regulations**
EXHIBIT D	**Tree Disposition and Mitigation Plan**
EXHIBIT E	**Power Line Modification Plan**
EXHIBIT F	**Landscape & Hardscape Plan**
EXHIBIT G	**Off-Site Improvements Plan**
EXHIBIT H	**Metropica Transportation Demand Management Plan**
EXHIBIT I	**Not Used**
EXHIBIT J	**Parcel B Soils Demucking Standards**
EXHIBIT K	**Streetscape Design**

September 8, 2025

EXHIBITS

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

FOR: K GROUP HOLDINGS

LEGAL DESCRIPTION OF:
METROPICA LAND DEVELOPMENT DISTRICT
"METROPICA PLAT", (P.B. 179, PG'S 70–76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS–OF–WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON NORTH 89°48'19"EAST, ALONG THE SOUTH LINE OF PARCEL "A", METROPICA PLAT, RECORDED IN PLAT BOOK 179, PAGE 70 THRU 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE REQUIRED TO THE NEAREST ONE–HUNDRED OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE REDUCED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR THE REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
6. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY CRAVEN & THOMPSON ASSOCIATES, INC. THERE COULD BE MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON.
7. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
8. SEE SHEETS 4 THRU 6 OF 7 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J–17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER 271

Richard G. Crawford JR.

Digitally signed by Richard G. Crawford JR.
Date: 2025.06.06 15:58:59 -04'00'

RICHARD G. CRAWFORD, JR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J–17.061 & 5J–17.062 FLORIDA ADMINISTRATIVE CODE.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04–0040–003–01 – METROPICA\DRAWINGS\SKETCH_AND_DESC\04–0040–003–01_MLDD

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights–of–way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right–of–way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739–6409 TEL.: (954) 739–6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271

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JOB NO.: 04–0040–003–01	1 OF 7
DRAWN BY: AC	F.B. N/A PG. N/A
CHECKED BY: RGC	DATED: 6/6/25

LEGAL DESCRIPTION OF:

METROPICA LAND DEVELOPMENT DISTRICT

"METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)

CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

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

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

THENCE N.89°48'19"E., ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 288.00 FEET POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S.86°45'40"E. CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 200.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.00°11'41"W.;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°11'47" AND A RADIUS OF 2,351.83 FEET, FOR AN ARC DISTANCE OF 8.06 FEET, TO A POINT ON A NON-TANGENT LINE;

THENCE N.64°00'20"E., A DISTANCE OF 27.60 FEET, THE LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "A";

THENCE S.89°48'19"W., A DISTANCE OF 232.91 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH:

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

BEGIN AT THE EASTERNMOST, SOUTHEASTERLY CORNER OF PARCEL "C", OF SAID METROPICA PLAT, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N48°34'05"W;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 08°45'36" AND A RADIUS OF 955.00 FEET FOR AN ARC DISTANCE OF 146.01 FEET TO A COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05°20'54" AND A RADIUS OF 1,865.00 FEET FOR AN ARC DISTANCE OF 174.09 FEET TO A POINT ON A NON-TANGENT LINE, LAST MENTIONED 2 COURSE BEING COINCIDENT WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAWGRASS MILLS CIRCLE;

THENCE N35°43'19"W, A DISTANCE OF 26.58 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°40'53", AND A RADIUS OF 391.00 FEET, FOR AN ARC DISTANCE OF 31.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE, THROUGH SAID POINT, HAVING A BEARING OF S.00°19'17"E.;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT HAVING A CENTRAL ANGLE OF 35°49'44", AND A RADIUS OF 50.00 FEET, FOR AN ARC DISTANCE OF 31.27 FEET TO A POINT OF TANGENCY;

THENCE N54°29'37"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 42.87 FEET; TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

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JOB NO.: 04-0040-003-01	2 OF 7	
DRAWN BY: AC	F.B. N/A	PG. N/A
CHECKED BY: RGC	DATED: 6/6/25	

LEGAL DESCRIPTION OF:
METROPICA LAND DEVELOPMENT DISTRICT
"METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: *(CONTINUED)*

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 04°09'14" AND A RADIUS OF 200.00 FEET FOR AN ARC DISTANCE OF 14.50 FEET TO A POINT OF TANGENCY;

THENCE N50°20'24"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 261.56 FEET; TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 04°09'17" AND A RADIUS OF 202.00 FEET FOR AN ARC DISTANCE OF 14.65 FEET TO A POINT OF TANGENCY;

THENCE N54°29'37"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 77.44 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 75°40'03" AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 57.31 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S45°20'54"W, A DISTANCE OF 24.33 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S48°38'14"W;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°50'32" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 114.37 FEET TO A POINT OF TANGENCY;

THENCE N19°31'14"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 48.83 FEET; TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 09°51'17" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 51.60 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°59'31" AND A RADIUS OF 395.00 FEET FOR AN ARC DISTANCE OF 192.98 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°26'56" AND A RADIUS OF 411.00 FEET FOR AN ARC DISTANCE OF 39.09 FEET TO A POINT OF TANGENCY;

THENCE N43°06'24"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 12.41 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N43°06'24"W; SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NW 136TH AVENUE;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°32'22" AND A RADIUS OF 2,278.00 FEET FOR AN ARC DISTANCE OF 260.00 FEET TO A POINT A POINT ON A NON-TANGENT LINE;

THENCE S46°15'35"W, A DISTANCE OF 96.90 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N52°03'31"W;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°01'23" AND A RADIUS OF 2,290.00 FEET FOR AN ARC DISTANCE OF 320.67 FEET TO A POINT TO A POINT ON A NON-TANGENT LINE, LAST MENTIONED 3 COURSES BEING COINCIDENT WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NW 136TH AVENUE AND THE NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL "C";

THENCE S16°05'53"E, A DISTANCE OF 50.37 FEET;

THENCE S62°06'52"E, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GREEN TOAD ROAD AND THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL "C", A DISTANCE OF 848.35 FEET;

THENCE N79°39'32"E, A DISTANCE OF 43.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 49.83 ACRES OR (2,170,453 SQUARE FEET), MORE OR LESS.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_MLDD.DWG

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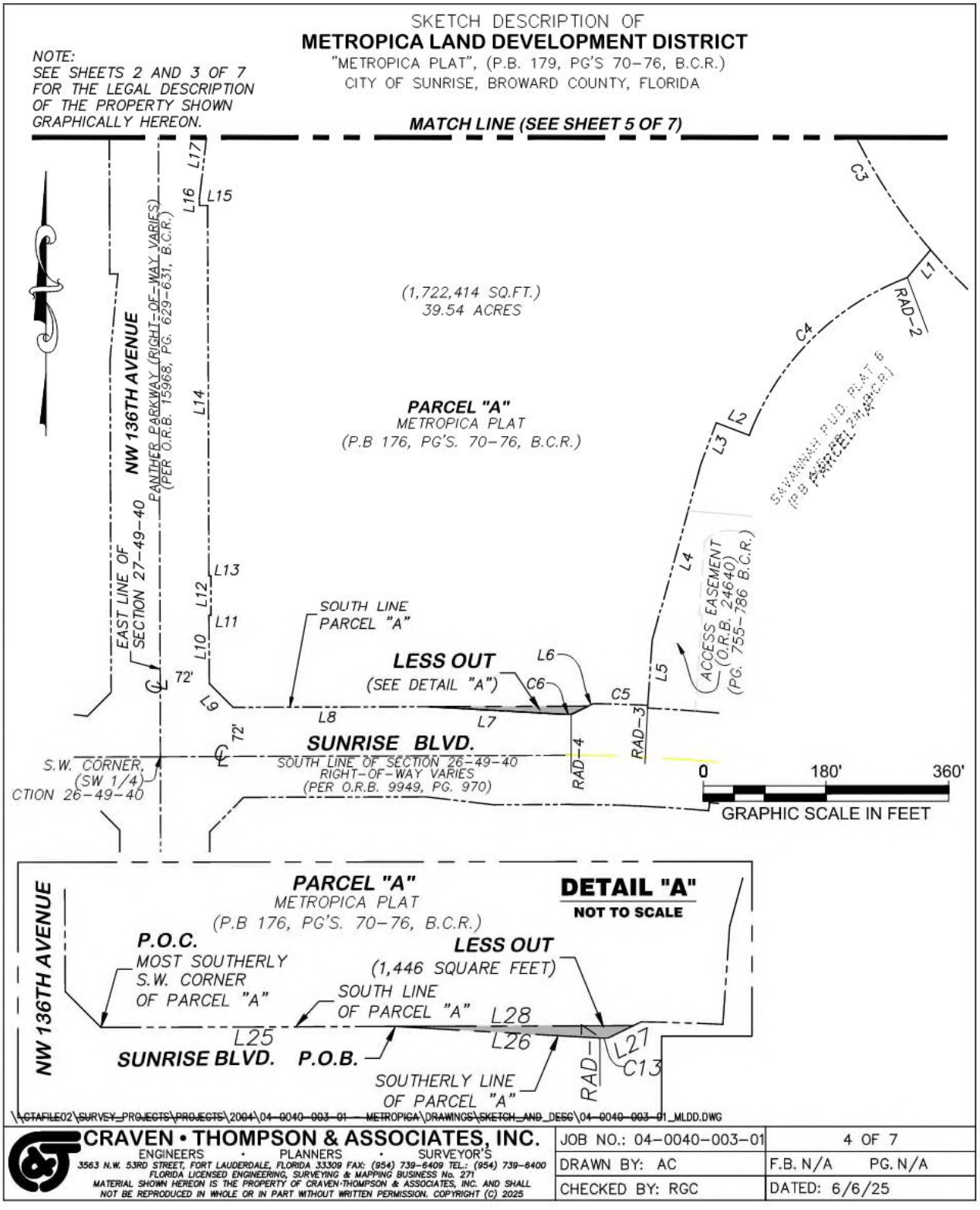
JOB NO.: 04-0040-003-01	3 OF 7
DRAWN BY: AC	F.B. N/A PG. N/A
CHECKED BY: RGC	DATED: 6/6/25


SKETCH DESCRIPTION OF
METROPICA LAND DEVELOPMENT DISTRICT
"METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA
NOTE:
SEE SHEETS 2 AND 3 OF 7
FOR THE LEGAL DESCRIPTION
OF THE PROPERTY SHOWN
GRAPHICALLY HEREON.
MATCH LINE (SEE SHEET 5 OF 7)
(1,722,414 SQ.FT.)
39.54 ACRES
PARCEL "A"
METROPICA PLAT
(P.B 176, PG'S. 70-76, B.C.R.)
NW 136TH AVENUE
PANTHER PARKWAY (RIGHT-OF-WAY VARIES)
(PER O.R.B. 15968, PG. 629-631, B.C.R.)
EAST LINE OF
SECTION 27-49-40
SOUTH LINE
PARCEL "A"
LESS OUT
(SEE DETAIL "A")
ACCESS EASEMENT
(O.R.B. 24640)
(PG. 755-786 B.C.R.)
SAVANNAH PUD PLAT 6
SUNRISE BLVD.
SOUTH LINE OF SECTION 26-49-40
RIGHT-OF-WAY VARIES
(PER O.R.B. 9949, PG. 970)
S.W. CORNER,
(SW 1/4)
CTION 26-49-40
0
180'
360'
GRAPHIC SCALE IN FEET
PARCEL "A"
METROPICA PLAT
(P.B 176, PG'S. 70-76, B.C.R.)
DETAIL "A"
NOT TO SCALE
P.O.C.
MOST SOUTHERLY
S.W. CORNER
OF PARCEL "A"
LESS OUT
(1,446 SQUARE FEET)
SOUTH LINE
OF PARCEL "A"
NW 136TH AVENUE
SUNRISE BLVD.
P.O.B.
SOUTHERLY LINE
OF PARCEL "A"
\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_MLDD.DWG
CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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4 OF 7
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F.B. N/A PG. N/A
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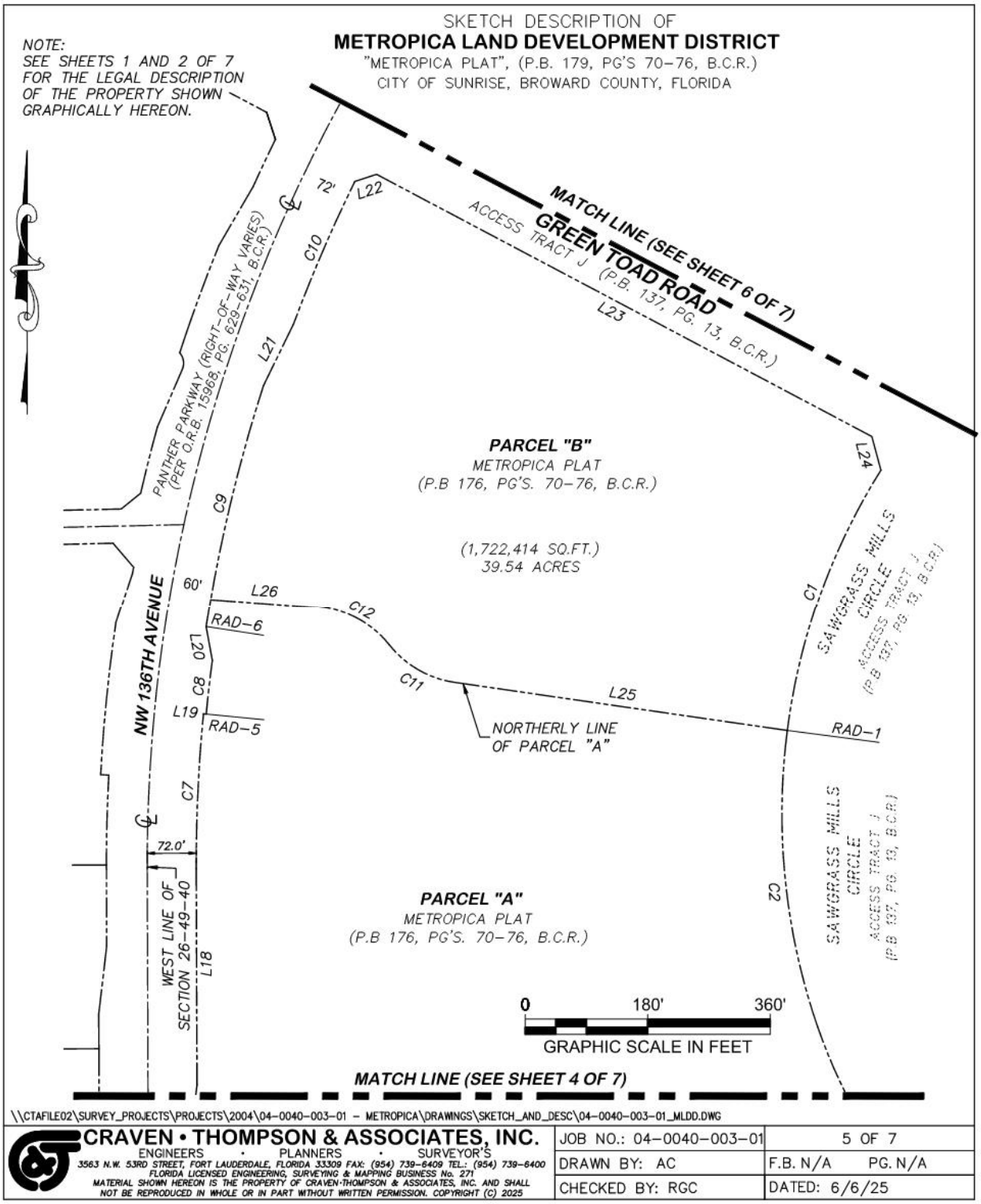
DATED: 6/6/25


SKETCH DESCRIPTION OF
METROPICA LAND DEVELOPMENT DISTRICT
"METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA
NOTE:
SEE SHEETS 1 AND 2 OF 7 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.
MATCH LINE (SEE SHEET 6 OF 7)
GREEN TOAD ROAD
ACCESS TRACT J (P.B. 137, PG. 13, B.C.R.)
PANTHER PARKWAY (RIGHT-OF-WAY VARIES) (PER O.R.B. 15968, PG. 629-631, B.C.R.)
NW 136TH AVENUE
PARCEL "B"
METROPICA PLAT
(P.B 176, PG'S. 70-76, B.C.R.)
(1,722,414 SQ.FT.)
39.54 ACRES
PARCEL "A"
METROPICA PLAT
(P.B 176, PG'S. 70-76, B.C.R.)
NORTHERLY LINE OF PARCEL "A"
SAWGRASS MILLS CIRCLE ACCESS TRACT J (P.B 137, PG. 13, B.C.R.)
WEST LINE OF SECTION 26-49-40
72.0'
60'
72'
L18
L19
L20
L21
L22
L23
L24
L25
L26
C1
C2
C7
C8
C9
C10
C11
C12
RAD-1
RAD-5
RAD-6
0
180'
360'
GRAPHIC SCALE IN FEET
MATCH LINE (SEE SHEET 4 OF 7)
\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_MLDD.DWG
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JOB NO.: 04-0040-003-01
5 OF 7
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CHECKED BY: RGC
DATED: 6/6/25

SKETCH DESCRIPTION OF

METROPICA LAND DEVELOPMENT DISTRICT

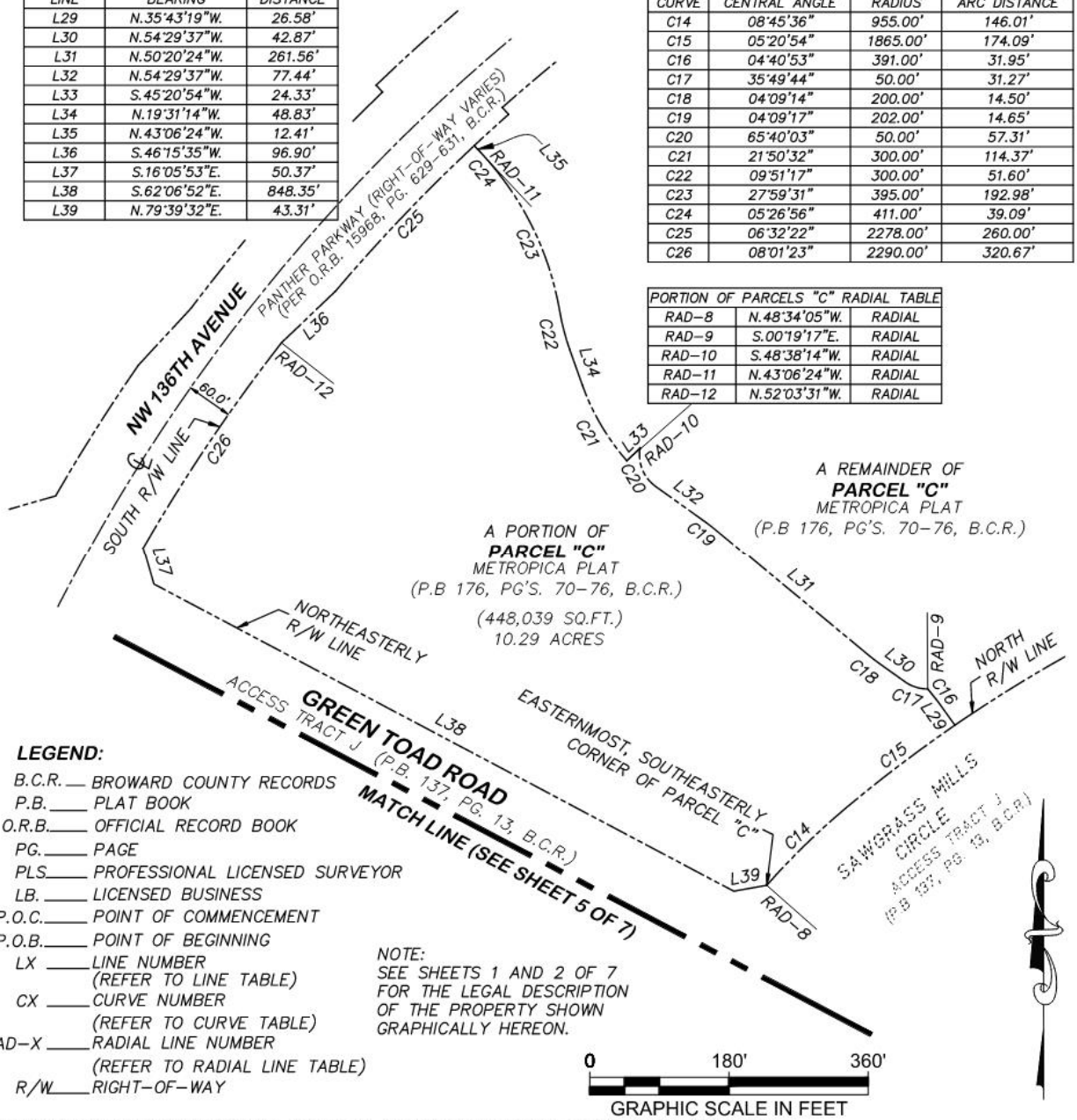
"METROPICA PLAT", (P.B. 179, PG'S 70–76, B.C.R.)

CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

PORTION OF PARCELS "C" LINE TABLE		
LINE	BEARING	DISTANCE
L29	N.35°43'19"W.	26.58'
L30	N.54°29'37"W.	42.87'
L31	N.50°20'24"W.	261.56'
L32	N.54°29'37"W.	77.44'
L33	S.45°20'54"W.	24.33'
L34	N.19°31'14"W.	48.83'
L35	N.43°06'24"W.	12.41'
L36	S.46°15'35"W.	96.90'
L37	S.16°05'53"E.	50.37'
L38	S.62°06'52"E.	848.35'
L39	N.79°39'32"E.	43.31'

PORTION OF PARCELS "C" CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C14	08°45'36"	955.00'	146.01'
C15	05°20'54"	1865.00'	174.09'
C16	04°40'53"	391.00'	31.95'
C17	35°49'44"	50.00'	31.27'
C18	04°09'14"	200.00'	14.50'
C19	04°09'17"	202.00'	14.65'
C20	65°40'03"	50.00'	57.31'
C21	21°50'32"	300.00'	114.37'
C22	09°51'17"	300.00'	51.60'
C23	27°59'31"	395.00'	192.98'
C24	05°26'56"	411.00'	39.09'
C25	06°32'22"	2278.00'	260.00'
C26	08°01'23"	2290.00'	320.67'

PORTION OF PARCELS "C" RADIAL TABLE		
RAD–8	N.48°34'05"W.	RADIAL
RAD–9	S.00°19'17"E.	RADIAL
RAD–10	S.48°38'14"W.	RADIAL
RAD–11	N.43°06'24"W.	RADIAL
RAD–12	N.52°03'31"W.	RADIAL



LEGEND:

B.C.R. — BROWARD COUNTY RECORDS
P.B. — PLAT BOOK
O.R.B. — OFFICIAL RECORD BOOK
PG. — PAGE
PLS — PROFESSIONAL LICENSED SURVEYOR
LB. — LICENSED BUSINESS
P.O.C. — POINT OF COMMENCEMENT
P.O.B. — POINT OF BEGINNING
LX — LINE NUMBER (REFER TO LINE TABLE)
CX — CURVE NUMBER (REFER TO CURVE TABLE)
RAD–X — RADIAL LINE NUMBER (REFER TO RADIAL LINE TABLE)
R/W — RIGHT–OF–WAY

NOTE:
SEE SHEETS 1 AND 2 OF 7 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.

0 180' 360'

GRAPHIC SCALE IN FEET

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04–0040–003–01 – METROPICA\DRAWINGS\SKETCH_AND_DESC\04–0040–003–01_MLDD.DWG

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JOB NO.: 04–0040–003–01	6 OF 7
DRAWN BY: AC	F.B. N/A PG. N/A
CHECKED BY: RGC	DATED: 6/6/25

SKETCH DESCRIPTION OF

METROPICA LAND DEVELOPMENT DISTRICT

"METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)

CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

PARCELS "A" AND "B LINE TABLE		
LINE	BEARING	DISTANCE
L1	S.40°05'11"W.	53.01'
L2	N.69°07'10"W.	51.70'
L3	S.20°25'46"W.	65.52'
L4	S.15°20'42"W.	268.86'
L5	S.03°55'49"W.	96.00'
L6	N.64°00'20"E.	36.00'
L7	N.86°45'40"W.	200.36'
L8	S.89°48'19"W.	288.00'
L9	S.45°05'51"E.	49.58'
L10	N.00°11'40"W.	100.00'
L11	N.89°48'20"E.	3.00'
L12	N.00°11'40"W.	60.00'
L13	N.89°48'20"E.	3.00'
L14	N.00°11'40"W.	542.89'
L15	S.89°48'20"W.	12.00'
L16	N.00°11'40"W.	10.09'
L17	N.06°38'56"E.	100.72'
L18	N.00°11'40"W.	316.80'
L19	N.85°43'49"W.	4.00'
L20	N.10°17'15"W.	50.64'
L21	N.25°58'37"E.	100.98'
L22	N.71°52'06"E.	33.65'
L23	S.62°06'52"E.	823.42'
L24	S.15°01'56"E.	51.26'

PARCELS "A" AND "B" CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C1	24°41'20"	955.00'	411.51'
C2	26°25'04"	955.00'	440.33'
C3	21°30'40"	805.00'	302.23'
C4	48°26'28"	399.19'	337.50'
C5	01°56'10"	2367.83'	80.01'
C6	00°11'47"	2351.83'	8.06'
C7	05°43'21"	2278.00'	227.52'
C8	01°59'54"	2274.00'	79.31'
C9	09°09'41"	2290.00'	366.17'
C10	05°43'58"	2278.00'	227.93'
C11	43°21'27"	150.00'	113.51'
C12	47°18'01"	150.00'	123.83'

PARCELS "A" AND "B" RADIAL TABLE		
LINE	BEARING	
RAD-1	N.82°38'15"W.	RADIAL
RAD-2	N.20°40'42"W.	RADIAL
RAD-3	N.02°43'14"E.	RADIAL
RAD-4	N.00°00'05"E.	RADIAL
RAD-5	N.84°28'13"W.	RADIAL
RAD-6	N.81°15'56"W.	RADIAL

LESS OUT LINE TABLE		
LINE	BEARING	DISTANCE
L25	N.89°48'19"E.	288.00'
L26	S.86°45'40"E.	200.36'
L27	N.64°00'20"E.	27.60'
L28	S.89°48'19"W.	232.91'

LESS OUT CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C13	00°11'47"	2351.83'	8.06'

LESS OUT RADIAL TABLE		
LINE	BEARING	
RAD-7	N.00°11'41"W.	RADIAL

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_MLDD.DWG

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CHECKED BY: RGC	DATED: 6/6/25

EXHIBIT B
METROPICA LONG TERM DEVELOPMENT PLAN

EXHIBIT C
METROPICA MASTER PLAN DESIGN REGULATIONS AND INTERIM DESIGN REGULATIONS

This Exhibit C to the Development Agreement for Metropica establishes the Design Regulations for the Metropica Master Plan ("Design Regulations").

Situated in the heart of thriving Western Broward County, Florida, METROPICA is a mixed-use transit-oriented development project that is positioned to become the new "urban core" of the City of Sunrise, Florida. Employing principles of "smart growth," the project pays particular attention to creating a vibrant community and neighborhood. The development has been conceived as a unique, up-scale experience that will appeal to professionals and residents alike who are looking for an "urban" flavor in an otherwise, suburban landscape ("Project").

METROPICA is based on "human modernism," a philosophy that strives to create new cities as "places" that are reflective of their time. The development and its all-encompassing atmosphere strive to bring the best that a vibrant city has to offer to Western Broward County by creating an environment that combines natural beauty Lush, tropical landscaping complemented by lively, urban plazas will provide the setting for a healthy, robust lifestyle. Taking a morning jog through a green oasis, having an informal afternoon meeting in the outdoors, shopping along elegant commercial streets, or setting out on an evening stroll, are all possibilities that will be available to the people who choose to take part in the METROPICA experience.

METROPICA is a carefully considered master plan which integrates commercial, residential, hospitality and office seamlessly, ensuring that visitors and residents have a sense of belonging to something unique and special. It will redefine the way people live, shop and work. The distinctive vision of the developers will transform the place into a vibrant destination and innovative neighborhood.

METROPICA will be the benchmark for modern and thriving communities in the United States.

It is acknowledged and agreed that based upon the City's: (i) site constraints; (ii) the goals, objectives and policies contained in the TOD portion of the Land Use Plan; (iii) the requirements and provisions contained in Chapter 16 of the Code; and (iv) the Owners' intent to develop the Project consistently with the Master Site Plan, it is necessary and important to establish zoning, parking, landscaping, utilities and energy conservation measures and regulations specific to the Project.

Unless specifically defined in these Design Regulations, all capitalized terms shall have the same meaning as such terms are defined in the "Development Agreement for Metropica" to be recorded in Broward County's Public Records and which these Regulations are a part thereof.

1. <u>Setbacks*</u>.

A. The Project shall comply with the setbacks described herein and as identified on Exhibit B Metropica Long Term Development Plan.

Pod	NW 136th Ave	Sunrise Blvd	Sawgrass Mills Circle	Metropica Blvd	Secondary Streets (Internal) (measured to CDD right of way)	Abutting Pod	North Property Line @ City Parcel	Southeast Property Line (@ Sawgrass Commons)	Green Toad Road
A1	25	30	N/A	N/A	5	N/A	N/A	N/A	N/A
A2	N/A	30	N/A	N/A	5	**N/A**	**N/A**	**5**	N/A
A3	25	N/A	N/A	N/A	5	N/A	N/A	N/A	N/A
A4	N/A	N/A	N/A	N/A	5	0	N/A	5	N/A
A5	N/A	N/A	30	N/A	5	0	N/A	10	N/A
A6	25	N/A	N/A	0	5	N/A	N/A	N/A	N/A
A7	N/A	N/A	**N/A**	0	5	**0**	**N/A**	**N/A**	N/A
A8	N/A	N/A	30	0	5	**0**	**N/A**	**N/A**	N/A
B1	N/A	N/A	30	0	0	0	N/A	N/A	N/A
B2	25	N/A	N/A	0	5	**N/A**	**N/A**	N/A	N/A
B3	N/A	N/A	N/A	N/A	N/A	**N/A**	**N/A**	N/A	N/A
B4	N/A	N/A	30	N/A	5	0	N/A	N/A	N/A
B5	N/A	N/A	N/A	N/A	5	**0**	**N/A**	N/A	**N/A**
B6	N/A	N/A	30	N/A	5	N/A	N/A	N/A	20
B7	25	N/A	**N/A**	N/A	5	**N/A**	**N/A**	N/A	20
C1	25	N/A	30	N/A	N/A	N/A	15	N/A	20

* Architectural building façade shall be permitted to encroach no more than 10 feet into setbacks and not within 3 feet of any curb line.

B. Owners are responsible for coordinating any utility conflicts resulting from architectural encroachments with the applicable utility companies.

2. **Building Height**. Maximum building height shall be measured from the highest point of surrounding sidewalk to the top of roof slab. Allowable projections above roof slabs include: mechanical rooms; elevator overrun & equipment room; access stairs; parapets; cantilevers, projections, corner tower features and finial decorative elements forty feet or less above roof. Minimum height shall be measured to the top of parapet.

The building heights shall be designed according to the following matrix:

Pod	Minimum (Ft)				Maximum	
	Residential	Office	Hotel	Commercial	Feet	Stories
A1	115	115	115	*	165	15
A2	100	90	90	*	165	15
A3	100	90	90	*	165	15
A4	100	90	90	0	165	15
A5	100	90	90	*	165	15
A6	100	90	90	*	165	15
A7	100	90	90	0	165	15
A8	100	90	90	*	165	15
B1	140	90	90	*	300	30
B2	140	90	90	*	300	30
B3*	N/A – Green Space					
B4	140	90	90	*	300	30
B5*	N/A – Green Space					
B6	140	90	90	*	300	30
B7	140	90	90	*	300	30
C1	100	90	90	*	200	20

*. When commercial / retail is integrated into a mixed-use building, the overall building height shall comply with the minimum height requirements of the other uses.

3. **Open Space**. The Project shall include a minimum of fifteen (15) percent of the total project area as common open space consistent with the requirements of the PDD zoning district. The open space shall be usable by residents, visitors and/or persons employed in the PDD and may include public plazas, landscape areas, outdoor seating areas (except

restaurant outdoor seating areas), rooftop gardens, recreation areas and courtyards. Upon written request, the City Manager or his/her designee may authorize the relocation, alteration, and/or dimensional modification of Open Space areas within the Project so long as (1) the relocation, alteration, and/or dimensional modification is not a reduction from the approved masterplan, and (2) the proposed change is limited to the interior areas of the masterplan.

4. Parking Regulations.

A. Shared Parking: See Shared Parking Analysis Methodology within Attachment 1 to Design Regulations. Any discrepancies between this section and Shared parking Analysis, will follow Shared Parking Analysis Exhibit.

1. POD B1: Parking ratio, including visitor parking, shall be 1.8 spaces per unit minimum.
2. Excess parking spaces over those spaces dedicated for resident use may be offered by the Owners for purchase by unit owners. Required visitor parking spaces may not be offered for purchase.
3. For commercial uses within residential buildings, the Owners shall provide parking pursuant to commercial use requirements within a 1,000 feet radius of the residential building.
4. Each site plan submission shall demonstrate sufficient parking is available to accommodate the uses proposed, consistent with the standards described herein and as set forth in the Shared Parking Analysis.
5. Designate a staging area for car-sharing, taxi, and/or Uber/Lyft services.
6. 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 for the cost of the mechanical lifts and will be released upon provision of an acceptable utilization study or the construction of lifts, limited to condominiums.

B. Specialty Parking Spaces.

1. Parallel and compact spaces shall be permitted to count toward the minimum number of parking spaces required. Compact spaces shall account for no more than 5% of the total required parking spaces per site plan and shall be limited to locations with structural constraints in structured parking garages. The location of compact spaces shall be subject to City approval with individual pod site plan development.
2. No commercial vehicles shall be permitted to be parked within forty (40) feet of any street right-of-way unless screened from view.

3. Bicycle racks and storage facilities shall be provided consistent with the requirements of the City Code and the DRI.
4. Per DRI condition 3.7.1 (b) identification of rideshare drop-off and pick-up locations for Uber, Lyft and other rideshare service providers, including Freebee or any other on demand shuttle or rideshare service offered by the City. Parking spaces with EV charging stations will be strategically where they will be the most beneficial to the project.

C. Parking Space Dimensions.
1. All required parking spaces in off-street surface parking areas and multilevel parking garages, except those listed in 4.C.2 and 4.C.3 below, shall be permitted to be nine (9) feet in width and eighteen (18) feet in length.
2. Parallel parking spaces shall be permitted to be nine (9) feet in width and twenty-two (22) feet in length.
3. Compact parking spaces shall be permitted to be eight feet six inches (8'-6") in width and sixteen (16) feet in length and shall be limited to locations with structural constraints in structured parking garages. The location of compact spaces shall be subject to City approval with individual pod site plan development.
4. Visitor parking spaces shall be a minimum of nine (9) feet in width and eighteen (18) feet in length.

D. Parking Lot Design Standards.
1. Due to the urban form and pedestrian-friendly characteristics desired for the Project, the Owners may employ a variety of curb and gutter types, including "curbless" street profiles, to meet the design objectives of the Project.
2. Landscaping: See Section 15 of Design Regulations.
3. Pedestrian circulation shall be provided from all parking lots and garages to the public way.
4. Within parallel parking groups, a minimum of one (1) landscaping island per three (3) parking spaces shall be provided.
5. Wheel stops shall be required at head-to-head parking spaces only.

E. Parking garages or structures.
1. *Height.* A parking garage or structure shall not exceed the maximum height limits described in Section 2 herein.
2. *Landscaping.* See landscaping requirements described in Section 15 herein.

3. Parking structures shall conform to the requirements of Article VII of the City Code as modified by these Design Regulations, with the exception of the requirements for parking space dimensions, wheel stops, landscape islands and curbing. Parking garages without wheel stops must provide alternative means of protection from vehicles for pedestrians and structures at the time of site plan application.

F. Interim Parking Areas. In each respective site plan application for any pod, the Owners/Developer may identify the location of interim parking areas.

1. Interim parking areas shall not exist for longer than 3 years from issuance of certificate of occupancy.
2. Owner / Developer shall submit a parking exhibit showing current and future replacement of Interim Parking with permanent parking. Owner / Developer shall submit a parking exhibit showing current and future replacement of Interim Parking with permanent parking.
3. Design Requirements
   a. Landscaping islands shall be incorporated at the end of parking rows, shall each include a tree with irrigation, and shall subdivide grouping of parking spaces so that no uninterrupted grouping exceeds thirty (30) spaces in a row. Light poles shall be incorporated into the landscaping islands as needed to meet the City Code's photometric requirements.
   b. A minimum of one (1) tree for each thirty (30) required parking spaces shall be provided in interim parking areas.
   c. Where interim parking areas are proposed, landscape areas creating an entry way with a landscape entry feature including trees, shrubs, and irrigation shall be designed and constructed at entrances off NW 136 Avenue and Sunrise Boulevard and extend to the first primary internal street, on both sides, for pods with interim parking located adjacent to NW 136thAvenue or Sunrise Boulevard. Requirement must be complete prior to issuance of a certificate of occupancy for the building(s) which the interim parking serves.
   d. Landscaping, irrigation, lighting, perimeter fencing, and environmental graphics at the perimeter of interim surface parking lots along Sunrise Boulevard, NW 136th Avenue, Green Toad Road and Sawgrass Mills Circle shall meet the full buildout design in accordance with the approved site plan. Such perimeter landscaping and other improvements shall be installed and constructed prior to issuance of the first Certificate of

Occupancy within the respective pod. Landscaped areas shall also include entry features, entrance icons, and perimeter sidewalks.

e. Where interim parking areas are proposed, the sidewalk shall be designed and constructed to a minimum of ten feet for any pod with interim parking. Requirement must be complete prior to issuance of a certificate of occupancy for the building(s) which the interim parking serves.
f. Screen fencing shall be provided at the perimeter of interim surface parking lots along Sunrise Boulevard and/or NW 136th Avenue. The fencing shall only be provided along Sunrise Boulevard and NW 136th Avenue. The design of such fencing shall fully screen the interior parking area and incorporate decorative elements, but shall not include any mesh screening.
g. Interim Parking Areas may be used as staging areas to allow construction of other pod(s). Owner / Developer shall submit a parking plan to replace required parking for approval by Community Development.

G. Temporary Offsite Parking. The project may temporarily provide required parking spaces in parking locations outside of Pods A, B or C, such as through agreements with adjacent or nearby property owners to allow for construction operations and temporary occupancy while Pods are developed. Temporary Parking may be utilized when Owner/Developer cannot accommodate Interim Parking due to construction sequencing. The Owners shall request approval for temporary offsite parking in each respective site plan application, with identification of the location and amount of offsite parking requested in compliance with City Code section 16-142.

1. No more than twenty-five (25%) percent of the total required parking spaces may be provided at off-site locations, excluding permanent resident parking.
2. Off-site parking may only be utilized to provide employee parking, unless otherwise authorized by the Community Development Department.
3. Shuttle service must be provided for off-site parking locations greater than one-quarter (1/4) mile from the Project.
4. Each site plan submission shall demonstrate the total number of parking spaces provided in on-site and off-site parking locations is sufficient to accommodate the proposed uses.
5. For site plans approved with Temporary Offsite Parking, a certificate of occupancy will only be issued for uses and intensities provided with onsite parking.

6. If temporary off-site parking is located within one-quarter mile (1/4) from the destination site, a safe pedestrian route must be provided from the temporary off-site parking to the destination project pedestrian entrance.

H. Valet Parking**.** The Project may integrate valet parking for multiple users including, but not limited to, restaurants, offices, hotel and retail establishments, provided a valet parking permit is obtained in compliance with Section 16-153 of the City's Land Development Code.
   1. No more than 10% of the total parking spaces provided may be used for valet parking.
   2. Prior to the issuance of certificate of occupancy, the Owners shall have an approved valet plan and study identifying the location, operations and all other pertinent data relating to the proposed valet parking services. The Owners shall submit a preliminary valet study at the time of site plan approval. The valet plan may be modified from time to time to conform with future uses, subject to the approval of the Director of Community Development or designee.

I. Tandem Parking. Tandem parking shall be permitted within parking garages for residential or valet uses only.
   1. Tandem parking shall not block any access aisles, accessible spaces, walkways or residential visitor parking.
   2. Tandem parking spaces utilized by a valet parking service shall be identified on a valet parking plan to be submitted by the Owners for approval by the City at time of site plan application.

J. Loading / Service Zones**.**
   1. The Owners will employ a variety of loading / service areas throughout the Project, including loading bays, on-street loading zones and shared trash / compactor bays.
   2. Loading bays and trash bays may be shared between uses.
   3. On-street loading shall be permissible in designated loading zones.
      i. Designated on-street loading zones shall have a minimum width of 9'-0" and a minimum length of forty (40) feet.
      ii. On-street loading zones shall be clearly marked with striping, paving patterns, bollards, signage or other forms of markings.
   4. Residential buildings shall have internal loading and service areas.

K. Bus Shelters.

1. Bus shelters and associated improvements shall be constructed in accordance with the City's standard bus shelter prototype design.

5. **Displays**. Shall be permissible within the Project including, but not limited to, exterior locations as designated by the Owners, subject to approval by the Community Development Department of the City of Sunrise. Displays shall not be visible from Sunrise Boulevard and NW 136th Avenue. Displays shall not contain "stock-in-trade merchandise." Displays may include art exhibits, community exhibits, and cultural exhibits. Required permits in compliance with the City Code of Ordinances must be obtained.

6. <u>Minimum Sizes for Dwelling Units</u>.

Pod	Condos[b]				Apartments[c]			
	Studio	1BR	2BR	Each Addtl BR	Studio	1BR	2BR	Each Addtl BR
A1	550	600	900	150	550	600	900	150
A2	550	600	900	150	550	600	900	150
A3	550	600	900	150	550	600	900	150
A4	550	600	900	150	550	600	900	150
A5	550	600	900	150	550	600	900	150
A6	550	600	900	150	550	600	900	150
A7	550	600	900	150	550	600	900	150
A8	550	600	900	150	550	600	900	150
B1	550	625 avg / 600 min.	900 avg / 875 min	125	N/A	N/A	N/A	N/A
B2	450 [a] / 550	600 [a] / 600	750 [a] / 900	125 [a] / 150	450 [a] / 550	600 [a] / 600	750 [a] / 900	125 [a] / 150
B3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
B4	450 [a] / 550	600 [a] / 600	750 [a] / 900	125 [a] / 150	450 [a] / 550	600 [a] / 600	750 [a] / 900	125 [a] / 150
B5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
B6	450 [a] / 550	600 [a] / 600	750 [a] / 900	125 [a] / 150	450 [a] / 550	600 [a] / 600	750 [a] / 900	125 [a] / 150
B7	450 [a] / 550	600 [a] / 600	750 [a] / 900	125 [a] / 150	450 [a] / 550	600 [a] / 600	750 [a] / 900	125 [a] / 150
C1	550	600	900	150	550	600	900	150

[a] *If building is greater than minimum height for respective pod, then minimum unit size shall be the lower number shown.*

[b] *Condominium Dwelling Units shall be defined as those dwelling units which are offered for sale as part of a condominium association. Condominium and apartment buildings shall have a minimum of 40% two-bedroom or larger units.*

[c] *Apartment Dwelling Units shall be defined as those dwelling units which are offered as rental units.*

7. <u>Commercial/Mixed-use Deviation Allowance</u>.

A. With the exception of regulations pertaining to Building Height, Building Setbacks and Unit Sizes, the Director of Community Development may, at his/her discretion, approve minor deviations from the Design Regulations as may be requested by the Owners without formal amendment to these Design Regulations.

B. The Director of Community Development, or his/her designee, shall have full discretion to approve architectural and/or façade modifications to a site plan for retail facilities only previously approved by the City Commission without reconsideration by the City Commission providing that the proposed changes are on internal streets or Metropica Boulevard and are consistent with the following standards:

1. The maximum height of the façade does not increase to extend beyond 45 feet for one-story buildings and 65 feet for two-story buildings.
2. Only high-quality, professionally-detailed materials will be permitted. Acceptable materials include, but are not limited to:
   a. wood: properly painted or stained
   b. glass: clear or lightly tinted, beveled or etched accent glass, etc.
   c. metal: brass, clear anodized aluminum, painted metal
   d. stone: marble, granite, slate, limestone
3. Elements of storefront design which shall not be permitted include:
   a. “Strip retail” types of storefront design, which include basic extruded aluminum storefronts with a continuous horizontal mullion at knee height and one mullion dimension
   b. Continuous runs of storefront, which make the entire opening within the Tenant’s façade look overly uniform and repetitive
   c. Horizontally-sliding automatic doors
   d. Large window signs hung directly behind the storefront windows, which block the view into the store or display area
   e. Any element, project more than 4” from the wall or storefront surface, which is less than 80” above the adjacent walking surface

The Director of Community Development has the full and complete authority to approve or deny requested elevation changes meeting the criteria listed above based on the consistency with the adjacent buildings and properties.

City Commission approval shall be required if the Director of Community Development, or his/her designee, determines that any proposed architectural elevation and/or façade change to a previously approved site plan on Sunrise Boulevard, 136th Avenue or Sawgrass Mills Circle is deemed to be significant or

substantial, or any change that would result in an architectural downgrade from or inconsistency with a site plan or building elevation previously approved by the City Commission.

8. Building Design.

A. Building Facades. The Owners shall prepare an exterior building color palette to be included as part of each site plan submission. Bright or dark accent colors shall be permissible as part of a comprehensive, sophisticated color scheme and may be utilized in areas such as large wall surfaces, storefronts, signage, entrance icons and other architectural elements.

B. Service Doors. Service doors, garage doors, delivery doors or similar shall, be located so as not to be prominently visible from a roadway. In locations adjacent to a roadway, pedestrian service doors or similar doors shall blend into the overall building façade or be adequately screened. For overhead service doors or similar, such doors and service areas shall be located within the envelope of the building.

9. Lighting. All off-street parking facilities, including the interim parking areas, shall be illuminated according to the standards contained herein. Open off-street parking facilities shall include the surface of open-to-the-sky parking spaces, drive aisles, driveways and accessways. Enclosed off-street parking facilities shall include multilevel parking garages and covered grade-level parking facilities.

A. *Design requirements.*

1. Open parking lots and the walkways providing access thereto shall be provided with a minimum of one and one-half (1.5) footcandles of light measured at grade level. The maximum to minimum footcandle level shall not exceed a twenty to one (20:1) ratio.
2. Parking structures shall be provided with a minimum maintained average of four (4) footcandles of light measured at floor level. The maximum to minimum footcandle level shall not exceed a ten to one (10:1) ratio.
3. Overspill of lighting onto adjacent properties shall not exceed six tenths (0.6) horizontal and vertical footcandles at the site boundary and no greater than one hundredth (0.01) horizontal footcandles 25 feet beyond the site, except for right-of-way and locations where two nonresidential uses abut (unless divided by a waterway). Luminaires shall be full-cutoff and/or shielded such that no light shall overspill into residential units.

4. The maximum height of an outdoor light fixture, including the luminaire, shall not exceed thirty (30) feet above grade.
5. Each site plan submission shall demonstrate compliance with the lighting requirements described within this section.

B. *Operational requirements.*
1. Office buildings and retail centers shall operate lighting in open parking areas from dusk to dawn. d.
2. Parking structures and common areas shall operate lighting twenty-four (24) hours a day or dusk to dawn to maintain the lighting level as specified in paragraph 9.A above.

C. *Compliance requirements.*
1. Along private rights-of-way adjacent to new development where inadequate or no lighting exists, developers shall be required to install street lights with a minimum of six-tenths (0.6) footcandles of light measured at grade level at the property line. Along public rights-of-way adjacent to new development where inadequate or no lighting exists, developers shall be required to install street lights per FPL Street and Area Lighting Design Standards and Florida Department of Transportation Design Standards.

10. Energy & Water Conservation.

A. The Owners shall make use of passive energy conservation measures including proper building orientation; landscape shading of buildings and pedestrian areas; and reflective wall and roof surfaces for non-air conditioned container storage areas. The Owner shall incorporate sustainability principles based on Leadership in Energy and Environmental Design (LEED), National Green Building Standard (NGBS) or equivalent standard into its design and construction of all buildings.

B. The Owners shall encourage the use of efficient, low-emission vehicles for on-site services, including parking enforcement, maintenance and security services, with specific consideration of alternative fuel vehicles.

C. The Project shall utilize reclaimed water for irrigation. Potable water may be utilized for irrigation on roof decks.

11. Signs. The Owners shall prepare a complete Metropica Uniform Sign and Graphics Design Criteria for the Metropica Planned Development District for approval by the City of Sunrise Commission. The Criteria will address the quantities, sizes, heights, setbacks, illumination, construction, placement, materials, colors and all other

pertinent data relating to all signs and outdoor graphics. Uniform Sign and Graphics Design Criteria shall be submitted for each respective pod prior to issuance of certificate of occupancy.

12. **Entry Features.** The PDD shall include freestanding or integrated icons at selected prime locations, including major project entries and corners. Icons will evoke the project architecture and be scaled to provide regional exposure to the Project. Icons may incorporate a variety of architectural, landscape, signage, lighting components and artistic elements.

13. **Finishes and Amenities.**

A. The Project strives to create an all-encompassing environment which combines the natural beauty of the region with the vitality of a live + work + play community, providing the setting for a healthy, robust lifestyle.

1. The Project shall include common areas which promote social and recreational activities consistent with the quality of life the Owners intend to create.
2. The Project will contain a broad range of internal amenities such as plazas, parks, courtyards and other similar spaces.
3. The Project will contain a variety of open spaces which may include water features, hardscape, landscape, and streetscape amenities.
4. Special Events shall be permitted within open spaces, public plazas, internal streets and other public spaces, subject to Special Event permit approval by the City.
    a. Notwithstanding anything contrary in the City's Code of Ordinances, the Owners may temporarily close streets to facilitate street fairs, green markets and the like, providing all required City permits are applied for an approved prior to any Special Events. In order to maintain and preserve the quality of the Project, Special Events shall not include events that may be considered to negatively impact life and safety of the community.

B. Residential: In determining the appropriate finishes and amenities package to be included, the Owners shall provide the following Finishes and Amenities Program ("Project Finishes"):

1. Each unit will contain a: (i) washer/dryer (optional); (ii) dishwasher; (iii) refrigerator; (iv) range; and (v) microwave oven;
2. The common areas will include recreational uses and internal amenities, including but not limited to the health and fitness centers and other similar spaces programmed to promote social and recreational activities.

3. A variety of open spaces as identified on the site plan application which may include water features, hardscape, landscaping, or furnishings, as appropriate.
4. The Owners shall include amenities such as multi-purpose athletic courts, training rooms and recreation areas. Proposed amenities will be submitted with the respective site plan application.
5. The Metropica Condominiums will offer state of the art living, gathering and amenity facilities with unparalleled design style as curated by international and domestic design firms. The development objective is to offer the Western Broward market an alternative to the eastern seaboard geographic area of South Florida, adjacent to a world class shopping, office, and hotel destination by creating a unique amenity-rich lifestyle setting with multiple offering.
    i. Conveniences: Dedicated gated parking with security systems, optional valet service, concierge type services, smart home adaptable technology with Wi-Fi and high speed internet capabilities throughout offering, optional “connected devices” for owners’ convenience and energy management. Sustainable design including high efficiency appliances, systems, windows, and plumbing fixtures.

    ii. Condominium Standards to be incorporated into the project:

        a. Designer flooring, typically white or grey based for superior durability and maintenance free
        b. Designer appliance package
            i. Counter-depth range with oven and cook top
            ii. Over-the-range microwave with vent and turntable for even cooking
            iii. Energy efficient dishwasher with various wash settings
        c. Custom designed, high quality cabinetry in Kitchen
        d. Custom designed high quality cabinetry in vanities
        e. Designer plumbing fixtures in all bathrooms
        f. Designer plumbing fixtures in all kitchens including convenient pull out multi-spray faucet
        g. Designer under-mount sink in all kitchens

    iii. Condiminium Amenities
        a. Luxuriously equipped and furnished executive business center with meeting space
        b. Spacious, professionally designed work out room with exercise equipment
        c. Professionally designed resort style pool with expansive sun deck

d. Designer poolside lounge areas with spectacular views, sunshades, and modern furniture
e. Professionally designed interior game room
f. Spacious, professionally designed and furnished party room/club room
g. Open-air Sport courts for recreational uses
h. Centrally located open green space with interconnected walking, biking, and jogging paths and resident-friendly seating areas
i. Biking and walking paths in common areas
j. Architecturally designed interactive art features
k. Professionally managed building and amenities
l. 24 hour building security
m. 24 hour garage access security

iv. Apartment Amenities
a. Clubhouse (Club room, Game Room, Kids Playroom)
b. Gym
c. Resort-style pool
d. Interior Bicycle Storage
e. Bicycle Racks
f. Fully-furnished Appliances, including washer and dryer
g. Fully-Furnished kitchens
h. Pet accommodations
i. Business Center (temporary cubicles are permitted)

14. <u>Hardscape Requirements</u>.

A. <u>Hardscape Variations</u>.
1. The Owners may employ a variety of curb and gutter types, including "curbless" profiles.
2. A curbed, landscaped median shall not be required for internal collector and secondary access drives.
3. Curvilinear sidewalks and landscaped berms shall not be required within the Project.
4. The Project shall include benches and other seating areas along sidewalks and pedestrian circulation routes.

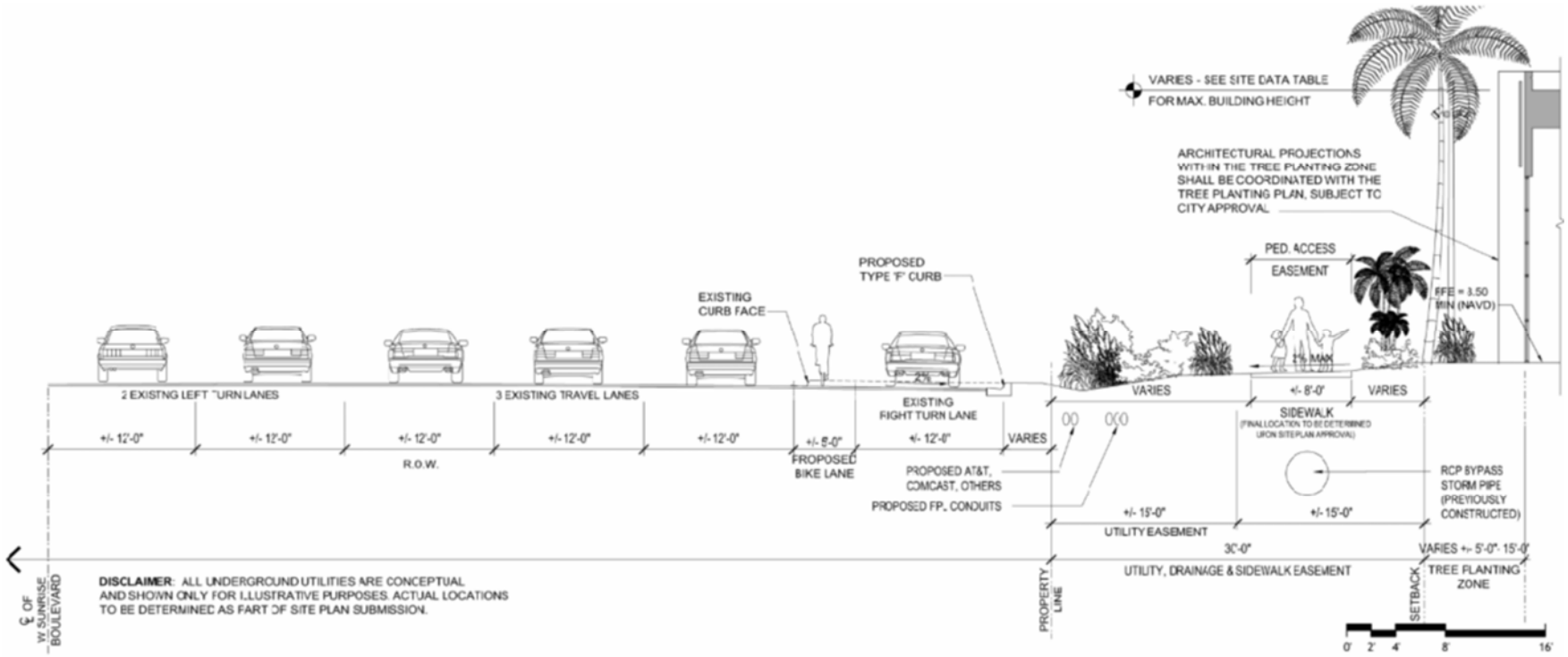
B. <u>Street Width</u>. The minimum width of paved roadways shall be twelve (12) feet for one-way streets and twenty-two (22) feet for two-way streets.Medians will not be required.

C. <u>Public Art Feature</u>: The Urban Park shall include a public art feature.

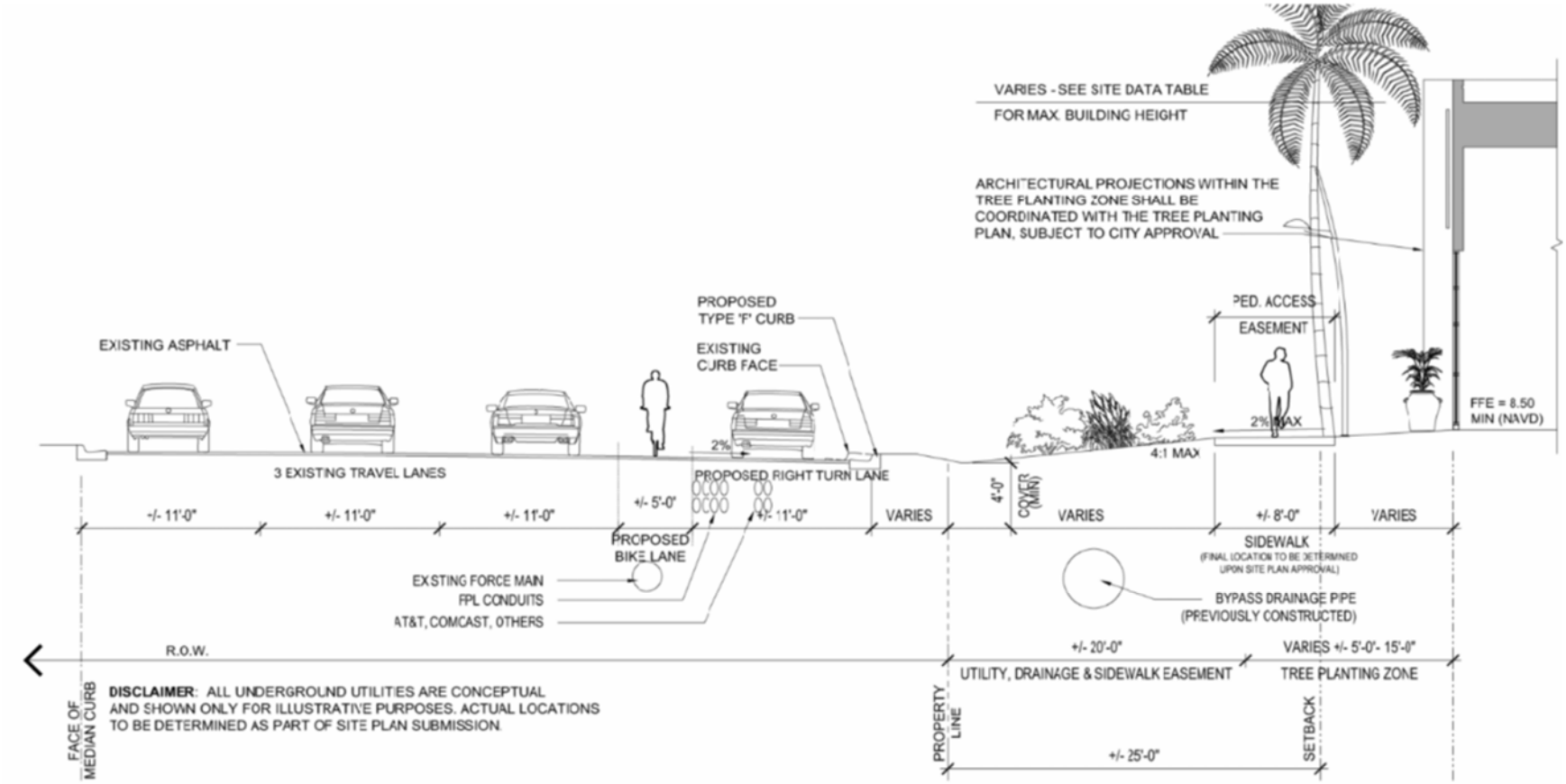
D. Typical Street and Perimeter Sections. In order to achieve the urban, pedestrian-friendly characteristics desired, the Project shall comply with the following typical street and perimeter sections:

1	Sunrise Boulevard	**11**	Sawgrass Mills Circle at Pod A8
2	NW 136th Avenue at Pod A1	**12**	Metropica Way at Pods A1/A2
3	NW 136th Avenue at Pod A3	**13**	Metropica Way at Pods A3/A4 and A6/A7
4	NW 136th Avenue at Pod A6	**14**	Metropica Way at Pods B1/B2
5	NW 136th Avenue at Pod B2	**15**	Metropica Way at Pods B2/B5 and BB6/B7
6	NW 136th Avenue at Pod B7	**16**	Metropica Lane and Metropica Plaza
7	NW 136th Avenue at Pod C	**17**	Metropica Boulevard
8	Sawgrass Mills Circle at Pod C	**18**	Section at Pods B2 / B7 and B5 / B6
9	Sawgrass Mills Circle at Pods B4 and B6	**19**	Green Toad Road
10	Sawgrass Mills Circle at Pod B1		

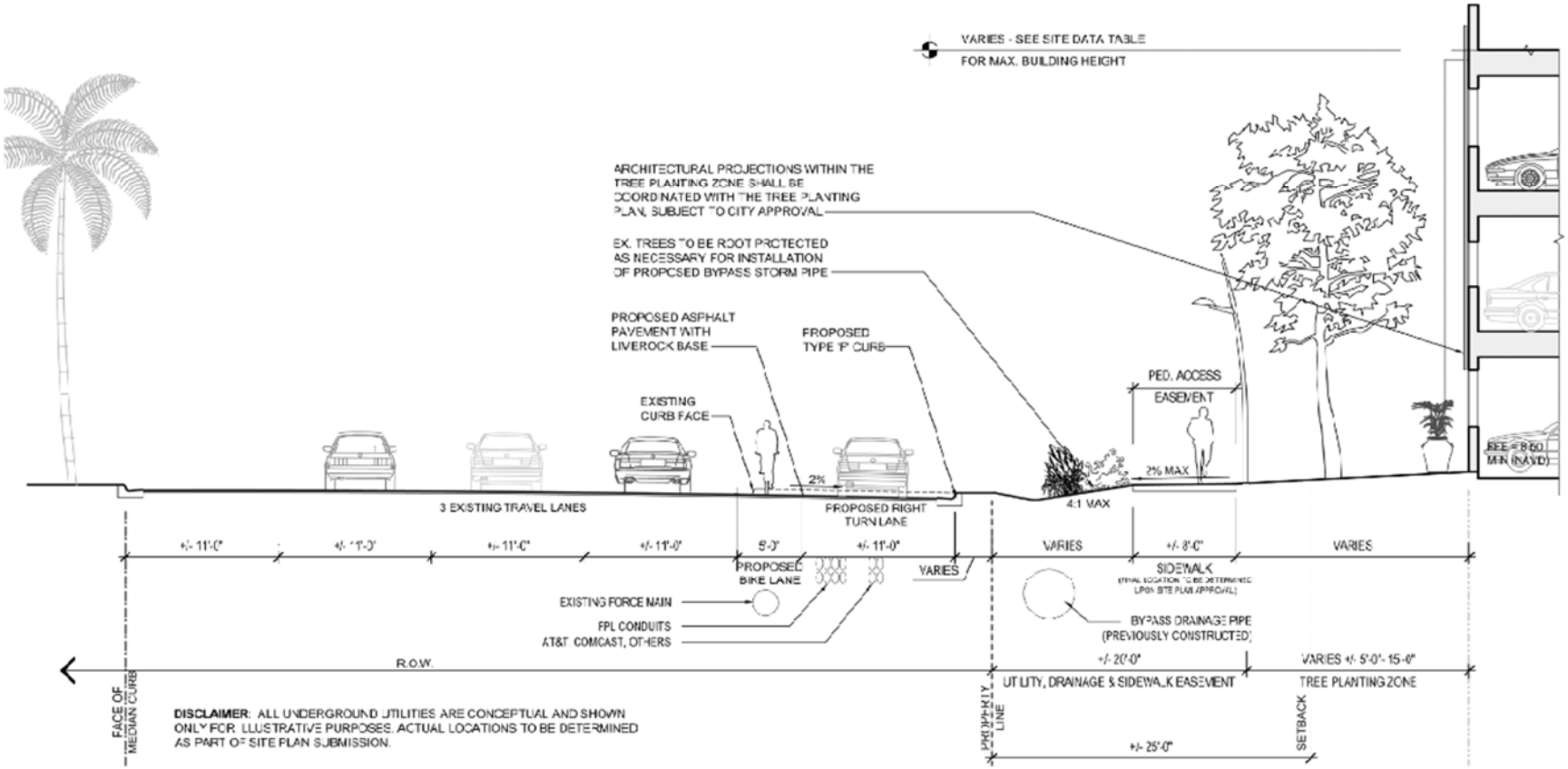
** If conflicting with the Master Plan, the Master Plan shall control.*



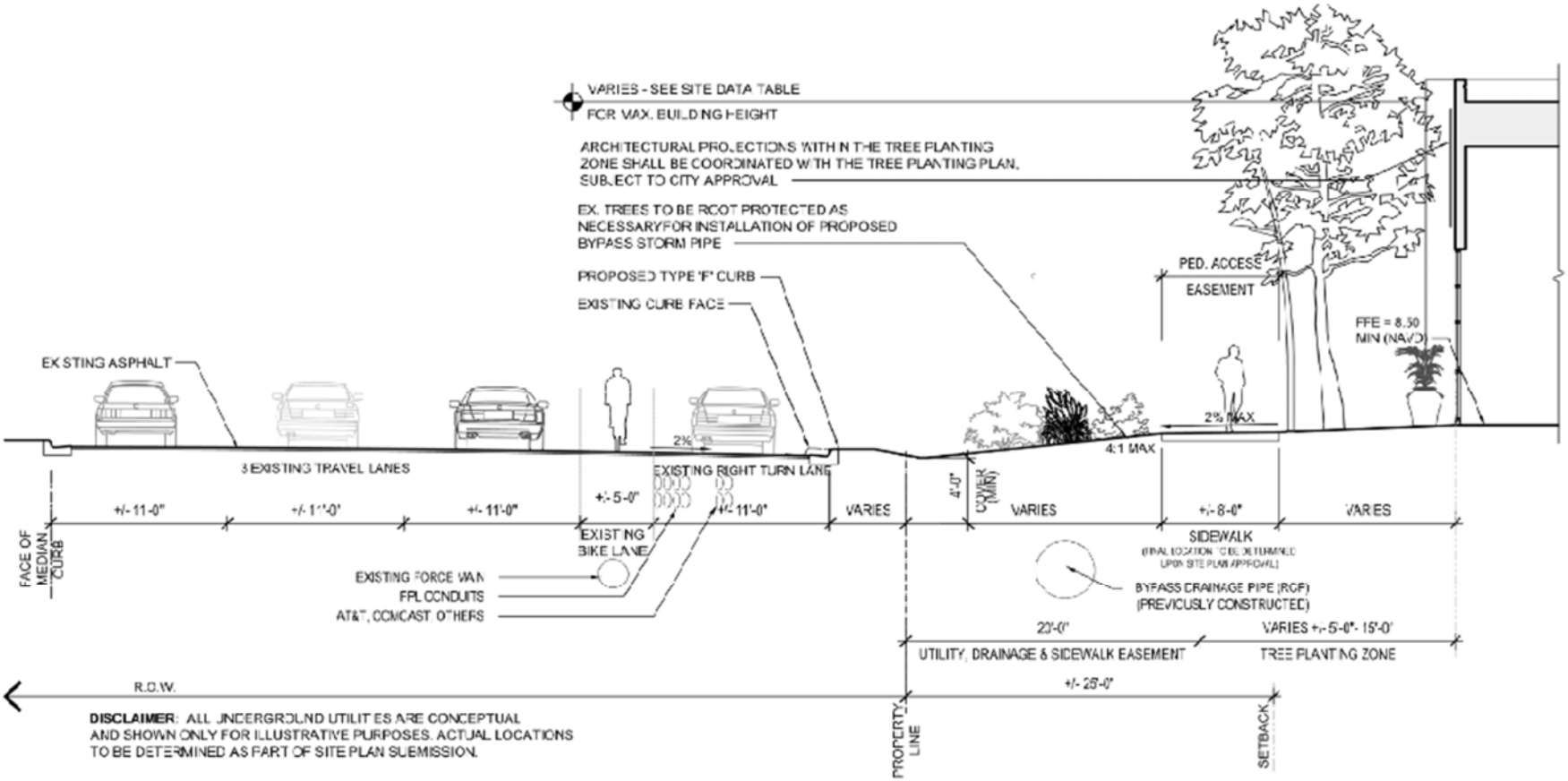
1 Section at Sunrise Blvd



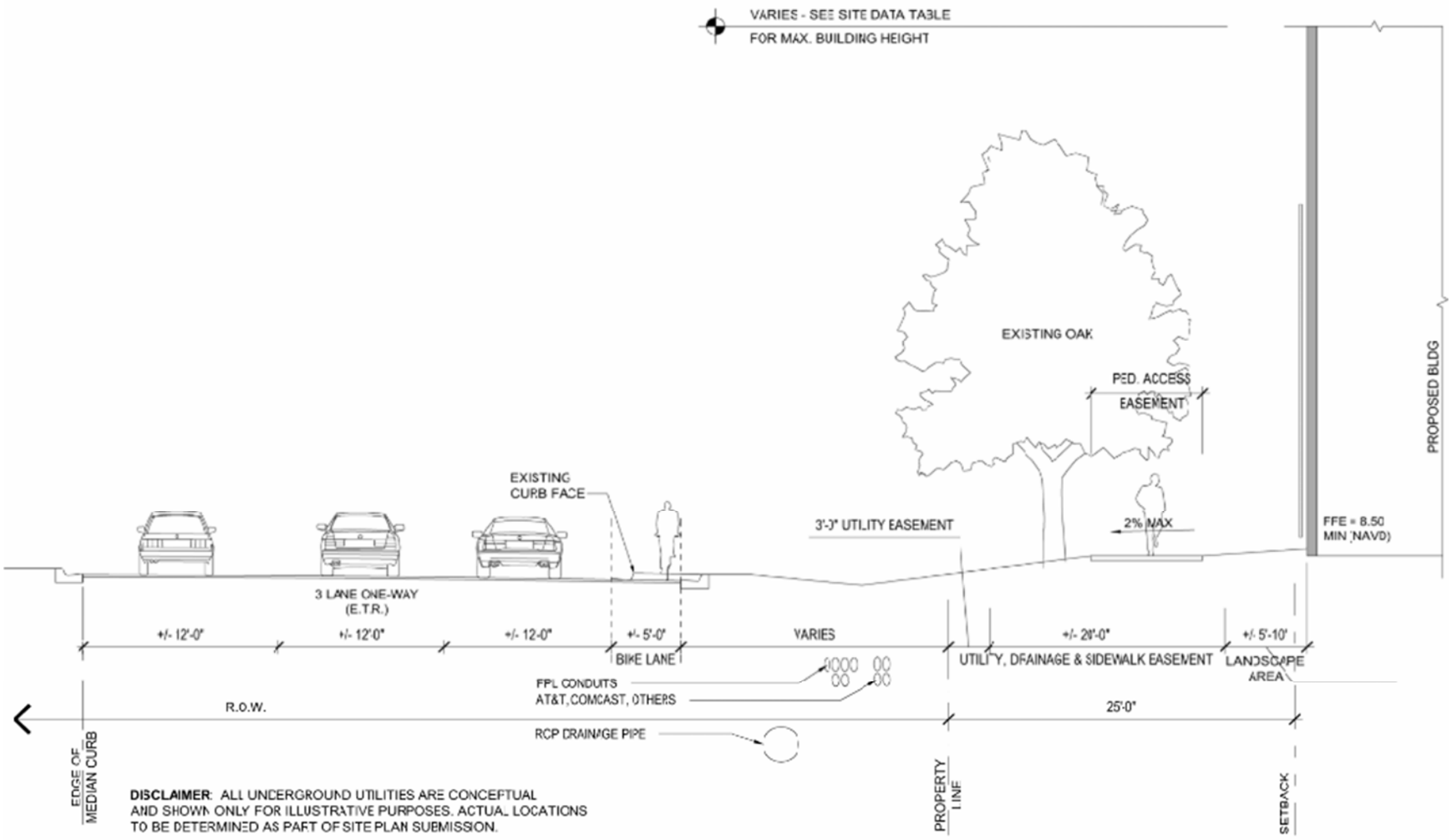
2 Section at NW 136th Avenue – POD A1



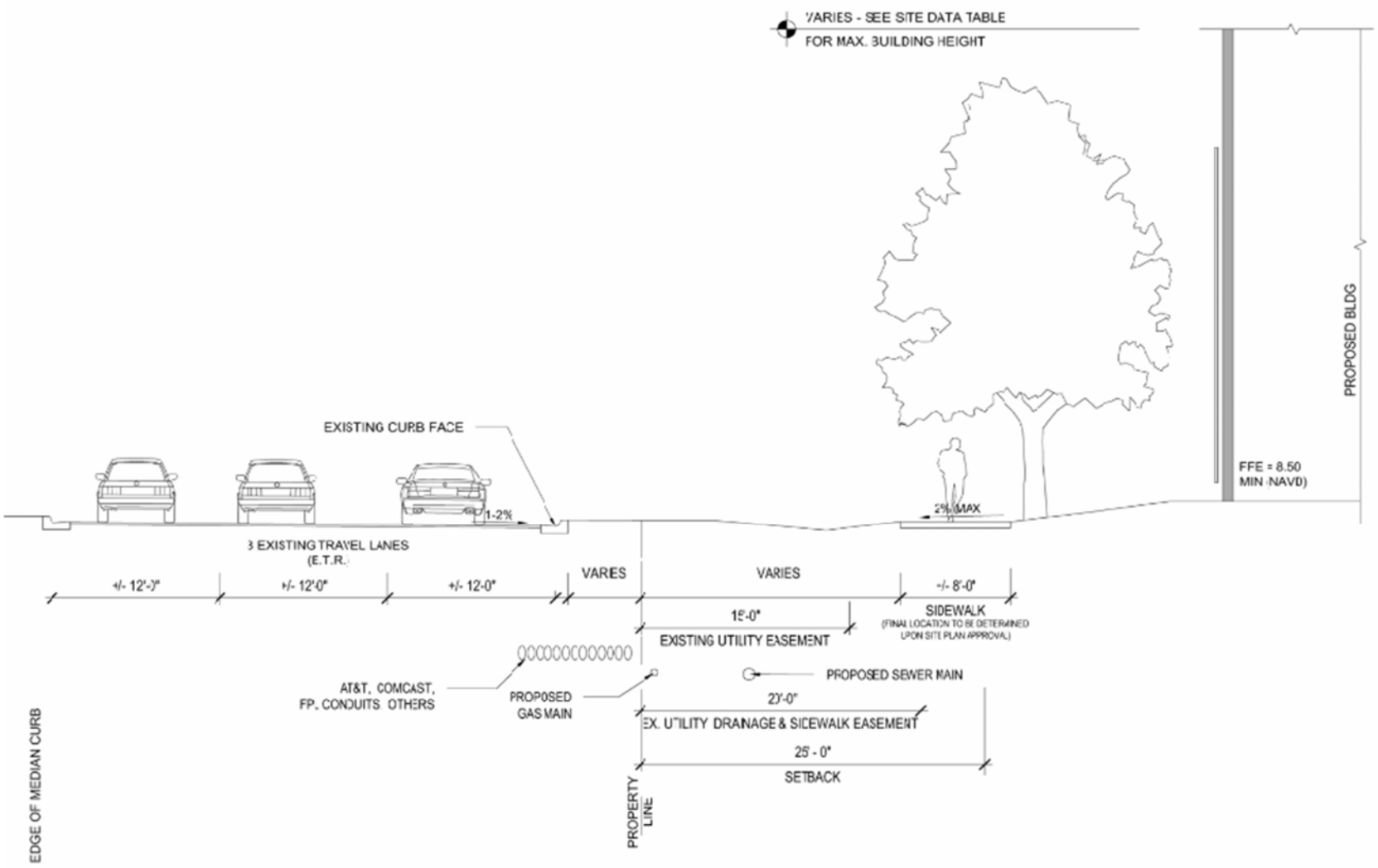
3 Section at NW 136th Avenue – POD A3



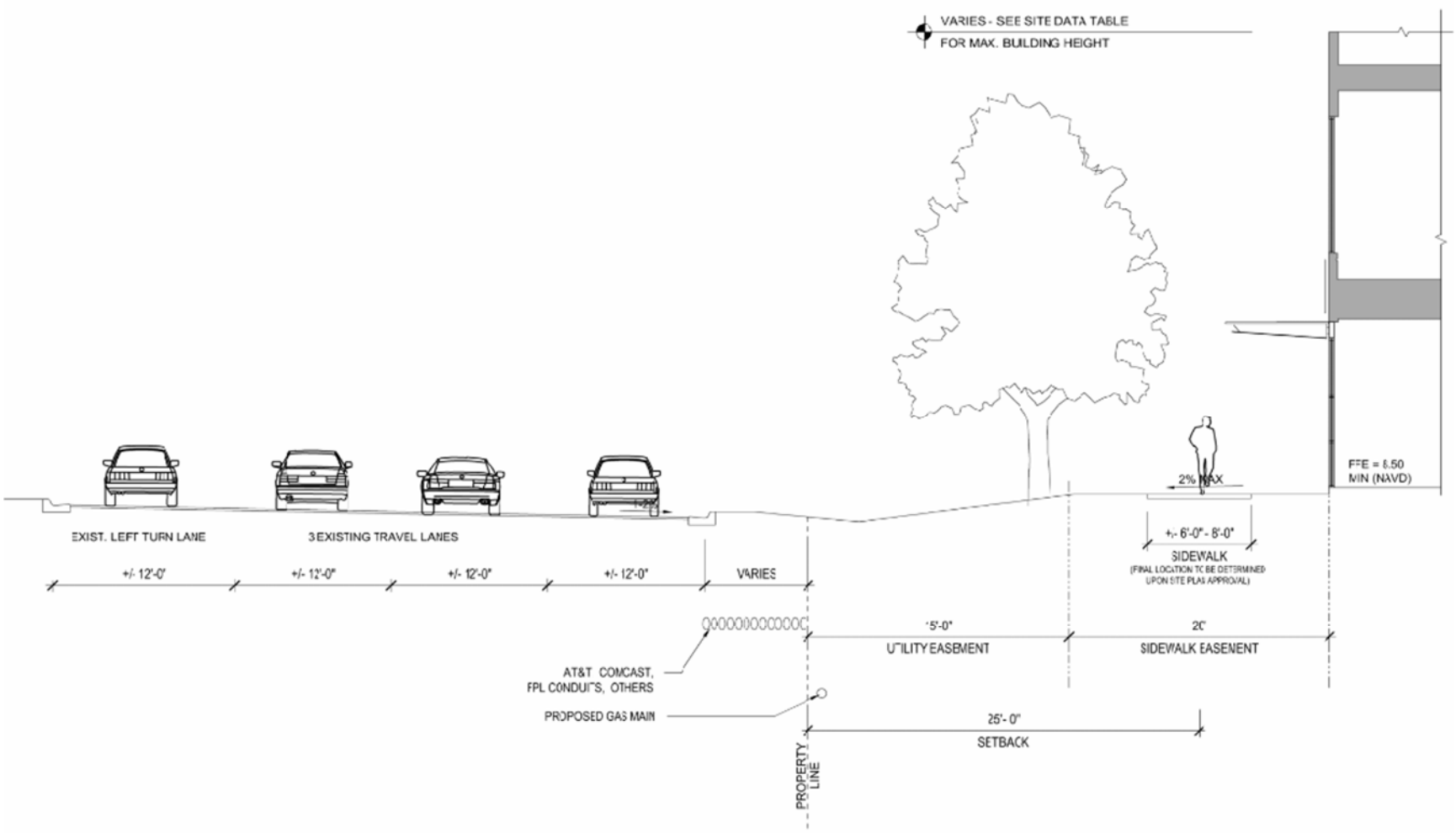
4 Section at NW 136th Avenue – POD A6



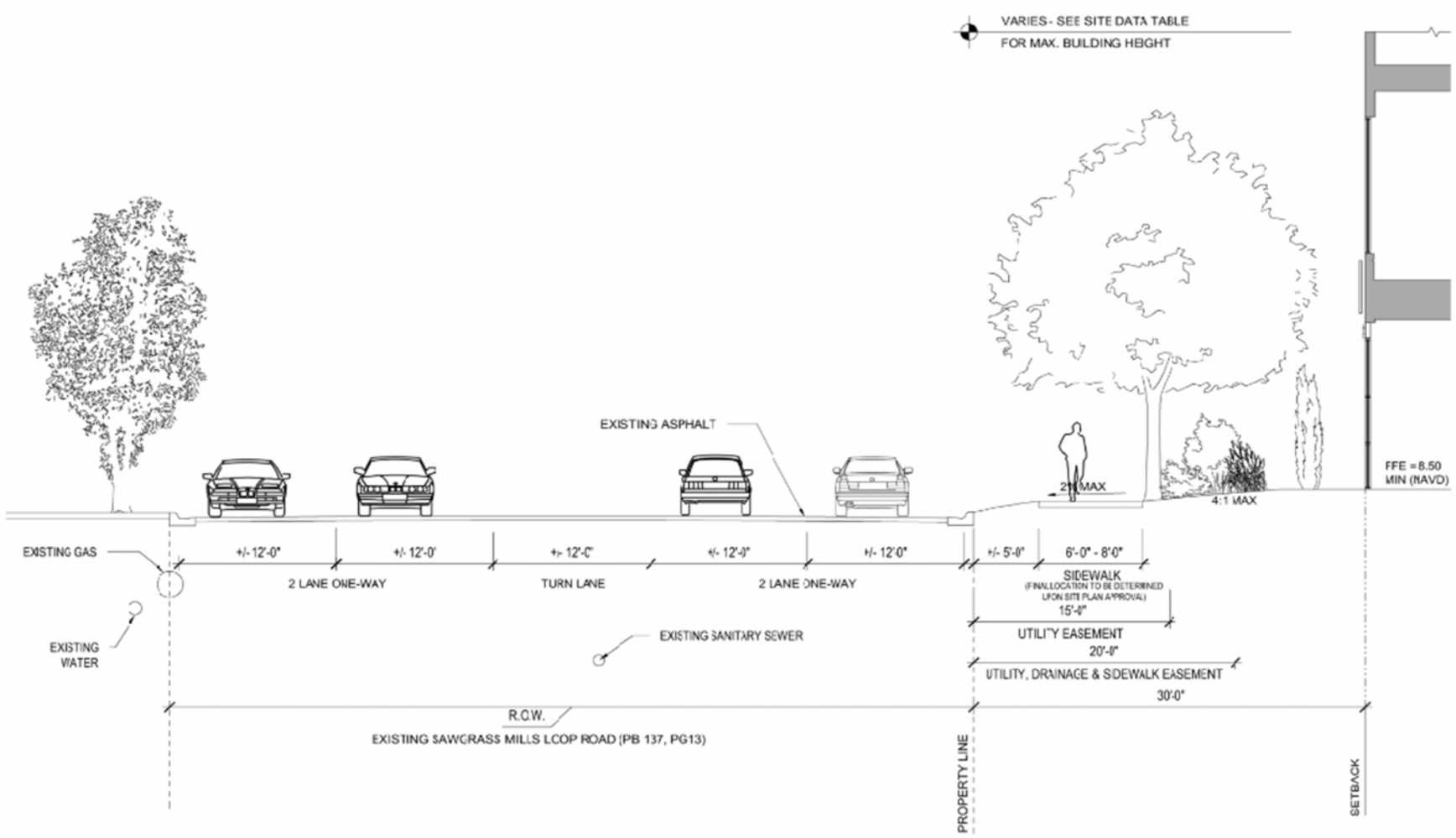
5 Section at NW 136th Avenue – POD B2



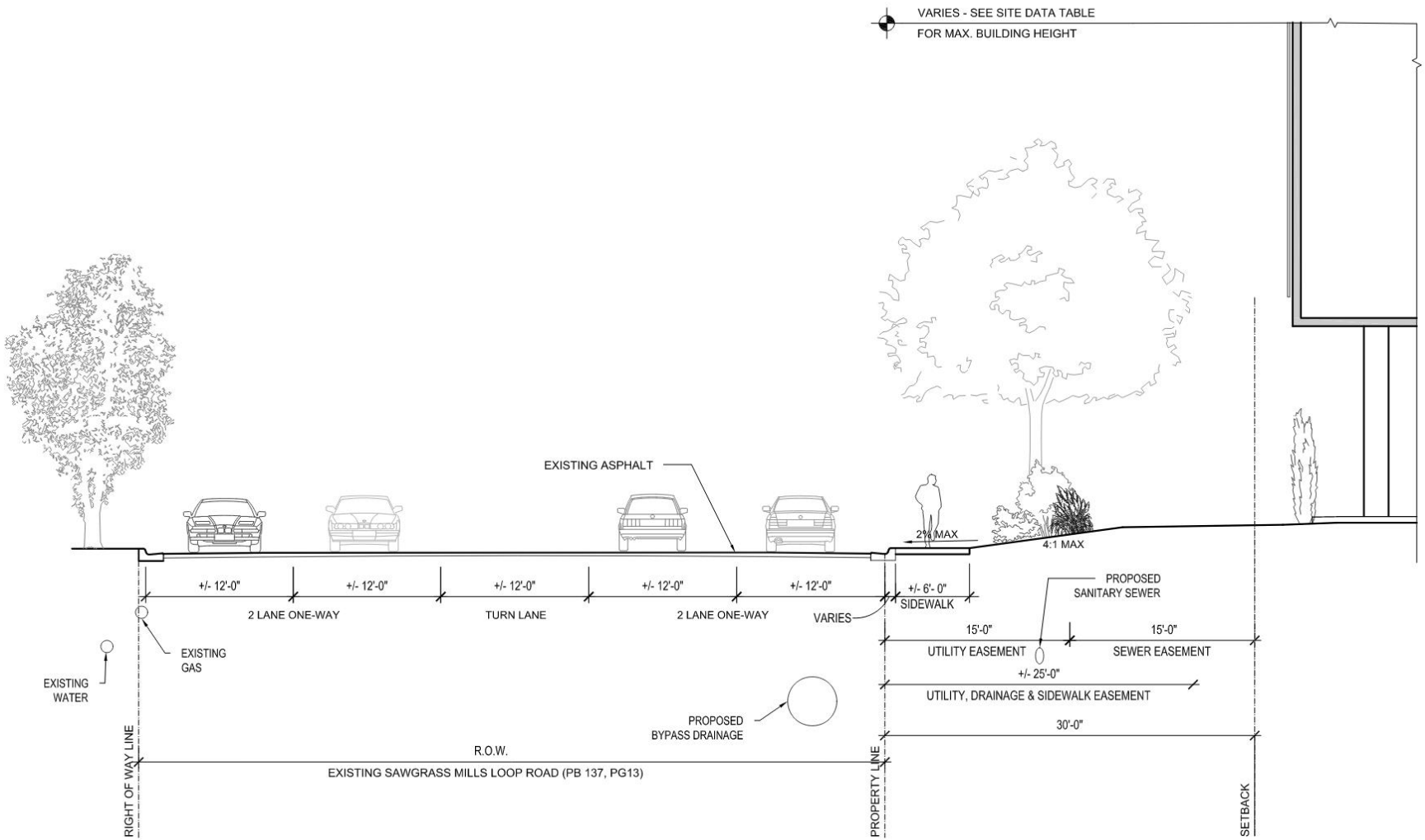
6 Section at NW 136th Avenue – POD B7



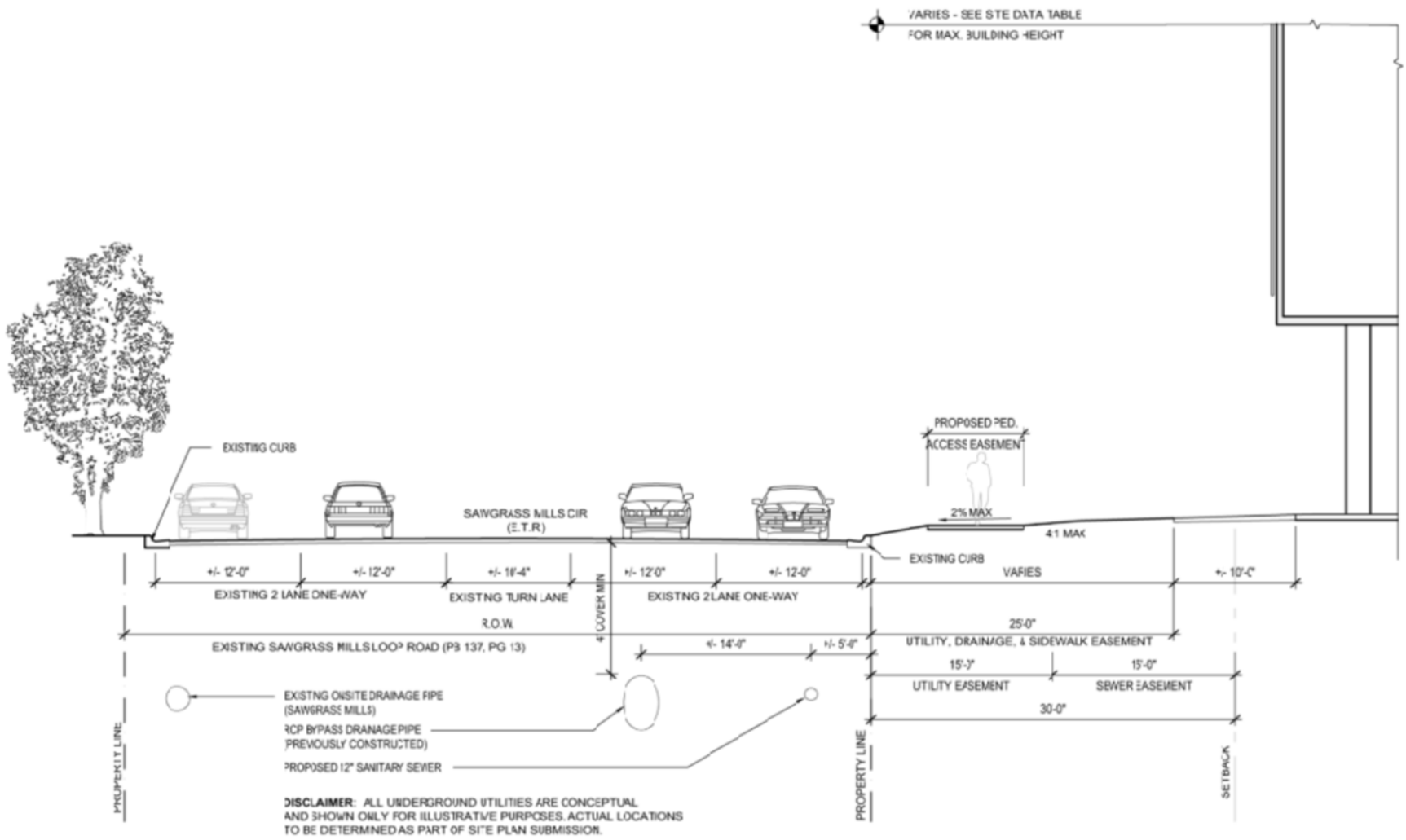
7 Section at NW 136th Avenue – POD C



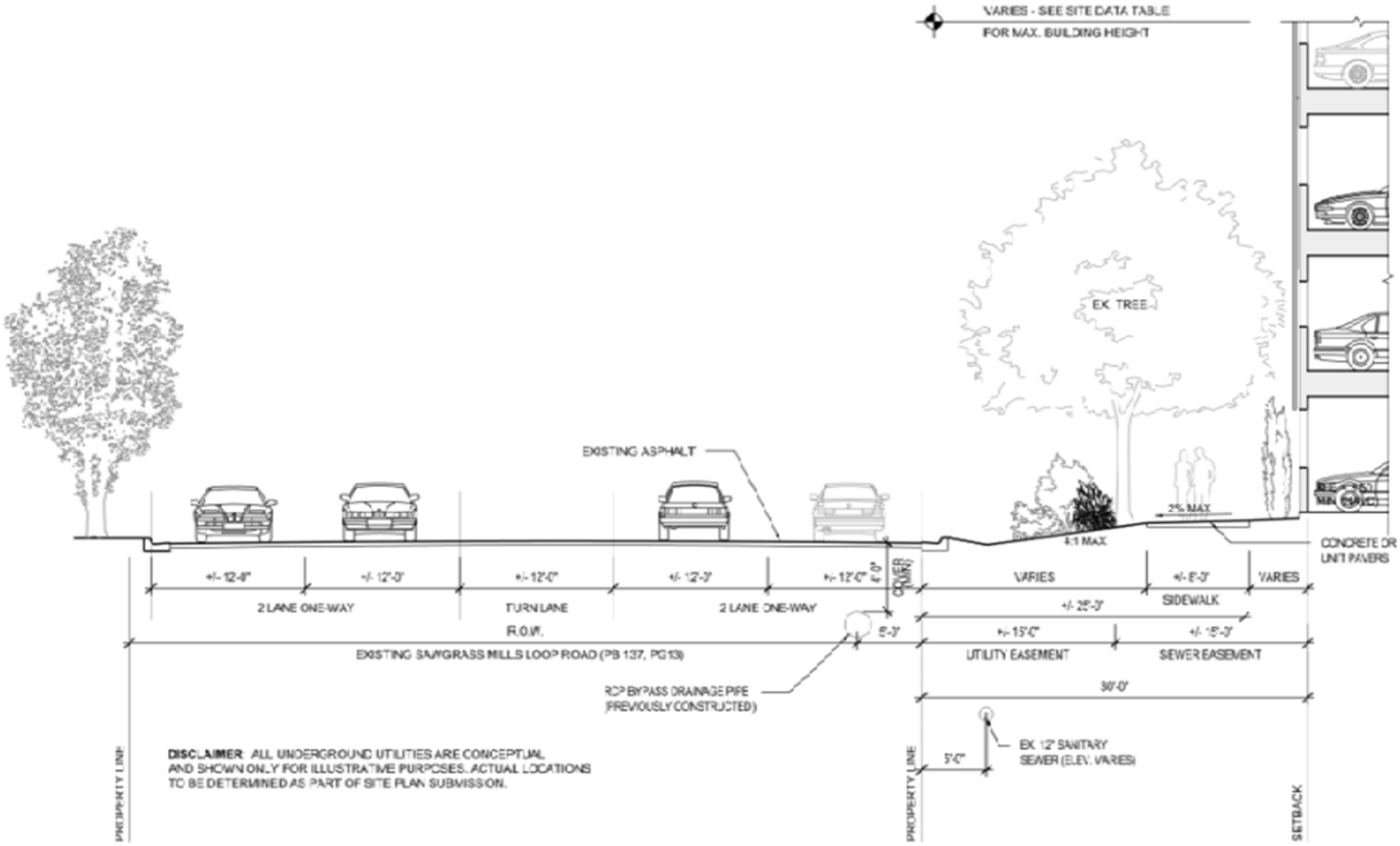
8 Section at Sawgrass Mills Circle at Pod C



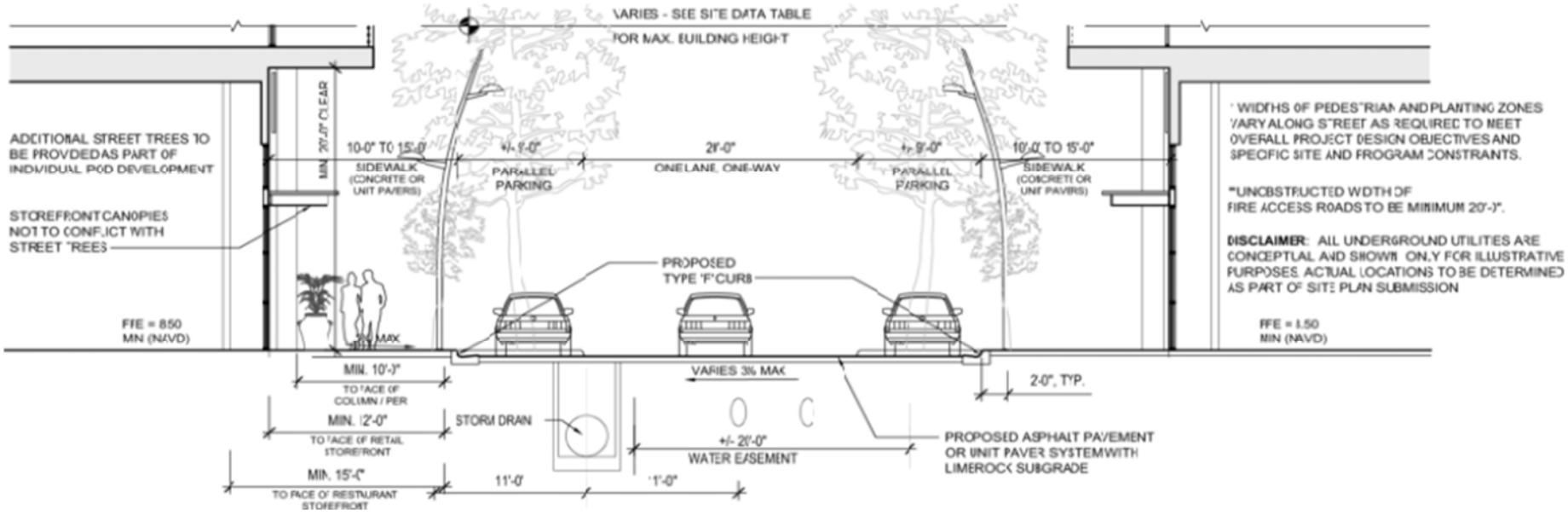
9 Section at Sawgrass Mills Circle at Pods B4 and B6



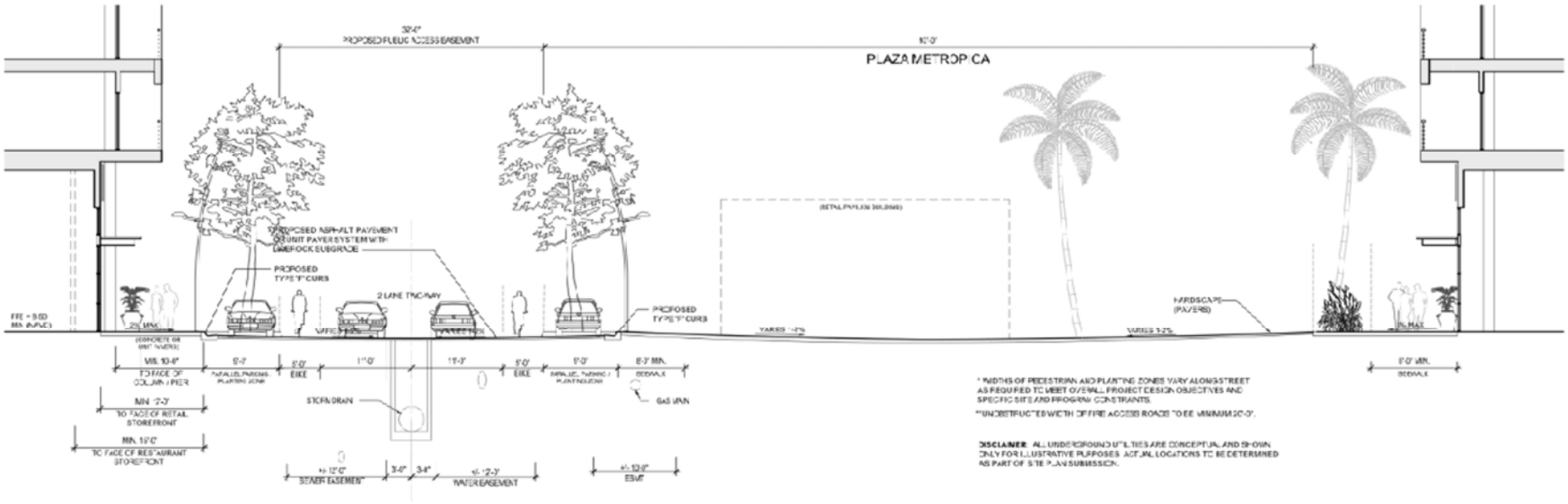
10 Section at Sawgrass Mills Circle – POD B1



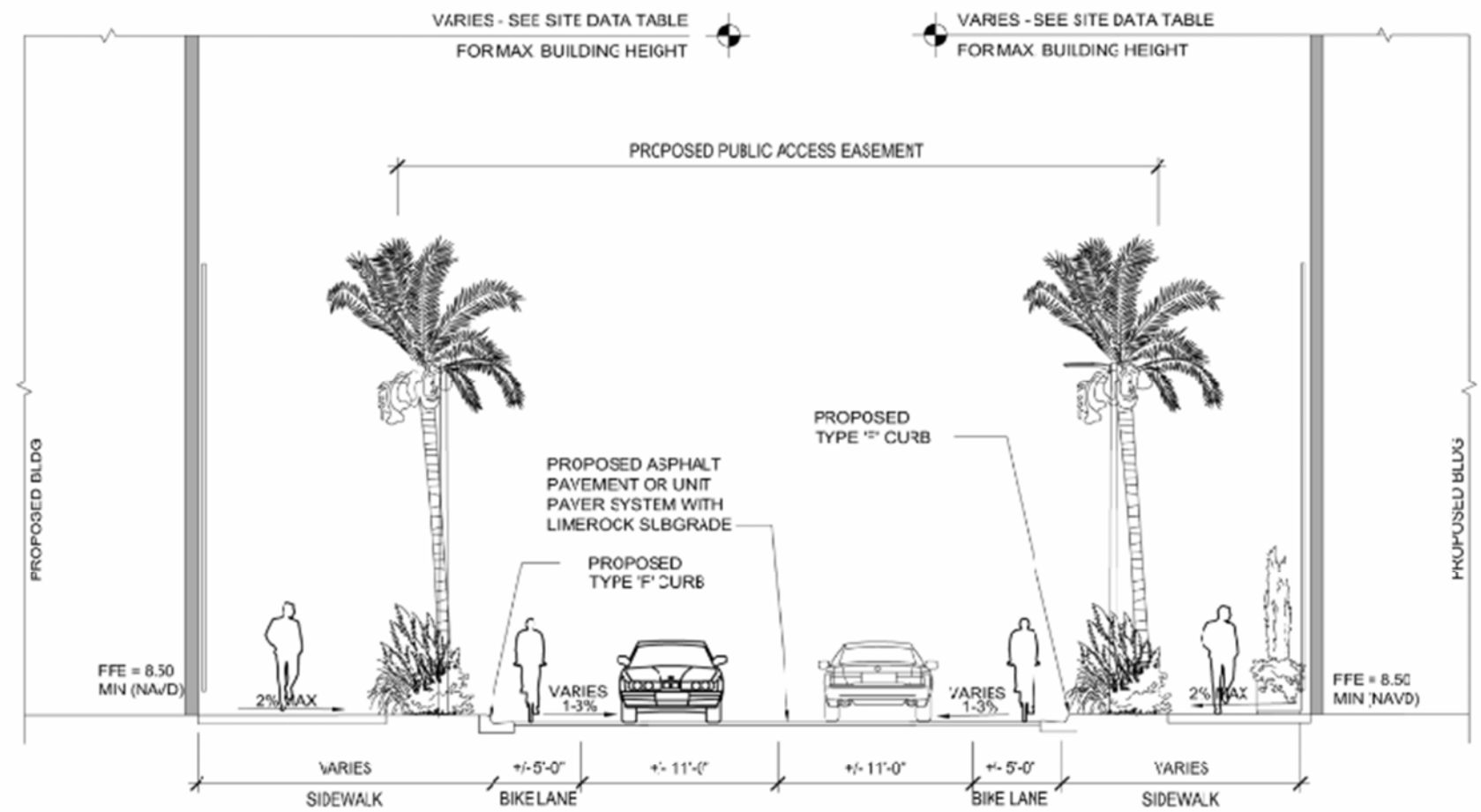
11 Section at Sawgrass Mills Circle – POD A8



12 Section at Metropica Way at Pods A1 and A2



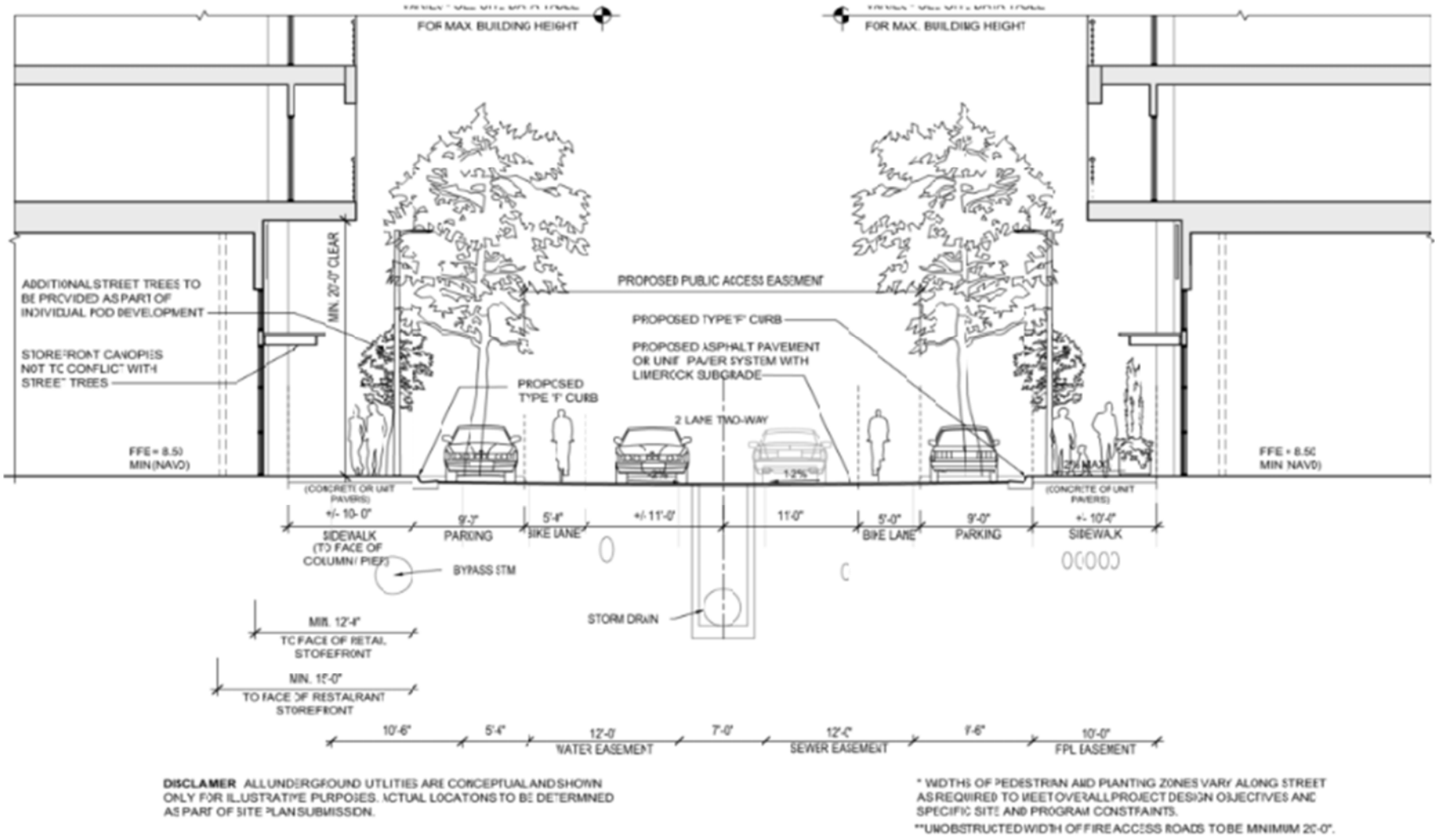
13 Section at Metropica Way at Pods A3/ A4 and A6 / A7



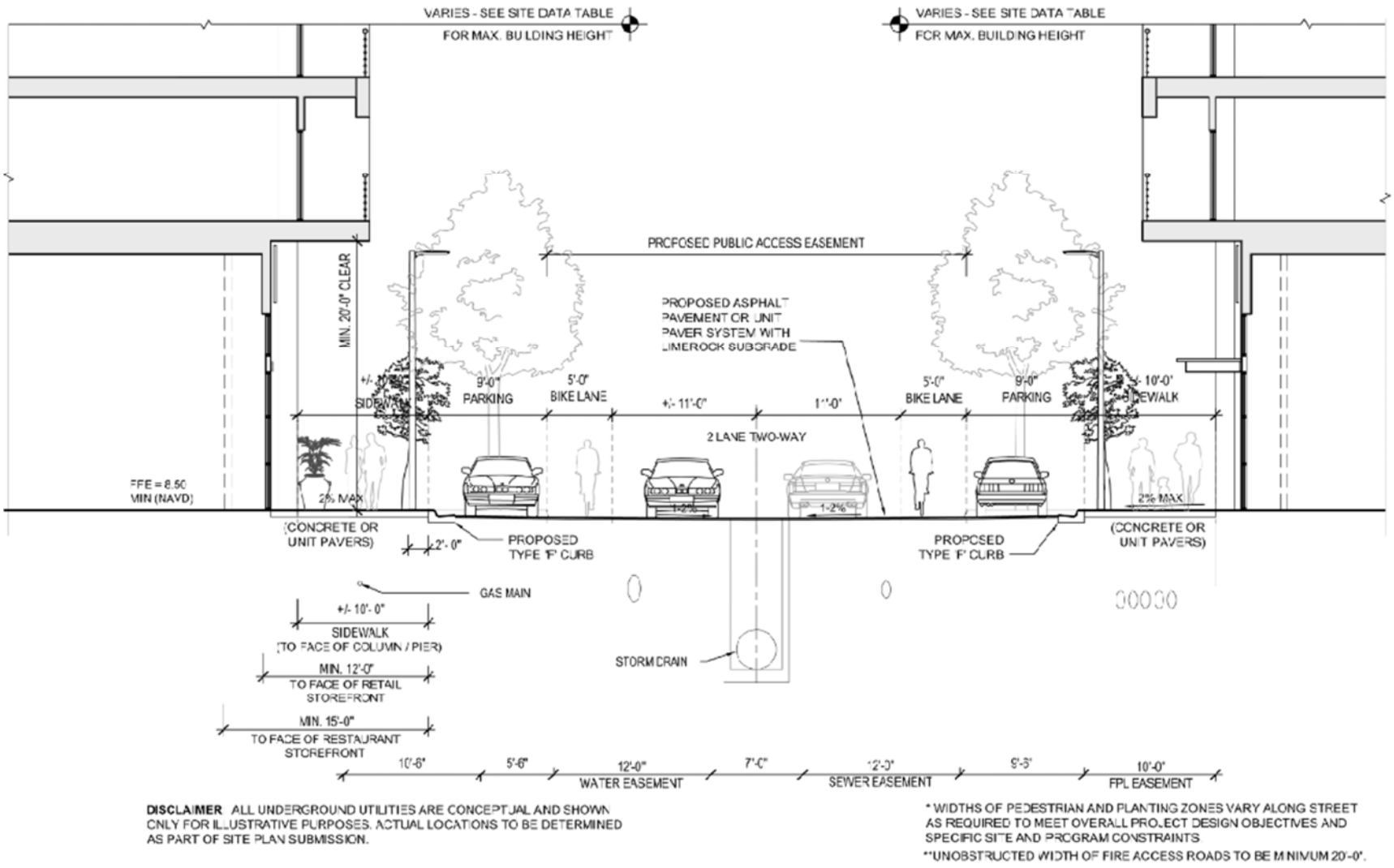
* WIDTHS OF PEDESTRIAN AND PLANTING ZONES VARY ALONG STREET AS REQUIRED TO MEET OVERALL PROJECT DESIGN OBJECTIVES AND SPECIFIC SITE AND PROGRAM CONSTRAINTS.

**UNOBSTRUCTED WIDTH OF FIRE ACCESS ROADS TO BE MINIMUM 20'-0".

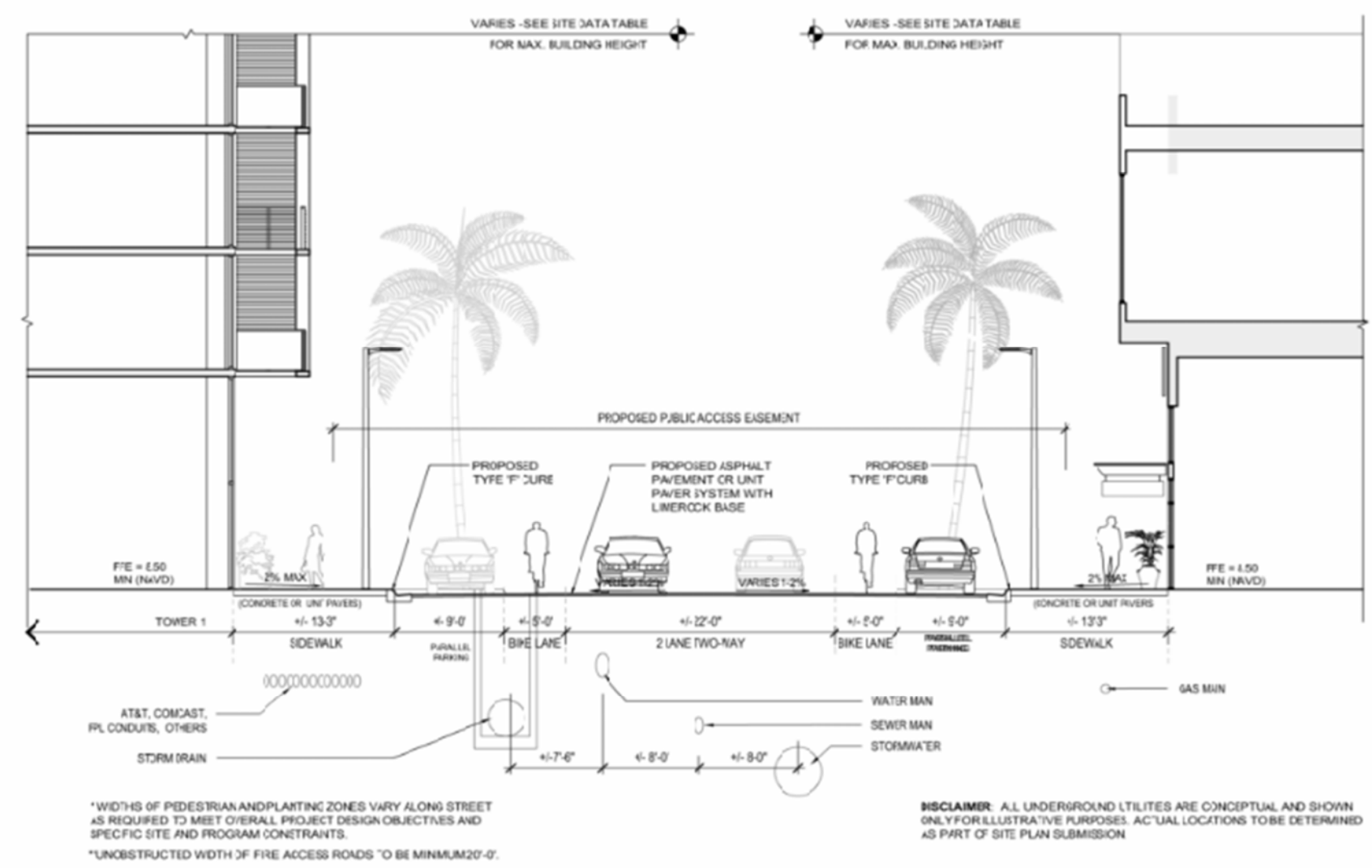
14 Section at Metropica Way at Pods B1 / B2



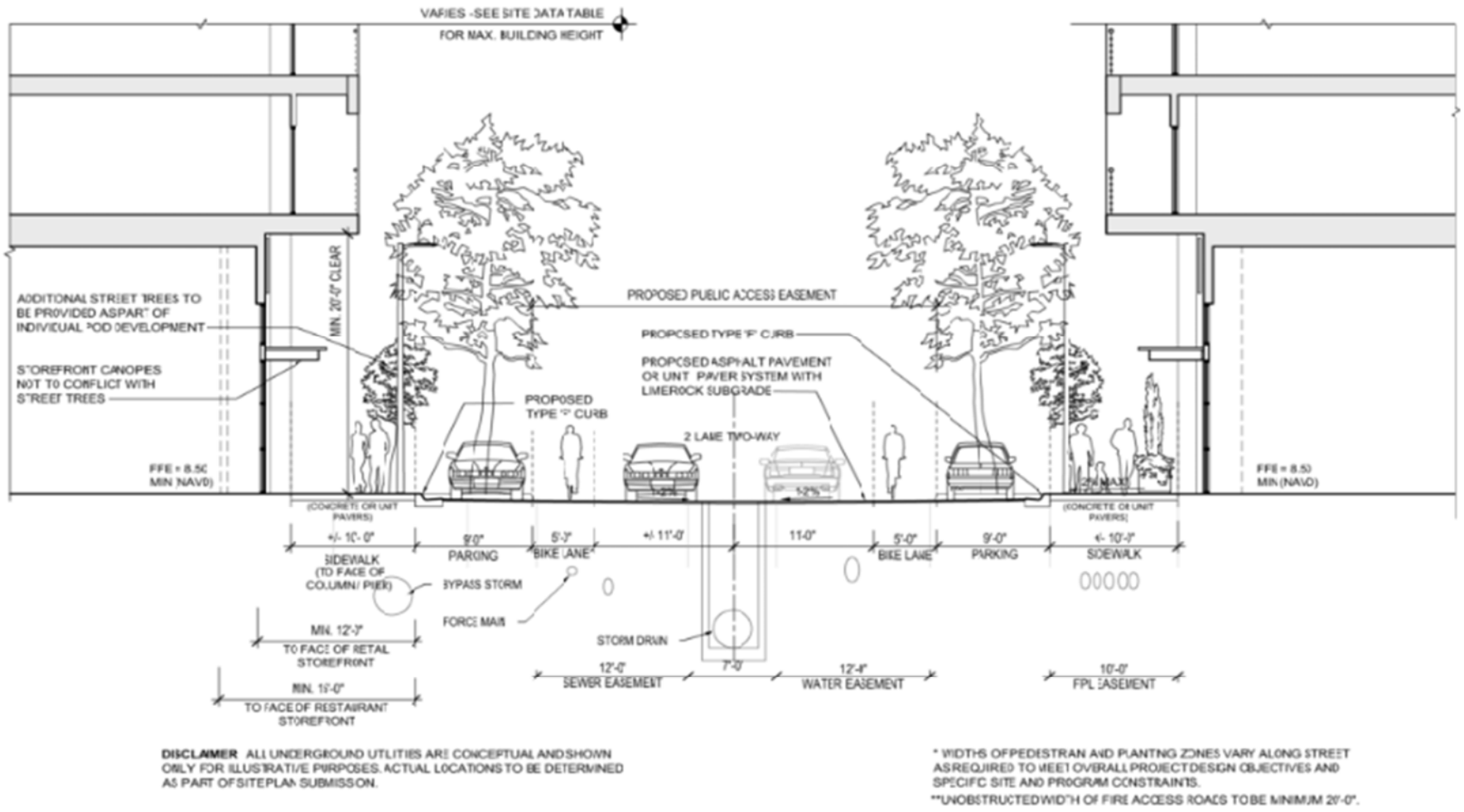
15 Section at Metropica Way at Pods B2 / B5 and B6 / B7



16 Section at Metropica Plaza and Metropica Lane



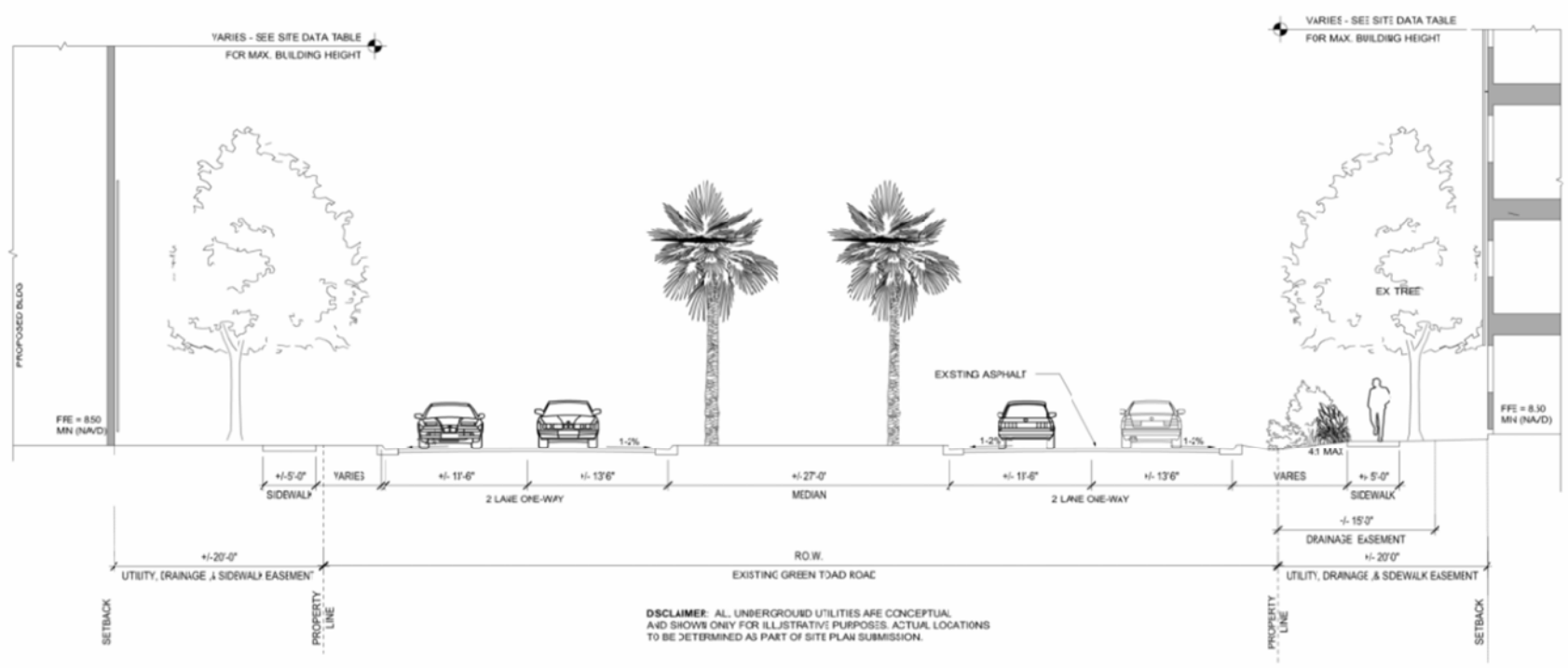
17 Section at Metropica Boulevard



DISCLAIMER ALL UNDERGROUND UTILITIES ARE CONCEPTUAL AND SHOWN ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS TO BE DETERMINED AS PART OF SITE PLAN SUBMISSION.

* WIDTHS OF PEDESTRIAN AND PLANTING ZONES VARY ALONG STREET AS REQUIRED TO MEET OVERALL PROJECT DESIGN OBJECTIVES AND SPECIFIC SITE AND PROGRAM CONSTRAINTS.
**UNOBSTRUCTED WIDTH OF FIRE ACCESS ROADS TO BE MINIMUM 20'-0".

18 Section at Pods B2 / B7 and B5 / B6



19 Section at Green Toad Road

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, 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 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. C. *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 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 commercial/retail uses abut traffic way and/or when other landscape screening

provisions have been incorporated.

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 other high-quality species as approved by the City of Sunrise Community Development Department will be placed one (1) palm per every fifteen (15) feet of, 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. Where gaps may exist, 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 existing trees will remain, unless in conflict with public utility, construction and maintenance, as indicated in Exhibit D, the tree removal and relocation plan, herein, 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.

3. *Interim Parking(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 compatible with the building or the neighborhood which it serves.
   ii. Is designed to be park-like or as an urban plaza.
   iii. Contains pavement which is varied in texture and color.
   iv. Contains sculpture, fountains, gardens, pools or benches.
   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 50% 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 25% 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 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. 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 an average per Parcel of one (1) large evergreen shade tree installed per fifty (50) linear feet of internal street. Trees or palms having an average mature crown

spread of less than twenty-five (25) feet may be grouped for one (3) 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).

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.
   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** 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 (½) 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**hrubs 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. 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 shown in Exhibit D herein. 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 footage 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;
c. In the event Owners cannot relocate a sufficient number of trees, and/or donate a sufficient number of new trees, 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. 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.

F. Pod B5 Central Park

1. The Central Park shall be approximately two acres. The perimeter of the park will include a walking – jogging path with seating areas 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.

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 minmum 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.

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:

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
    4. LED lighting

G. Exterior building facades

    1. 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.

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

SHARED PARKING ANALYSIS METHODOLOGY – ATTACHMENT 1

Introduction

This 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, 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

Step 1: Gather and Review Project Data

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
The time-of-day adjustment factors for weekdays and weekends are shown in tables 2 and 3, respectively. 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 5: Adjust Ratios for Modal Split and Auto OccupancyModal split and auto occupancy 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 4 includes sample non-captive adjustment factors for weekdays and can be modified based on the characteristics of the land use and surroundings. Table 5 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 7: Calculate Required Parking Spaces 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 factors. No adjustment or variation factors are applied to reserved parking spaces.

The sum of the adjusted parking demands for each land use are compared for each scenario (each hour of each day), 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 8.

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 ¼ and ½ mile from the station. Further, this ratio is also is 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.

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-step process outlined for Pods A and B and is identified in the tables referenced in this section.

Table 1
Metropica Master Plan
Base Parking Indices [1]

Land Use	Units	Base Parking Indices					
		Weekday			Weekend		
		Customer/Guest	Employee/Resident	Total	Customer/Guest	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
Amusment 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 5.5	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.
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Table 2
Metropica Master Plan
Time-of-Day Factors for Weekdays [1]

Time-of-Day Factors for Weekday 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%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
December	Visitors	1%	5%	15%	30%	55%	75%	90%	100%	100%	95%	80%	85%	90%	90%	85%	50%	30%	10%	0%
Late December	Visitors	1%	5%	10%	20%	40%	65%	90%	100%	100%	100%	95%	85%	70%	55%	40%	25%	15%	5%	0%
All	Employees	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%
Supermarket/Grocery	Visitors	5%	20%	30%	50%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Pharmacy	Visitors	5%	20%	30%	60%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Discount Stores/Superstores	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
Home Improvement Stores/Garden	Visitors	15%	20%	35%	55%	85%	99%	100%	99%	98%	90%	85%	80%	75%	60%	50%	30%	10%	0%	0%
	Employees	25%	30%	45%	65%	95%	100%	100%	100%	100%	100%	95%	90%	85%	70%	60%	40%	20%	0%	0%
Fine/Casual Dining	Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Family Restaurant	Visitors	25%	50%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%	60%	55%	50%	25%
	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	20%	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%	75%	50%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	90%	60%
Family Entertainment	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	70%	60%	45%	0%	0%	0%	0%	0%
	Employees	0%	0%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	70%	55%	10%	5%	5%	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%	80%	65%	40%
Late December	Visitors	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	85%	70%	55%
All	Employees	0%	0%	0%	0%	0%	10%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
Live Theater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Outdoor Amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public Park/Destination Open Space	Visitors	1%	5%	10%	25%	50%	65%	85%	95%	100%	95%	90%	70%	90%	100%	100%	100%	80%	50%	10%
	Employees	5%	10%	25%	50%	75%	100%	100%	100%	100%	100%	100%	80%	100%	100%	100%	100%	100%	60%	20%

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

Time-of-Day Factors for Weekday 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
Museum/Aquarium	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%
Arena	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	10%	25%	100%	100%	85%	0%	0%
No Matinee	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Pro Football Stadium	Visitors	0%	0%	0%	1%	1%	1%	5%	5%	5%	5%	5%	5%	10%	50%	100%	100%	85%	25%	0%
8 PM Start	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	100%	25%	10%
Pro Baseball Stadium	Visitors	0%	0%	0%	1%	1%	1%	5%	5%	5%	5%	5%	5%	10%	50%	100%	100%	85%	25%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	100%	25%	10%
Health Club	Visitors	70%	40%	40%	70%	70%	80%	60%	70%	70%	70%	80%	90%	100%	90%	80%	70%	35%	10%	0%
	Employees	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	100%	100%	75%	50%	20%	20%	20%	0%
Public Library	Visitors	0%	0%	0%	100%	100%	98%	98%	78%	72%	65%	70%	79%	60%	50%	40%	0%	0%	0%	0%
	Employees	0%	10%	50%	100%	100%	100%	100%	100%	100%	100%	100%	90%	75%	50%	20%	10%	0%	0%	0%
Day Care Center	Visitors	0%	2%	25%	75%	20%	20%	20%	20%	20%	20%	100%	50%	20%	5%	0%	0%	0%	0%	0%
	Employees	0%	50%	75%	90%	90%	90%	90%	90%	90%	100%	100%	100%	60%	40%	10%	0%	0%	0%	0%
Convention Center	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
	Employees	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
Hotel-Business	Visitors	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
Hotel-Leisure	Visitors	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Employee	Employees	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%
Restaurant/Lounge	Visitors	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
Meeting/Banquet (< 100 sq ft/key)	Visitors	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	0%	0%
Convention (> 100 sq ft/key)	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Employee	Employees	10%	10%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	60%	40%	40%	20%	0%	0%	0%
Residential Guest	Visitors	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Resident Reserved	Residents	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Resident Suburban	Residents	95%	80%	67%	55%	50%	45%	40%	40%	40%	40%	45%	50%	60%	70%	80%	85%	95%	97%	100%
Office	Visitors & Employees	95%	97%	100%	100%	99%	98%	98%	99%	98%	100%	99%	94%	96%	98%	97%	97%	97%	98%	98%
	Residents	95%	97%	100%	100%	99%	98%	98%	99%	98%	100%	99%	94%	96%	98%	97%	97%	97%	98%	98%
Medical/Dental Office	Visitors	0%	1%	20%	60%	100%	45%	15%	45%	95%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
	Employees Unreserved	3%	15%	50%	90%	100%	100%	85%	85%	95%	95%	85%	60%	25%	15%	5%	3%	1%	0%	0%
	Employees Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Bank (Drive In Branch)	Visitors	0%	0%	50%	90%	100%	50%	50%	50%	70%	50%	80%	100%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%

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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	Visitors	1%	5%	10%	35%	60%	85%	100%	100%	100%	100%	90%	80%	65%	60%	55%	50%	35%	15%	1%
Late December	Visitors	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%	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	Visitors	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%	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	Visitors	1%	5%	10%	35%	60%	85%	100%	100%	100%	100%	90%	80%	65%	60%	55%	50%	35%	15%	1%
Late December	Visitors	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%	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	Visitors	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%	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 accordinance 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 accordinance with the DRI traffic study methodology.

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

September 8, 2025

EXHIBIT D
TREE DISPOSITION AND MITIGATION PLAN

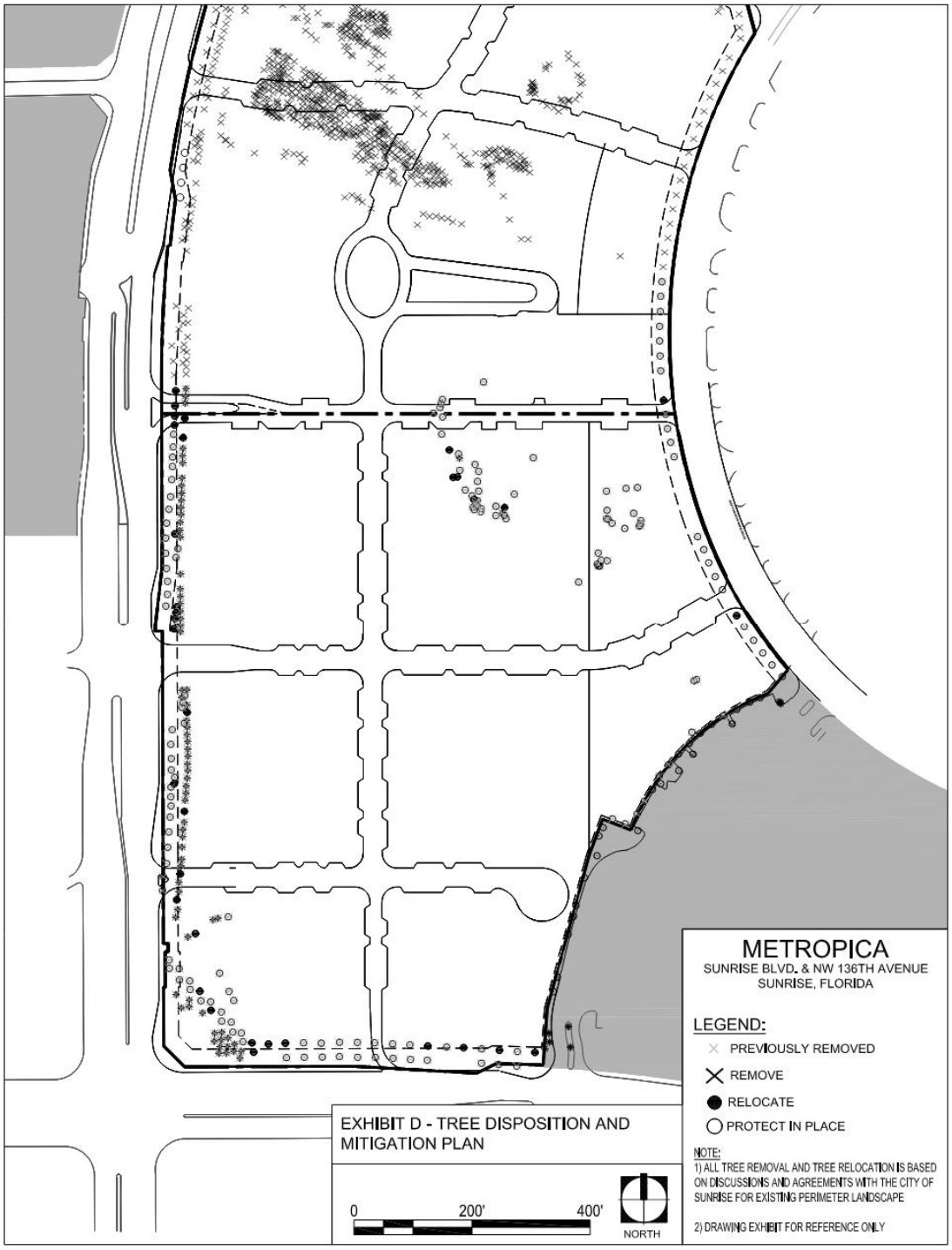
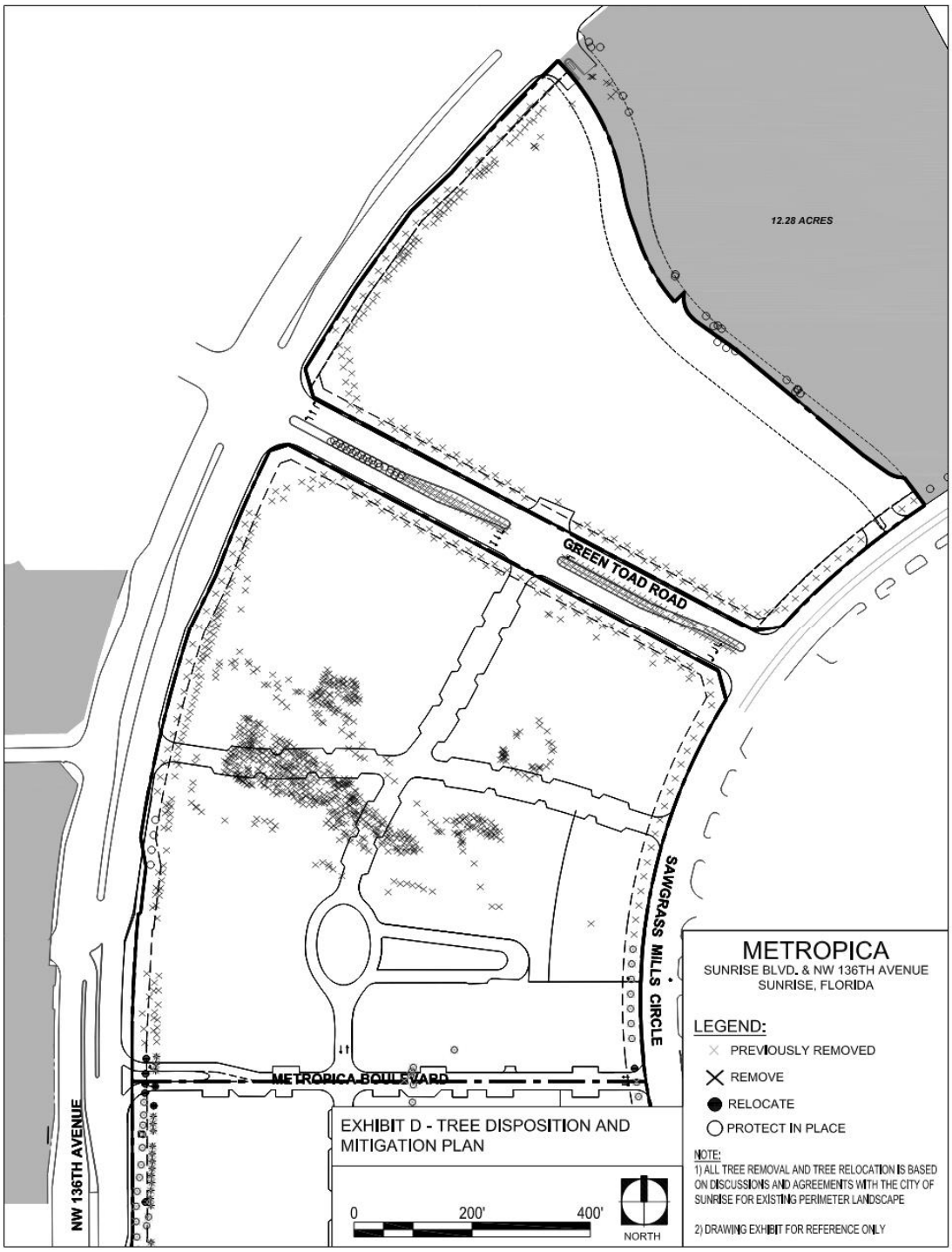


EXHIBIT D (CONTINUED)
TREE DISPOSITION AND MITIGATION PLAN



September 8, 2025

EXHIBIT E
POWER LINE MODIFICATION PLAN

September 8, 2025

EXHIBIT F
LANDSCAPE AND HARDSCAPE PHASING PLAN

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)

September 8, 2025

EXHIBIT G
OFF-SITE IMPROVEMENTS PLAN

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***

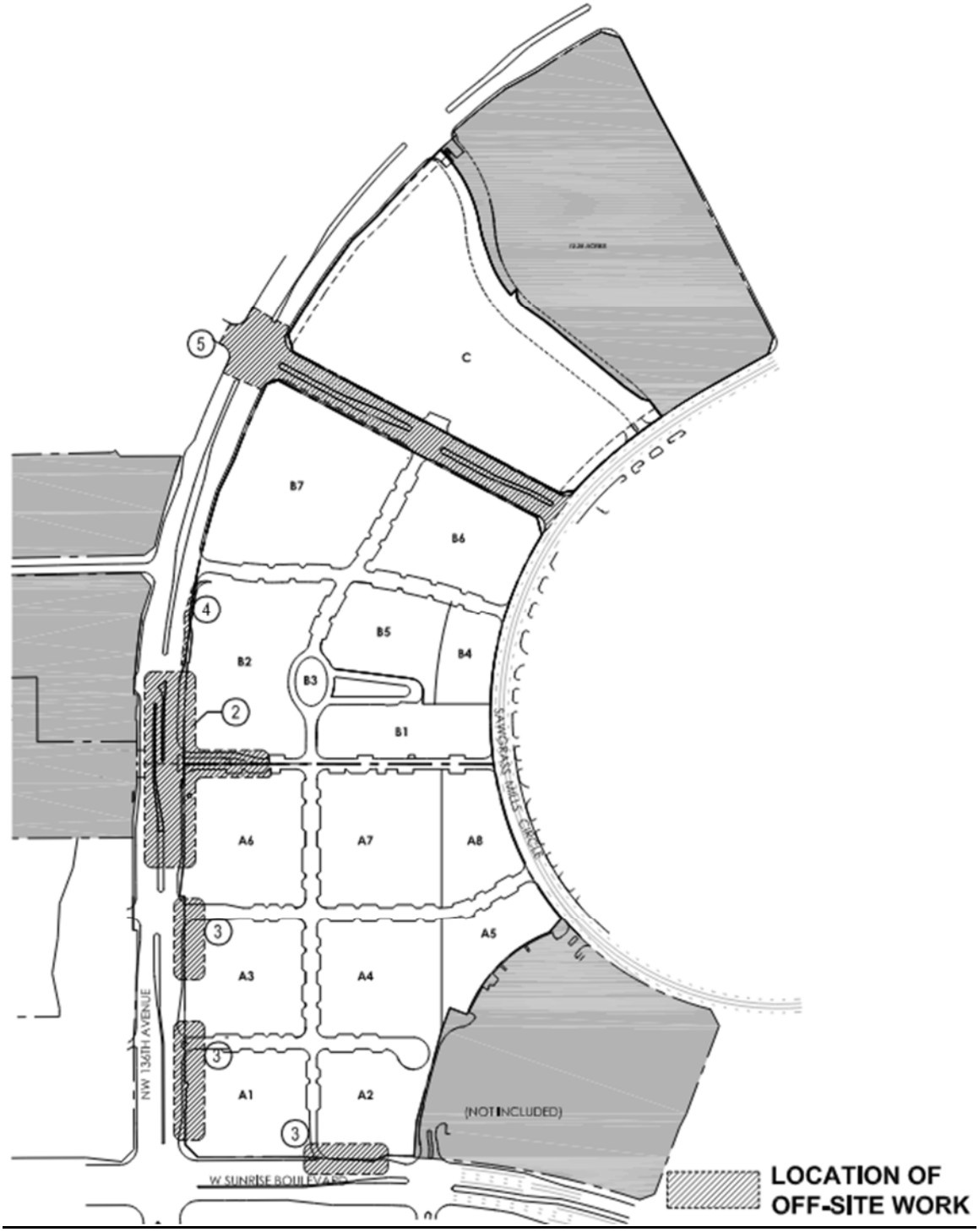
3. TURN LANE AND ACCESS MODIFICATIONS ASSOCIATED WITH PARCEL A PRIOR TO ISSUANCE OF C.O. FOR BUILDINGS ON PARCEL A.

4. TURN LANE AND ACCESS MODIFICATIONS ASSOCIATED WITH PARCEL B PRIOR TO ISSUANCE OF C.O. FOR BUILDINGS ON PARCEL B

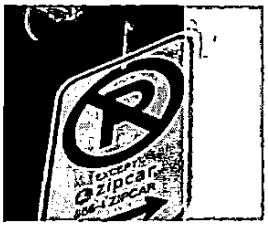
5. ACCESS AND MEDIAN MODIFICATIONS AT GREEN TOAD ROAD PER DEVELOPMENT OF REGIONAL IMPACT ORDER

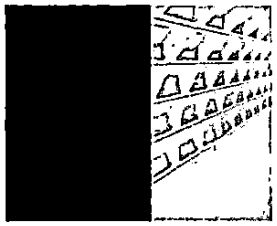
6. THE OWNERS HEREBY COMMIT TO INSTALL FUTURE OFFSITE IMPROVEMENTS FOR ACCESS AND DRIVEWAYS NECESSARY TO ENSURE CONNECTIVITY WITH ADJACENT ROADWAYS AND PROPERTIES AS SUCH CONNECTION POINTS BECOME AVAILABLE.

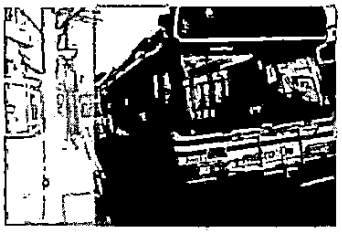
EXHIBIT G (CONTINUED)
OFF-SITE IMPROVEMENTS PLAN



WELLS + ASSOCIATES
Transportation, Traffic and Parking Consultants







Metropica Transportation Demand Management Plan

July 22, 2019

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WELLS + ASSOCIATES

Metropica

Transportation Demand Management Plan

Prepared by:

Michael J. Workosky, PTP, TOPS, TSOS
Justin B. Schor

June 21, 2019

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List of Acronyms

1. Employee Transportation Coordinator (ETC)
2. Commute Trip Reduction Plan (CTR)
3. Transportation Demand Management (TDM)
4. Development of Regional Impact (DRI)
5. High Occupancy Vehicle (HOV)
6. Single Occupant Vehicle (SOV)
7. Transit Oriented Design (TOD)
8. Institute of Transportation Engineers (ITE)
9. Urban Land Institute (ULI)
10. South Florida Commuter Services (SFCS)
11. Florida Department of Transportation (FDOT)
12. Emergency Ride Home (ERH)
13. Best Workplaces for Commuters (BWC)
14. Transportation Demand Management Work Plan (TDMWP)
15. Onsite Transportation Coordinator (OTC)

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Section 1 | Introduction

1. 1 Amerifirst-Metropica Development of Regional Impact (DRI)

The Amerifirst Tract Development DRI was originally approved by the City of Sunrise in 1987. A request for a substantial deviation and development order and a separate DRI development order that created the Amerifirst-Metropica DRI was approved in 2013 as outlined in Ordinance No. 732-A-09-B. The site is generally located north of Sunrise Boulevard and east of NW 136th Avenue as depicted on Figure 1-1.

The Amerifirst-Metropica DRI is approved for the following uses:

Residential	2,500 high-rise dwelling units
	300 townhouse dwelling units
Commercial	545,240 gross square feet (includes 60,240 S.F. previously constructed)
Office	785,000 gross square feet

The actual mix of uses may be modified based on the flexibility matrix, assuming that the peak hour trip threshold of 3,848 gross PM peak hour trips and 2,699 net PM peak hour trips are not exceeded as shown in the following table:

Table 1
Flexibility Matrix

Land Use	Proposed Minimum Thresholds	Proposed Maximum Thresholds	Proposed DRI Development
Residential	2,100 units	2,800 units	2,800 units
Commercial	410,000 S.F.	680,000 S.F.	545,240 S.F.
Office	590,000 S.F.	980,000 S.F.	785,000 S.F.

1. 2 Metropica Development Program (Phases 1 through 4)

A portion of the Metropica DRI is planned as part of the Metropica Phases 1 through 4 Master Plan, as outlined below and shown on Figure 1-2:

Residential	2,263 high-rise residential units
Office	650,000 S.F.
Commercial	485,000 S.F. of retail space (including restaurant and entertainment)
Hotel	240 rooms

As part of the DRI Section 3.7, the Developer must execute a Commute Trip Reduction Program, using Transportation Demand Management (TDM) best practices. TDM is a general term for strategies that result in more efficient use of transportation resources. There are many different TDM strategies with a variety of impacts. Some improve the transportation options available to consumers, while others provide

an incentive to choose more efficient travel patterns. Some reduce the need for physical travel through mobility substitutes or more efficient land use. TDM strategies can change travel timing, route, destination, or mode.

According to the DRI, the program should include the following elements:

a) Guidelines for the locations of kiosks.
b) Identification of High Occupancy Vehicle (HOV) parking.
c) Formal Designation of an Employee Transportation Coordinator (ETC).
d) A commitment to introduce new owners or property management to the CTR program. e) Specific milestones for implementation of the CTR and for transit-related improvements. f) Completion of bus stops within ¼ mile of the principal structure shown on the master development plan.
g) Other transit amenities as required herein.
h) Procedures for monitoring and implementing of the CTR.

Other Elements include:

- Coordination with the City of Sunrise, Broward County, and the Florida Department of Transportation, to implement transit use, carpooling, vanpooling, and improved transit routes serving the development.
- Enter into an agreement with the City of Sunrise to develop an ADA-compliant alternative fuel shuttle service that will provide regular service between Metropica and Westerra, and other points of interest.
- Construct a covered, lighted transit station, subject to Broward County and City of Sunrise approval.

The purpose of the Metropica CTR Plan is to present a framework for and identification of certain measures necessary to achieve the goals set forth in the DRI for vehicle trip reductions associated with the development.

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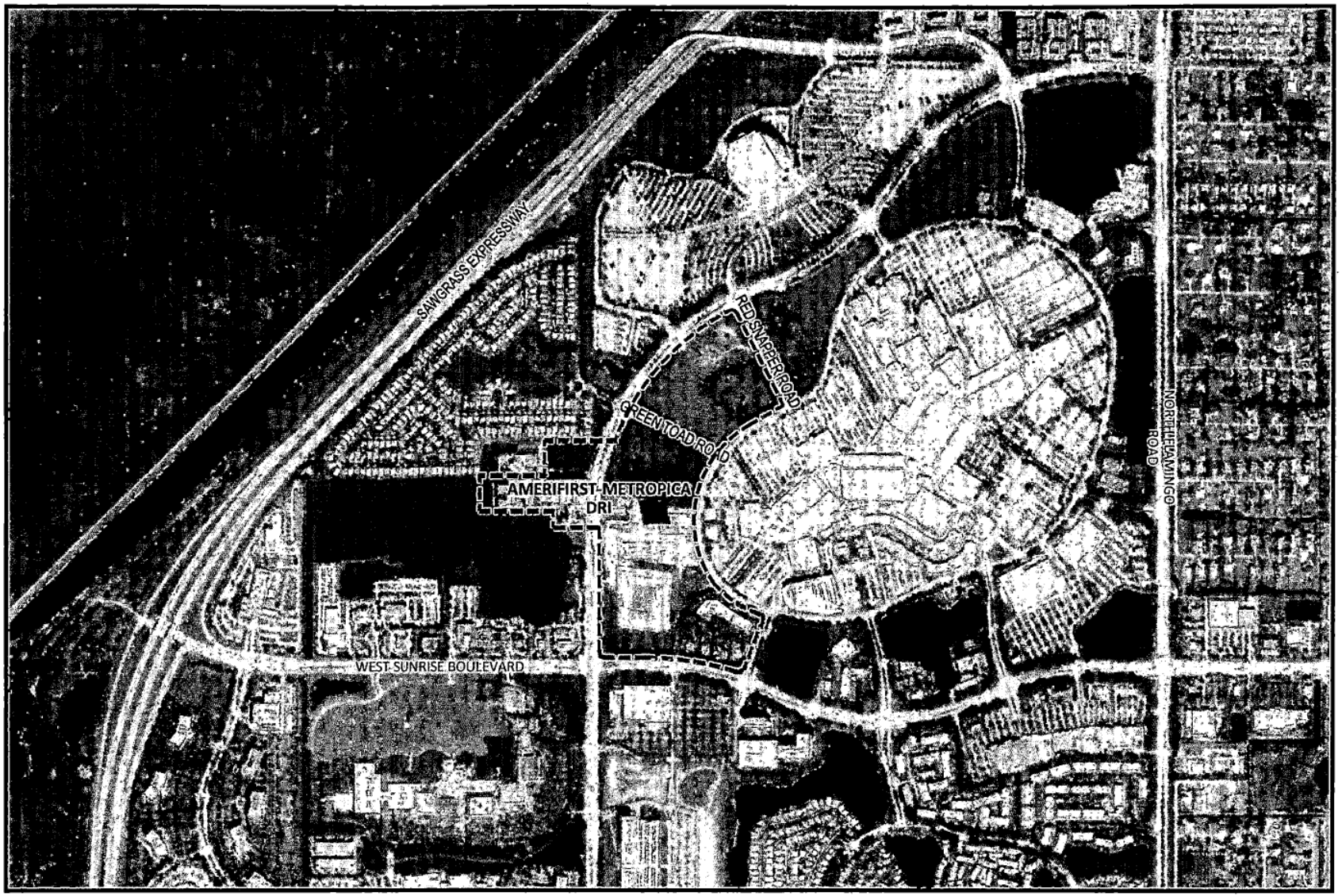

Figure 1-1
Site Location

NORTH

Metropica
Sunrise, Florida

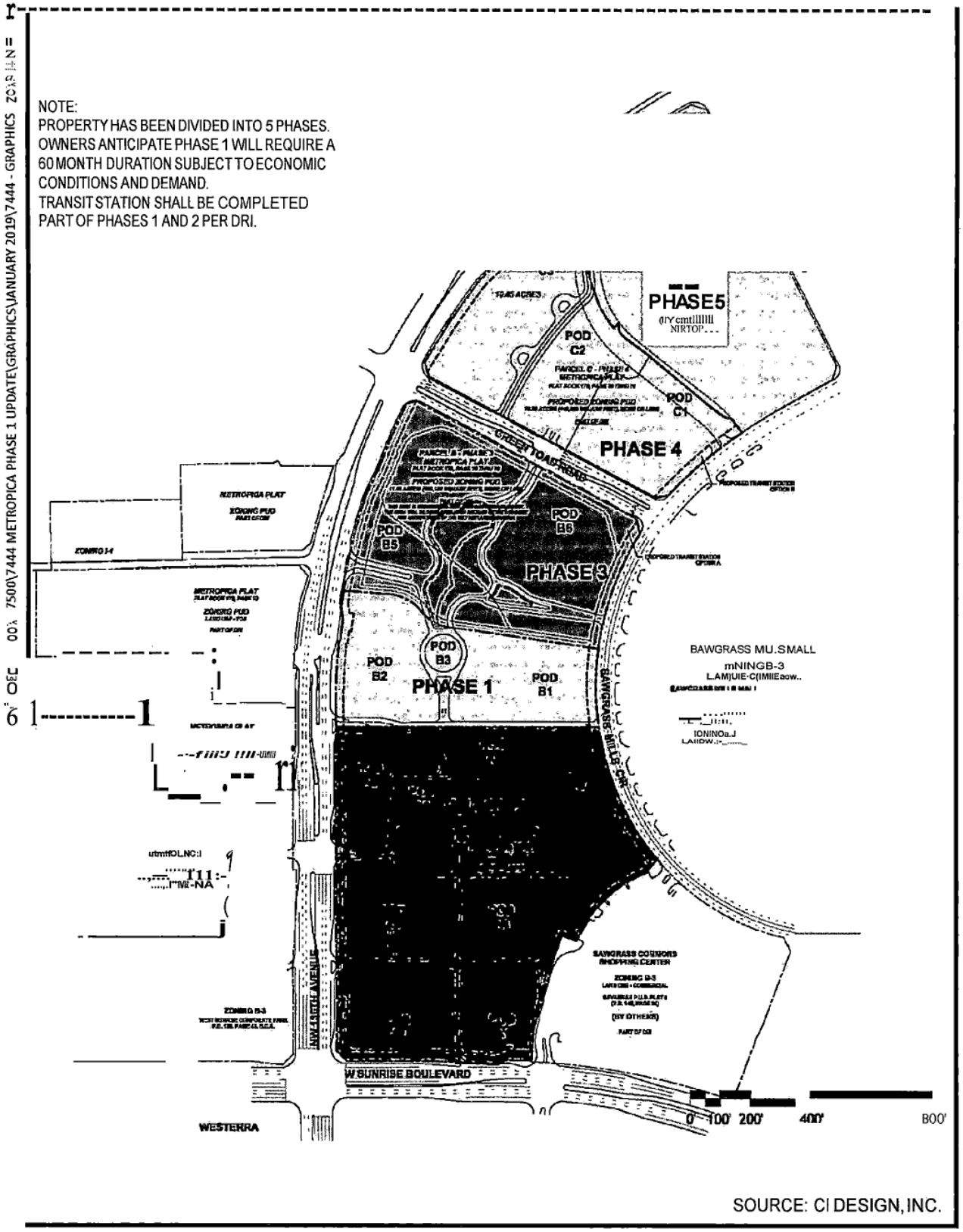

Figure 1-2
Metropica Masterplan

NORTH

Metropica
Sunrise, Florida

Section 2 | Background Information

In order to develop a comprehensive TDM program, it is important to understand the commuting trends and attitudes in Florida. In addition to the assumptions and methodology used in the preparation of the Amerifirst-Metropica DRI traffic study, the Sawgrass Area Intermodal Station Planning Study was reviewed.

2.1 Sawgrass Area Intermodal Station Planning Study

The Florida Department of Transportation prepared an Intermodal Station Planning Study in 2011 to plan an intermodal facility that would link the various transportation modes in the Sawgrass area and in Southwest Sunrise.

The study recognized the Metropica DRI and Westerra properties as future generators of potential transit users and will create TOD districts with densities conductive to transit. The report forecasted just over 3,000 daily transit boardings for the Sawgrass Intermodal Station, exceeding the description of Gateway Hubs that would be anticipated to experience more than 2,200 daily boardings.

The report listed a number of opportunities and issues, provided planning principles, and potential station locations and prototypes.

Section 3 | Metropica Masterplan Phases 1 through 4

3.1 Project description

The subject site is generally located in the City of Sunrise in the northeast quadrant of the Sunrise Boulevard/NW 136th Avenue intersection. The site location map is shown on Figure 3-1.

The Metropica Masterplan Phases 1 through 4 is planned to include a mix of residential, office, retail, and hotel uses as shown on Table 3-1

Table 3-1
Metropica Phases 1 through 4 – Program Summary

Land Use	Amount (gross square feet)
Residential	2,263 D.U.
Office	650,000 S.F.
Retail	485,000 S.F.
Hotel	240 rooms

3.2 Vehicular Access

Vehicular access to the site would be provided via an interconnected grid of streets that would facilitate connections to the adjacent roadway network. The proposed masterplan generally utilizes existing and/or approved driveways on NW 136th Avenue, Green Toad Road, and Sawgrass Mills Circle. A new right-in only driveway is planned on Sunrise Boulevard just east of the NW 136th Avenue intersection that will connect to the interior street system and grid. (Refer to Figure 1-2).

3.3 Existing Transit Facilities

Existing transit facilities exist in proximity to the Metropica property. As shown on Figure 3-2, bus stops are located on Sunrise Boulevard and NW 136th Avenue. A bus transfer station is located within Sawgrass Mills just east of the site. A park-and-ride lot is located on the west side of NW 136th Avenue within the BB&T Center. The area is served by four (4) bus lines (22, 23, 36, and 72), and express bus service (595 Express) is provided from the park-and-ride lot to downtown Miami and Fort Lauderdale. These are shown on Figure 3-2. In addition, the City of Sunrise provides Mini-bus shuttle service in the area with several routes. The existing bicycle and pedestrian facilities are shown on Figure 3-3.

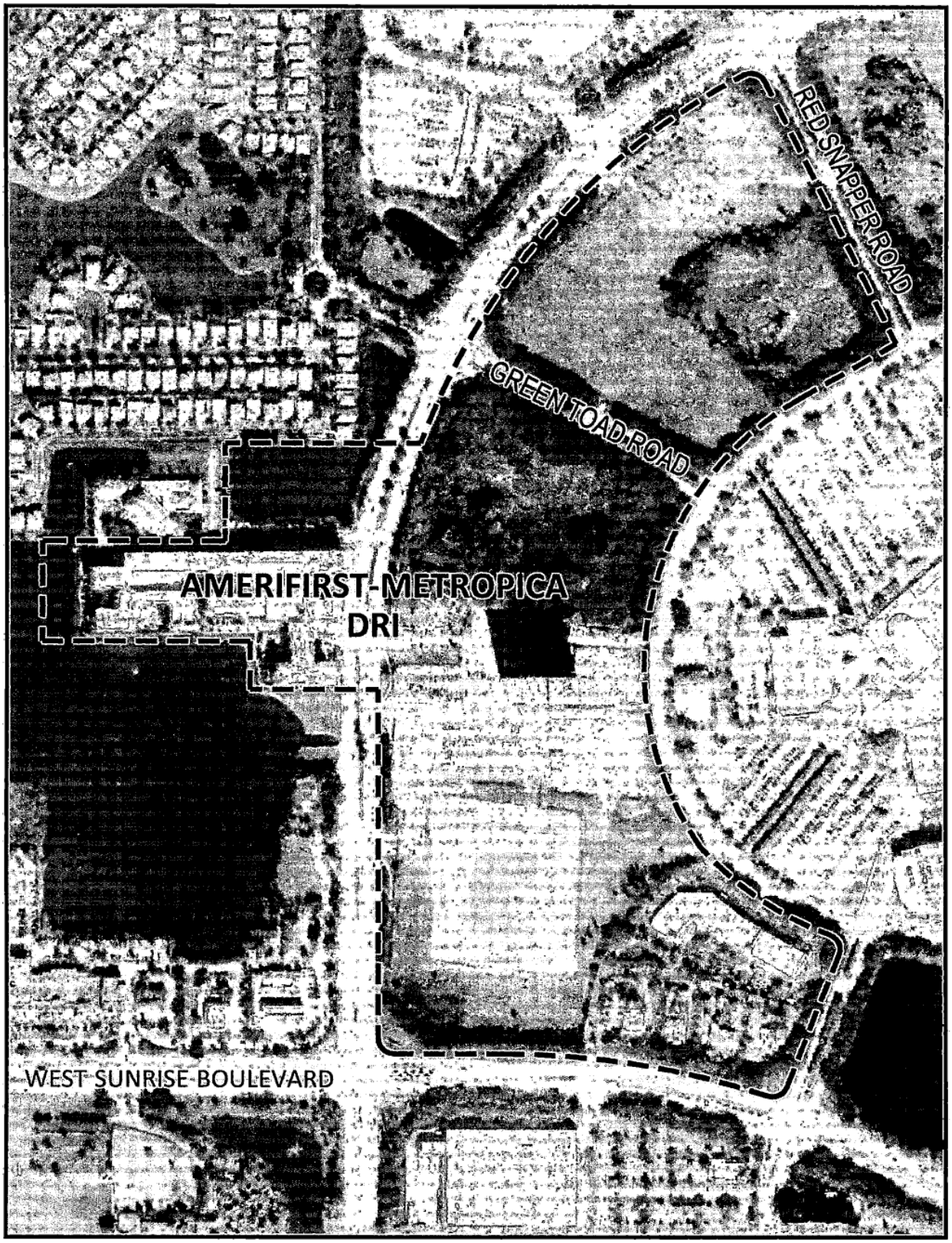

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Figure 3-1
Existing Aerial of Site

NORTH

Metropica
Sunrise, Florida

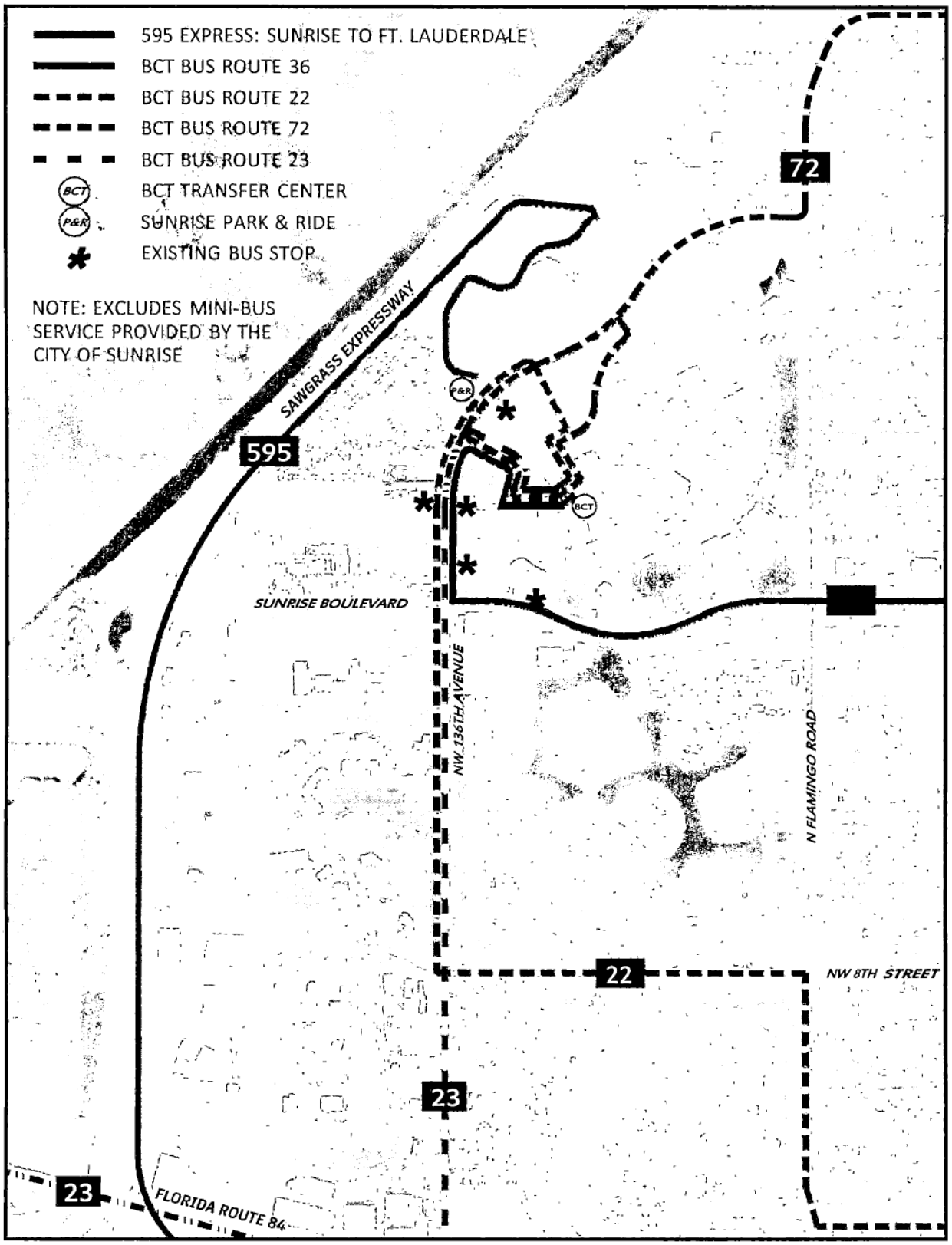

Figure 3-2
Existing Transit Facilities

NORTH

Metropica
Sunrise, Florida

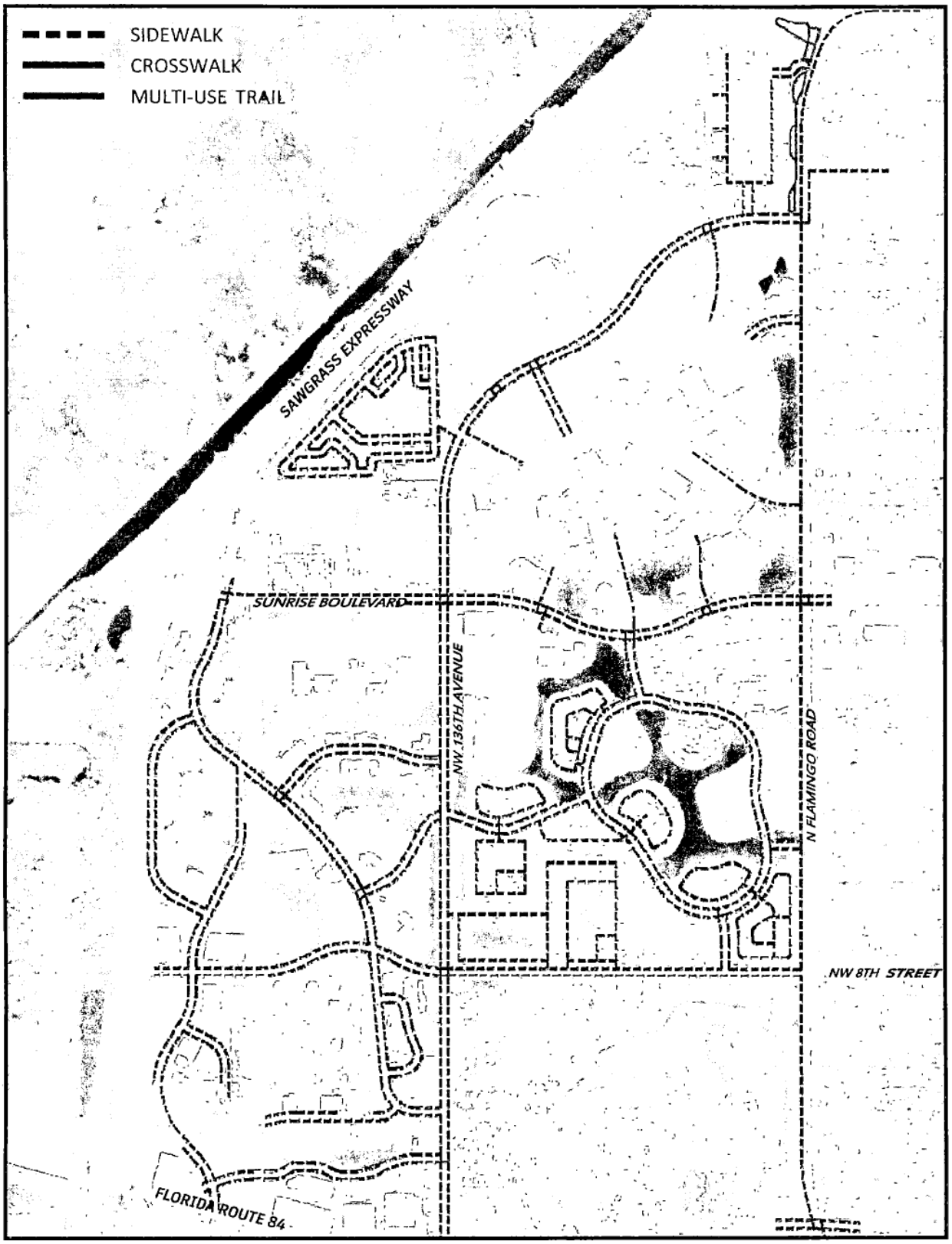

Figure 3-3
Existing Bicycle and Pedestrian Facilities

NORTH

Metropica
Sunrise, Florida

3.4 Trip Reduction Goals

Transit Mode Share

The DRI envisioned a mixed use project that would achieve trip reductions to maintain a balance between land use and transportation. The traffic analysis prepared for the project approval assumed a transit capture rate of 10 percent for residential and office uses and five (5.0) percent for commercial retail uses.

Internal Synergy

In addition to transit mode shares, the vehicle trips generated by the property would also be reduced as a result of the density, diversity of uses, and design associated with the project. By providing a variety of uses within the project, the number of external vehicle trips generated to/from the project can be reduced due to the synergy among the various uses. The key to the success of mixed-use developments (and transit-oriented developments) is this synergy among land uses. Table 3-2 depicts what the Urban Land Institute (ULI) considers to be the major land use combinations that have the most synergy.

Table 3-2

On-site Support and Synergy in Mixed-Use Projects

	Degree of Support/Synergy			
Land Use	Residential	Hotel	Retail	Cultural/ Civic
Office	••	•••••	••••	•••
Residential	•••	•••	••••	•••••
Hotel	•••••	•••	••••	••••
Retail	•••••	•••••	•••••	••••
Cultural/ Civic	••••	•••••	•••••	•••

Notes: Bullets: • = very weak, •• = weak, ••• = moderate, •••• = strong, ••••• = very strong
Source: NCHRP Report 684, *Enhancing Internal Trip Capture Estimation for Mixed Use Developments*

The Amerifirst-Metropica DRI and surrounding development will ultimately include a strong mix of uses.

In order to quantify the number of internally generated trips within a development, the Institute of Transportation Engineers (ITE) developed a methodology and procedure as presented in the *Trip Generation Handbook.* The results indicate that expected internal trip capture rates range from nine (9) percent to 30 percent, or approximately 16 percent of the overall total vehicle trips.

The estimation methodology consists of the following steps:

1. Document Characteristics of Multi-Use Development
2. Select Time Period for Analysis
3. Compute Baseline Trip Generation for Individual Land Uses
4. Estimate Anticipated Internal Capture Rate Between Each Pair of Land Uses

5. Estimate "Unconstrained Demand" Volume by Direction
6. Estimate "Balanced Demand" Volume by Direction
7. Estimate Total Internal Trips to/from Multi-Use Development Land Uses

The methodology was used to calculate the trip generation for both the overall DRI development program and the Metropica Masterplan. The mix and magnitude of land uses creates the characteristics of a compact, mixed-use development with integrated uses. The traditional evening peak commuter hours were identified for analysis purposes, consistent with the approved DRI.

The baseline trip generation for single land uses was then estimated based on ITE's 7th edition *Trip Generation* in accordance with Step 3. Base internal unconstrained capture rates were developed based on the ITE handbook estimates. Passby trips for commercial uses were estimated based on ITE recommendations. A non-auto mode share of 10 percent was applied to each of the land uses, consistent with the approved DRI.

The balanced demands were then identified and the total internal trips were estimated for each use. The results of the trip generation analysis are summarized in Table 3-3 below.

Table 3-3
Amerifirst-Metropica DRI Buildout Trip Generation Summary

	PM Peak Hour-Metropica Phases 1 through 4			PM Peak Hour-Amerifirst-Metropica Project Buildout		
	In	Out	Total	In	Out	Total
ITE Vehicle Trips	1,549	1,960	3,509	1,686	2,162	3,848
Net New Vehicle Trips	998	1,357	2,355	1,140	1,559	2,699
% Overall Trip Reduction	35%	30%	33%	32%	28%	30%

As shown in Table 3-3, based on the level of development proposed and the mix of uses associated within the project, an approximate overall reduction in trips of approximately 33 percent could be realized at buildout even in the absence of a comprehensive TDM program. Thus, assuming a comprehensive TDM program, the goals outlined in Section 3-4 for vehicle trip reductions are achievable within the development.

Section 4 | Evaluation of TDM and Potential Measures

As demonstrated in Section 3, denser, mixed use, transit-oriented developments like the Amerifirst-Metropica DRI realize a substantial percentage of residents, visitors, patrons and employees that utilize alternative transportation modes without any additional incentives in place. This new pattern of land use will reduce the need for vehicular trips because jobs, housing, shopping and recreational and cultural opportunities will be proximate to each other and accessible by walking, biking or a short transit ride. In order to further reduce trips, the DRI recommends the implementation of a broad, systematic and integrated program of transportation strategies be implemented to reduce the demand for vehicle trips.

There are numerous TDM strategies to influence travel decisions. Some improve the transportation options available; some provide incentives to change travel mode, time or destination; others improve land use accessibility; some involve transportation policy reforms and new programs that provide a foundation for TDM. Typical TDM Programs consist of education, marketing, outreach to employers and residents as well as advocacy for alternative commuting options. By reducing total vehicle traffic and improving overall accessibility, TDM provides multiple benefits, including:

- Congestion reduction
- Road and parking savings
- Transportation options (choices)
- Road safety
- Environmental protection
- Improved quality of life
- Economic development
- Healthy lifestyles

4.1 Examples of TDM Measures

The Amerifirst DRI references a number of TDM measures, including but not limited to the establishment of High Occupancy Vehicle (HOV) parking spaces, an Employee Transportation Coordinator (ETC), and facilities for cyclists/walkers. Table 4-1 below categorizes these and other examples of TDM measures by type.

Table 4-1
TDM Measures by Type

Type	Measures
Alternative Modes of Transportation	• Carpool program • Vanpool program • Transit service/shuttle service • Bicycle/pedestrian facilities and site improvements
Economic	• Fuel Tax • Road user charging • Parking charges • Tradable permits (combined with regulation by quantity) • Public transportation subsidization
Land Use	• Land use and transportation strategies such as: car free developments and location of new developments • Park and Ride facilities
Information for Travelers	• Travel information provided before a trip is taken
Substitution of Communications for Travel	• Teleworking • E-shopping
Administrative Measures	• Parking controls • Pedestrianized zones • Alternative working patterns such as variable work hours, flex-time, compressed work week and staggered work hours

4.2 TDM Program Impacts

Research into TDM program effectiveness points to a range of impacts and factors for consideration in developing a site specific program:

- There is no single TDM recipe for success. The same elements implemented at different sites achieve different results. Variation in population demographics, convenience of travel alternatives, community culture and the energy with which the program is implemented on a continuing basis all influence outcomes.
- Literature consistently points to financial incentives and disincentives as most effective in causing mode switch. Financial incentives include mode subsidies (i.e. tax favored transit discounts or vanpool fare subsidies), parking cash-out, discounted parking for alternative mode users, and indirect financial incentives (i.e. programs awarding points toward rewards for trips and alternative modes). Parking fees, particularly those set at market rate, are the primary disincentive. Programs employing financial incentives/disincentives exhibit trip reduction rates several times those of programs without these strategies.
- Travelers need to know about alternative modes and incentives in order to use them. Thus, marketing is an important component of successful TDM initiatives. However, programs that involve information dissemination (i.e. transit maps or ridematching) and support programs (i.e. guaranteed ride home programs) are far less effective in the absence of financial incentive/disincentives.

- Effective TDM programs market specific incentives for attractive travel options (modes), using messages appealing to travelers' self-interest as opposed to general information about mode options.

4.3 Sawgrass Area Application

The Sawgrass Intermodal Planning Study included a comparison of existing, proposed, and remaining development within area DRI's. The results showed that most significant component of remaining development was general office space, with over 4.0 MSF remaining to be built, along with 1.5 MSF of retail space, and 4,550 residential units.

Typically, the type of TDM program is dictated by the volume of inbound and outbound commuters. The larger the percentage of inbound commuters the more emphasis should be placed on employer services. The larger the percentage of outbound commuters, the more emphasis should be placed on residential services.

Initially, there would be more outbound commuters associated with the residential uses. However, as the project and surrounding development occurs, there would be a slight shift for inbound traffic due to the amount of planned office and retail space.

Thus a successful TDM program should focus on both employers' services and residential based programs.

Section 5 | TDM Program Elements

5.1 Metropica Masterplan TDM Program Elements

The DRI suggests certain TDM program elements should be implemented as part of the site development. These elements include, but are not limited to the following:

Per the DRI:

- Guidelines for the locations of kiosks.
- Identification of High Occupancy Vehicle (HOV) parking.
- Formal Designation of an Employee Transportation Coordinator (ETC).
- A commitment to introduce new owners or property management to the CTR program.
- Specific milestones for implementation of the CTR and for transit-related improvements.
- Completion of bus stops within ¼ mile of the principal structure shown on the master development plan.
- Procedures for monitoring and implementing of the CTR.

Other Specific Elements in the DRI:

- Rideshare and transit information for residents, tenants, and employees
- Covered bus shelters
- Kiosks with bus system maps, route maps, schedules, and fare information
- Bicycle racks and storage facilities
- On-site bicycle storage facilities
- An ADA-compliant alternative fuel shuttle service between Metropica and Westerra, and other nearby points of interest (to be joined by other neighboring developments)
- Construct a covered, lighted transit station with a covered waiting area for patrons, architecturally compatible with the development, on the north and south sides of Green Toad Road or another suitable location subject to approval by the City
- Establish a parking maximum for the purpose of increasing the mode split to the site

Potential Elements:

- Transit and vanpool subsidies
- Pre-tax deduction of transit and vanpool fares
- Telework program
- Carpool and vanpool matching service
- Shower and locker facilities for bicyclists and walkers
- Carpool and vanpool preferential parking
- On-site car sharing vehicle
- Guaranteed Ride Home Program
- Flexible or alternative work hours

- TDM education programs directed at the public and employers
- Parking controls/management programs

The specific TDM elements that are selected to form the basis of a site-wide TDM program should be determined by the program intensity needed to meet appropriate trip reduction goals.

As discussed previously, the TDM strategies listed in the DRI can be broadly categorized as follows:

- Alternative work arrangements
- Transportation services
- Financial incentives/disincentives
- Support services

5.2 Design Elements

Site design features supportive of TDM strategies will be implemented as part of the overall design of the Amerifirst-Metropica DRI site. Such features typically include the following:

- Bus shelters and information kiosks
- Secure and safe bicycle storage at employment, retail and residential locations
- Showers and lockers for walkers/cyclists at employment centers
- Pedestrian and bicyclists system connectivity with adjacent sites and other paths

The Amerifirst-Metropica DRI project will include design elements to further the use of alternate modes. Table 5-1 provides a checklist summarizing those specific design elements to be incorporated into the project, as reflected in the Master Plan.

Table 5-1

TDM Supportive Design Elements

TDM Supportive Design Elements		
	Provided	
Design Element	Yes	No
Development Plan		
- The property is located within at least 1/2 mile from a transit station.	✓	
- The plan provides a multimodal environment.	✓	
- The plan avoids placing blank walls along sidewalks/walkways.	✓	
- The plan provides for a transit friendly mix of uses.	✓	
- The plan provides uses that would be considered conveniences. for surrounding residents, workers and transit patrons.	✓	
- The property is located close to existing office, residential and retail options.	✓	
- Parking ratios will be consistent with the Master Plan Development Agreement.	✓	
- Parking will be hidden from the street view behind buildings, architectural treatments/landscrapes screenings or in below-grade structures.	✓	
- The property includes way finding signage for all modes and amenities of transportation.	✓	
Complete Streets		
- 70% to 90% of the streets will be designed for speeds equal to or less than 35 mph.	✓	
- Street lighting will be provided along all major streets	✓	
- Complete streets, shared streets and traffic calming will be elements of the development plan	✓	
- On-street parking will be provided along select streets to buffer pedestrians and create a reserve of short term parking.	✓	
- The streets will provide for transit vehicles and their operational needs (i.e., bus pullouts, circulator reservation, curb radii) as required.	✓	
- Streetscape amenities will be provided to encourage walking and biking, such as benches, trash receptacles, planters, etc.	✓	
Pedestrian and Bicycle Facilities		
- Pedestrian and bike pathways will be designed to be continuous and facilitate connectivity to surrounding uses.	✓	
- Crosswalks will be provided in locations approved by FDOT and as recommended by the City and Broward County.	✓	
- Building entrances will be clearly defined so people do not have to search for the way in.	✓	
- Bicycle lockers and racks will be provided throughout the site.	✓	
- Showers will be provided in office buildings to encourage bicycle use.	*	
- Designated bicycle lanes will be provided for along all major collectors.	✓	
- Pedestrian signals will be incorporated as part of any new signal plans.	✓	
- Lighting will be provided to insure pedestrian safety.	✓	
** Will be determined on a building by building basis.*		

5.3 Existing South Florida, Broward County, and Regional TDM Programs

Another element of the Amerifirst-Metropica DRI TDM program will be participation in City and/or regional programs already in place and operational. The South Florida Commuter Services (SFCS) currently offers many commuter-related programs and incentives for residents, employers and employees which can be leveraged by the Developer at no cost. These external programs, services and incentives have been grouped into various classifications of TDM products and services and are summarized below:

Rideshare (Carpooling and Vanpooling)

- **South Florida Commuter Services Carpool Program** is service that matches commuters with others who live and work in the same area http://www.1800234ride.com/carpooling
- **South Florida Commuter Services Vanpool Program** provides eligible groups of 5-15 commuters with a month- to- month lease of a new van that includes insurance and maintenance. The Metropolitan Planning Organization provides a $400/month subsidy toward the monthly lease of the van. http://www.1800234ride.com/vanpooling
- **Find a Ride: Florida Commuter Services and Transit Agencies – District 4** is a program managed by the Center for Urban Transportation Research at University of South Florida. http://www.commuterservices.com/find-a-ride/florida-commuter-services-and-transit-agencies-by-district/
- **The Emergency Ride Home (ERH) program** provides free taxi service for registered commuters that work or attend college in Broward, Miami-Dade, and Palm Beach counties in the event of an unexpected emergency 24 hours a day, seven days a week

Telework

- **Telework** Teleworking is becoming an alternative to commuting to work. Teleworking applies to part- or full-time employees who work from home or small offices with communications access to the main workplace. Additional information is provided through South Florida Commuter Services. https://www.1800234ride.com/telework

Transit

- **Broward County Transit (BCT)** is the bus service offered by Broward County and lines available in the area. BCT buses connect to Palm Beach and Miami-Dade transit systems and to Tri-Rail. https://www.broward.org/bct/Pages/Default.aspx
- **Tri-Rail Service** offered by SFRTA. Take BCT route 22 eastbound to the Fort Lauderdale Tri-Rail Station. http://www.tri-rail.com/

Benefits

- **Commuter Tax Benefits** is a convenient program to electronically allocate money each month for commuting via rail, bus or vanpool to employees. Employers can choose to offer transit benefits by either withholding a certain amount of money from paychecks or offering it as a tax- free benefit.
  http://www.1800234ride.com/employer-services/commuter-tax-benefits

Events & Campaigns

- **Walk to Work Day** - Walk to Work Day encourages commuters to get to their place of employment on foot. The event is best suited for densely populated cities and people that live close to their work. *April of each year.*

- **Earth Day** - Earth Day encourages individuals to curb their personal impact on the planet by cutting pollution and waste for the day. Started as a day of observance, Earth Day has evolved into a global action-driven event. *April of each year.*
- **Bike to Work Day** - This event encourages commuters to bike to work and raises awareness of alternative modes for transportation. Local organizations offer bike safety workshops. *May of each year.*
- **International Car Free Day** - This is an international event celebrated every September 22 in which people are encouraged to get around without cars and instead ride a train, bus, bicycle, carpool, subway, vanpool, walk or telework. Car Free Day is open to all commuters, students, homemakers and seniors. *September of each year.*

As part of the Amerifirst-Metropica DRI TDM program, residents, visitors, employees and patrons will be made aware of the many existing programs at their disposal. Brochures, marketing materials, etc. will be provided through the offices of an Employee Transportation Coordinator (ETC) retained for the project.

5.4 Amerifirst-Metropica DRI Site Wide TDM Program Elements

The following summarizes both required and potential site-wide strategies that apply to the entire site. A description of each strategy is provided below:

- Property-wide TDM Program Management
- TDM Program Branding
- Transportation Program Web Site
- Promotion of Real-time Transit Information
- Site-based Transportation Access Guides
- Bicycle Accommodations
- Carsharing Placement and Services
- Parking Management
- Information Kiosks
- Bus Stops
- Alternative Fuel Shuttle Service
- Construction of a covered Transit Station

Property-wide TDM Program Management

STRATEGY: THE DEVELOPER WILL FORMALLY DESIGNATE A STAFF MEMBER TO SERVE AS THE EMPLOYEE TRANSPORTATION COORDINATOR (ETC) FOR THE DEVELOPMENT.

The Developer will formally designate an individual to serve as the ETC for the Amerifirst-Metropica DRI development. The ETC management responsibilities will be designated to a single site representative associated with the development that may also be responsible for overall site operations and maintenance. This individual will serve as a central point of contact and manage the overall TDM program and work plan. The location of the ETC's office will be publicized broadly within the site, and the manager will be available for consultation during regular office hours.

The ETC will be established within six (6) months following the issuance of a building permit for the first building on the site and funded by the developer. This activity may be administered by a third party contractor. The City and Commuter Services will be notified by any changes in contact information.

Note that individual coordinators may be established for residential or office buildings in advance of the Property-wide coordinator, depending on the development phasing of the project.

ETC's responsibilities will include:

- Develop an initial TDM Work Plan (TDMWP) and subsequent annual report which will outline the activities to be implemented in the upcoming year, provide an assessment of strategies implemented to date and in consultation with the City, secure approval of the TDMWP as outlined in Section 8.
- Create a protocol to introduce new owners or property management to the Commute Trip Reduction Plan and the Commuter Assistance Program upon sale or lease of properties within the development.
- Promote transportation alternatives to all owners, residents and office/retail employees.
- Remain available to answer questions about all aspects of the TDM program.

- Manage shower facilities within the transit station and/or within individual buildings.
- Manage a volunteer network of Onsite Transportation Coordinators (OTC) composed of individuals located within other adjacent buildings, provide these coordinators with materials and information to distribute about the TDM Program, and organize periodic and regular meetings with these coordinators, if appropriate.
- Recruit and engage participants (residential and office/retail) for any outreach events or campaigns associated with the TDM Program over time.
- Coordinate with City and South Florida's Employer Services program to conduct TDM outreach to employers located in office/retail space at the site.
- Coordinate with other regional TDM providers to avoid duplication of services and obtain support for program implementation.
- Work with residential sales and leasing staff to train them on TDM Program elements and information so they can provide these materials to tenants as they move in or to use as a recruitment tool.
- Coordinate and manage IT efforts associated with the TDM Program.
- Coordinate all monitoring and evaluation activities necessary to measure the effectiveness of the TDM program.

The overall approach of the site-wide ETC is likely to follow an individualized marketing framework. Individualized marketing is a TDM implementation and evaluation process that takes the principles of social marketing and customizes them to transportation programs focused on the individual traveler. The approach is simple: target customized information, training and incentives to people who are open to changing the way they travel. Identifying people open to trying transportation alternatives is achieved through pre-surveys of the population to determine who uses transportation alternatives currently, who is interested in using them more, and who would never consider changing their travel behavior. The programs are implemented and the participants are then surveyed again to understand how their travel behavior changed. This approach will ensure resources are spent on individuals most likely to change and will make sure all elements of the TDM program are captured in one fluid implementation strategy.

TDM Program Branding

STRATEGY: THE DEVELOPER, THROUGH THE ETC, WILL DEVELOP A BRAND FOR THE TDM PROGRAM INCLUDING A LOGO, MISSION STATEMENT AND CORRESPONDING COLLATERAL.

An initial step in the promotion and marketing of the TDM Program is the development of a program brand. The brand will be used on TDM program marketing materials, which may include e-newsletters, the program web site, print ads, brochures, flyers, premiums and news releases.

To be successful, a brand must offer a relevant, consistent message that resonates with current and potential customers. The graphic identity of a program brand, including a logo, taglines, and a brand standards document should convey the program's ability to address the needs of the various types of employees, residents and visitors that will travel to the site. The brand should create a single point of reference for the individuals that will access the site daily.

Ideally, branding will eventually be coordinated with an area or district-wide TDM program. However, unique site branding will be pursued should an area-wide Transportation Management Association not

be in place at the time of development or if adequate coordination with adjacent property owners cannot be achieved.

Program Web Site

STRATEGY: THE DEVELOPER, THROUGH THE ETC, WILL DEVELOP, DEPLOY, AND MAINTAIN A WEBSITE FOR THE TDM PROGRAM.

The ETC will develop and maintain a central website to serve as a hub of transportation-related information for residents, employees, and visitors to the site. The website will contain links to area transit, rideshare, and other relevant agencies for scheduling and route information as well as providing opportunities for users to learn more about transportation options. If an existing property-wide website exists, a link to the TDM Program website will be created and maintained.

Promote Real-time Transit Information

STRATEGY: THE ETC WILL INCORPORATE REAL-TIME TRANSIT INFORMATION INTO THE TDM PROGRAM WEBSITE INCLUDING OPTIONAL SMARTPHONE ACCESSIBILITY.

Because real-time transit information has been found to decrease perceived wait times and increase rider satisfaction with transit systems, the Amerifirst-Metropica TDM Program will promote applications and web sites that provide real-time travel information. In addition, through this platform, the ETC can monitor new technology that can be used to increase the use of non-SOV travel modes and implement those strategies when appropriate based on costs and potential benefits.

Site-based Transportation Access Guide

STRATEGY: THE ETC WILL DEVELOP AND DISTRIBUTE AN AMERIFIRST-METROPICA DRI ACCESS GUIDE ON AN ONGOING BASIS.

A local access guide will be made available to all traveler groups to the site, including residents, employees, guests, and visitors. The guide will provide them with information about how to access transportation options, parking, retail, and services, as well as provide them with a sense of amenities and destinations within walking and biking distance. When possible, these access guides will be provided to new residents as part of their move-in packet as well as to all new employees in office and retail spaces. The purpose of the local access guide is to familiarize residents and employees with what is available in and around the project site. By doing so, the need to travel off-site is reduced and in some cases this eliminates the need for a vehicle during work hours to run errands. The local access guide will be updated on an annual basis or as needed.

Transportation Fair

STRATEGY: THE ETC WILL COORDINATE AND IMPLEMENTING AN ANNUAL TRANSPORTATION FAIR.

The Transportation Fair will be designed to be comprehensive, informational forum for employers, employees and residents in the development. Exhibitors will educate attendees about the complete range of transportation alternatives and related support programs available to aid them in their commute. The annual event will be filled with exhibits presenting commute information and related materials and admission will be free. Special drawings may also be held to award prizes to attendees.

Live-Work-Play Marketing

STRATEGY: THE ETC WILL DEVELOP MARKETING CAMPAIGNS AND MESSAGING FOCUSED ON LIVING, WORKING AND PLAYING IN AND AROUND THE AMERIFIRST-METROPICA DRI PROPERTY.

A live-work-play marketing program will be implemented to encourage tenants of the residential uses to work, shop, and eat within the immediate site area. An advanced strategy will be implemented to encourage local employees to purchase or lease housing close to their worksites. These may include, but are not limited to, incentives like giving away bicycles to encourage biking from home to work and encourage taking transit. The ETC will also seek discounts or coupons from local retail and service establishments and distribute those items to residents to encourage them to shop locally. This marketing encourages residents to shop at, eat at, and visit businesses that are within walking distance of their homes or accessible via transit.

Bicycle Accommodations

STRATEGY: THE DEVELOPER, THROUGH THE ETC, WILL PROVIDE ADEQUATE BICYCLE ACCOMMODATIONS INCLUDING END OF TRIP FACILITIES FOR EMPLOYEES AND RESIDENTS.

Secure locations will be provided throughout the project as development occurs. Outdoor racks will be designed to provide support at both the bicycle's wheel and frame. Racks will be placed near building entrances and in well-lit areas. The outdoor racks will largely serve as an amenity for visitors.

Bicycle storage options that protect bikes from weather and offer higher security will be offered for those who commute to work via bicycle and store their bicycle onsite for long time periods. These options will include indoor storage with access to clothes lockers, changing rooms, and showers for office and/or retail use only.

A minimum of one (1) bicycle storage room per residential building will be provided. Multiple bicycle racks and/or secured storage areas will be provided within the mixed-use parcel. Final locations and number of spaces will be determined with each site plan submission in coordination with the Director of Community Development at the City of Sunrise.

Bike Share

STRATEGY: THE ETC WILL COORDINATE WITH THE CITY AND/OR OTHER APPOINTED STAKEHOLDERS TO ASSESS BIKE SHARE INFRASTRUCTURE ON THE AMERIFIRST-METROPICA DRI SITE.

Should a bike share program be created within the site area, the ETC will work with the City to determine whether location(s) on the property for bike kiosks would be appropriate. If locations are deemed feasible, the ETC will market and promote the bike share services to tenants, employees and residents.

Carsharing Placement and Services

STRATEGY: THE ETC WILL COORDINATE WITH THE CITY AND OTHER STAKEHOLDERS TO ASSESS THE IMPLEMENTATION OF CARSHARING PLACEMENT AND SERVICES.

Carsharing refers to a short-term automobile rental service available to the general public. Carsharing providers offer a small fleet of vehicles for a limited timeframe, typically only a few hours. The cars allow travelers to accomplish short trips for errands or meetings. Carsharing encourages travelers to use alternatives to Single-Occupant Vehicles SOV's (like transit) because they can use carshare vehicles for mid-day trips rather than be forced to rely on their private vehicle. In addition to being an important TDM support strategy, a strategic carsharing program can also reduce the need for fleet vehicles and thereby reduce some of the corresponding parking required for those vehicles in office building parking structures or lots.

Third party car sharing providers are available on a contract basis, and may be appropriate for residential buildings within the Amerifirst-Metropica DRI area. The ETC will coordinate with the City for carsharing placement and services for the project when an appropriate level of development has been reached.

Vehicle Parking Management

STRATEGY: THE DEVELOPER, THROUGH THE ETC, WILL DEVELOP AND IMPLEMENT A PARKING MANAGEMENT PLAN AIMED AT DISCOURAGING SOV TRIPS.

There are several parking management techniques that can influence the use of alternative modes of transportation. The ETC will develop and manage parking within the property to utilize the parking supply to the maximum extent possible.

Prior to the issuance of the first building permit for a new principal structure, the City shall establish a parking maximum for the project. The ETC will be responsible administering the parking management plan.

A key element of the plan is the location of preferential parking for HOV (carpools and vanpools). These spaces will account for 2.0 percent of the parking provided for office and retail space. Users shall register to use these spaces, and shall be located within parking structures serving the property and will be indicated on each site plan application. If the demand for preferential parking increases through buildout, the demand for preferential HOV parking will be assessed regularly and the number of spaces may be increased as needed and appropriate throughout the life of the project. Signage will be installed to indicate where the spaces are located and will also act as secondary marketing for the preferential parking benefit. The signs will also provide a number that can be called to report violators.

Information Kiosks

STRATEGY: THE DEVELOPER WILL PROVIDE KIOSKS WITHIN THE DEVELOPMENT FOR THE POSTING OF TDM INFORMATION.

Kiosks will be located within the development in areas readily visible to employees, commuters, and residents. These areas will include but not limited to residential and office lobbies and areas within the retail center. These may include electronic or paper displays and materials, and will be maintained and kept up-to-date by the ETC

Bus Stops

STRATEGY: THE DEVELOPER WILL CONSTRUCT BUS STOPS WITHIN THE SITE AREA.

Bus stops shown on the Master Plan will be constructed no later than the time that the Developer obtains a Certificate of Occupancy for a new principal structure located within ¼ mile of a bus stop as shown on that master development plan.

Develop Alternative Fuel Shuttle Service

STRATEGY: THE DEVELOPER WILL DEVELOP AN ALTERNATIVE FUEL SHUTTLE SERVICE BETWEEN THE AMERIFIRST-METROPICA DRI AND WESTERRA.

Within six (6) months of the first certificate of occupancy for the first new principal structure, the Developer will enter into an agreement with the City of Sunrise to develop an ADA-compliant alternative fuel shuttle service between the Amerifirst-Metropica DRI and Westerra, and/or other points of interest. It will be coordinated through Broward County and the FDOT's Commuter assistance program, and shall stipulate routes, hours of service and headways in order to calculate the cost and the Developer's share. Prior to the issuance of the Certificate of Occupancy for the first new principal structure, the Developer shall fund its share of the implementation of the shuttle service. The City shall encourage participation by other developers in the area, and shall require participation by area developers of properties that would benefit from the service. The service area and frequency shall increase in accordance with the addition of other participants to the agreement. An initial route for the shuttle service provided by Site Signatures is shown in Appendix 1.

Construction of a new Transit Station

STRATEGY: THE DEVELOPER WILL CONSTRUCT A NEW TRANSIT STATION.

The Developer will construct a new transit station within two (2) years after issuance of a Certificate of Occupancy for the first new principal structure. The station will include the following elements:

- A covered and lighted station with covered waiting area
- Adequately sided to accommodate two (2) articulated buses on each side at the same time
- Provide restrooms, seating, schedule information, fare information, leaning rails, trash receptacles storage, security showers and bike racks either within the transit station or in a nearby structure
- Provide a drop-off and pick-up area for the general public for taxi service or other forms of vehicular transportation serving transit riders

The location specified for the transit station is on Green Toad Road, or within the same sized area, or some other combination of buses of various sizes as designed in consultation with the City and the County. There are two (2) potential locations for the transit station. Option A utilizes the south side of Green Toad Road between NW 136th Avenue and Sawgrass Mills Circle. Option B would locate the station along the west side of Sawgrass Mills Circle and the north side of Green Toad Road as shown in Appendix 1.

5.5 Amerifirst-Metropica DRI Site-Specific TDM Program Elements

In addition to the project-wide TDM Program elements outlined in Section 5.4, there are several site-specific TDM Program elements that will be implemented in each residential, retail, and office building (or group of buildings under common ownership) planned for the property. These strategies are meant to evolve over time as the project reaches full build-out. However, the following core strategies and elements will be implemented:

Residential Elements

- Each residential building or group of buildings under common ownership will have a property manager designated to serve as the Onsite Transportation Coordinator (OTC) for that building(s). These Coordinators could be paid staff of the on-site property management company, residential leasing agents, or others who have responsibility for the ongoing operation and maintenance of the building(s). The coordinator will be established six (6) months prior to the opening of the first building on the site, and will be encouraged to coordinate with the property-wide ETC.
- A Commuter Center/Information Kiosk will be provided within each residential building. This will provide transit information, and may include electronic or paper displays. It may also include the sales of transit media fare.
- The OTC will distribute new resident packages for those signing leases within the building. This package (or information pamphlet) will include transit services information regarding the various TDM elements and the OTC and ETC contact information, and will be coordinated through the City, County, and South Florida Commuter Services.
- Explore the potential to provide an on-demand car or shuttle service for residents. This service may be implemented and administered by the individual homeowner's association.

Office and Hotel Elements

- Each new office building, group of office buildings under common ownership, or hotel, will designate a property management staff member to serve as the building(s) Onsite Transportation Coordinator (OTC) to work with the overall ETC. Within each new building, the OTC will coordinate TDM program implementation with representatives from companies and organizations who are leasing or own space. Depending on their size, some companies and/or organizations may be large enough that they designate their own transportation program personnel and are running several programs in addition to the Amerifirst-DRI TDM program. These personnel will be encouraged to coordinate with the property-wide ETC.
- The OTC will distribute new tenant packages for those signing leases within the building and hotel employees. This package (or information pamphlet) will include transit services information regarding the various TDM elements and the OTC and ETC contact information, and will be coordinated through the City, County, and South Florida Commuter Services.
- Consider providing shower and locker facilities within the building (or adjacent building) for those workers that chose to take transit or bike to work.
- Provide secure bicycle parking facilities within each building or garage for employees.
- Provide employer tenants and hotel employees with information regarding commuter benefits available through Federal and regional programs.
- Inform employees and employers of Emergency Ride Home program and its associated benefits provided through the South Florida Commuter Services program.

- Inform employees and employers of the benefits of the carpooling and vanpooling (i.e., "ridesharing") program provided at no cost through the South Florida *Commuter Services* Program.
- The OTC will encourage and assist companies with the development and implementation of telework and variable work schedules policies and procedures.

Retail Elements

- The group of retail buildings under common ownership will designate a property management staff member to serve as the building(s) Onsite Transportation Coordinator (OTC) to work with the overall ETC. These personnel will be encouraged to coordinate with the property-wide ETC and will be encouraged to coordinate with the property-wide ETC
- The OTC will distribute new tenant packages for those signing leases within the building. This package (or information pamphlet) will include transit services information regarding the various TDM elements and the OTC and ETC contact information, and will be coordinated through the City, County, and South Florida Commuter Services.
- Inform employees and employers of Emergency Ride Home program and its associated benefits provided through the South Florida Commuter Services program.
- Inform employees and employers of the benefits of the carpooling and vanpooling (i.e., "ridesharing") program provided at no cost through the South Florida *Commuter Services* Program.
- Consider providing shower and locker facilities within the building (or adjacent building) for those workers that chose to take transit or bike to work.

Section 6 | Evaluation and Monitoring

Program monitoring and evaluation are important components of any successful TDM program, and include the following:

- Provide a quantitative benchmark of the program's effectiveness in reducing trips.
- Assist the City, County, and the ETC in redirecting efforts when assessing the effectiveness of program elements in achieving trip reduction goals.
- Provide the ETC with a tool to direct the TDM program.
- Provide evidence to the City and the public of the diligence of the Developer in implementing the program.

There are different methods for collecting the data necessary to monitor a TDM program, including person surveys (of employees, residents and/or visitors), program participation documentation, and activity logs. The Amerifirst-Metropica DRI monitoring program will use surveys in evaluating the effectiveness of the program as discussed below.

6.1 Monitoring

Person Survey

One of the primary tools for monitoring the effectiveness of the Amerifirst-Metropica DRI TDM program will be regular person surveys of on-site residents and employees. Person surveys will be conducted at regular intervals (annually). Subsequent to the buildout of the DRI, person surveys may then be completed periodically (every two years) thereafter.

The person surveys are intended to provide a qualitative understanding of how well the TDM program and specific elements are working. The survey questions, at a minimum, will ask residents and employees for the type and frequency of modes of transportation used in a typical week, reasons behind driving alone, incentives that would encourage drive alone respondents to use an alternative mode, whether or not respondents participate in telecommuting and/or flex work hours, etc. Person surveys will be developed and conducted by the ETC in consultation with City staff. A sample survey is included herein as Appendix 2.

The ETC will conduct such surveys once a year and will be completed during a week without any holidays and when area public schools are in session. The timing of the surveys will consider seasonal variations in the area in order to accurately assess the TDM program. The surveys may be conducted by mail, telephone and/or email. Regardless of the type of survey ultimately used, a high degree of follow-up is recommended. This is very important to achieving a high response rate.

Patron Survey

Surveys of patrons visiting the commercial uses will be conducted every two years subsequent to the development and occupancy of the Phase 1 uses. The intent of the survey is to provide evidence that the Live-Work-Play concept creates the internal capture (synergy) of vehicle trips among complementary land uses. The survey questions and/or methodology will be developed and conducted by the ETC (or other

source) in consultation with City staff. The patron surveys may be suspended if adequate evidence is provided that internal capture exists, subject to the approval of the Director of Community Development at the City of Sunrise.

6.2 Schedule and Milestones

A monitoring plan proposes (regular/periodic) evaluation to determine how the TDM Program is achieving the goal of reducing the number of drive alone trips to the site and minimizing new peak hour trips. The monitoring program will begin within one (1) year following the issuance of the Certificate of Occupancy for the first new building in Phase 1.

6.3 Annual Reports

The ETC will summarize the results of the TDM program annually for submission to the Director of Community Development at the City of Sunrise within six months of the collection of the survey data. Typically these reports will include a summary of the past year's program, how many individuals (employers, employees and residents) participated, lessons learned on what strategies are most effective for the site and seem to be performing well, the following year's work plan as well as a summary of monies expended/available in the TDM accounts. All reports will be delivered to the Director of Community Development at the City of Sunrise.

The ETC will review the strategies in place and develop modifications to the TDM strategies, or adopt additional TDM strategies as deemed appropriate in coordination with City staff. Quarterly meetings will be held with City staff in order to coordinate and provide updates to the TDM plan.

Section 7 | Program Funding & Sustainability

All elements of the TDM Program will be funded by the Developer in coordination with the City. The Developer shall also fund its' share of the implementation of the Alternative Fuel Shuttle Service as previously described in this document. Other areas where joint funding may be available will be explored on a case-by-case basis and in conjunction with City approval.

Section 8 | Program Implementation

8.1 TDM Work Plan/Annual Report

The TDM Work Plan is intended to be a dynamic document that is updated annually to respond to the evolving conditions of the site as well as other external variables. This Annual Report shall include, at a minimum, (1) details as to the start-up components of the program that will be put into action effective with the issuance of the first new residential or non-residential Certificate of Occupancy associated with the Property and (2) outline the specific details associated with monitoring and reporting.

After approval of the first report, the Developer will begin implementation of the approved program. Thereafter the ETC, in conjunction with each annual report to be submitted no later than January 7th, shall update the Annual Report for each calendar year to coincide with the DRI Biannual Status Report.

The following table summarizes the implementation schedule and milestones for each of the major program elements for the Amerifirst-Metropica DRI.

Table 8-1
TDM Implementation Schedule and Milestones for Major Program Elements

Action	Timeline	City Notification Procedure
Guidelines for Locations of Kiosks	Prior to the issuance of a Certificate of Occupancy for a new principal structure	Written notice to City to be shown on site plans.
Identification of High Occupancy Vehicle (HOV) Parking	Prior to the issuance of a Certificate of Occupancy for a new principal structure	Submitted with individual site plans
Formal Designation of an Employee Transportation Coordinator (ETC)	3 months prior to the issuance of a building permit for the first new residential building	Provide written documentation to City
Commitment to introduce new owners or property management to the TDM program	Prior to the issuance of a Certificate of Occupancy for a new principal structure	Provide written documentation to City
Specific milestones for implementation of the TDM Program and for transit-related improvements	With approval of Master Plan	Provide written documentation to the City for approval
Completion of bus stops within ¼ mile of the principal structure shown on the Master Development Plan	No later than the issuance of a Certificate of Occupancy for a new principal structure	Provide written documentation to City
Provide rideshare Info to residents, tenants, and employees	Prior to the issuance of the first Certificate of Occupancy for a new principal structure	Provide written documentation to City
Provide covered bus shelters at each stop as shown on Master Plan within ¼ mile of a principal structure	Prior to the issuance of the first Certificate of Occupancy for a new principal structure	Provide written documentation to City
Kiosks with bus system maps, route maps, schedules, and fare information	Prior to the issuance of the first Certificate of Occupancy for a new principal structure	Provide written documentation to City
Provide bicycle racks and storage	Prior to the issuance of the first Certificate of Occupancy for a new principal structure	Provide written documentation to City
Provide on-site bicycle facilities	Prior to the issuance of the first Certificate of Occupancy for a new principal structure	Provide written documentation to City
Develop Alternative Fuel Shuttle Service	Within six (6) months of the first Certificate of Occupancy for the first new principal structure	Enter into formal agreement with City
Construct covered, lighted, transit station	Within two (2) years after issuance of the first Certificate of Occupancy for a new principal structure	Provide written documentation to City
Establish Parking Maximum	Prior to the issuance of the first building permit for a new principal structure	To be established by the City
Other Potential Program Elements	Within 6 months of establishing the ETC	Provide written documentation to City
Procedures for Monitoring and Implementing the TDM Program	With approval of Master Plan	Provide written documentation to the City for approval
Implement Monitoring	Beginning one year following issuance of the final Certificate of Occupancy for the first new residential or office building on the property	Provide written notification to the City 30 days before survey.
Submit Annual Report	Within 6 months of collecting the survey data	Summarize prior year's efforts, analysis of survey results, and plans for future year

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APPENDIX 1 - Potential Shuttle Route Plan

(Plan Provided by CI Design)

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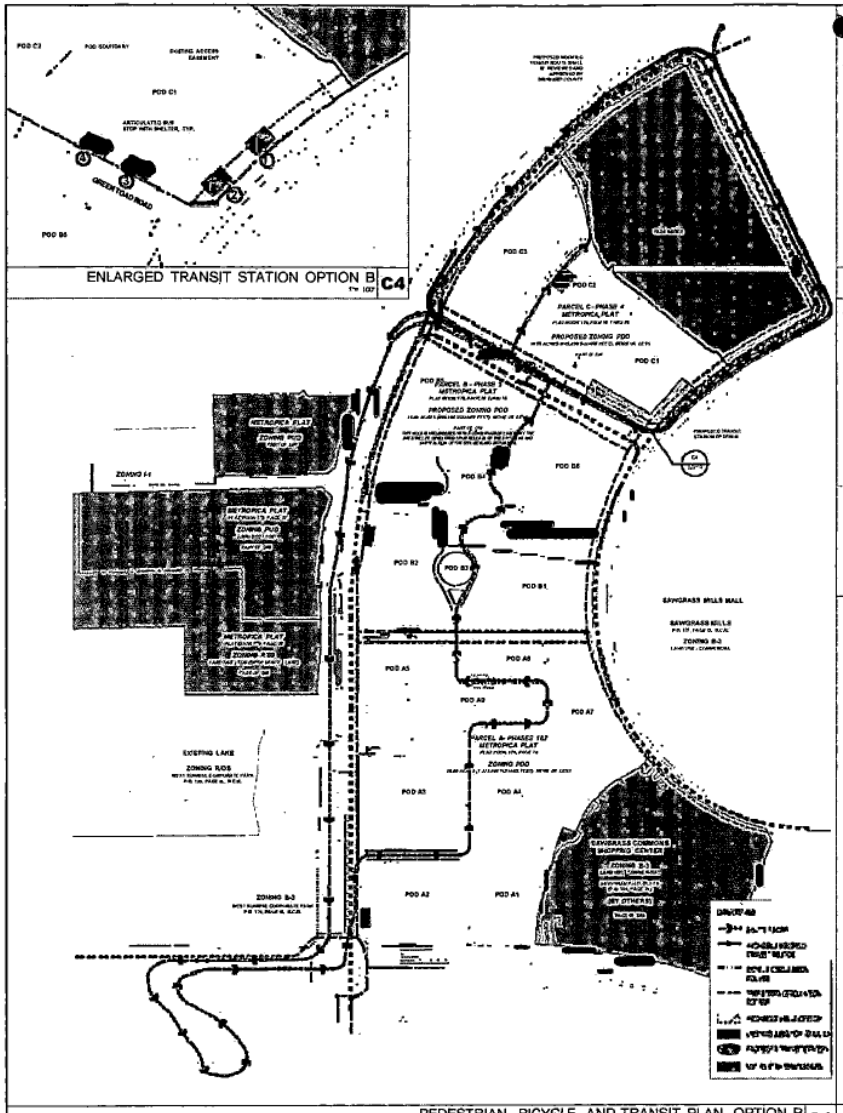
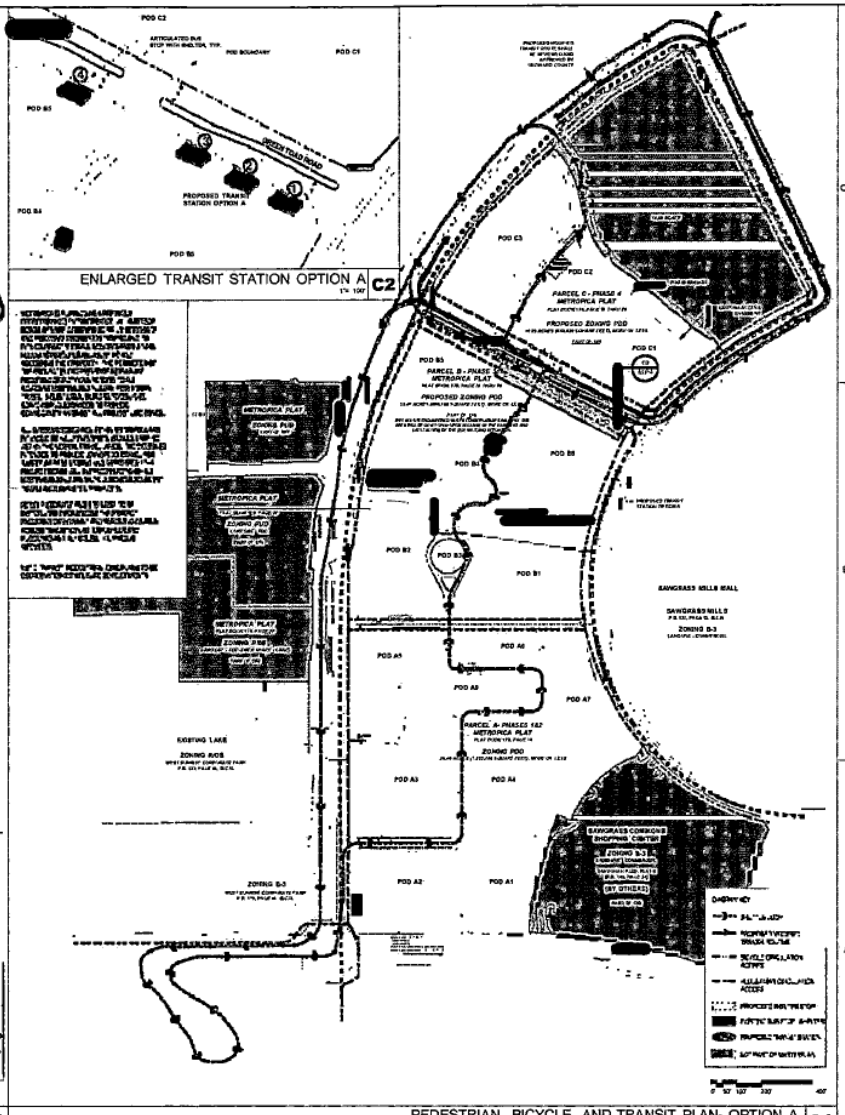
Instr# 117282030 , Page 247 of 253





METROPICA SERIES B VENTURE LLC
METROPICA SERIES C VENTURE LLC
METROPICA RESIDENTIAL I LLC
METROPICA RESIDENTIAL IA LLC

METROPICA MC ZONING, LLC

DAVIS MARTIN ARCHITECTURE + DESIGN

MBA ARCHITECTS

COOPER CARRY

STONER & ASSOCIATES, INC.

THOMAS ENGINEERING GROUP

ARCHITECTURAL ALLIANCE

EDSA

WELLS + ASSOCIATES

SITE SIGNATURES

DUNAY, MISKEL & BACKMAN, LLP

PROFESSIONAL CERTIFICATION

LEAVE BLANK - FOR CITY USE ONLY

509 South Exeter Street
Baltimore, MD 21202

t: 410.384.4244
t: 800.974.2692
www.ci-designinc.com

NO.	DATE	DESCRIPTION	BY

METROPICA

MASTERPLAN

1800 NW 136TH AVE
SUNRISE, FL 33323

DRAWING TITLE

MASTERPLAN DIAGRAMS
• PEDESTRIAN, BICYCLE, AND TRANSIT PLAN

DATE: 01/11/2019

DRAWING NO: MP4

Exhibit H

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APPENDIX 2 - Sample Commute Survey

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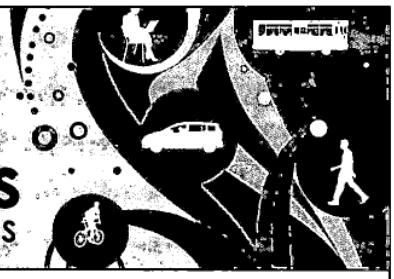
2013 TRAVEL SURVEY



2 EASY STEPS

1. Fill out the form in its entirety to win prizes.
2. Return the survey to your manager or Guest Services.

access TYSONS

All answers will remain confidential and will not be released without written consent. The sooner you fill out the survey, the more chances you have to win our prize drawings for $200, $300, or $500 Tysons Corner Center Give Style gift cards branded by American Express. Prize drawings will be held on October 1st ($200), October 8th ($300) and October 23rd ($500). In order to qualify for the prize drawing, please provide us with your contact information so we can get in touch with you if you win.

*Terms, conditions, expiration dates and fees may apply. Visit www.givethegiftcard.com

Shade the bubbles like this example: ● Not like this ⊘ or this: ◐

For optimum accuracy, please write your responses in PRINTED CAPITAL LETTERS without touching the sides.

First Name | | Last Name | |

Email | |

At what store do you work? | |

Fill in the circle below if you do not want to receive email updates and commute tips from Access Tysons.

○

What zip code do you live in? Ex. 22222 | | | | | |

What is your home street address? Ex. 123 Main St.

| | | | | | | | | | | | | | | | | | | | | | | | | | | |

1. How did you commute to work the last three (3) days you worked at Tysons Corner Center? If you used more than one travel option for your commute, please mark the one you used for the longest portion of your trip.

	Day 1	Day 2	Day 3
Drove Alone	○	○	○
Biked	○	○	○
Bus	○	○	○
Rail	○	○	○
Carpool/Vanpool	○	○	○
Dropped Off	○	○	○
Motorcycle	○	○	○
Walked	○	○	○
Worked from home	○	○	○
Didn't Work	○	○	○

2. At what time do you arrive at work, typically? | | Hr | | Min ○ AM / ○ PM

3. At what time do you leave work, typically? | Hr | Min ○ AM / ○ PM

4. Using the scale provided, please indicate how much you agree or disagree with the following statement.

	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE
I have considered taking transit to work	○	○	○	○	○
I have considered carpooling to work	○	○	○	○	○
I have considered riding my bike to work	○	○	○	○	○
I have considered walking to work	○	○	○	○	○
I consider my commute enjoyable	○	○	○	○	○
If I could change, I would change my commute	○	○	○	○	○

5. Using the scale provided, please indicate how the following services would motivate you to use another travel choice?

	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE
A free taxi ride home in case of an emergency or need to work late	○	○	○	○	○
A rewards program that allows you to earn prizes when you commute using alternative transportation modes	○	○	○	○	○
Transit route and schedule information tailored specifically to your needs	○	○	○	○	○
Access to special parking spaces that are close to building entrances for people who carpool or vanpool	○	○	○	○	○
Access to a Transportation "Counselor" who will help coordinate transportation options for me and my family	○	○	○	○	○
Child care facilities located conveniently near work	○	○	○	○	○
Access to Showers	○	○	○	○	○

6. What is the the most important improvement that will encourage you to take transit? (Please select one)

- d Operate longer hours
- d Increase frequency
- d Reduce fare cost
- d Increase reliability
- d Increase awareness of existing routes
- d Improve safety
- d Reduce overcrowding
- d Increase speed of trips
- d Create new routes that will better serve my area
- d No improvement will encourage me to take transit

If you answered on Question 1 that you take either bus or rail, please let us know a little more about your commute by filling out Questions 7 - 10. If you indicated on Question 1 that you did not take bus or rail then you are done.

Bus and Rail CommuteRs only

The following questions are only for those individuals who responded that they take bus or rail in Question 1.

7. Do you have the option to drive to work? d yes d No

8. What bus routes do you usually take?

Route #: ☐☐☐☐ Connector #: ☐☐☐☐ Other #: ☐☐☐☐

9. How long does it usually take you to get to work?

☐☐ Hr ☐☐ Min

10. What is your favorite part of taking transit to work? (Please select only one)

- d Convenience
- d Being able read or check emails
- d Being able to work on my smart phone, computer or read.
- d Less stress
- d Cheaper
- d Healthier
- d Better for the environment

EXHIBIT I

(not used)

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:

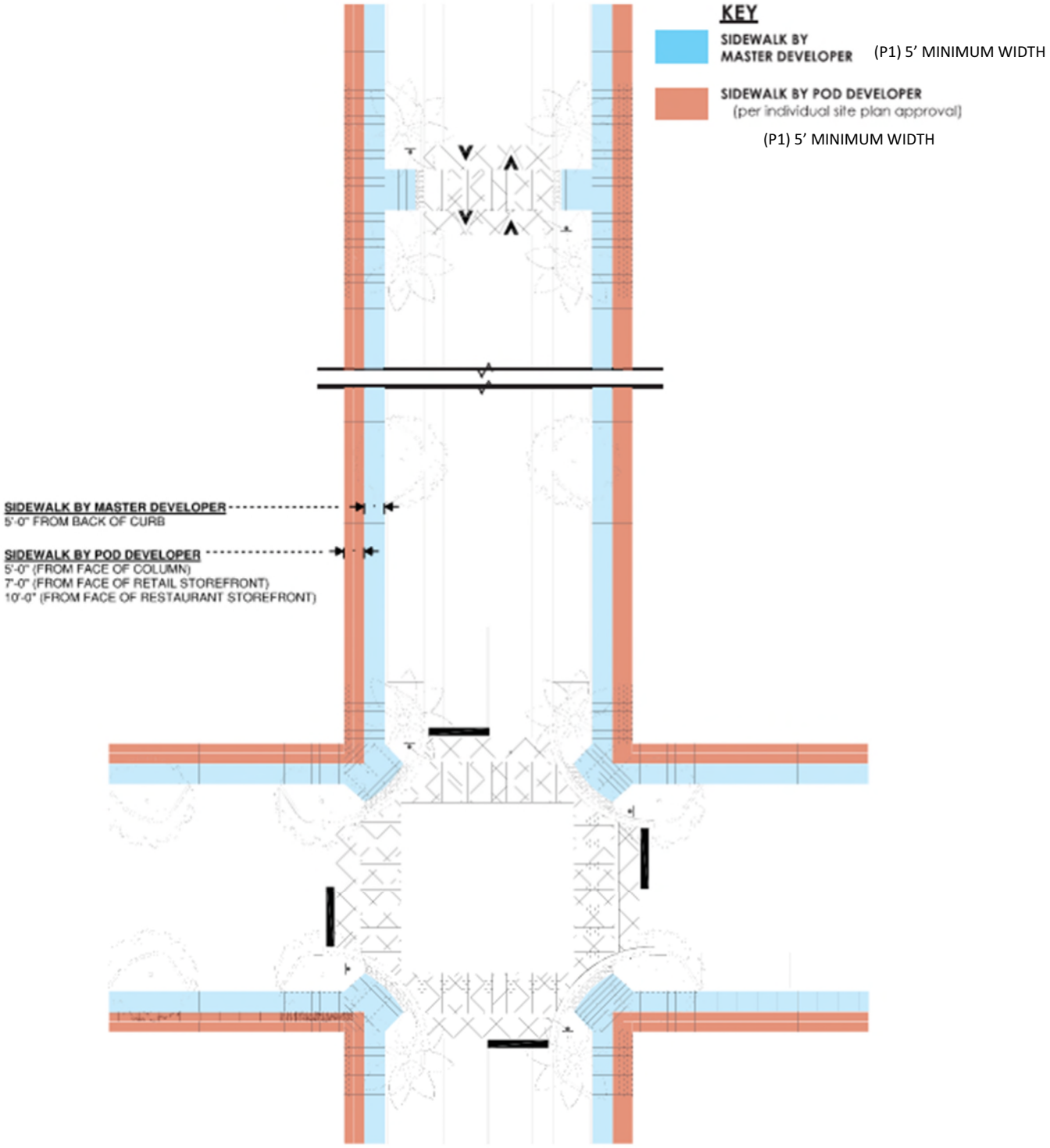


EXHIBIT K - STREETSCAPE DESIGN

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

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

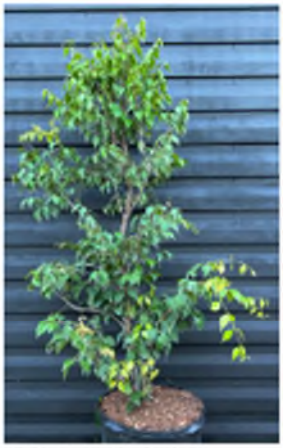
EXHIBIT K - STREETSCAPE DESIGN

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 K - STREETSCAPE DESIGN

PALM TREES:

MEDJOOL DATE PALM
Phoenix dactilifera
Used as street tree. 20' CT FL Fancy

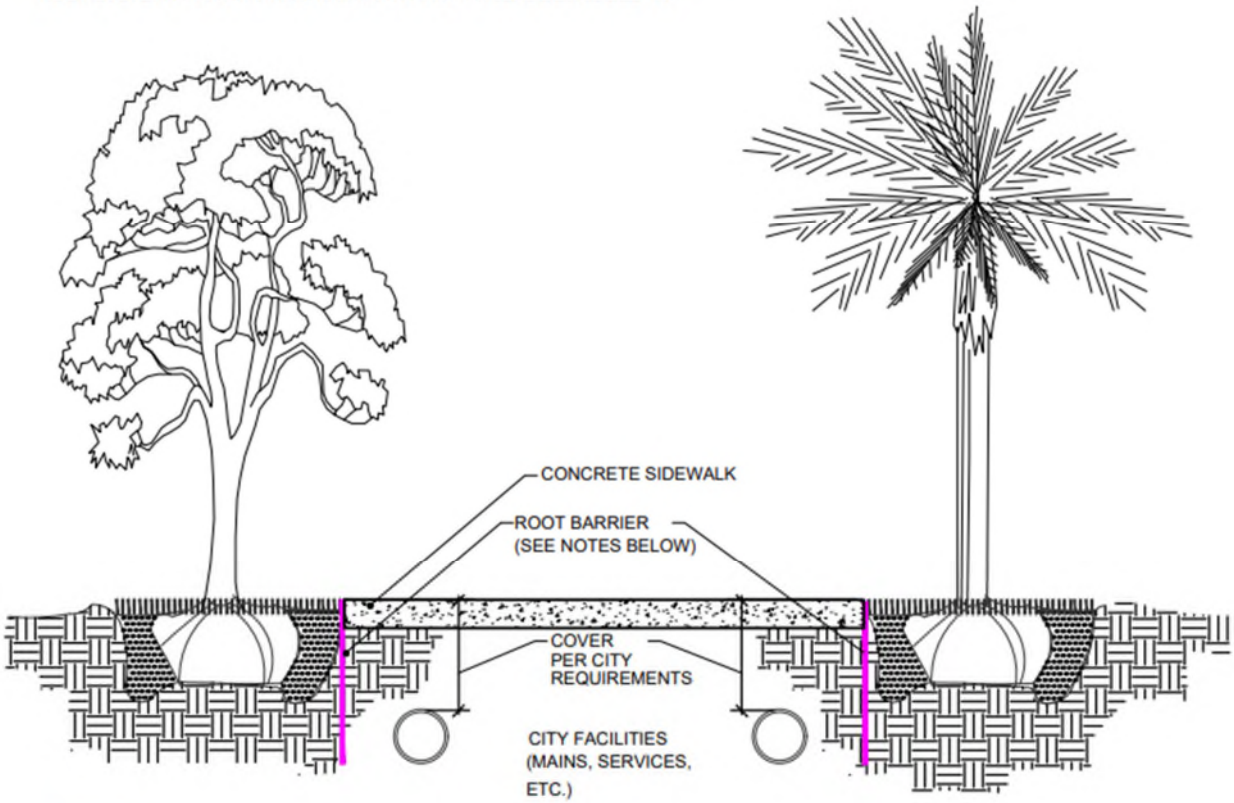
FLORIDA THATCH PALM
Thrinax radiata
Used as an accent palm 8' CT. FL Fancy

ROYAL PALM
Roystonia 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 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 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 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:

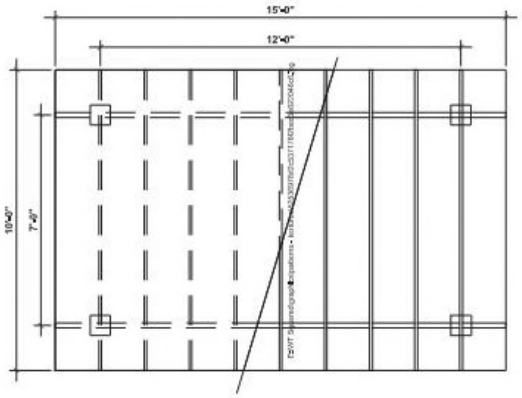
BOLLARD BO1 - CREATIVE PIPE
MODEL: CBR-8-E-SS-F
SIZE: 36"
COLOR - N/A
OR EQUAL

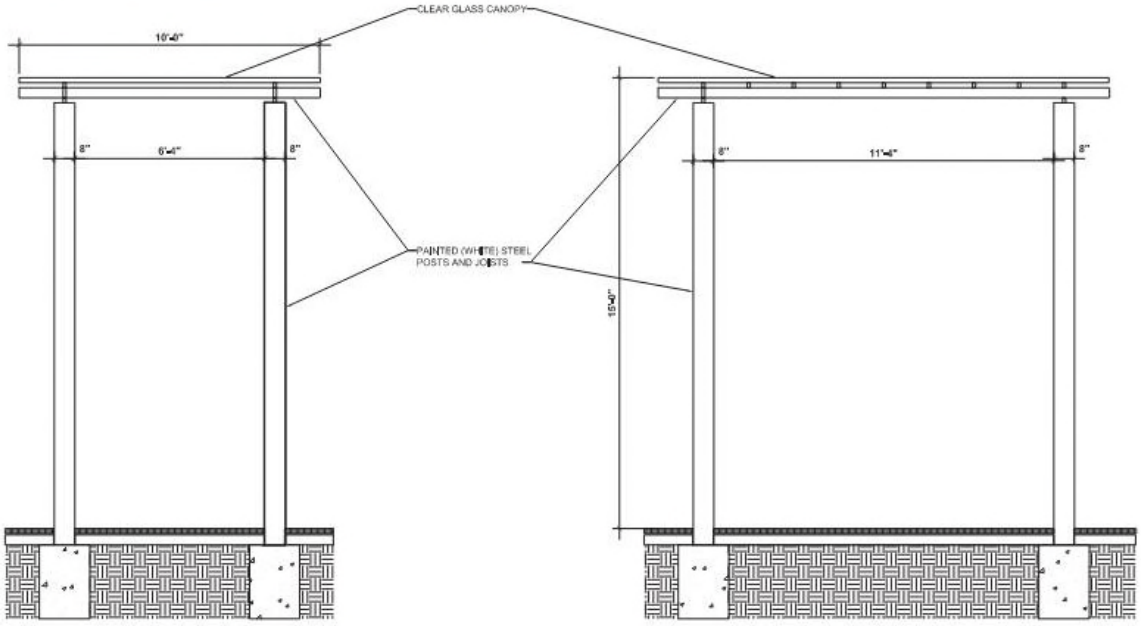
BOLLARD BO2 - LANDSCAPE FORMS
MODEL: SENTINEL BOLLARD, MITRE TOP (LIGHTING - OPTIONAL)
SIZE: 36"
COLOR - N/A
OR EQUAL

EXHIBIT K - STREETSCAPE DESIGN

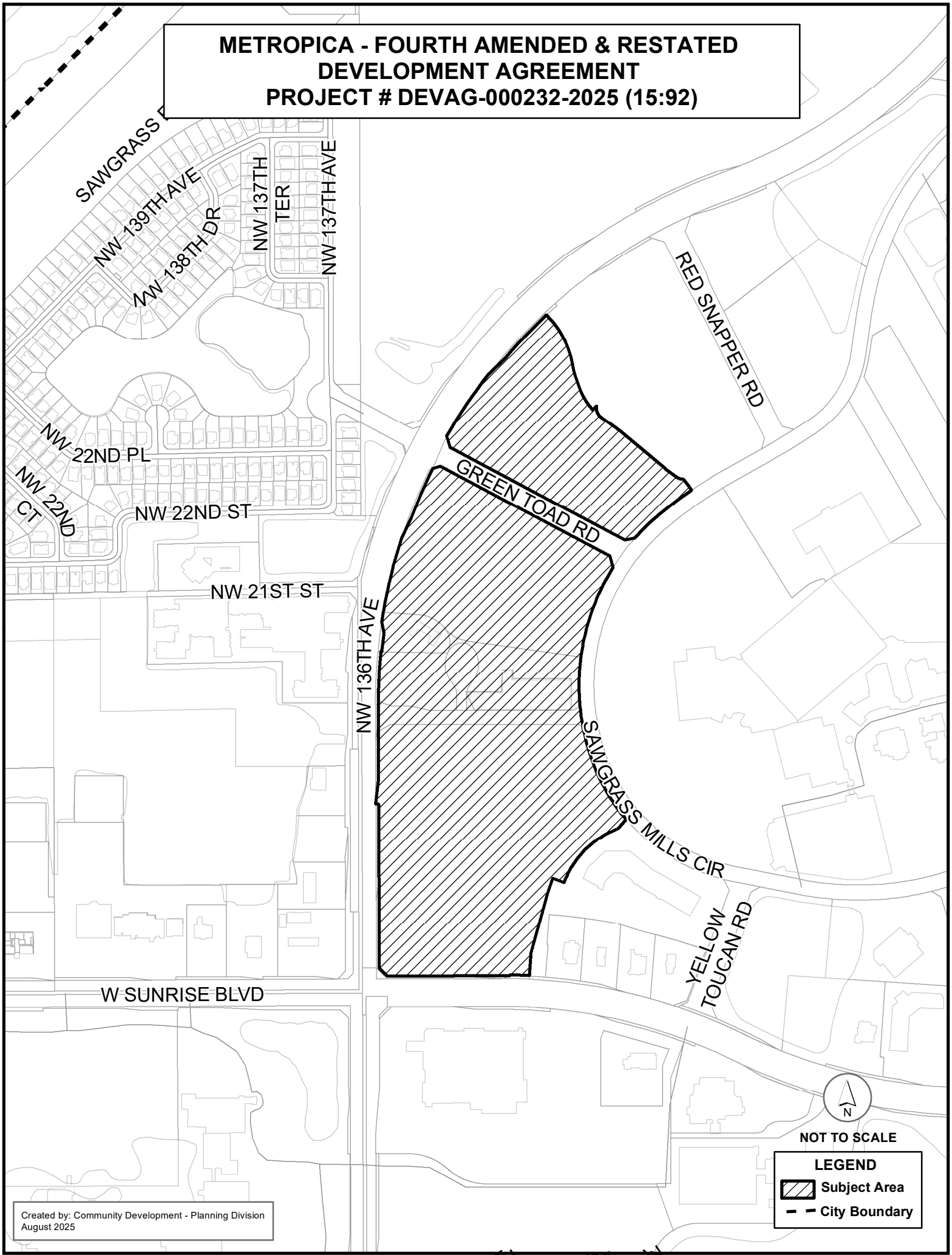
SITE FURNISHINGS PALETTE:

SHELTERS:





METROPICA - FOURTH AMENDED & RESTATED DEVELOPMENT AGREEMENT
PROJECT # DEVAG-000232-2025 (15:92)



MISKEL BACKMAN LLP

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

September 17, 2025

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

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

Dear Mrs. Ley:

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

1. Added and deleted language to recognize the current status of approvals for Metropica.

2. Added language to Section 4 acknowledging Metropica's commitment to contribute $50,000 to the City associated with the release of an existing conservation easement on Parcel B.

3. Revised language in Section 9 referencing the tree disposition requirements established in the Design Guidelines attached as Exhibit "C" to the Agreement.

4. Added a new Section 10 establishing development of individual Development Pods to replace the phasing concept from prior versions of the Agreement.

5. Added a new Section 11 referencing and attaching a Landscape & Hardscape Plan as Exhibit "F" to the Agreement.

6. Added a new Section 12 regarding special events, allowing the owners to temporarily close streets to facilitate special events.

7. An amendment to Section 11, now Section 13, regarding off-site improvements to modify the timing of improvements from the issuance of a Certificate of Occupancy in Phases 1 & 2, to issuance of the a Certificate of Occupancy for a building on Parcels A & B.

8. Deleted the park impact fees from Section 12 and provided a new Section 12 regarding funding for on-demand shuttle service.

9. Deleted Transit Station language consistent with the changes proposed for the DRI.

10. Added a new section 15 regarding non-residential structured parking.

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

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

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

Thank you,

Scott Backman

Scott Backman, Esq.
sbackman@miskelbackman.com

Prepared by and Return to:

Name: **Scott Backman, Esq.**

Address:

~~Dunay,~~ Miskel ~~&~~ Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432

This Instrument Prepared by:

Scott Backman, Esquire
~~Dunay,~~ Miskel ~~&~~ Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432

SPACE ABOVE THIS LINE FOR PROCESSING DATA **SPACE ABOVE THIS LINE FOR PROCESSING DATA**

~~THIRD~~FOURTH AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR METROPICA

This ~~Third~~Fourth Amended and Restated Development Agreement for Metropica ("Agreement") is made and entered into by and between the **CITY OF SUNRISE, FLORIDA**, a municipal corporation of the State of Florida ("City") and **METROPICA LANDS, LLC**~~, a Delaware limited liability company, **METROPICA LANDS, LLC**~~ **SERIES A**, a Delaware limited liability company, **METROPICA SERIES B VENTURE, LLC**, a Delaware limited liability company, **METROPICA RESIDENTIAL I, LLC**, a Delaware limited liability company, **METROPICA RESIDENTIAL II**, **LLC**, a Delaware limited liability company **METROPICA RESIDENTIAL II** **AND III, LLC**, a Delaware limited liability company, and **METROPICA SERIES C VENTURE, LLC**, a Delaware limited liability company ("Owners"). The City and the Owners may be referred to jointly as the "Parties."

WHEREAS, this Agreement amends and restates that certain Development Agreement entered into between City and Metropica Holdings, LLC, a Delaware limited liability company

("Developer"), approved by the City of Sunrise City Commission on May 13, 2014 via Resolution No. 14-71 and recorded on May 28, 2014 in Official Records Book 50811 at Page 552, Public Records of Broward County, Florida, that certain Amended and Restated Development Agreement for Metropica, approved by the City of Sunrise City Commission on October 27, 2015 via Resolution No. 14-71-15-A and recorded on November 23, 2015 via Instrument No. 113364868 in the Public Records of Broward County, Florida, and that certain Second Amended and Restated Development Agreement for Metropica, approved by the City of Sunrise City Commission on September 11, 2018 via Resolution No. 14-71-18-B and recorded on October 17, 2018 via Instrument No. ~~115391810~~115391810, and that certain Third Amended and Restated Development Agreement for Metropica, approved by the City of Sunrise City Commission on August 13, 2019via Resolution No. 14-71-19-A and recorded on May 19, 2021 via Instrument No. 117282030, and that certain First Amendment to Third Amended and Restated Development Agreement for Metropica, approved by the City of Sunrise City Commission on March 28, 2023 via Resolution No. 14-71-23-A and recorded on April 12, 2023 via Instrument No. 118789956; and

WHEREAS, the Owners own that certain ~~unimproved~~ land commonly referred to as Metropica, a sketch and legal description of which is attached hereto as **Exhibit "A~~-1"~~ ~~andmade~~" and made** a part hereof ("Property"); and

WHEREAS, the Property's future land use designation, as shown on the City's Land Use Plan ("Land Use Plan"), is Transit Oriented Development ("TOD"); and

WHEREAS, ~~portions of~~ the Property ~~are~~is currently zoned Planned Development District ("PDD") on the City's Official Zoning Map~~, and the remaining portions of the Property~~

~~that are not currently zoning PDD are being rezoned to PDD concurrent with the review and approval of this Agreement~~; and

WHEREAS, the Property is one of several parcels of land located within the Amerifirst-Metropica Development of Regional Impact ("DRI"), originally approved by City Ordinance No. 732-X, as amended by Ordinance No. 732-X-A, Ordinance No. 732-X-96-A, Ordinance No. 732-X-98-A, Ordinance No. 732-X-99-A, Ordinance No. 732-X-00-A, Ordinance No. 732-X-01-A, Ordinance No. 732-X-01-B, Ordinance No. 732-X-01-C, Ordinance No. 732-X-02-A, Ordinance No. 732-X-04-A, Ordinance No. 732-X-09-B, Ordinance No. 732-X-13-A, Ordinance No. 732-X-15-A, and as most recently amended on ~~June 9, 2015~~March 30, 2023 by Ordinance No. 732-X-~~15~~23-A~~,~~ recorded at Instrument Number ~~113119829~~118790977, Public Records of Broward County, Florida, (collectively the "DRI Order"); and

WHEREAS, the DRI Order for all the land in the DRI approved 2,500 high rise dwelling units, 300 townhouse dwelling units, 545,240 square feet of commercial, and 785,000 square feet of office, subject to a flexibility matrix which provides the flexibility to decrease residential units and increase or decrease commercial and general office use. The DRI Order was further amended on June 9, 2015 to allow for the conversion of ~~120~~240 residential units to ~~240~~480 hotel rooms, to clarify the definition of "high rise," and to amend the timing requirements for the required Shuttle Service Agreement. In no event shall the above development rights exceed the designated gross P.M. peak hour trips of 3,848 and the net P.M. peak hour external trips of 2,699 without first obtaining approval for an amendment to the DRI Order from the City of Sunrise City Commission; and

WHEREAS, ~~on July 15, 2014,~~ the Owners have concurrently submitted applications for a plat note amendment and an amendment to the DRI Order to reflect the 500 dwelling

units and 140,000 square feet of office use[1] approved by the City Commission ~~approved the first~~on January 14, 2025 via Ordinance No. 712; and

WHEREAS, concurrent with the preparation of this Agreement, the Owners have submitted a new Master Development Plan ~~for~~ ("Metropica ~~via Resolution No. 14-105 ("First~~ Master Plan~~"). The First Master Plan showed the proposed locations of uses, amenities, and common areas for Phases 1 and 2~~"), which is consistent with the Long Term Development Plan for ~~Phases 1 and 2;~~ all Development Pods within Metropica. A copy of the Metropica Long Term Development Plan is attached hereto as Exhibit "B"; and

~~**WHEREAS,** the sketch and legal description for the portion of the Property governed by the First Master Plan is set forth in **Exhibit "A-2"** attached hereto and made a part hereof; and~~

WHEREAS, the phasing of Development Pods within the Project has been updated on the Long Term Development Plan attached hereto as Exhibit "B" to provide flexibility in how the development is sequenced and is not intended to limit each Development Pod to specific geographic locations, while still providing the infrastructure and landscaping necessary for a unified development.

WHEREAS, consistent with Section 16-109 of the City Code, the City previously ~~agreed to approve~~approved specific terms and conditions, including parking, landscaping, utilities and general regulations particular to the Property which ~~were referred to~~are being amended with this Agreement and are attached hereto as Exhibit "C" as the "Metropica ~~Phases 1 and 2~~ Master Plan Design Regulations and Interim Design Regulations"; and

[1] The 140,000 square feet of office use is allocated to the City owned parcel located just north of the Property and is not subject to the terms of this Agreement.

WHEREAS, on September 11, 2018, the City Commission approved an Amended Master Development Plan for Metropica via Resolution No. 14-105-18-A ("Amended Master Plan"). The Amended Master Plan showed the proposed locations of uses, amenities, and common areas for Phases 1 and 2 consistent with the Interim Development Plan for Phases 1 and 2 ;

WHEREAS, consistent with the Amended Master Plan, the Second Amended and Restated Development Agreement amended and enhanced the "Metropica Phases 1 and 2 Master Plan Design Regulations" with interim and supplementary design regulations referred to as the "Amended Metropica Phases 1 and 2 Master Plan Design Regulations and Interim Design Regulations"; and

WHEREAS, the Second Amended and Restated Developed Agreement authorized a refund by City of paid park impact fees to Owners upon completion of construction of the "Central Park" as provided below; and

WHEREAS, concurrent with the preparation of this Agreement, the Owners have submitted a new Master Development Plan ("The Metropica Master Plan")which not only incorporates the First Master Plan and Amended Master Plan but also shows the proposed locations of uses, amenities, common areas, and the transit station for Phases 3 and 4 consistent with the Long Term Development Plan for all Phases, attached hereto as Exhibit "B";

WHEREAS, the sketch and legal description for the Phase 3 and 4 parcels is set forth in **Exhibit "A-3"** attached hereto and made a part hereof; and

WHEREAS, this Agreement incorporates the "Metropica Phases 1 and 2 Master Plan Design Regulations" and "Amended Metropica Phases 1 and 2 Master Plan Design

~~Regulations and Interim Design Regulations" and supplements them with additional design regulations specific to Phases 3 and 4, all of which together will be described as the "Metropica Master Plan Design Regulations and Interim Design Regulations," attached hereto and made a part hereof as **"Exhibit C"** to this Agreement; and~~

~~**WHEREAS**, the Metropica~~ **WHEREAS**, the Metropica Master Plan Design Regulations and Interim Design Regulations are the result of the Owners' design and development consultants working together with City staff to ensure the Project will satisfy the DRI Order and the goals, objectives, and intent of the TOD land use policies contained in the City Comprehensive Plan and City Code, as modified by this Agreement; and

~~and~~

WHEREAS, consistent with Section 16-31(f) of the Code, the City Commission has the authority to approve or deny The Metropica Master Plan after receiving and reviewing recommendations from the City's ~~Development Review Committee ("DRC") together with the City's~~ Planning and Zoning Board ("P&Z Board"); and

WHEREAS, the Owners have ~~agreed to~~prepared the Transportation Demand Management ("TDM") ~~strategies~~analysis as shown in Exhibit "H", attached hereto and made a part hereof; and

~~**WHEREAS,** this Agreement also provides for a Metropica Transit Station Plan, as shown in Exhibit "I", attached hereto and made a part hereof; and~~

WHEREAS the PDD, The Metropica Master Plan, and this Agreement are consistent with the DRI Order and the Property's TOD land use designation, including the goals, policies and objectives in the TOD category within the City's Future Land Use Plan; and

WHEREAS, the Owners and the City agree that this Agreement shall be adopted in conformity with Sections 163.3220-163.3243, Florida Statutes, the Florida Local Government Development Agreement Act (the "Act") and that this Agreement should be construed and implemented to effectuate the purposes and intent of the Act, and that this Agreement is consistent with the City of Sunrise's Comprehensive Plan and Land Development Regulations pursuant to Section 163.3227(1)(g), Florida Statutes; and

WHEREAS, public hearings regarding this Agreement have been noticed and conducted pursuant to Section 163.3225, Florida Statutes; and

NOW, THEREFORE, in consideration of the mutual promises, covenants, agreements and obligations contained herein, the Parties hereby agree that the Agreement is hereby amended and restated as follows:

1. Recitals. The recitals to this Agreement are true and correct and are hereby incorporated herein by reference and made a part hereof.

2. Definitions. Unless otherwise defined in this Agreement, the following terms shall have the meanings below.

"Demucking" shall mean soil improvement work to remove peat, moss, clay, silt and other organic material for purposes of preparing a site for construction and suitable backfill.

"Development Pod" shall mean any individual or all development Pods as identified on the Metropica Long Term Development Plan attached hereto as Exhibit "B."

"Governmental Authority(ies)" shall mean any federal, state or local agency, department, commission, board, bureau, administrative or regulatory body having jurisdiction over the Property.

"~~Metropica~~ The Metropica Master Plan Design Regulations and Interim Design Regulations" shall be those standards contained in **Exhibit "C."**

~~"~~"Project" shall refer to the development of ~~Phases 1, 2, 3, and 4~~each Development Pod within Metropica as described in this Agreement.

"Site Plan Approval" shall refer to the date the Site Plan for a designated area or Pod is stamped by the City after approval by the City Commission.

3. Recordation of Agreement. Upon approval by the City Commission, this Agreement shall be recorded by the City, at Owners' sole cost and expense, in the Public Records of Broward County, Florida. This Agreement shall run with the Property, unless terminated earlier pursuant to the provisions of Section ~~22~~23, below, and may be modified by mutual consent of the Owners and the City, in accordance with the terms of this Agreement and the Act.

4. Public Facilities & Utilities. Owners shall be required to design, construct and connect the Project to public water, drainage, sewer and gas facilities. Once connected, Sunrise Utilities shall provide public water, sanitary sewage and gas services to the Project. ~~Owners shall bury certain existing overhead power lines in the locations shown on Exhibit "E", attached hereto and made a part hereof.~~Owners shall bury certain existing overhead power lines, adjacent to Pod A prior to issuance of a building permit for a principal structure in Pod A, in the locations shown on Exhibit "E", attached hereto and made a part hereof.It is

the City's understanding that Metropica is finalizing an agreement with the County that will result in the release of the remaining conservation easement encumbering a 0.78-acre portion of the Metropica parcel ("Release"). As part of the Release, Metropica is proposing to contribute Fifty Thousand Dollars ($50,000.00) to the City toward the Stormwater Pump Station No. 8 Rehabilitation Project. This project is currently under design and is expected to commence construction in Q4 of 2026. The Metropica project is a vital component of the West Sunrise Entertainment District ("District"), and Owners have played a key role in contributing toward realizing the City's vision. Metropica recently donated 19-acres of property to the Florida Turnpike Authority to assist the City and County with the construction of a full interchange at Pat Salerno Drive and the Sawgrass Expressway, which will further development efforts within the District. Prior to issuance of any future building permits within Metropica, and no later than sixty (60) days following approval and execution of the Release, Metropica shall contribute, and City agrees to accept, Fifty Thousand Dollars ($50,000.00) as Metropica's contribution toward the Pump Station.

5. Reservation or Dedication of Land. The Owners may be required by the City to reserve or dedicate land in connection with development of the Project, and as may be required by permits issued by Governmental Authorities. The roadways may be public roadways dedicated to the Metropica ~~Improvement~~Community Development District ("District~~") or the City,")~~, pursuant to the requirements of the District.

6. Local Development Permits and Approvals. In connection with the development and operation of the Project, the Parties recognize that the following local

development permits and approvals will need to be approved by the City in order to develop the Property consistently with the Code, as modified by this Agreement.

(a) PDD Rezoning [Ordinance No. 579, Ordinance No. 648];

(b) Master Plan ~~for Phases 1 and 2~~ Approval [Resolution No. 14-105-19-A];

(c) Site Plan Approvals for designated areas [Phase I, Pod B-1 – Resolution No. 14-~~91~~191];

(d) Site Plan Approval for Pod A [Resolution No. 16-165]

~~(d)~~(e) Plat Note Amendment~~;~~(s);

~~(e)~~(f) NVAL Amendment (non-vehicular access line) [ORB 50940, Pg. 1160 / ORB 51152, Pg. 452];

~~(f) Amended Master Plan for Phases 1 and 2 Approval [Resolution No. XXXXX]~~

~~(g) Amended Site Plan for Phases and 1 and 2 Approval [Resolution No. XXXXX]~~

~~(h) PDD Rezoning for Phase 3 and 4 parcels [Ordinance No. XX]~~

(g) DRI Development Orders;

~~(i)~~(h) Development Authorization Letter;

~~(j)~~(i) Water, Sewer, Paving and Drainage and other site-related permits;

~~(k)~~(j) Utility Service Permits per site plan approval per designated areas;

~~(l)~~(k) Utility Capacity Reservation Fee;

~~(m)~~(l) Building Permits;

~~(n)~~(m) Certificate(s) of Occupancy; and

~~(o)~~(n) Any other official action of the City having the effect of permitting the development of land.

The Project's compliance with this Agreement and the Code shall be determined at the appropriate stages in the permitting process in accordance with the requirements of this Agreement, the PDD, and the Code in effect as of the Effective Date of this Agreement. Pursuant to Florida Statutes, Section 163.3227(1)(i), the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Owners of the necessity of complying with the law governing said permitting requirements, conditions, term or restriction.

7. Owner's Acknowledgement, Agreement, and Waiver of Certain Rights.

~~7.~~ The Owner further declares that it has examined and is familiar with the provisions of Section 489.113(3), Florida Statutes, as it may be amended from time to time, and knowingly and specifically waives any rights it may have thereunder, and further agrees to be bound by the City's Policies, Procedures, Standard Details and Specifications for Water Distribution and Sewage Collection Systems, including but not limited to the requirement that all underground water and wastewater system work required herein shall be performed by a contractor or subcontractor holding one of the ~~following~~ licenses ~~pursuant to this section:~~

~~a. State of Florida Certified Underground Utility & Excavation Contractor; or~~

~~b. Broward County Certificate of Competency – General Engineered Construction; or~~

~~c. Broward County Certificate of Competency IA – Primary Pipe Lines.~~

~~The~~required by the City. Developer and Owner ~~agrees~~(s) agree to comply with the City of Sunrise permitting requirements~~,~~ including all licensing requirements ~~associated with~~ of the Community Development ~~Department –~~and Engineering Division. ~~The~~Developer and Owner(s) also ~~acknowledges~~acknowledge that no State or Federal funding or grant funding prohibits the inclusion of this requirement.

8. Consistency. This Agreement is consistent with the requirements contained in that Declaration of Restrictive Covenants recorded in the Broward County Public Official Records at O.R.B. Book 46512, Page 1257, Public Records of Broward County, Florida concerning affordable housing and landscaping. Additionally, this Agreement is consistent with, but does not supersede, the DRI Order requirements.

9. Tree Disposition and Mitigation Plan. A tree disposition and mitigation plan for existing trees is attached hereto and made a part hereof as Exhibit "D." In addition, paragraph 15 of the "Metropica Master Plan Design Regulations and Interim Design Regulations" provides regulations for tree removal, relocation, and replacement specific to Pods A, B, and C.

~~10. Landscape Phasing Plan. An amended landscape phasing plan is attached hereto and made a part hereof as Exhibit "F." Modifications to the existing landscaping at the~~

~~perimeter of the property shall follow a phased approach as described in the table below and indicated on Exhibit "F."~~

Phase	Description
A	**PROJECT LAUNCH** 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 NW 136th Avenue corridor related to the Metropica real estate sales facility. • This phase 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. 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. In addition, trees along Sunrise Boulevard and NW 136th Avenue will be removed to accommodate the installation of a new bypass stormwater drainage pipe. New canopy trees will be installed along this frontage as well as within the site as part of the development of the commercial area (Pod A) in order to mitigate the removed trees.

~~B~~	~~**RESIDENTIAL AREA**~~ • ~~This phase will address a new East-West urban streetscape (Metropica Boulevard) that runs through the center of the development from NW 136th Avenue to Sawgrass Mills Circle.~~ • ~~This phase will also address the west face of Sawgrass Mills Circle along the Metropica frontage. In this zone, Owners shall make every reasonable effort, through site design, to preserve several mature black olive trees that line the loop road, unless in conflict with public utility construction, operation and maintenance. These trees will be crown pruned over a number of years to improve their health and structure.~~
~~C~~	~~**RESIDENTIAL AREA**:~~ • ~~Phase C of the perimeter landscape will be a continuation of the initial phase along NW 136th Avenue extending north to the conservation easement. Phase C perimeter landscape will occur along the NW 136th Avenue corridor related to the Metropica real estate sales facility.~~
~~D~~	~~**COMMERCIAL AREA**:~~ • ~~This phase will be a continuation of Phase B along Sawgrass Mills Circle which will again continue the preservation of mature Black Olive trees, unless those trees are in conflict with public utility construction, operation and/or maintenance, to maintain a consistent statement of street trees along the loop road.~~

10. Development of Development Pods. An amended Metropica Long Term Development Plan is attached hereto and made a part hereof as Exhibit "B," which is inclusive of landscaping and other required infrastructure improvements to support development of each Development Pod within the Project. Development of each Development Pod is not intended to be viewed as a linear timeline of development, but instead expresses when each improvement shall be constructed in the Project, provided that all master infrastructure for roads, water, sewer, etc. are in place to support development within each Development Pod. Specifically, each Development Pod can be developed

independently of the other Development Pods and the sequencing of development for each Development Pod is unknown and dependent upon current market conditions.

11. Landscape & Hardscape. A Landscape & Hardscape Plan is attached hereto as Exhibit "F." Landscaping for individual Development Pods of the Project shall be approved through the site plan process. Notwithstanding anything to the contrary in the City's code of ordinances, green (living or artificial) walls, vines, shade structures, or other similar accessory landscape feature shall be allowed consistent with the Metropica Master Plan Design Regulations and Interim Design Regulations. Exhibit "F" includes timing requirements of when landscaping and hardscaping is to be installed.

12. Special Events. Notwithstanding anything to the contrary in the City's Code of Ordinances, the Owners may temporarily close streets to facilitate street fairs, green markets, and the like ("Special Events") providing all required City permits are applied for and approved prior to any Special Events. In order to maintain and preserve the quality of the Project, Special Events shall not include events that may be considered to negatively impact life and safety of the community.

~~11.~~13. Off-Site Improvements. The Owners shall provide certain off-site improvements in the time and manner described in the DRI, table below and in Exhibit "G" attached hereto and made a part hereof. Any proposed off-site improvements located on private property are subject to consent of the property owners.

Item	Description
1	The Owners shall ~~provide a transit station~~fund, construct, or cause the construction of the improvements to SR-84 in the time and manner described in Section 3.~~7.4~~8.1 of the DRI. [COMPLETED].
2	The Owners shall ~~fund, construct, or cause~~provide the ~~construction~~turn lane and median modifications associated with the East – West connector prior to the issuance of the ~~improvements to SR-84 in the time and manner described in Section 3.8.1~~second certificate of ~~the DRI. [COMPLETED].~~ occupancy.
3	The Owners shall provide the turn lane and ~~median~~access modifications associated with ~~the East – West connector~~Parcel A prior to the issuance of ~~a certificate~~the Certificate of ~~occupancy~~Occupancy for ~~Phase 1~~a building in Parcel A. .
4	The Owners shall provide the turn lane and access modifications associated with ~~Phase 2~~Parcel B prior to the issuance of ~~a certificate~~the Certificate of ~~occupancy~~Occupancy for ~~buildings~~a building in ~~Phase 2~~Parcel B .
5	The Owners ~~hereby commit to install future offsite improvements for~~shall provide access and ~~driveways necessary to ensure connectivity~~median modifications at Green Toad Road in accordance with ~~adjacent roadways and properties as such connection points become available~~the recoded development of reginal impact order.
6	~~Within six (6) months from the issuance of the first Certificate of Occupancy for the first new Area 2 principal structure, the Owners shall enter into an agreement with the City of Sunrise to develop an ADA-compliant alternative fuel shuttle service that will provide regular service between Metropica and Westerra, and other nearby points of interest.~~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.

~~12. Park Impact Fee Refund. Section 16-68 of the City Code establishes the City's park dedication and fee in-lieu calculations for residential development within the City. City hereby acknowledges that, in accordance with the DRI, TOD land use designation, and approved Master Plan, Owners will be dedicating and substantially improving a +/- two (2) acre park ("Central Park") centrally located among the eight (8) residential towers and providing a pedestrian connection between the mixed-use development located south of the~~

residential towers and the office park located north of the residential towers. Pursuant to the formula provided in Section 16-68(1)(c) of the City Code which provides park dedication in lieu fee amounts that vary based on the number of bedrooms in a residential unit, the total deposit due into the nonlapsing deposit account for parks for all of the residential units within Metropica is approximately $1.4 million. This dollar amount is based on the table below which shows the intended unit mix for the project and associated fee amounts:

Unit Type	In Lieu Fee Amount	Number of Units	Total Fee Amount for Unit Type
1 bedroom unit	$443.62	1100	$487,982.00
2 bedroom unit	$609.98	800	$487,984.00
3 bedroom unit	$831.78	300	$249,534.00
4 bedroom unit	$978.73	183	$179,107.59
TOTAL		2383	$1,404,607.59

The City acknowledges that Owners will be expending considerably more funds on dedicating and improving the Central Park than the park dedication fee in lieu amount above. As such, the City agrees to accept the park dedication and funds to be expended by Owners to construct the Central Park improvements in satisfaction of all City park dedication in-lieu fees required by Section 16-68 of the City Code. City acknowledges and agrees that, upon the Owners' completion of construction of the Central Park and the Owners' sufficient

~~demonstration to the City of the actual amounts expended on construction of the Central Park including provision of pertinent construction contracts, material receipts, paid invoices, etc. Owners shall be entitled to a full refund, excluding interest, for all park fees that have been deposited into the City's nonlapsing deposit account as a precondition to issuance of a building permit for any of the residential units within Metropica. City shall refund to Owners all park fees previously paid by Owners within sixty (60) days of the date on which Owners complete all Central Park construction improvements, such as demucking and hardscape improvements, and City completes final inspections, approves and closes out all permits for the Central Park improvements and acknowledges receipt of sufficient documentation to evidence the actual costs for construction of the Central Park. In the event Owners complete and convey the Central Park in accordance with the process set forth above prior to commencing construction on one or more of the remaining residential towers, Owners shall be vested with full credit for all otherwise required City Park Impact Fees and exempt from paying any additional City Park Impact Fees for such remaining residential towers. For clarity purposes, in no event shall the Owners be entitled to a refund greater than the actual amounts spent on the Central Park Improvements, and in no event shall the Owners be entitled to a refund greater than the actual amount deposited into the nonlapsing deposit account.~~

~~In the event, prior to issuance of the refund contemplated above, the unit mix provided in the table above changes or the fee in lieu amounts changes, the Owners or the City, as the case may be, shall have the right to seek adjustment of the refund amount.~~

On-Demand Shuttle Service – The Metropica DRI and Development Agreement currently obligate Owners to participate in transit-oriented improvements and/or funding in the form of a transit station and shuttle agreement. The Parties acknowledge that the transit station obligation is no longer warranted given Broward County's decision to locate a transit station immediately north of Metropica. The City has addressed the need for a West Sunrise shuttle by engaging Freebee to implement an on-demand shuttle system that currently includes a fleet of four (4) electric vehicles. Metropica hereby agrees to participate in funding its proportionate share of the on-demand shuttle program as follows: (1) for calendar years 2026, 2027, 2028 and 2029, Metropica shall contribute $110,000.00 annually to the City no later than January 31st of each year; (2) prior to 2030, the City shall evaluate ridership for the Freebee program in order to determine which West Sunrise businesses and destinations (i.e., Metropica, Westerra, Sawgrass Mills Mall, American Express, Arena, Sawgrass Corporate Park, etc.) are using the Freebee program and Metropica's proportionate share payment shall be adjusted accordingly; (3) prior to 2030, the City shall use its best efforts to develop a mechanism for assessing all West Sunrise property owners who benefit from the Freebee program. The parties acknowledge pending the outcome of the ridership study that the on-demand shuttle fleet may expand beyond the current four (4) vehicles and that Metropica shall be obligated to pay its proportionate share based on use and ridership as determined by such study. The City acknowledges and agrees that during the first four (4) years Metropica is making payments to the City, Metropica shall be entitled to exclusive advertising rights to advertise businesses within the Western Sunrise Entertainment Districton the backseat screen/monitor located within one (1) Freebee vehicle at no cost to Metropica, and that Metropica shall have the exclusive right to sell such advertising within such

vehicle. Metropica's exclusive advertising rights shall automatically cease and terminate upon the City establishing a mechanism to fund the Freebee program. Metropica's payment obligation hereunder shall cease in the event the Freebee program or any other on-demand shuttle program is abandoned or discontinued by the City. Considering Metropica's commitments and obligations outlined in this Section, the City agrees that the Transit Station and Shuttle obligations outlined in the DRI and Development Agreement have been satisfied.

~~13.~~14. Transportation Demand Management. The Transportation Demand Management analysis, attached hereto as Exhibit "H," shall be updated as needed as part of the DRI Biennial Report to provide for monitoring and implementation of the Commute Trip Reduction Plan, in compliance with paragraph 3.7.1~~(h)~~ of the DRI Development Order.

~~14. Transit Station. In compliance with the requirements of the DRI, the Owners shall construct the Transit Station in accordance with the Metropica Transit Station Plan attached hereto as Exhibit "I."~~

15. Nonresidential Structured Parking – The Parties acknowledge that Metropica's success is contingent on density and intensity that requires a mix of uses and the need for structured parking ("Structured Parking") in order to accommodate the level of development currently approved for Metropica through the DRI, TOD land use, Plat and PDD Master Plan. The Parties further acknowledge the importance of minimizing the difference in cost between surface parking spaces and all structured parking spaces used for commercial, office and other non-residential purposes ("Nonresidential Uses") within Metropica. In lieu of the current Economic Incentive Agreement between the City and Metropica, the parties have

agreed to work towards amending the Economic Incentive Agreement to focus the incentive to partially offset the structure parking costs for non-residential uses within Metropica.

~~15.~~16. Compliance with Regulations in Effect at the Time of Development. This Agreement is subject to the Section 16-109(d)(14) of the City Code, which provides, "[u]nless otherwise specifically described within the development agreement, final development plans and development permits for uses/structures within the PDD shall comply with regulations, ordinances and resolutions in effect at the time of PDD master plan approval. If there are no prevailing regulations, the director of community development or his/her designee shall reserve the right to make final determination on any site design regulation. This provision shall be included in the development agreement."

~~16.~~17. Binding Effect of Agreement. The obligations, conditions, rights and duties imposed on the Parties pursuant to this Agreement shall run with the Property and be binding upon the City and the Owners as covenants running with the land. The terms of this Agreement shall be binding upon and enforceable by and against the Parties, including their personal representatives, heirs, successors, grantees and assigns, and this Agreement shall be recorded as provided herein.

~~17.~~18. Amendment of Agreement. Unless otherwise provided for in this Agreement, amendments to this Agreement consistent with the purpose of this Agreement, may be made with the mutual consent of the Parties, provided such amendment is approved by the City Commission pursuant to the Act, which approval shall not be unreasonably withheld, conditioned or delayed and further provided that such approval is memorialized in a written document executed by the Parties consistent with Florida Statutes, Section 163.3225.

~~18.~~19. Notice. Whenever either of the Parties desires to give notice to the other it must be given by written notice, sent by certified United States mail, with return receipt requested, addressed to the party from whom it is intended, at the place last specified, and the place for giving of notice in compliance with provisions of this paragraph. At present, the Parties designate the following as the respective places for giving of notice, which may be amended from time to time, in writing by providing the new notice information to each of the Parties, without amending this Agreement.

City:

City of Sunrise

Community Development Department

Attn: Shannon Ley, Director

~~1601 NW 136th Avenue, Building A~~ 10770 W Oakland Park Blvd.

Sunrise, Florida ~~33323~~33351

With copies to:

~~Kimberly A. Kisslan~~Thomas P. Moss,

Sunrise City Attorney

City Attorney's Office

10770 ~~West~~W Oakland Park Blvd.~~-~~

Sunrise, ~~FL~~Florida 33351

~~And~~

~~Richard Salamon~~Mark Lubelski, Sunrise

City Manager

City Manager's Office

10770 W~~.~~ Oakland Park Blvd.~~-~~

Sunrise, Florida 33351

Owners:

~~Metropica Lands, LLC~~

Metropica Lands, LLC Series A

Metropica Series B Venture, LLC

Metropica Residential I, LLC

Metropica Residential II AND III, LLC

Metropica Residential II, LLC

Metropica Series C Venture, LLC

~~1601 Sawgrass Corporate Parkway~~

~~Suite 140~~

1800 NW 136th Avenue,

Sunrise, FL 33323

Attention: Erick Collazo

With copies to:

Scott Backman, Esquire

~~Dunay,~~ Miskel & Backman, LLP

14 S.E. 4th Street, Suite 36

Boca Raton, FL 33432

~~19.~~20. Governing Law & Venue. This Agreement shall be construed, interpreted and enforced in accordance with the laws of the State of Florida, without giving effect to the choice of law principles thereof, including any canon, custom or rule of law requiring that this Agreement be construed against the drafting party. Venue for any legal or equitable action undertaken in connection with this Agreement shall be in Broward County, Florida. Except as otherwise provided for in this Agreement, should the Parties become involved in legal action arising under this Agreement, each party shall be responsible for their respective ~~attorney's~~attorneys' fees and costs. The Parties agree to waive a jury trial and proceed to a bench trial if necessary.

~~20.~~21. Headings & Interpretation. In construing this Agreement, the singular shall be deemed to include the plural, the plural shall be deemed to include the singular, the use of any gender shall be held to include every other and all genders and caption and paragraph headings shall be disregarded. All parties to this Agreement have participated fully in negotiation and preparation of this Agreement, and accordingly, this Agreement shall not be more strictly construed against any one of the Parties.

~~21.~~22. Time is of the Essence. Time shall be of the essence for each and every provision of this Agreement.

~~22.~~23. Waiver. No delay or failure on the part of either Party to exercise any right or remedy accruing upon the occurrence of an event or violation of this Agreement shall affect

any such right or remedy, held to be an abandonment thereof or to preclude such party from the exercise thereof at any time during the continuance of any event of violation. No waiver of a single event of violation by a party shall be deemed to be a waiver of any subsequent event of violation. Furthermore, no waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates.

~~23.~~24. Effective Date and Duration of Agreement. Upon execution, this Agreement shall be sent by the City to the Florida Department of Economic Opportunity (the "DEO"). This Agreement shall become effective on the thirtieth (30th) day following receipt of this Agreement by the DEO and shall expire on ~~September 11, 2033~~December 8, 2041, consistent with the DRI Development Order expiration date as amended or extended from time to time, unless sooner terminated by mutual consent of the parties. The Metropica Master Plan and Metropica Master Plan Design Regulations and Interim Design Regulations attached hereto as Exhibit "B" and Exhibit "C", respectively, shall survive the termination, cancellation or expiration of this Agreement.

25. Demucking Standards. All development within Parcel B shall be subject to certain Demucking Standards, attached as Exhibit "J" hereto ("Demucking Standards"). Certification of compliance with the Demucking Standards from a professional geotechnical engineer, or other qualified engineer shall be submitted to the City prior to issuance of any vertical building permits within Pod B.

~~8.~~25. ~~Hotel Parking Requirements. Notwithstanding provisions or design guidelines of the Agreement to the contrary, concurrent with a site plan application for hotel use in Phase~~

~~2, Owner may request approval of a reduced parking requirement in accordance with Section 16-109 of the City's Code of Ordinances and as approved by the City Commission concurrent with site plan approval.~~

~~9.~~26. ~~Extension of Tree Mitigation, Landscaping, and Power Line Modification Deadlines. Notwithstanding provisions of Sections 9 or 10 or Exhibits D, E, or F of the Agreement to the contrary, Owner shall not be obligated to commence perimeter tree mitigation, perimeter landscaping, or power line modification until obtaining a Certificate of Occupancy for the third building in Phase 2, other than tree mitigation, landscaping and power line modification associated with a specific site plan.~~

IN WITNESS WHEREOF, the City and the Owners have made and executed this Agreement on the respective dates under each signature; the City signing by and through its Mayor authorized to execute same, and the Owners, signing by and through a duly authorized officer.

CITY OF SUNRISE

By:_____
_____, Mayor
_____day of _____, ~~201~~202

AUTHENTICATION:

_____

_____
City Clerk
(SEAL)

Approved as to form and legal sufficiency by Office of the City Attorney for the City of Sunrise, Florida

_____
City Attorney

By:_____

OWNERS

~~Signed, sealed and delivered in the presence of:~~

~~Printed Name:_____~~

~~Printed Name:_____~~

~~METROPICA LANDS, LLC, a Delaware limited liability company~~

~~By:_____~~
~~Title:_____~~
~~Date:_____~~

Signed, sealed and delivered
in the presence of:

Printed Name:_____

Printed Name:_____

METROPICA LANDS, LLC Series A, a Delaware limited liability company

By: _____
Title: _____
Date: _____

Signed, sealed and delivered
in the presence of:

Printed Name:_____

Printed Name:_____

METROPICA SERIES B VENTURE, LLC, a Delaware limited liability company

By: _____
Title: _____
Date: _____

Signed, sealed and delivered
in the presence of:

Printed Name:

Printed Name:

METROPICA RESIDENTIAL I, LLC, a Delaware limited liability company

By:
Title:
Date:

Signed, sealed and delivered
in the presence of:

Printed Name:

Printed Name:

METROPICA RESIDENTIAL II, LLC, a Delaware limited liability company

By:
Title:
Date:

~~Signed, sealed and delivered~~
~~in the presence of:~~

~~Printed Name:~~

~~Printed Name:~~

~~METROPICA RESIDENTIAL I, LLC, a Delaware limited liability company~~

~~By:~~
~~Title:~~
~~Date:~~

Signed, sealed and delivered
in the presence of:

Printed Name:_____

METROPICA RESIDENTIAL II AND III, LLC, a Delaware limited liability company

By: _____

Printed Name:_____

Title: _____
Date: _____

Signed, sealed and delivered
in the presence of:

Printed Name:_____

Printed Name:_____

METROPICA SERIES C VENTURE, LLC, a Delaware limited liability company

By: _____
Title: _____
Date: _____

LIST OF EXHIBITS

EXHIBIT A~~-1~~	**Legal Description of Property ~~(Parcels A, B, C except City Parcel)~~**
~~EXHIBIT A-2~~	**~~Sketch and Legal Description – Phase 1 and 2~~**
~~EXHIBIT A-3~~	**~~Sketch and Legal Description - Phase 3 and 4~~**
EXHIBIT B	**Metropica Long Term Development Plan**
EXHIBIT C	**~~Amended~~ Metropica ~~-~~Master Plan Design Regulations and Interim Design Regulations**
EXHIBIT D	**~~Amended~~ Tree Disposition and Mitigation Plan**
EXHIBIT E	**Power Line Modification Plan**
EXHIBIT F	**~~Amended~~ Landscape ~~Phasing~~& Hardscape Plan**
EXHIBIT G	**~~Amended~~ Off-Site Improvements Plan**
EXHIBIT H	**Metropica Transportation Demand Management Plan**
EXHIBIT I	**~~Metropica Proposed Transit Station Plan~~Not Used**
EXHIBIT J	**Parcel B Soils Demucking Standards**
EXHIBIT K	**Streetscape Design**

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

EXHIBITS.

EXHIBIT A~~-1~~
LEGAL DESCRIPTION OF PROPERTY

~~**[Parcels A, B, C except City Parcel]**~~

FOR: K GROUP HOLDINGS

LEGAL DESCRIPTION OF:

METROPICA LAND DEVELOPMENT DISTRICT

"METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)

CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON NORTH 89°48'19"EAST, ALONG THE SOUTH LINE OF PARCEL "A", METROPICA PLAT, RECORDED IN PLAT BOOK 179, PAGE 70 THRU 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE REQUIRED TO THE NEAREST ONE-HUNDRED OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE REDUCED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR THE REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
6. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY CRAVEN & THOMPSON ASSOCIATES, INC. THERE COULD BE MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON.
7. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
8. SEE SHEETS 4 THRU 6 OF 7 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER 271

Richard G. Crawford JR.

Digitally signed by Richard G. Crawford JR.
Date: 2025.06.06 15:58:59 -04'00'

RICHARD G. CRAWFORD JR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_MLDD

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

JOB NO.: 04-0040-003-01	1 OF 7
DRAWN BY: AC	F.B. N/A PG. N/A
CHECKED BY: RGC	DATED: 6/6/25

LEGAL DESCRIPTION OF:

METROPICA LAND DEVELOPMENT DISTRICT

"METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)

CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

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

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

THENCE N.89°48'19"E., ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 288.00 FEET POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S.86°45'40"E. CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 200.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.00°11'41"W.;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°11'47" AND A RADIUS OF 2,351.83 FEET, FOR AN ARC DISTANCE OF 8.06 FEET, TO A POINT ON A NON-TANGENT LINE;

THENCE N.64°00'20"E., A DISTANCE OF 27.60 FEET, THE LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "A";

THENCE S.89°48'19"W., A DISTANCE OF 232.91 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH:

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

BEGIN AT THE EASTERNMOST, SOUTHEASTERLY CORNER OF PARCEL "C", OF SAID METROPICA PLAT, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N48°34'05"W;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 08°45'36" AND A RADIUS OF 955.00 FEET FOR AN ARC DISTANCE OF 146.01 FEET TO A COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05°20'54" AND A RADIUS OF 1,865.00 FEET FOR AN ARC DISTANCE OF 174.09 FEET TO A POINT ON A NON-TANGENT LINE, LAST MENTIONED 2 COURSE BEING COINCIDENT WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAWGRASS MILLS CIRCLE;

THENCE N35°43'19"W, A DISTANCE OF 26.58 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°40'53", AND A RADIUS OF 391.00 FEET, FOR AN ARC DISTANCE OF 31.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE, THROUGH SAID POINT, HAVING A BEARING OF S.00°19'17"E.;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT HAVING A CENTRAL ANGLE OF 35°49'44", AND A RADIUS OF 50.00 FEET, FOR AN ARC DISTANCE OF 31.27 FEET TO A POINT OF TANGENCY;

THENCE N54°29'37"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 42.87 FEET; TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_MLDD.DWG

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	DRAWN BY: AC	F.B. N/A PG. N/A
	CHECKED BY: RGC	DATED: 6/6/25

LEGAL DESCRIPTION OF:
METROPICA LAND DEVELOPMENT DISTRICT
"METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: *(CONTINUED)*

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 04°09'14" AND A RADIUS OF 200.00 FEET FOR AN ARC DISTANCE OF 14.50 FEET TO A POINT OF TANGENCY;

THENCE N50°20'24"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 261.56 FEET; TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 04°09'17" AND A RADIUS OF 202.00 FEET FOR AN ARC DISTANCE OF 14.65 FEET TO A POINT OF TANGENCY;

THENCE N54°29'37"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 77.44 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 75°40'03" AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 57.31 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S45°20'54"W, A DISTANCE OF 24.33 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S48°38'14"W;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°50'32" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 114.37 FEET TO A POINT OF TANGENCY;

THENCE N19°31'14"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 48.83 FEET; TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 09°51'17" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 51.60 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°59'31" AND A RADIUS OF 395.00 FEET FOR AN ARC DISTANCE OF 192.98 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°26'56" AND A RADIUS OF 411.00 FEET FOR AN ARC DISTANCE OF 39.09 FEET TO A POINT OF TANGENCY;

THENCE N43°06'24"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 12.41 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N43°06'24"W; SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NW 136TH AVENUE;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°32'22" AND A RADIUS OF 2,278.00 FEET FOR AN ARC DISTANCE OF 260.00 FEET TO A POINT A POINT ON A NON-TANGENT LINE;

THENCE S46°15'35"W, A DISTANCE OF 96.90 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N52°03'31"W;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°01'23" AND A RADIUS OF 2,290.00 FEET FOR AN ARC DISTANCE OF 320.67 FEET TO A POINT TO A POINT ON A NON-TANGENT LINE, LAST MENTIONED 3 COURSES BEING COINCIDENT WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NW 136TH AVENUE AND THE NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL "C";

THENCE S16°05'53"E, A DISTANCE OF 50.37 FEET;

THENCE S62°06'52"E, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GREEN TOAD ROAD AND THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL "C", A DISTANCE OF 848.35 FEET;

THENCE N79°39'32"E, A DISTANCE OF 43.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 49.83 ACRES OR (2,170,453 SQUARE FEET), MORE OR LESS.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_MLDD.DWG

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JOB NO.: 04-0040-003-01	3 OF 7
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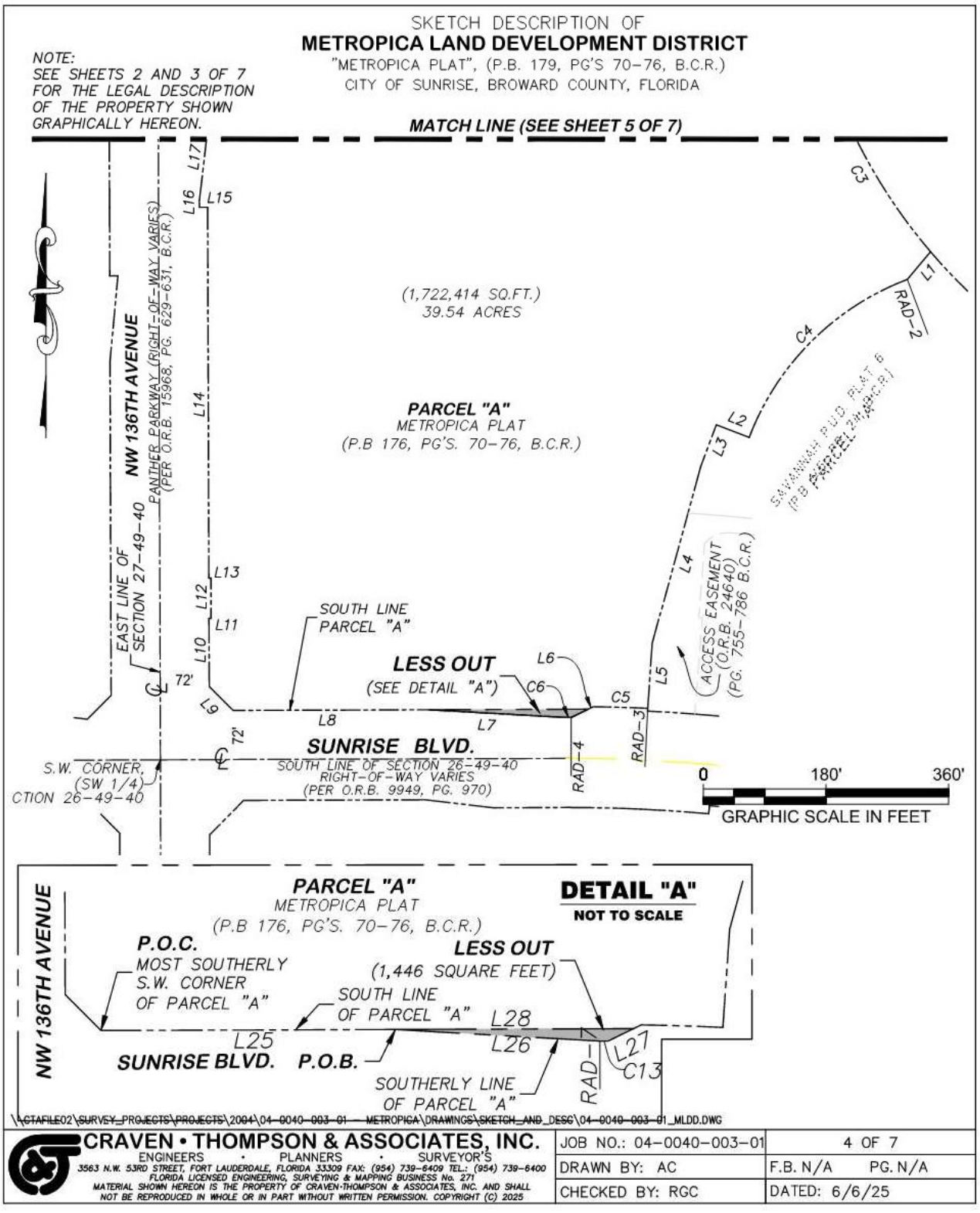
SKETCH DESCRIPTION OF
METROPICA LAND DEVELOPMENT DISTRICT
"METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA
NOTE:
SEE SHEETS 2 AND 3 OF 7
FOR THE LEGAL DESCRIPTION
OF THE PROPERTY SHOWN
GRAPHICALLY HEREON.
MATCH LINE (SEE SHEET 5 OF 7)
(1,722,414 SQ.FT.)
39.54 ACRES
PARCEL "A"
METROPICA PLAT
(P.B 176, PG'S. 70-76, B.C.R.)
NW 136TH AVENUE
PANTHER PARKWAY (RIGHT-OF-WAY VARIES)
(PER O.R.B. 15968, PG. 629-631, B.C.R.)
EAST LINE OF
SECTION 27-49-40
SOUTH LINE
PARCEL "A"
LESS OUT
(SEE DETAIL "A")
ACCESS EASEMENT
(O.R.B. 24640)
(PG. 755-786 B.C.R.)
SAVANNAH PUD PLAT 6
(P.B. 179, PG. 24, B.C.R.)
PARCEL 24
SUNRISE BLVD.
SOUTH LINE OF SECTION 26-49-40
RIGHT-OF-WAY VARIES
(PER O.R.B. 9949, PG. 970)
S.W. CORNER,
(SW 1/4)
CTION 26-49-40
0
180'
360'
GRAPHIC SCALE IN FEET
PARCEL "A"
METROPICA PLAT
(P.B 176, PG'S. 70-76, B.C.R.)
DETAIL "A"
NOT TO SCALE
P.O.C.
MOST SOUTHERLY
S.W. CORNER
OF PARCEL "A"
LESS OUT
(1,446 SQUARE FEET)
SOUTH LINE
OF PARCEL "A"
NW 136TH AVENUE
SUNRISE BLVD.
P.O.B.
SOUTHERLY LINE
OF PARCEL "A"
\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_MLDD.DWG
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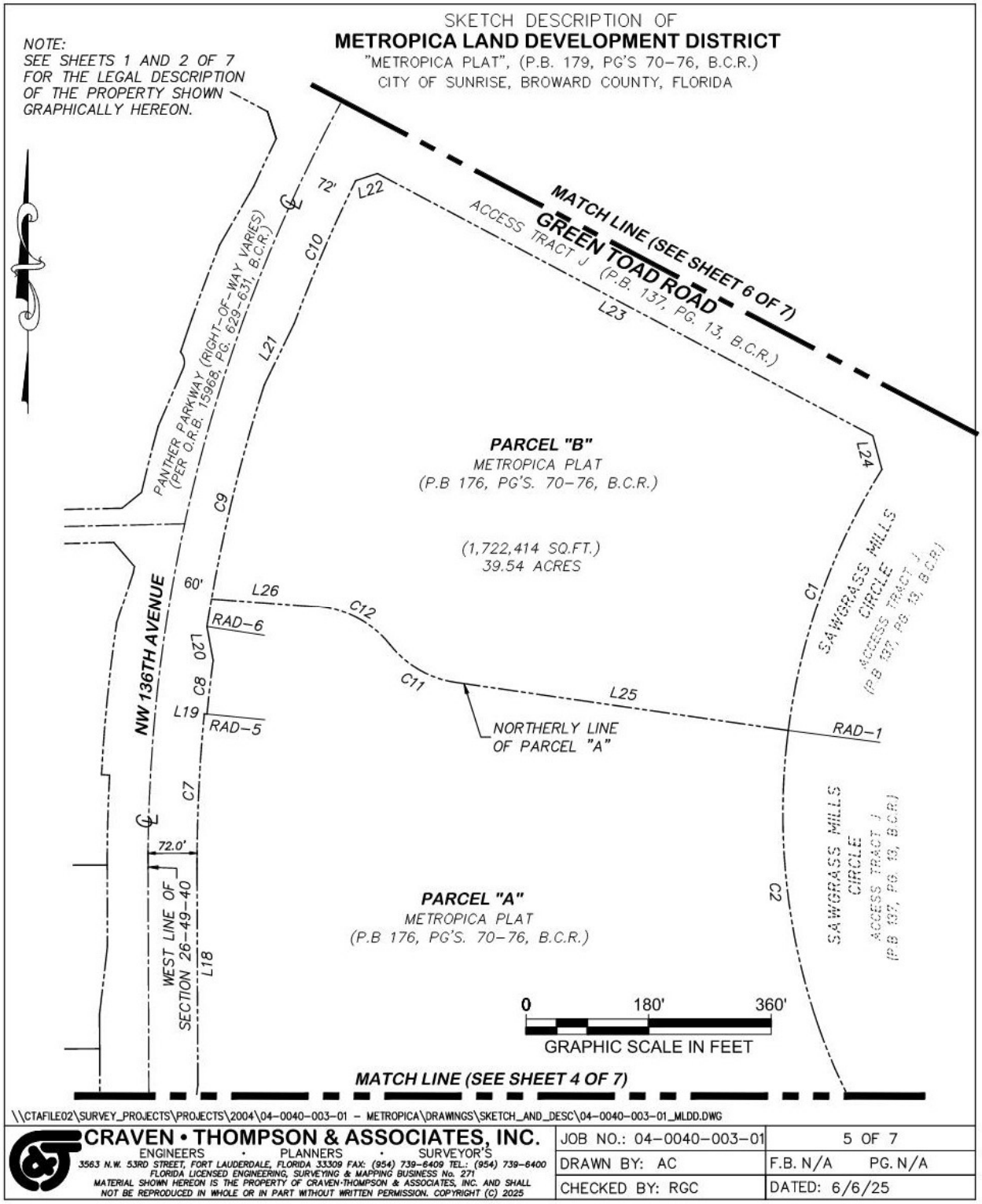
DATED: 6/6/25


SKETCH DESCRIPTION OF
METROPICA LAND DEVELOPMENT DISTRICT
"METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA
NOTE:
SEE SHEETS 1 AND 2 OF 7
FOR THE LEGAL DESCRIPTION
OF THE PROPERTY SHOWN
GRAPHICALLY HEREON.
MATCH LINE (SEE SHEET 6 OF 7)
GREEN TOAD ROAD
ACCESS TRACT J (P.B. 137, PG. 13, B.C.R.)
PANTHER PARKWAY (RIGHT-OF-WAY VARIES) (PER O.R.B. 15968, PG. 629-631, B.C.R.)
NW 136TH AVENUE
PARCEL "B"
METROPICA PLAT
(P.B 176, PG'S. 70-76, B.C.R.)
(1,722,414 SQ.FT.)
39.54 ACRES
PARCEL "A"
METROPICA PLAT
(P.B 176, PG'S. 70-76, B.C.R.)
NORTHERLY LINE OF PARCEL "A"
SAWGRASS MILLS CIRCLE ACCESS TRACT J (P.B 137, PG 13, B.C.R.)
WEST LINE OF SECTION 26-49-40
72.0'
60'
72'
RAD-6
RAD-5
RAD-1
L18
L19
L20
L21
L22
L23
L24
L25
L26
C1
C2
C7
C8
C9
C10
C11
C12
0
180'
360'
GRAPHIC SCALE IN FEET
MATCH LINE (SEE SHEET 4 OF 7)
\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_MLDD.DWG
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5 OF 7
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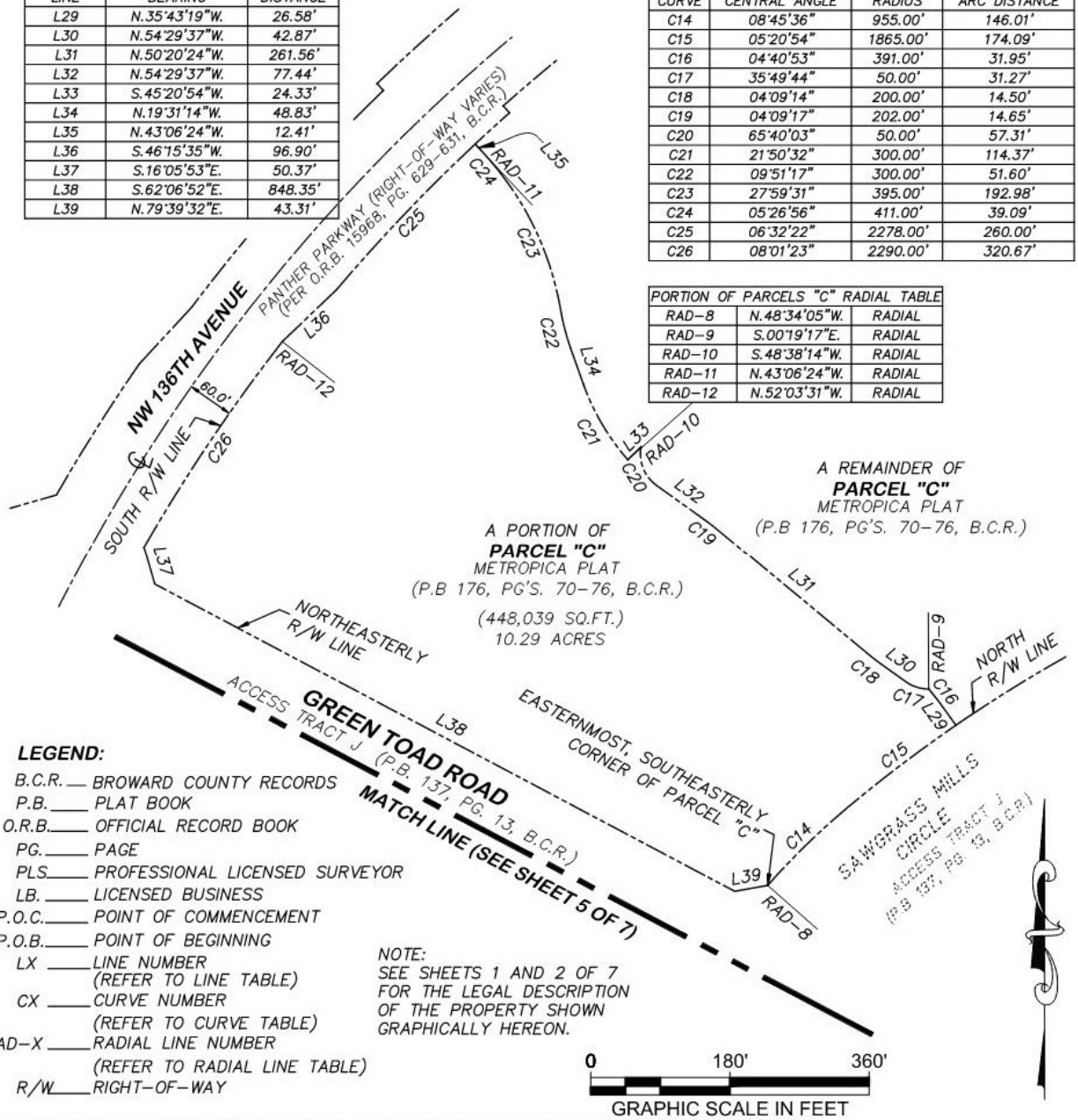
SKETCH DESCRIPTION OF
METROPICA LAND DEVELOPMENT DISTRICT
"METROPICA PLAT", (P.B. 179, PG'S 70–76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

PORTION OF PARCELS "C" LINE TABLE		
LINE	BEARING	DISTANCE
L29	N.35°43'19"W.	26.58'
L30	N.54°29'37"W.	42.87'
L31	N.50°20'24"W.	261.56'
L32	N.54°29'37"W.	77.44'
L33	S.45°20'54"W.	24.33'
L34	N.19°31'14"W.	48.83'
L35	N.43°06'24"W.	12.41'
L36	S.46°15'35"W.	96.90'
L37	S.16°05'53"E.	50.37'
L38	S.62°06'52"E.	848.35'
L39	N.79°39'32"E.	43.31'

PORTION OF PARCELS "C" CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C14	08°45'36"	955.00'	146.01'
C15	05°20'54"	1865.00'	174.09'
C16	04°40'53"	391.00'	31.95'
C17	35°49'44"	50.00'	31.27'
C18	04°09'14"	200.00'	14.50'
C19	04°09'17"	202.00'	14.65'
C20	65°40'03"	50.00'	57.31'
C21	21°50'32"	300.00'	114.37'
C22	09°51'17"	300.00'	51.60'
C23	27°59'31"	395.00'	192.98'
C24	05°26'56"	411.00'	39.09'
C25	06°32'22"	2278.00'	260.00'
C26	08°01'23"	2290.00'	320.67'

PORTION OF PARCELS "C" RADIAL TABLE		
RAD–8	N.48°34'05"W.	RADIAL
RAD–9	S.00°19'17"E.	RADIAL
RAD–10	S.48°38'14"W.	RADIAL
RAD–11	N.43°06'24"W.	RADIAL
RAD–12	N.52°03'31"W.	RADIAL



LEGEND:

B.C.R. — BROWARD COUNTY RECORDS
P.B. — PLAT BOOK
O.R.B. — OFFICIAL RECORD BOOK
PG. — PAGE
PLS — PROFESSIONAL LICENSED SURVEYOR
LB. — LICENSED BUSINESS
P.O.C. — POINT OF COMMENCEMENT
P.O.B. — POINT OF BEGINNING
LX — LINE NUMBER (REFER TO LINE TABLE)
CX — CURVE NUMBER (REFER TO CURVE TABLE)
RAD–X — RADIAL LINE NUMBER (REFER TO RADIAL LINE TABLE)
R/W — RIGHT-OF-WAY

NOTE:
SEE SHEETS 1 AND 2 OF 7 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.

0 180' 360'
GRAPHIC SCALE IN FEET

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_MLDD.DWG

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ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

JOB NO.: 04-0040-003-01	6 OF 7
DRAWN BY: AC	F.B. N/A PG. N/A
CHECKED BY: RGC	DATED: 6/6/25

SKETCH DESCRIPTION OF
METROPICA LAND DEVELOPMENT DISTRICT
"METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

PARCELS "A" AND "B LINE TABLE		
LINE	BEARING	DISTANCE
L1	S.40°05'11"W.	53.01'
L2	N.69°07'10"W.	51.70'
L3	S.20°25'46"W.	65.52'
L4	S.15°20'42"W.	268.86'
L5	S.03°55'49"W.	96.00'
L6	N.64°00'20"E.	36.00'
L7	N.86°45'40"W.	200.36'
L8	S.89°48'19"W.	288.00'
L9	S.45°05'51"E.	49.58'
L10	N.00°11'40"W.	100.00'
L11	N.89°48'20"E.	3.00'
L12	N.00°11'40"W.	60.00'
L13	N.89°48'20"E.	3.00'
L14	N.00°11'40"W.	542.89'
L15	S.89°48'20"W.	12.00'
L16	N.00°11'40"W.	10.09'
L17	N.06°38'56"E.	100.72'
L18	N.00°11'40"W.	316.80'
L19	N.85°43'49"W.	4.00'
L20	N.10°17'15"W.	50.64'
L21	N.25°58'37"E.	100.98'
L22	N.71°52'08"E.	33.65'
L23	S.62°06'52"E.	823.42'
L24	S.15°01'56"E.	51.26'

PARCELS "A" AND "B" CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C1	24°41'20"	955.00'	411.51'
C2	26°25'04"	955.00'	440.33'
C3	21°30'40"	805.00'	302.23'
C4	48°26'28"	399.19'	337.50'
C5	01°56'10"	2367.83'	80.01'
C6	00°11'47"	2351.83'	8.06'
C7	05°43'21"	2278.00'	227.52'
C8	01°59'54"	2274.00'	79.31'
C9	09°09'41"	2290.00'	366.17'
C10	05°43'58"	2278.00'	227.93'
C11	43°21'27"	150.00'	113.51'
C12	47°18'01"	150.00'	123.83'

PARCELS "A" AND "B" RADIAL TABLE		
LINE	BEARING	
RAD-1	N.82°38'15"W.	RADIAL
RAD-2	N.20°40'42"W.	RADIAL
RAD-3	N.02°43'14"E.	RADIAL
RAD-4	N.00°00'05"E.	RADIAL
RAD-5	N.84°28'13"W.	RADIAL
RAD-6	N.81°15'56"W.	RADIAL

LESS OUT LINE TABLE		
LINE	BEARING	DISTANCE
L25	N.89°48'19"E.	288.00'
L26	S.86°45'40"E.	200.36'
L27	N.64°00'20"E.	27.60'
L28	S.89°48'19"W.	232.91'

LESS OUT CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C13	00°11'47"	2351.83'	8.06'

LESS OUT RADIAL TABLE		
LINE	BEARING	
RAD-7	N.00°11'41"W.	RADIAL

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CRAVEN • THOMPSON & ASSOCIATES, INC.
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JOB NO.: 04-0040-003-01	7 OF 7
DRAWN BY: AC	F.B. N/A PG. N/A
CHECKED BY: RGC	DATED: 6/6/25

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

STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

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

LEGAL DESCRIPTION:

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

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

THENCE N.89°48'19"E., ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 288.00 FEET POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S.86°45'40"E. CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 200.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.00°11'41"W.;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°11'47" AND A RADIUS OF 2,351.83 FEET, FOR AN ARC DISTANCE OF 8.06 FEET, TO A POINT ON A NON-TANGENT LINE;

THENCE N.64°00'20"E., A DISTANCE OF 27.60 FEET, THE LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "A";

THENCE S.89°48'19"W., A DISTANCE OF 232.91 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH:

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

BEGIN AT THE EASTERNMOST, SOUTHEASTERLY CORNER OF PARCEL "C", OF SAID METROPICA PLAT, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N48°34'05"W;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 08°45'36" AND A RADIUS OF 955.00 FEET FOR AN ARC DISTANCE OF 146.01 FEET TO A COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05°20'54" AND A RADIUS OF 1,865.00 FEET FOR AN ARC DISTANCE OF 174.09 FEET TO A POINT ON A NON-TANGENT LINE, LAST MENTIONED 2 COURSE BEING COINCIDENT WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAWGRASS MILLS CIRCLE;

THENCE N35°43'19"W, A DISTANCE OF 26.58 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°40'53", AND A RADIUS OF 391.00 FEET, FOR AN ARC DISTANCE OF 31.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE, THROUGH SAID POINT, HAVING A BEARING OF S.00°19'17"E.;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT HAVING A CENTRAL ANGLE OF 35°49'44", AND A RADIUS OF 50.00 FEET, FOR AN ARC DISTANCE OF 31.27 FEET TO A POINT OF TANGENCY;

THENCE N54°29'37"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 42.87 FEET; TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 04°09'14" AND A RADIUS OF 200.00 FEET FOR AN ARC DISTANCE OF 14.50 FEET TO A POINT OF TANGENCY;

THENCE N50°20'24"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 261.56 FEET; TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 04°09'17" AND A RADIUS OF 202.00 FEET FOR AN ARC DISTANCE OF 14.65 FEET TO A POINT OF TANGENCY;

THENCE N54°29'37"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 77.44 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

CERTIFICATE:
THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

DATE: May 22, 2018
Richard G. Crawford, Jr.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 – STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
05/22/18	DRL	RGC	N/A

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SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

SHEET 1 OF 6

SKETCH No. 05-6769 - MID

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

STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

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

LEGAL DESCRIPTION: (CONTINUED)

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 65°40'03" AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 57.31 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S45°20'54"W, A DISTANCE OF 24.33 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S48°38'14"W;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°50'32" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 114.37 FEET TO A POINT OF TANGENCY;

THENCE N19°31'14"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 48.83 FEET; TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 09°51'17" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 51.60 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°59'31" AND A RADIUS OF 395.00 FEET FOR AN ARC DISTANCE OF 192.98 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°26'56" AND A RADIUS OF 411.00 FEET FOR AN ARC DISTANCE OF 39.09 FEET TO A POINT OF TANGENCY;

THENCE N43°06'24"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 12.41 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N43°06'24"W; SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NW 136TH AVENUE;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°32'22" AND A RADIUS OF 2,278.00 FEET FOR AN ARC DISTANCE OF 260.00 FEET TO A POINT A POINT ON A NON-TANGENT LINE;

THENCE S46°15'35"W, A DISTANCE OF 96.90 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N52°03'31"W;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°01'23" AND A RADIUS OF 2,290.00 FEET FOR AN ARC DISTANCE OF 320.67 FEET TO A POINT TO A POINT ON A NON-TANGENT LINE, LAST MENTIONED 3 COURSES BEING COINCIDENT WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NW 136TH AVENUE AND THE NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL "C";

THENCE S16°05'53"E, A DISTANCE OF 50.37 FEET;

THENCE S62°06'52"E, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GREEN TOAD ROAD AND THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL "C", A DISTANCE OF 848.35 FEET;

THENCE N79°39'32"E, A DISTANCE OF 43.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 49.83 ACRES OR (2,170,453 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.

2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

3. THE BEARINGS SHOWN HEREON ARE BASED ON N.89°48'19"E., ALONG THE SOUTH LINE OF PARCEL "A", METROPICA PLAT, RECORDED IN PLAT BOOK 179, PAGE 70 THRU 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).

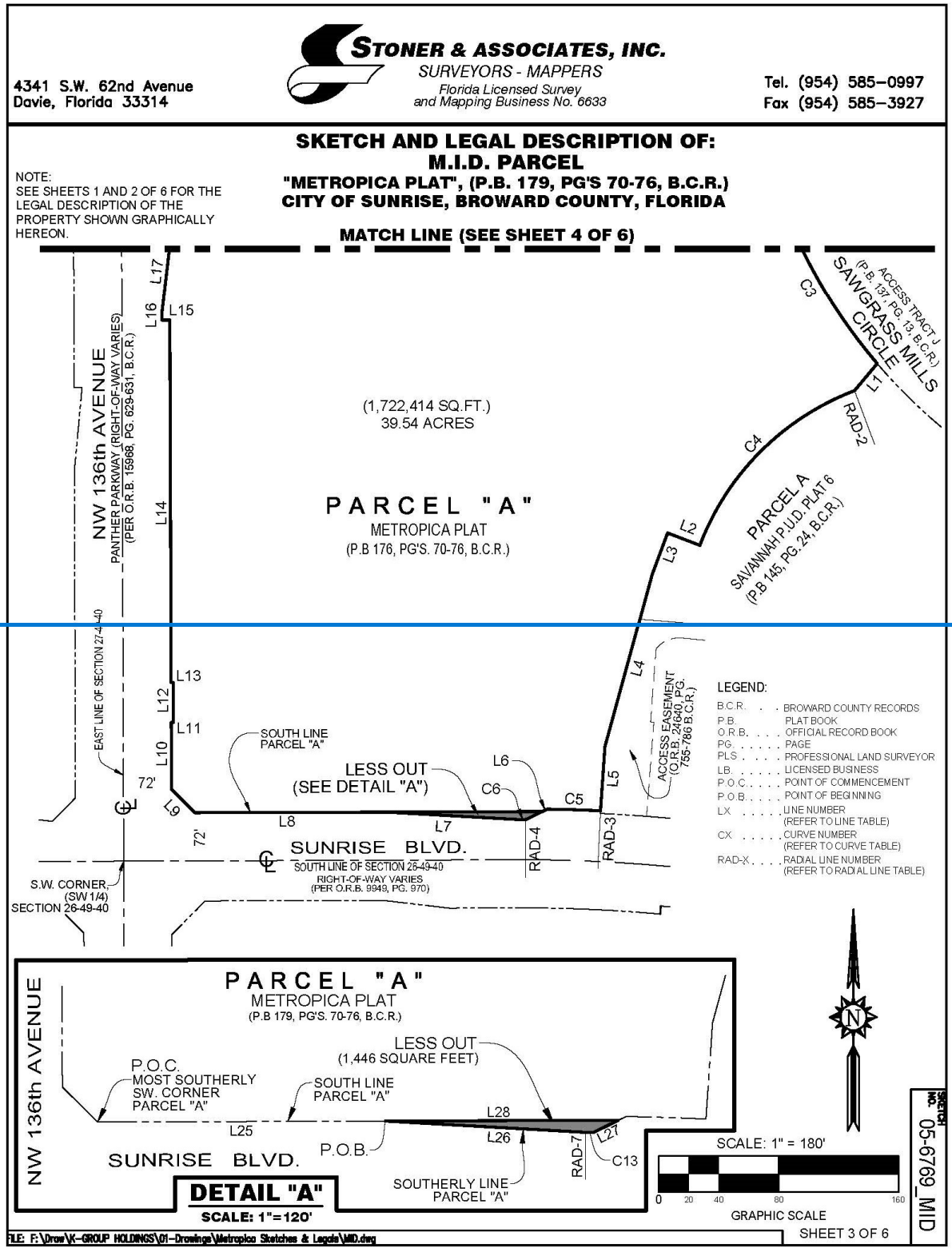
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.

6. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

7. SEE SHEETS 3 THRU 5 OF 6 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

SKETCH NO. 05-6769_MID

FILE: F:\Draw\K-GROUP HOLDINGS\01-Drawings\Metropica Sketches & Legals\MID.dwg


STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
Florida Licensed Survey and Mapping Business No. 6633
4341 S.W. 62nd Avenue
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Tel. (954) 585-0997
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SKETCH AND LEGAL DESCRIPTION OF:
M.I.D. PARCEL
"METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA
NOTE:
SEE SHEETS 1 AND 2 OF 6 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.
MATCH LINE (SEE SHEET 4 OF 6)
NW 136th AVENUE
PANTHER PARKWAY (RIGHT-OF-WAY VARIES)
(PER O.R.B. 15968, PG. 629-631, B.C.R.)
(1,722,414 SQ.FT.)
39.54 ACRES
PARCEL "A"
METROPICA PLAT
(P.B 176, PG'S. 70-76, B.C.R.)
SAWGRASS MILLS CIRCLE
ACCESS TRACT J
(P.B. 137, PG. 19, B.C.R.)
PARCEL A
SAVANNAH P.U.D. PLAT 6
(P.B 145, PG. 24, B.C.R.)
EAST LINE OF SECTION 27-49-40
SOUTH LINE PARCEL "A"
LESS OUT
(SEE DETAIL "A")
ACCESS EASEMENT
(O.R.B. 24640, PG. 755-766 B.C.R.)
72'
SUNRISE BLVD.
SOUTH LINE OF SECTION 26-49-40
RIGHT-OF-WAY VARIES
(PER O.R.B. 9949, PG. 970)
S.W. CORNER (SW 1/4) SECTION 26-49-40
LEGEND:
B.C.R. . . BROWARD COUNTY RECORDS
P.B. PLAT BOOK
O.R.B. . . . OFFICIAL RECORD BOOK
PG. . . . . PAGE
PLS . . . . PROFESSIONAL LAND SURVEYOR
LB. . . . . LICENSED BUSINESS
P.O.C. . . . POINT OF COMMENCEMENT
P.O.B. . . . POINT OF BEGINNING
LX . . . . LINE NUMBER (REFER TO LINE TABLE)
CX . . . . CURVE NUMBER (REFER TO CURVE TABLE)
RAD-X . . . RADIAL LINE NUMBER (REFER TO RADIAL LINE TABLE)
PARCEL "A"
METROPICA PLAT
(P.B 179, PG'S. 70-76, B.C.R.)
LESS OUT
(1,446 SQUARE FEET)
P.O.C.
MOST SOUTHERLY SW. CORNER PARCEL "A"
SOUTH LINE PARCEL "A"
P.O.B.
SOUTHERLY LINE PARCEL "A"
DETAIL "A"
SCALE: 1"=120'
SCALE: 1" = 180'
GRAPHIC SCALE
SHEET 3 OF 6
SKETCH NO. 05-6976_MID
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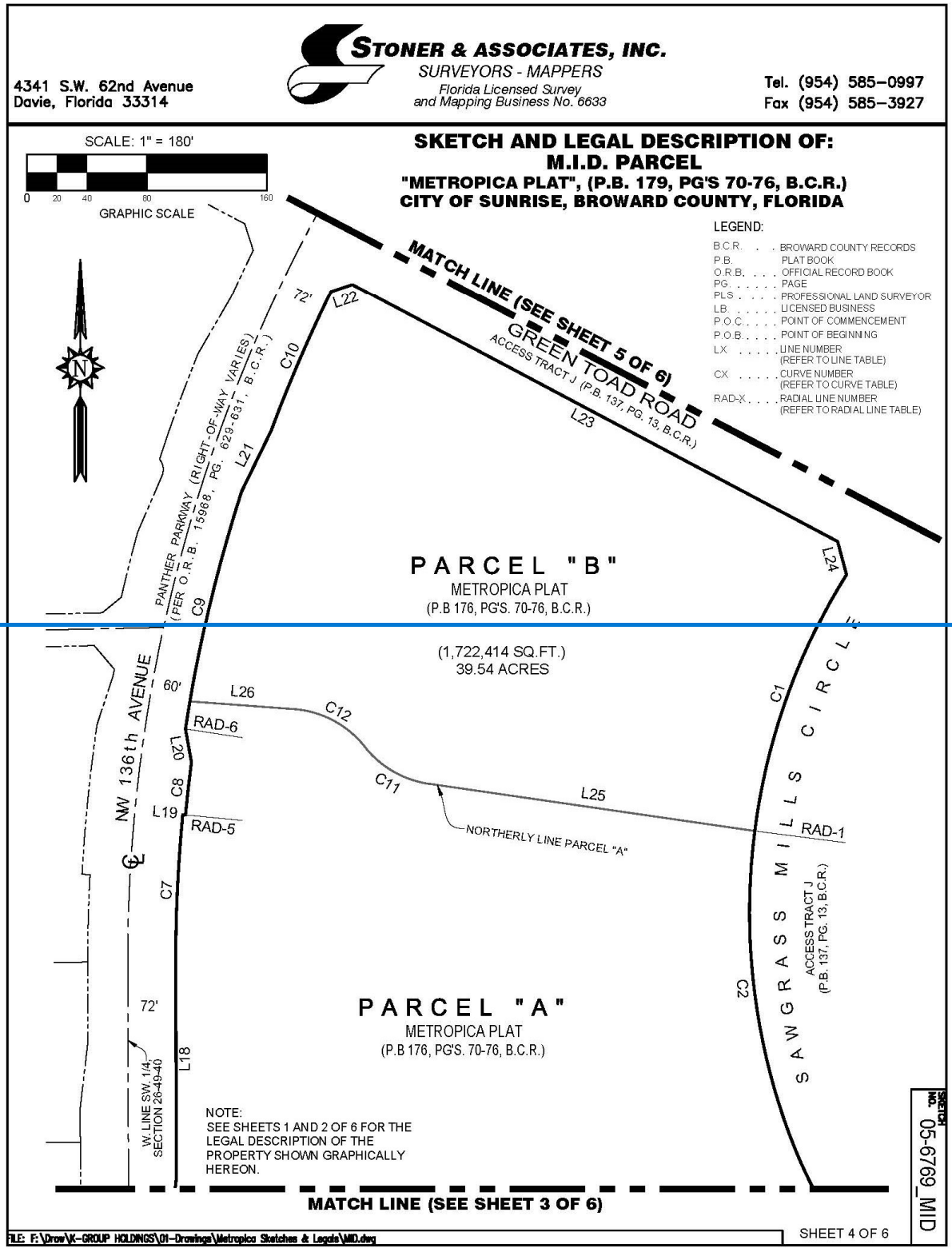
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Davie, Florida 33314
Tel. (954) 585-0997
Fax (954) 585-3927
SCALE: 1" = 180'
0 20 40 80 160
GRAPHIC SCALE
SKETCH AND LEGAL DESCRIPTION OF:
M.I.D. PARCEL
"METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA
LEGEND:
B.C.R. . . . BROWARD COUNTY RECORDS
P.B. PLAT BOOK
O.R.B. . . . OFFICIAL RECORD BOOK
PG. . . . . PAGE
PLS . . . . PROFESSIONAL LAND SURVEYOR
LB. . . . . LICENSED BUSINESS
P.O.C. . . . POINT OF COMMENCEMENT
P.O.B. . . . POINT OF BEGINNING
LX . . . . LINE NUMBER (REFER TO LINE TABLE)
CX . . . . CURVE NUMBER (REFER TO CURVE TABLE)
RAD-X . . . RADIAL LINE NUMBER (REFER TO RADIAL LINE TABLE)
MATCH LINE (SEE SHEET 5 OF 6)
GREEN TOAD ROAD
ACCESS TRACT J (P.B. 137, PG. 13, B.C.R.)
PANTHER PARKWAY (RIGHT-OF-WAY VARIES)
(PER O.R.B. 15968, PG. 629-631, B.C.R.)
NW 136th AVENUE
SAWGRASS MILLS CIRCLE
PARCEL "B"
METROPICA PLAT
(P.B 176, PG'S. 70-76, B.C.R.)
(1,722,414 SQ.FT.)
39.54 ACRES
PARCEL "A"
METROPICA PLAT
(P.B 176, PG'S. 70-76, B.C.R.)
NORTHERLY LINE PARCEL "A"
ACCESS TRACT J
(P.B. 137, PG. 13, B.C.R.)
W. LINE SW 1/4
SECTION 26-49-40
NOTE:
SEE SHEETS 1 AND 2 OF 6 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.
MATCH LINE (SEE SHEET 3 OF 6)
SHEET 4 OF 6
SKETCH NO. 05-676_MID
FILE: F:\Drow\K-GROUP HOLDINGS\01-Drawings\Metropica Sketches & Legals\MID.dwg

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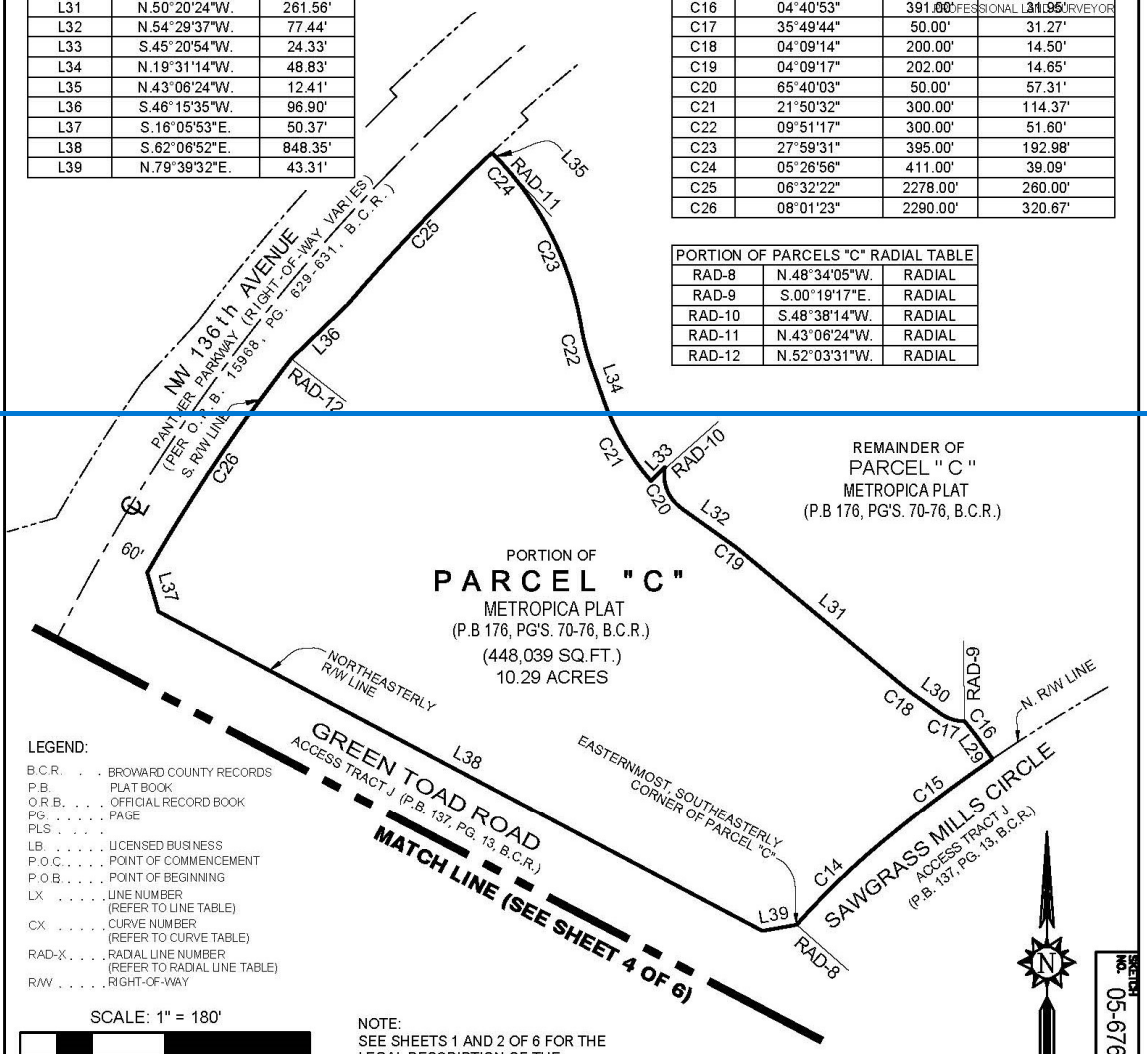
SKETCH AND LEGAL DESCRIPTION OF:
M.I.D. PARCEL
"METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

PORTION OF PARCELS "C" LINE TABLE		
LINE	BEARING	DISTANCE
L29	N.35°43'19"W.	26.58'
L30	N.54°29'37"W.	42.87'
L31	N.50°20'24"W.	261.56'
L32	N.54°29'37"W.	77.44'
L33	S.45°20'54"W.	24.33'
L34	N.19°31'14"W.	48.83'
L35	N.43°06'24"W.	12.41'
L36	S.46°15'35"W.	96.90'
L37	S.16°05'53"E.	50.37'
L38	S.62°06'52"E.	848.35'
L39	N.79°39'32"E.	43.31'

PORTION OF PARCELS "C" CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C14	08°45'36"	955.00'	146.01'
C15	05°20'54"	1865.00'	174.09'
C16	04°40'53"	391.00'	31.95'
C17	35°49'44"	50.00'	31.27'
C18	04°09'14"	200.00'	14.50'
C19	04°09'17"	202.00'	14.65'
C20	65°40'03"	50.00'	57.31'
C21	21°50'32"	300.00'	114.37'
C22	09°51'17"	300.00'	51.60'
C23	27°59'31"	395.00'	192.98'
C24	05°26'56"	411.00'	39.09'
C25	06°32'22"	2278.00'	260.00'
C26	08°01'23"	2290.00'	320.67'

PORTION OF PARCELS "C" RADIAL TABLE		
RAD-8	N.48°34'05"W.	RADIAL
RAD-9	S.00°19'17"E.	RADIAL
RAD-10	S.48°38'14"W.	RADIAL
RAD-11	N.43°06'24"W.	RADIAL
RAD-12	N.52°03'31"W.	RADIAL



LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
PLS	
LB.	LICENSED BUSINESS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
LX	LINE NUMBER (REFER TO LINE TABLE)
CX	CURVE NUMBER (REFER TO CURVE TABLE)
RAD-X	RADIAL LINE NUMBER (REFER TO RADIAL LINE TABLE)
R/W	RIGHT-OF-WAY

SCALE: 1" = 180'

0 20 40 80 160

GRAPHIC SCALE

NOTE:
SEE SHEETS 1 AND 2 OF 6 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.

FILE: F:\Draw\K-GROUP HOLDINGS\01-Drawings\Metropica Sketches & Legals\MID.dwg

SHEET 5 OF 6

SKETCH NO. 05-6769_MID

~~EXHIBIT A-2~~
~~SKETCH AND LEGAL DESCRIPTION - PHASES 1 AND 2~~

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

STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
Florida Licensed Survey and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

RECORDING AREA

SKETCH AND LEGAL DESCRIPTION OF:
EXHIBIT A-2 – PHASES 1 AND 2 LEGAL DESCRIPTION
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

ALL OF PARCEL "A", METROPICA PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 179, PAGES 70 THRU 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO BROWARD COUNTY, FLORIDA BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT #112834228, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "METROPICA PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 179, PAGES 70 THROUGH 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

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

THENCE N.89°48'19"E., ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 288.00 FEET POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S.86°45'40"E. CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 200.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.00°11'41"W.;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°11'47" AND A RADIUS OF 2,351.83 FEET, FOR AN ARC DISTANCE OF 8.06 FEET, TO A POINT ON A NON-TANGENT LINE;

THENCE N.64°00'20"E., A DISTANCE OF 27.60 FEET, THE LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "A";

~~THENCE S.89°48'19"W., A DISTANCE OF 292.31 FEET, TO THE POINT OF BEGINNING.~~

SAID LANDS SITUATE WITHIN THE CITY OF SUNRISE, BROWATD COUNTY, FLORIDA AND CONTAINING 28.08 ACRES (1,223,229 SQUARE FEET) MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.

2. BEARINGS SHOWN HEREON ARE BASED ON N.00°11'40"W., ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW. 1/4), OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 40 EAST, AS SHOWN ON SAID PLAT OF METROPICA PLAT, RECORDED IN PLAT BOOK 179, PAGES 70 THRU 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

2. THIS SKETCH IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).

5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

DATE: Aug 14, 2018

Richard G. Crawford, Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 – STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
8/14/18	DRL	RGC	N/A

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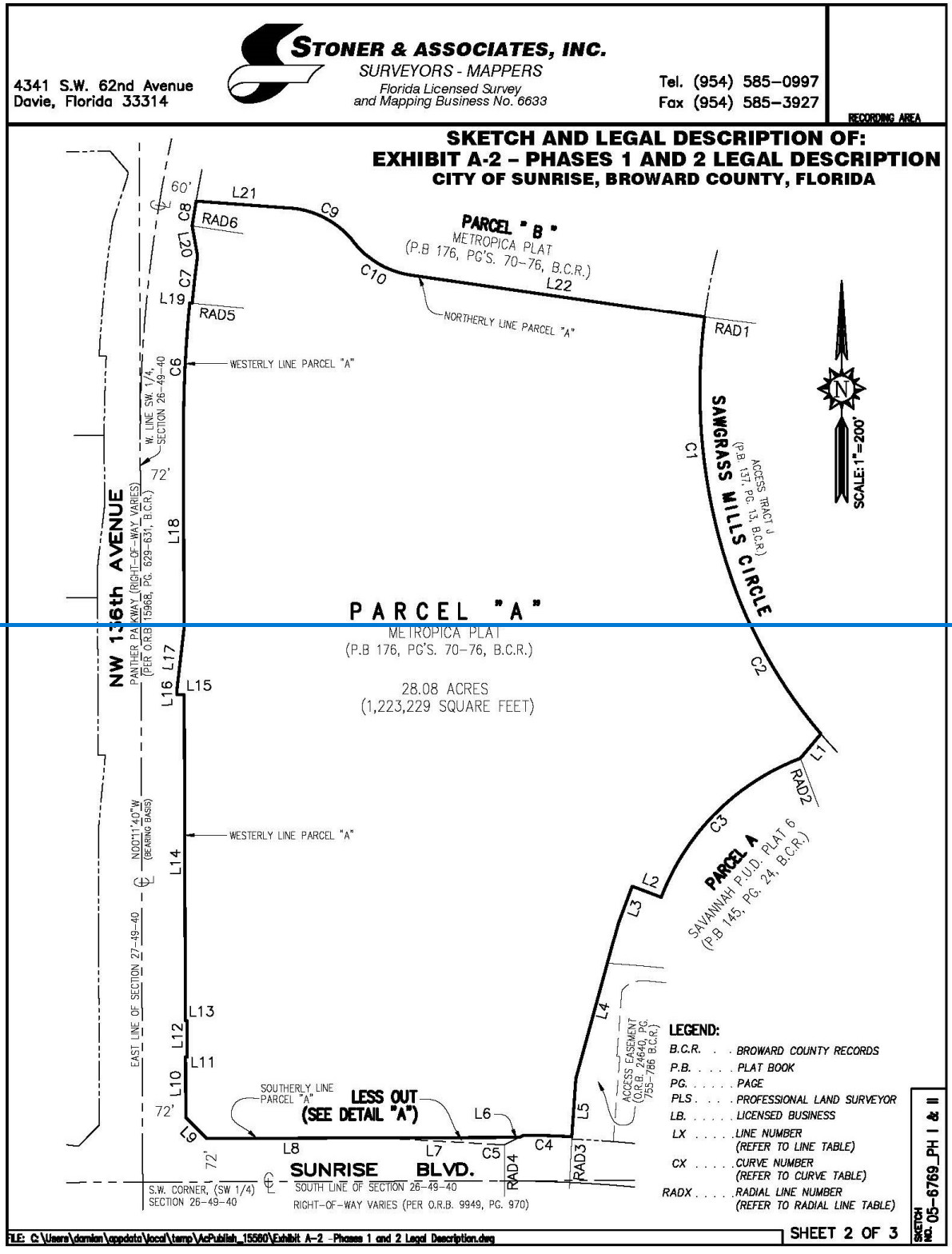
SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

SHEET 1 OF 3

SKETCH NO. 05-6769_PH I & II


STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
Florida Licensed Survey and Mapping Business No. 6633
4341 S.W. 62nd Avenue
Davie, Florida 33314
Tel. (954) 585-0997
Fax (954) 585-3927
RECORDING AREA
SKETCH AND LEGAL DESCRIPTION OF:
EXHIBIT A-2 – PHASES 1 AND 2 LEGAL DESCRIPTION
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA
PARCEL "A"
METROPICA PLAT
(P.B 176, PG'S. 70-76, B.C.R.)
28.08 ACRES
(1,223,229 SQUARE FEET)
PARCEL "B"
METROPICA PLAT
(P.B 176, PG'S. 70-76, B.C.R.)
NW 136th AVENUE
PANTHER PARKWAY (RIGHT-OF-WAY VARIES)
(PER O.R.B. 15968, PG. 629-631, B.C.R.)
SAWGRASS MILLS CIRCLE
ACCESS TRACT J
(P.B. 137, PG. 13, B.C.R.)
PARCEL A
SAVANNAH P.U.D. PLAT 6
(P.B 145, PG. 24, B.C.R.)
NORTHERLY LINE PARCEL "A"
WESTERLY LINE PARCEL "A"
SOUTHERLY LINE PARCEL "A"
LESS OUT (SEE DETAIL "A")
ACCESS EASEMENT (O.R.B. 24640, PG. 755-766 B.C.R.)
W. LINE SW 1/4 SECTION 26-49-40
EAST LINE OF SECTION 27-49-40
N00°11'40"W (BEARING BASIS)
S.W. CORNER, (SW 1/4) SECTION 26-49-40
SUNRISE BLVD.
SOUTH LINE OF SECTION 26-49-40
RIGHT-OF-WAY VARIES (PER O.R.B. 9949, PG. 970)
SCALE: 1"=200'
LEGEND:
B.C.R. . . BROWARD COUNTY RECORDS
P.B. . . . . PLAT BOOK
PG. . . . . PAGE
PLS . . . PROFESSIONAL LAND SURVEYOR
LB. . . . . LICENSED BUSINESS
LX . . . . . LINE NUMBER (REFER TO LINE TABLE)
CX . . . . . CURVE NUMBER (REFER TO CURVE TABLE)
RADX . . . . RADIAL LINE NUMBER (REFER TO RADIAL LINE TABLE)
SKETCH NO. 05-6769_PH I & II
FILE: C:\Users\damian\appdata\local\temp\AcPublish_15560\Exhibit A-2 -Phases 1 and 2 Legal Description.dwg
SHEET 2 OF 3

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

STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
Florida Licensed Survey and Mapping Business No. 6633

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Fax (954) 585-3927

RECORDING AREA

SKETCH AND LEGAL DESCRIPTION OF:
EXHIBIT A-2 – PHASES 1 AND 2 LEGAL DESCRIPTION
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LINE TABLE

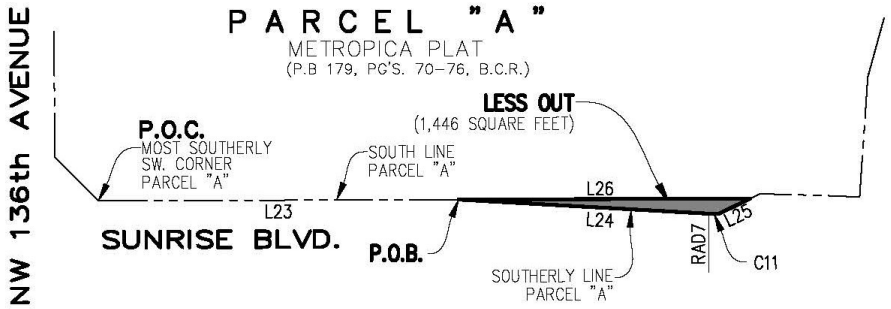
LINE	BEARING	DISTANCE
L1	S.40°05'11"W.	53.01'
L2	N.69°07'10"W.	51.70'
L3	S.20°25'46"W.	65.52'
L4	S.15°20'42"W.	268.86'
L5	S.03°55'49"W.	96.00'
L6	S.64°00'20"W.	36.00'
L7	N.86°45'40"W.	200.36'
L8	S.89°48'19"W.	288.00'
L9	N.45°05'51"W.	49.58'
L10	N.00°11'40"W.	100.00'
L11	N.89°48'20"E.	3.00'
L12	N.00°11'40"W.	60.00'
L13	S.89°48'20"W.	3.00'
L14	N.00°11'40"W.	542.89'
L15	S.89°48'20"W.	12.00'
L16	N.00°11'40"W.	10.09'
L17	N.06°38'56"E.	100.72'
L18	N.00°11'40"W.	316.80'
~~L19~~	~~S.85°43'49"E.~~	~~4.00'~~
L20	N.10°17'15"W.	50.64'
L21	S.85°43'49"E.	156.46'
L22	S.81°47'15"E.	493.96'
L23	N.89°48'19"E.	288.00'
L24	S.86°45'40"E.	200.36'
L25	N.64°00'20"E.	27.60'
L26	S.89°48'19"W.	232.91'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	26°25'04"	955.00'	440.33'
C2	21°30'40"	805.00'	302.23'
C3	48°26'28"	399.19'	337.50'
C4	1°56'10"	2367.83'	80.01'
C5	0°11'47"	2351.83'	8.06'
C6	5°43'21"	2278.00'	227.52'
C7	1°59'54"	2274.00'	79.31'
C8	1°02'37"	2290.00'	41.71'
C9	47°18'01"	150.00'	123.83'
C10	43°21'27"	150.00'	113.51'
C11	00°11'47"	2351.83	8.06'

RADIAL LINE TABLE

LINE	BEARING	
RAD1	N.82°38'15"W.	RADIAL
RAD2	N.20°40'42"W.	RADIAL
~~RAD3~~	~~N.82°43'14"E.~~	~~RADIAL~~
RAD4	N.00°00'05"E.	RADIAL
RAD5	N.84°28'13"W.	RADIAL
RAD6	N.81°15'56"W.	RADIAL
RAD7	N.00°11'41"W.	RADIAL



SKETCH NO. 05-6769_PH I & II

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SHEET 3 OF 3

~~EXHIBIT A-3~~
~~SKETCH AND LEGAL DESCRIPTION – PHASES 3 AND 4~~

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STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
Florida Licensed Survey and Mapping Business No. 6633

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Fax (954) 585–3927

SKETCH AND LEGAL DESCRIPTION OF:
PHASE 3 AND 4
"METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

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

TOGETHER WITH:

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

BEGIN AT THE EASTERNMOST, SOUTHEASTERLY CORNER OF PARCEL "C", OF SAID METROPICA PLAT, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N48°34'05"W;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 08°45'36" AND A RADIUS OF 955.00 FEET FOR AN ARC DISTANCE OF 146.01 FEET TO A COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05°20'54" AND A RADIUS OF 1,865.00 FEET FOR AN ARC DISTANCE OF 174.09 FEET TO A POINT ON A NON-TANGENT LINE, LAST MENTIONED 2 COURSE BEING COINCIDENT WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAWGRASS MILLS CIRCLE;

THENCE N35°43'19"W, A DISTANCE OF 26.58 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°40'53", AND A RADIUS OF 391.00 FEET, FOR AN ARC DISTANCE OF 31.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE, THROUGH SAID POINT, HAVING A BEARING OF S.00°19'17"E.;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT HAVING A CENTRAL ANGLE OF 35°49'44", AND A RADIUS OF 50.00 FEET, FOR AN ARC DISTANCE OF 31.27 FEET TO A POINT OF TANGENCY;

THENCE N54°29'37"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 42.87 FEET; TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 04°09'14" AND A RADIUS OF 200.00 FEET FOR AN ARC DISTANCE OF 14.50 FEET TO A POINT OF TANGENCY;

THENCE N50°20'24"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 261.56 FEET; TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 04°09'17" AND A RADIUS OF 202.00 FEET FOR AN ARC DISTANCE OF 14.65 FEET TO A POINT OF TANGENCY;

THENCE N54°29'37"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 77.44 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 65°40'03" AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 57.31 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S45°20'54"W, A DISTANCE OF 24.33 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S48°38'14"W;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°50'32" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 114.37 FEET TO A POINT OF TANGENCY;

THENCE N19°31'14"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 48.83 FEET; TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

CERTIFICATE:
THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

DATE: Jan 04, 2019

Richard G. Crawford, Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 – STATE OF FLORIDA

REVISIONS	DATE	BY

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
1/4/19	DRL	RGC	N/A

FILE: C:\Users\damian\appdata\local\temp\AcPublish_13504\Phase 3 & 4.dwg

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

SHEET 1 OF 4

SKETCH NO. 05-6769_PH_3 & 4

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

STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
Florida Licensed Survey and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

SKETCH AND LEGAL DESCRIPTION OF: PHASE 3 AND 4 "METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.) CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: (CONTINUED)

THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 09°51'17" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 51.60 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°59'31" AND A RADIUS OF 395.00 FEET FOR AN ARC DISTANCE OF 192.98 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°26'56" AND A RADIUS OF 411.00 FEET FOR AN ARC DISTANCE OF 39.09 FEET TO A POINT OF TANGENCY;

THENCE N43°06'24"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 12.41 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N43°06'24"W; SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NW 136TH AVENUE;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°32'22" AND A RADIUS OF 2,278.00 FEET FOR AN ARC DISTANCE OF 260.00 FEET TO A POINT A POINT ON A NON-TANGENT LINE;

THENCE S46°15'35"W, A DISTANCE OF 96.90 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N52°03'31"W;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°01'23" AND A RADIUS OF 2,290.00 FEET FOR AN ARC DISTANCE OF 320.67 FEET TO A POINT TO A POINT ON A NON-TANGENT LINE, LAST MENTIONED 3 COURSES BEING COINCIDENT WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NW 136TH AVENUE AND THE NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL "C";

~~THENCE S43°53'58"E, A DISTANCE OF 56.87 FEET;~~

THENCE S62°06'52"E, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GREEN TOAD ROAD AND THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL "C", A DISTANCE OF 848.35 FEET;

THENCE N79°39'32"E, A DISTANCE OF 43.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 21.75 ACRES OR (947,223 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.

2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

3. THE BEARINGS SHOWN HEREON ARE BASED ON N.89°48'19"E., ALONG THE SOUTH LINE OF PARCEL "A", METROPICA PLAT, RECORDED IN PLAT BOOK 179, PAGE 70 THRU 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).

5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.

6. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

7. SEE SHEETS 3 AND 4 OF 4 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

SKETCH NO. 05-6769_PH_3 & 4

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SHEET 2 OF 4

STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
Florida Licensed Survey and Mapping Business No. 6633

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

Tel. (954) 585-0997
Fax (954) 585-3927

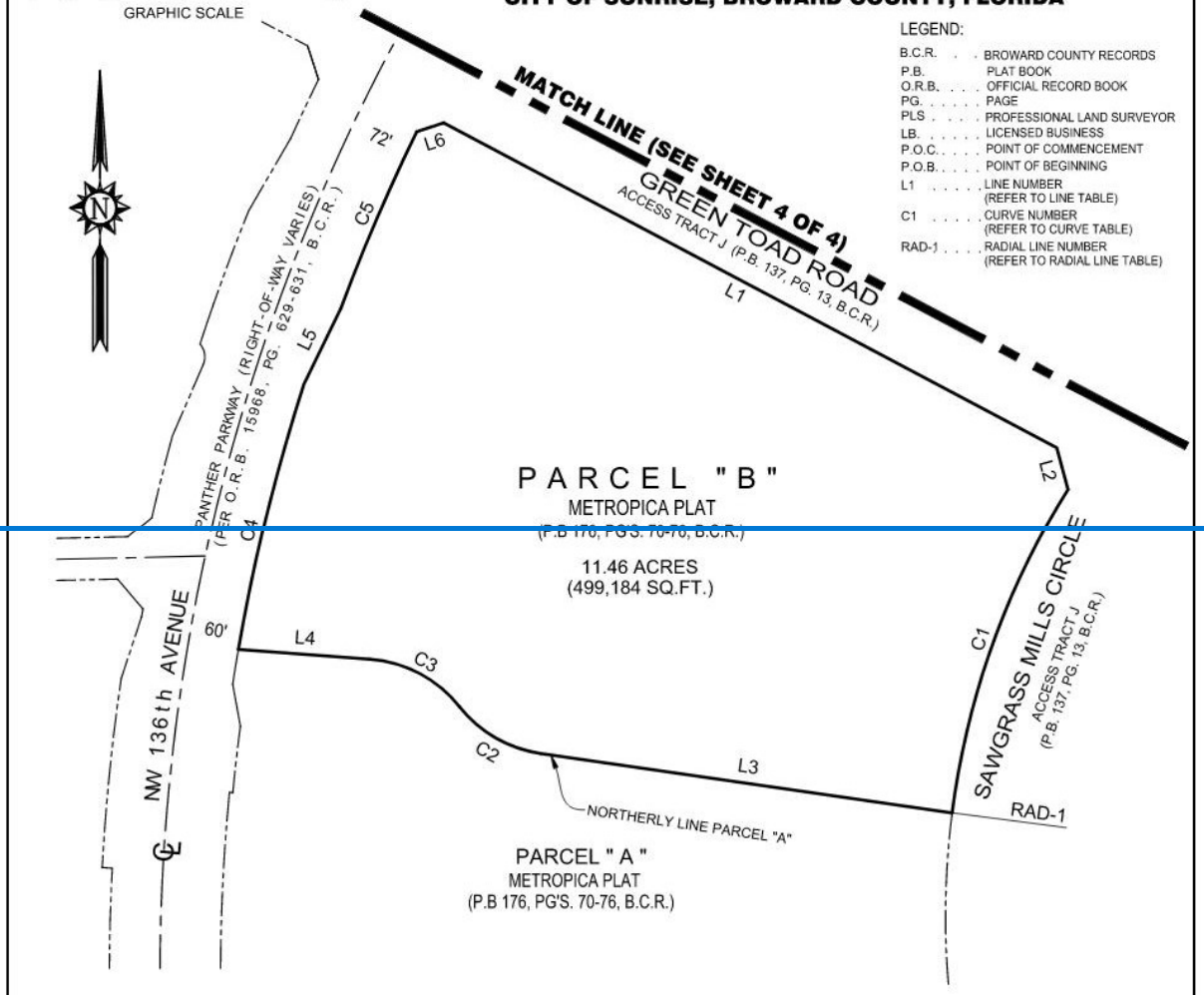
SCALE: 1" = 180'

0 20 40 80 160
GRAPHIC SCALE

SKETCH AND LEGAL DESCRIPTION OF:
PHASE 3 AND 4
"METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
PLS	PROFESSIONAL LAND SURVEYOR
LB.	LICENSED BUSINESS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
L1	LINE NUMBER (REFER TO LINE TABLE)
C1	CURVE NUMBER (REFER TO CURVE TABLE)
RAD-1	RADIAL LINE NUMBER (REFER TO RADIAL LINE TABLE)



PARCEL "B" LINE TABLE		
LINE	BEARING	DISTANCE
L1	S.62°06'52"E.	823.42'
L2	S.15°01'56"E.	51.26'
L3	N.81°47'15"W.	493.96'
L4	S.85°43'49"E.	156.46'
L5	N.25°58'37"E.	100.98'
L6	N.71°52'08"E.	33.65'

PARCELS "A" AND "B" CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C1	24°41'20"	955.00'	411.51'
C2	43°21'27"	150.00'	113.51'
C3	47°18'01"	150.00'	123.83'
C4	08°07'05"	2290.00'	324.46'
C5	05°43'58"	2278.00'	227.93'

PARCEL "B" RADIAL TABLE		
LINE	BEARING	
RAD-1	N.82°38'15"W.	RADIAL

NOTE:
SEE SHEETS 1 AND 2 OF 5 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.

SKETCH NO: 05-6769_PH_3 & 4

FILE: C:\Users\damian\appdata\local\temp\AcPublish_13504\Phase 3 & 4.dwg

SHEET 3 OF 4

4341 S.W. 62nd Avenue
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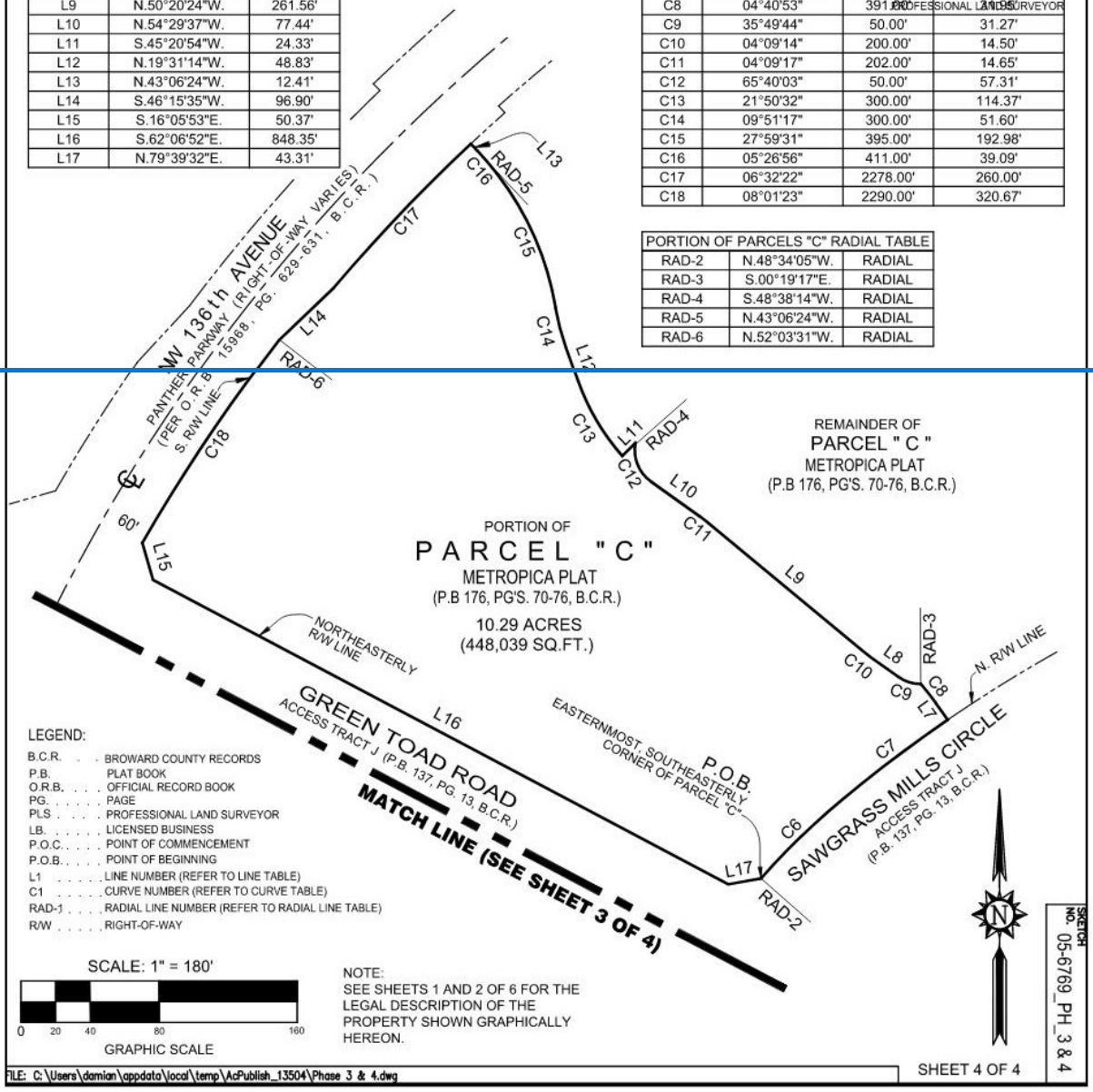
SKETCH AND LEGAL DESCRIPTION OF:
PHASE 3 AND 4
"METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

PORTION OF PARCELS "C" LINE TABLE		
LINE	BEARING	DISTANCE
L7	N.35°43'19"W.	26.58'
L8	N.54°29'37"W.	42.87'
L9	N.50°20'24"W.	261.56'
L10	N.54°29'37"W.	77.44'
L11	S.45°20'54"W.	24.33'
L12	N.19°31'14"W.	48.83'
L13	N.43°06'24"W.	12.41'
L14	S.46°15'35"W.	96.90'
L15	S.16°05'53"E.	50.37'
L16	S.62°06'52"E.	848.35'
L17	N.79°39'32"E.	43.31'

PORTION OF PARCELS "C" CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C6	08°45'36"	955.00'	146.01'
C7	05°20'54"	1865.00'	174.09'
C8	04°40'53"	391.00'	31.95'
C9	35°49'44"	50.00'	31.27'
C10	04°09'14"	200.00'	14.50'
C11	04°09'17"	202.00'	14.65'
C12	65°40'03"	50.00'	57.31'
C13	21°50'32"	300.00'	114.37'
C14	09°51'17"	300.00'	51.60'
C15	27°59'31"	395.00'	192.98'
C16	05°26'56"	411.00'	39.09'
C17	06°32'22"	2278.00'	260.00'
C18	08°01'23"	2290.00'	320.67'

PORTION OF PARCELS "C" RADIAL TABLE		
RAD-2	N.48°34'05"W.	RADIAL
RAD-3	S.00°19'17"E.	RADIAL
RAD-4	S.48°38'14"W.	RADIAL
RAD-5	N.43°06'24"W.	RADIAL
RAD-6	N.52°03'31"W.	RADIAL



LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
PLS	PROFESSIONAL LAND SURVEYOR
LB.	LICENSED BUSINESS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
L1	LINE NUMBER (REFER TO LINE TABLE)
C1	CURVE NUMBER (REFER TO CURVE TABLE)
RAD-1	RADIAL LINE NUMBER (REFER TO RADIAL LINE TABLE)
R/W	RIGHT-OF-WAY

SCALE: 1" = 180'

0 20 40 80 160
GRAPHIC SCALE

NOTE:
SEE SHEETS 1 AND 2 OF 6 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.

SKETCH NO. 05-6769_PH_3 & 4

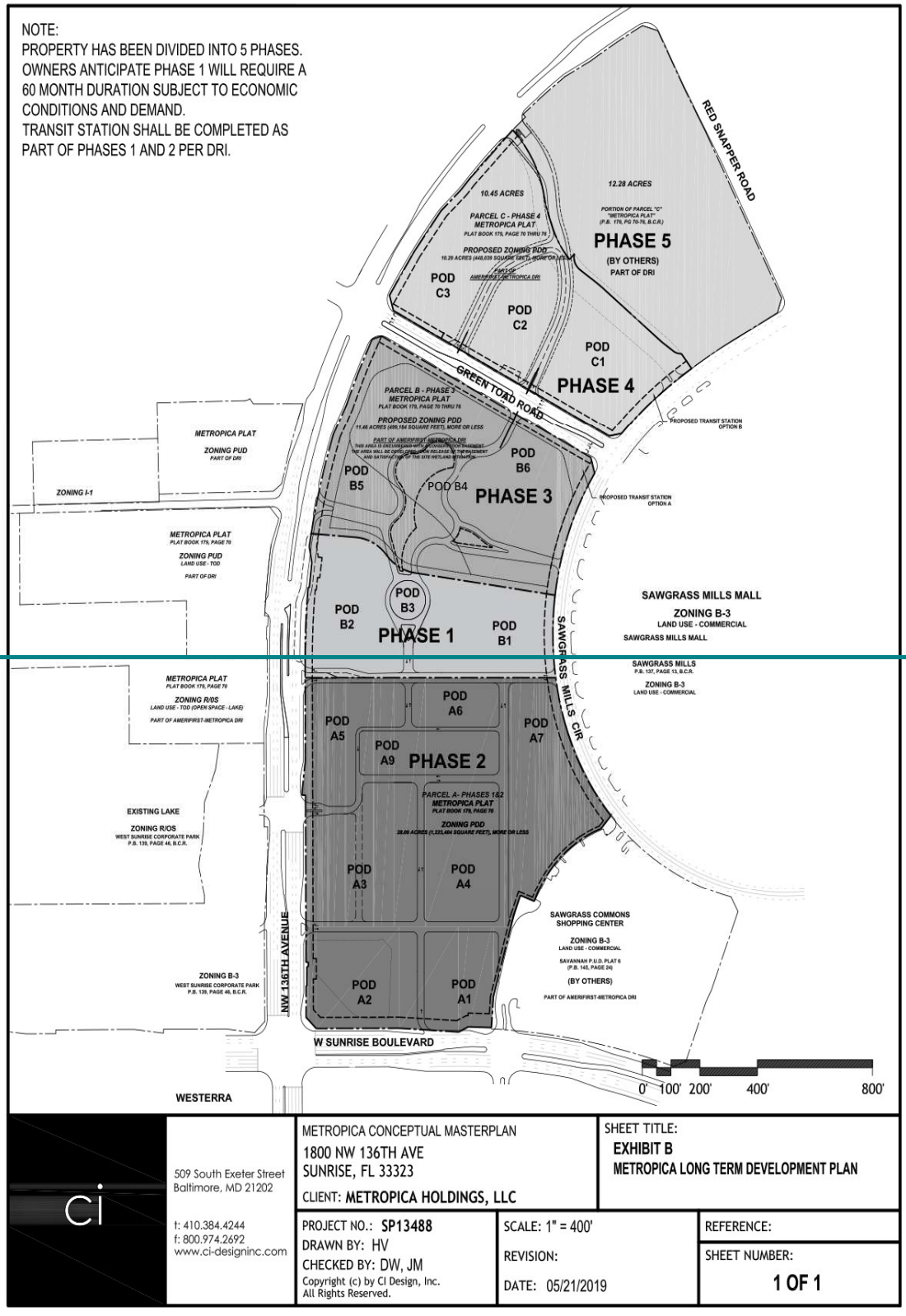
SHEET 4 OF 4

FILE: C:\Users\damian\appdata\local\temp\AcPublish_13504\Phase 3 & 4.dwg

~~EX~~EXHIBIT B
METROPICA LONG TERM DEVELOPMENT PLAN

NOTE:
PROPERTY HAS BEEN DIVIDED INTO DEVELOPMENT PODS.
RED SNAPPER ROAD
POD C
GREEN TOAD ROAD
POD B7
POD B6
POD B5
POD B4
POD B3
POD B2
POD B1
SAWGRASS MILLS MALL
ZONING B-3
LAND USE - COMMERCIAL
SAWGRASS MILLS CIR
INFRASTRUCTURE
POD A6
POD A7
POD A8
POD A5
POD A3
POD A4
POD A1
POD A2
NW 136TH AVENUE
W SUNRISE BOULEVARD
WESTERRA
0 100' 200' 400' 800'

NOTE:
PROPERTY HAS BEEN DIVIDED INTO 5 PHASES.
OWNERS ANTICIPATE PHASE 1 WILL REQUIRE A 60 MONTH DURATION SUBJECT TO ECONOMIC CONDITIONS AND DEMAND.
TRANSIT STATION SHALL BE COMPLETED AS PART OF PHASES 1 AND 2 PER DRI.
RED SNAPPER ROAD
10.45 ACRES
12.28 ACRES
PHASE 5
(BY OTHERS)
PART OF DRI
PHASE 4
POD C
GREEN TOAD ROAD
POD B7
POD B6
PHASE 3
PROPOSED TRANSIT STATION OPTION B
PROPOSED TRANSIT STATION OPTION A
POD B5
POD B4
POD B3
POD B2
PHASE 1
POD B1
SAWGRASS MILLS MALL
ZONING B-3
LAND USE - COMMERCIAL
SAWGRASS MILLS CIR
POD A6
POD A7
POD A8
PHASE 2
POD A5
POD A3
POD A4
POD A1
POD A2
NW 136TH AVENUE
W SUNRISE BOULEVARD
WESTERRA
0' 100' 200' 400' 800'


NOTE:
PROPERTY HAS BEEN DIVIDED INTO 5 PHASES.
OWNERS ANTICIPATE PHASE 1 WILL REQUIRE A 60 MONTH DURATION SUBJECT TO ECONOMIC CONDITIONS AND DEMAND.
TRANSIT STATION SHALL BE COMPLETED AS PART OF PHASES 1 AND 2 PER DRI.
RED SNAPPER ROAD
10.45 ACRES
12.28 ACRES
PARCEL C - PHASE 4 METROPICA PLAT
PLAT BOOK 179, PAGE 70 THRU 76
PROPOSED ZONING PDD
PHASE 5
(BY OTHERS)
PART OF DRI
POD C3
POD C2
POD C1
PHASE 4
GREEN TOAD ROAD
PARCEL B - PHASE 3 METROPICA PLAT
PLAT BOOK 179, PAGE 70 THRU 76
PROPOSED ZONING PDD
PROPOSED TRANSIT STATION OPTION B
METROPICA PLAT
ZONING PUD
PART OF DRI
POD B5
POD B4
POD B6
PHASE 3
ZONING I-1
PROPOSED TRANSIT STATION OPTION A
METROPICA PLAT
PLAT BOOK 179, PAGE 70
ZONING PUD
LAND USE - TOD
PART OF DRI
POD B3
POD B2
PHASE 1
POD B1
SAWGRASS MILLS MALL
ZONING B-3
LAND USE - COMMERCIAL
SAWGRASS MILLS MALL
SAWGRASS MILLS CIR
SAWGRASS MILLS
P.B. 137, PAGE 13, B.C.R.
ZONING B-3
LAND USE - COMMERCIAL
METROPICA PLAT
PLAT BOOK 179, PAGE 70
ZONING R/OS
LAND USE - TOD (OPEN SPACE - LAKE)
PART OF AMERIFIRST-METROPICA DRI
POD A6
POD A5
POD A7
POD A9
PHASE 2
PARCEL A- PHASES 1&2 METROPICA PLAT
PLAT BOOK 179, PAGE 70
ZONING PDD
EXISTING LAKE
ZONING R/OS
WEST SUNRISE CORPORATE PARK
P.B. 139, PAGE 46, B.C.R.
POD A3
POD A4
SAWGRASS COMMONS SHOPPING CENTER
ZONING B-3
LAND USE - COMMERCIAL
SAVANNAH P.U.D. PLAT 6
(P.B. 145, PAGE 24)
(BY OTHERS)
PART OF AMERIFIRST-METROPICA DRI
NW 136TH AVENUE
ZONING B-3
WEST SUNRISE CORPORATE PARK
P.B. 139, PAGE 46, B.C.R.
POD A2
POD A1
W SUNRISE BOULEVARD
WESTERRA
0' 100' 200' 400' 800'
Ci
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METROPICA CONCEPTUAL MASTERPLAN
1800 NW 136TH AVE
SUNRISE, FL 33323
CLIENT: METROPICA HOLDINGS, LLC
SHEET TITLE:
EXHIBIT B
METROPICA LONG TERM DEVELOPMENT PLAN
PROJECT NO.: SP13488
DRAWN BY: HV
CHECKED BY: DW, JM
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SCALE: 1" = 400'
REVISION:
DATE: 05/21/2019
REFERENCE:
SHEET NUMBER:
1 OF 1

EXHIBIT C
METROPICA MASTER PLAN DESIGN REGULATIONS AND INTERIM DESIGN REGULATIONS

This Exhibit C to the Development Agreement for Metropica establishes the Design Regulations for the Metropica Master Plan ("Design Regulations").

Situated in the heart of thriving Western Broward County, Florida, METROPICA is a mixed-use transit-oriented development project that is positioned to become the new "urban core" of the City of Sunrise, Florida. Employing principles of "smart growth," the project pays particular attention to creating a vibrant community and neighborhood. The development has been conceived as a unique, up-scale experience that will appeal to professionals and residents alike who are looking for an "urban" flavor in an otherwise, suburban landscape ("Project").

METROPICA is based on "human modernism," a philosophy that strives to create new cities as "places" that are reflective of their time. The development and its all-encompassing atmosphere strive to bring the best that a vibrant city has to offer to Western Broward County by creating an environment that combines natural beauty Lush, tropical landscaping –complemented by lively, urban plazas will provide the setting for a healthy, robust lifestyle. Taking a morning jog through a green oasis, having an informal afternoon meeting in the outdoors, shopping along elegant commercial streets, or setting out on an evening stroll, are all possibilities that will be available to the people who choose to take part in the METROPICA experience.

METROPICA is a carefully considered master plan which integrates commercial, residential, hospitality and office seamlessly, ensuring that visitors and residents have a sense of belonging to something unique and special. It will redefine the way people live, shop and work. The distinctive vision of the developers will transform the place into a vibrant destination and innovative neighborhood.

METROPICA will be the benchmark for modern and thriving communities in the United States.

It is acknowledged and agreed that based upon the City's: (i) site constraints; (ii) the goals, objectives and policies contained in the TOD portion of the Land Use Plan; (iii) the requirements and provisions contained in Chapter 16 of the Code; and (iv) the Owners' intent to develop the Project consistently with the Master Site Plan, it is necessary and important to establish zoning, parking, landscaping, utilities and energy conservation measures and regulations specific to the Project.

Unless specifically defined in these Design Regulations, all capitalized terms shall have the same meaning as such terms are defined in the "Development Agreement for Metropica" to be recorded in Broward County's Public Records and which these Regulations are a part thereof.

~~The Owner intends to develop the Project in separate phases. Phase 2 will be further developed in subphases. The initial subphase will allow for interim surface parking areas on Pods A, B and C and Pods A1, A2, and A7. The subsequent and final subphase will replace the interim parking areas with development in accordance with the approved the masterplan, and will commence within 3 years of the issuance of the first Certificate of Occupancy for the first principal structure within each phase where Developer has utilized the interim surface parking standards established herein Phase 2.~~

1. **Setbacks***.
   A. The Project shall comply with the setbacks described herein and as identified on Exhibit B Metropica Long Term Development Plan.

Pod	NW 136th Ave	Sunrise Blvd	Sawgrass Mills Circle	~~Primary (East / West)~~Metropica Blvd	Secondary Streets (Internal) (measured to CDD right of way)	Abutting Pod	North Property Line @ City Parcel~~Adjoining Tract~~	Southeast Property Line (@ Sawgrass Commons)~~Adjacent East Parcel Access Easement~~	Green Toad Road
A1	~~N/A~~25	30	N/A	N/A	50	N/A	5N/A	5N/A	N/A
A2	~~25~~N/A	30	N/A	N/A	50	**N/A**	~~N/A~~5N/A	~~N/A~~5	N/A
A3	25	N/A	N/A	N/A	50	N/A	N/A	N/A	N/A
A4	N/A	N/A	~~30~~N/A	N/A	50	0	~~N/A~~5N/A	~~N/A~~5	N/A
A5	~~25~~N/A	N/A	~~N/A~~30	~~0~~N/A	~~0~~5	0	~~N/A~~5N/A	~~N/A~~10	N/A
A6	~~N/A~~25	N/A	N/A	0	~~0~~5	N/A	N/A	N/A	N/A
A7	N/A	N/A	**N/A~~30~~**	0	~~0~~5	**0**	~~5~~N/A	~~5~~N/A	N/A
A8	N/A	N/A	30	0	50	**0**	**N/A**	**N/A**	N/A
~~A~~	~~N/A~~	~~N/A~~	~~N/A~~	~~N/A~~	~~0~~		~~N/A~~	~~N/A~~	~~N/A~~
B1	N/A	N/A	30	0	0	0	N/A~~0~~	N/A	N/A
B2	25	N/A	N/A	0	50	**N/A**	**N/A~~0~~**	N/A	N/A

B3	N/A	N/A	N/A	N/A	N/A~~0~~	~~N/A~~	~~N/A0~~	N/A	N/A
B4	N/A	N/A	~~N/A~~30	N/A	50	0	~~N/A~~N/A~~0~~	N/A	N/A
B5	~~25~~N/A	N/A	N/A	N/A	50	0	N/A	N/A	~~20~~N/A~~0~~
B6	N/A	N/A	30	N/A	50	N/A	N/A	N/A	20
B7	25	N/A	~~N/A30~~	N/A	50	~~N/A~~	~~N/A15~~	N/A	20
C1	~~N/A~~25	N/A	30	N/A	N/A~~0~~	N/A	15	N/A	20
~~C~~	~~N/A~~	~~N/A~~	~~N/A~~	~~N/A~~	~~0~~		~~15~~	~~N/A~~	~~20~~
~~C~~	~~25~~	~~N/A~~	~~N/A~~	~~N/A~~	~~0~~		~~15~~	~~N/A~~	~~20~~

* Architectural building façade ~~features (i.e., awnings, canopies, entrance features, etc.)~~ shall be permitted to encroach no more than 10 feet into setbacks and not within 3 feet of any curb line.

B. Owners are responsible for coordinating any utility conflicts resulting from architectural encroachments with the applicable utility companies.

2. ~~Maximum~~ **Building Height**. Maximum building height shall be measured from the highest point of surrounding sidewalk to the top of roof slab. Allowable projections above roof slabs include: mechanical rooms; elevator overrun & equipment room; access stairs; parapets; cantilevers, projections, corner tower features and finial decorative elements forty feet or less above roof. Minimum height shall be measured to the top of parapet.

The ~~maximum~~ building heights shall be designed according to the following matrix:

Pod	Minimum (Ft)				Maximum ~~Height (Ft)~~	
	Residential	Office	Hotel	Commercial ~~Retail~~	Feet	Stories
A1	115	115	115	*	~~130~~165	15
A2	100	90	90	*	~~170~~165	15
A3	100	90	90	*	~~130~~165	15
A4	100	90	90	0	~~130~~165	15
A5	100	90	90	*	~~150~~165	15
A6	100	90	90	*	~~150~~165	15
A7	100	90	90	0	~~130~~165	15
A8	100	90	90	*	165	15
B1	140	90	90	*	300	30
B2	140	90	90	*	300	30

B3*	N/A – Green Space					
B4	140	90	90	*	~~N/A~~300	30
B5*	N/A – Green Space					
B6	140	90	90	*	300	30
B7	140	90	90	*	300	30
C1	100	90	90	*	~~150~~300 200	20

~~Pod~~	~~Max. Height (feet)~~
~~A1, A3, A4, A7~~	~~130~~
~~A2, C3~~	~~170~~
~~A5, A6, C1, C2~~	~~150~~
~~A9~~	~~100~~
~~B1, B2, B5, B6~~	~~300~~

* ~~Pod A8 Reserved~~. ~~Pods B3 & B4~~ B5 ~~Open Space.~~When commercial / retail is integrated into a mixed-use building, the overall building height shall comply with ~~with~~ the minimum height requirements of the other uses.

3. **Open Space**. The Project shall include a minimum of fifteen (15) percent of the total project area as common open space consistent with the requirements of the PDD zoning district. The open space shall be usable by residents, visitors and/or persons employed in the PDD and may include public plazas, landscape areas, outdoor seating areas (except restaurant outdoor seating areas), rooftop gardens, recreation areas and courtyards. Upon written request, the City Manager or his/her designee may authorize the relocation, alteration, and/or dimensional modification of Open Space areas within the Project so long as (1) the relocation, alteration, and/or dimensional modification is not a reduction from the approved masterplan, and (2) the proposed change is limited to the interior areas of the masterplan.

4. **Parking Regulations**.

A. Shared Parking:~~POD A: Required Commercial/Mixed-Use Parking Ratio.~~ See Shared Parking Analysis Methodology ~~for Pod A~~ within Attachment 1 to Design Regulations. A

~~B. POD B: Required Commercial / Mixed-Use~~Residential Parking Ratio. ~~See Shared Parking Analysis Methodology for Pod B within Attachment 1 to Design Regulations.~~ Any discrepancies between this section and Shared parking Analysis, will follow Shared Parking Analysis Exhibit.

1. ~~1.~~ POD B1: Parking ratio, including visitor parking, shall be 1.8 spaces per unit minimum. ~~with the exception of the second residential high-rise building within Pod B to apply for site plan approval ("Tower 2"). . .~~
2. ~~2.~~ Excess parking spaces over those spaces dedicated for resident use may be offered by the Owners for purchase by unit owners. Required visitor parking spaces may not be offered for purchase.
3. 2~~3.~~ For commercial uses within residential buildings, the Owners shall provide parking pursuant to commercial use requirements within a 1,000 feet radius of the residential building.
4. 3~~4.~~ Each site plan submission shall demonstrate sufficient parking is available to accommodate the uses proposed, consistent with the standards described herein and as set forth in the Shared Parking Analysis.

~~5~~45~~.~~. ~~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):~~

~~i. 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.~~

~~ii. 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.~~

~~iii. The Developer will incorporate an on-demand ride-sharing service such as "Freebee" for residents.~~

~~iv. The Developer will incorporate a bicycle rental program between Tower 1 and Tower 2 within Pod B for residents in accordance with City ordinance.~~

Designate a staging area for car-sharing, taxi, and/or Uber/Lyft services.

~~v.~~ 65~~6~~. 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 for the cost of the mechanical lifts and will be released upon provision of an acceptable utilization study or the construction of lifts, limited to condominiums.

~~C. POD C: Required Commercial/Mixed-Use Parking Ratio. See Shared Parking Analysis Methodology for Pod C within Attachment 1 to Design Regulations.~~

B~~D~~. Specialty Parking Spaces.

1. Parallel and compact spaces shall be permitted to count toward the minimum number of parking spaces required. Compact spaces shall account for no more than 5% of the total required parking spaces per site plan and shall be limited to locations with structural constraints in structured parking garages. The location of compact spaces shall be subject to City approval with individual pod site plan development.~~.~~
2. No commercial vehicles shall be permitted to be parked within forty (40) feet of any street right-of-way unless screened from view.
3. Bicycle racks and storage facilities shall be provided consistent with the requirements of the City Code and the DRI.
4. Per DRI condition 3.7.1 (b) identification of rideshare drop-off and pick-up locations for Uber, Lyft and other rideshare service providers, including Freebee or any other on demand shuttle or rideshare service offered by the City. Parking spaces with EV charging stations will be strategically where they will be the most beneficial to the project. ~~, a minimum of two percent (2%) of the total parking spaces required for office and retail uses shall be reserved for HOV (carpool and van pool) vehicles~~ or in lieu of ~~HOV requirements, the Metropica developer(s) shall include electric vehicle parking spaces with charging capabilities.~~ .

C~~E~~. Parking Space Dimensions.

1. All required parking spaces in off-street surface parking areas and multilevel parking garages, except those listed in 4.C~~D~~.2 and 4.C~~D~~.3 below, shall be permitted to be nine (9) feet in width and eighteen (18) feet in length.

~~2.~~ Parallel parking spaces shall be permitted to be nine (9) feet in width and twenty-two (22) feet in length.

2.

3. Compact parking spaces shall be permitted to be eight feet six inches (8'-6") in width and sixteen (16) feet in length~~.~~ and shall be limited to locations with structural constraints in structured parking garages. The location of compact spaces shall be subject to City approval with individual pod site plan development.
4. Visitor parking spaces shall be a minimum of nine (9) feet in width and eighteen (18) feet in length.

~~F.~~D. Parking Lot Design Standards.

~~i.~~1. Due to the urban form and pedestrian-friendly characteristics desired for the Project, the Owners may employ a variety of curb and gutter types, including "curbless" street profiles, to meet the design objectives of the Project.

~~ii.~~2. Landscaping: See Section 15 of Design Regulations.

~~iii.~~3. Pedestrian circulation shall be provided from all parking lots and garages to the public way.

~~iv.~~4. Within parallel parking groups, a minimum of one (1) landscaping island per three (3)~~five (5)~~ parking spaces shall be provided.

~~v.~~5. Wheel stops shall be required at head-to-head parking spaces only.

~~G.~~E. Parking garages or structures.

1. *Height.* A parking garage or structure shall not exceed the maximum height limits described in Section 2 herein.
2. *Landscaping.* See landscaping requirements described in Section 15 herein.
3. Parking structures shall conform to the requirements of Article VII of the City Code as modified by these Design Regulations, with the exception of the requirements for parking space dimensions, wheel stops, landscape islands and curbing. Parking garages without wheel stops must provide alternative means of protection from vehicles for pedestrians and structures at the time of site plan application. ~~.~~

F. Interim Parking Areas. In each respective site plan application for any pod~~phase~~~~Phase 2 only~~, the Owners/Developer may~~shall~~ identify the location of interim parking areas ~~as authorized in Pods A1, A2, and A7 as shown on Exhibit "B" to the Development Agreement~~. ~~The Owners shall also clearly state in the respective site plan applications that each~~

1. ~~i~~Interim parking areas shall not exist for longer than 3 years from issuance of certificate of occupancy.

~~1.~~ Owner / Developer shall submit a parking exhibit showing current and future replacement of Interim Parking with permanent parking.

2. Owner / Developer shall submit a parking exhibit showing current and future replacement of Interim Parking with permanent parking.

~~1.~~3. Design Requirements

a. Landscaping islands shall be incorporated at the end of parking rows, shall each include a tree with irrigation, and shall subdivide grouping of parking spaces so that no uninterrupted grouping exceeds thirty (30)

spaces in a row. Light poles shall be incorporated into the landscaping islands as needed to meet the City Code's photometric requirements.

~~b.~~ A minimum of one (1) tree for each thirty (30) required parking spaces shall be provided in interim parking areas.

b.

~~c.~~ Where interim parking areas are proposed, landscape areas creating an entry way with a landscape entry feature including trees, shrubs, and irrigation shall be designed and constructed at entrances off NW 136 Avenue and~~and~~ Sunrise Boulevard and extend to the first primary internal street, on both sides, for pods with interim parking located adjacent to NW 136th Avenue or Sunrise Boulevard. Requirement must be complete prior to issuance of a certificate of occupancy for the building(s) which the interim parking serves.

c.

~~d. \Where interim parking areas are proposed landscaped areas shall be incorporated at project entrances a adjacent to Sunrise Boulevard, or NW 136th Avenueon Pods A1 or A2, and Sawgrass Mills Circle. Llandscaped areas shall be incorporated at project entrancesthe Sunrise Boulevard entrance between Sunrise Boulevard and the first primary internal street, including both sides of Metropica Way with pedestrian walkways.~~

d. Landscaping, irrigation, lighting, perimeter fencing, and environmental graphics at the perimeter of interim surface parking lots along Sunrise Boulevard, NW 136th Avenue, Green Toad Road and Sawgrass Mills Circle ~~perimeter roads Sunrise Boulevard and NW 136th Avenue~~ shall meet the full buildout design in accordance with the approved site plan. Such perimeter landscaping and other improvements shall be installed and constructed prior to issuance of the first Certificate of Occupancy within the respective pod~~Phase 2~~. Landscaped areas shall also include entry features, entrance icons, and perimeter sidewalks.

e. Where interim parking areas are proposed, the sidewalk shall be designed and constructed to a minimum of ten feet for any pod with interim parking. Requirement must be complete prior to issuance of a certificate of occupancy for the building(s) which the interim parking serves.

f. Screen fencing shall be provided at the perimeter of interim surface parking lots along Sunrise Boulevard and/or NW 136th Avenue ~~along Sunrise Boulevard and NW 136th Avenue~~. The fencing shall only be provided along Sunrise Boulevard and NW 136th Avenue. The design of

such fencing shall fully screen the interior parking area and incorporate decorative elements, but shall not include any mesh screening.

g. Interim Parking Areas may be used as staging areas to allow construction of other pod(s). Owner / Developer shall submit a parking plan to replace required parking for approval by Community Development.

~~f.~~

~~H.~~G. Temporary Offsite Parking~~Dis~~. The project may temporarily provide required parking spaces in parking locations outside of Pods A, B or C~~A1, A2, and A7~~, such as through agreements with adjacent or nearby property owners to allow for construction operations and temporary occupancy while Pods are developed-. Temporary Parking may be utilized when Owner/Developer cannot accommodate Interim Parking due to construction sequencing. The Owners shall request approval for temporary offsite parking in each respective site plan application ~~for Phase 2~~, with identification of the location and amount of offsite parking requested in compliance with City Code section 16-142.

1. No more than twenty-five (25%) percent of the total required parking spaces may be provided at off-site locations, excluding permanent resident parking.
2. Off-site parking may only be utilized to provide employee parking, unless otherwise authorized by the Community Development Department.
3. Shuttle service must be provided for off-site parking locations greater than one-quarter (1/4) mile from the Project~~, or a shuttle transportation time that does not exceed a (10) ten minute drive time~~.
4. Each site plan submission shall demonstrate the total number of parking spaces provided in on-site and off-site parking locations is sufficient to accommodate the proposed uses.
5. For site plans approved with Temporary Offsite Parking, a certificate of occupancy will only be issued for uses and intensities provided with onsite parking.
4.6. If temporary off-site parking is located within one~~less than a~~ quarter mile (1/4) from the destination site ~~parking~~, ~~provide~~ a safe pedestrian route must be provided from the temporary off-site parking to the destination project pedestrian entrance.

H~~I~~. Valet Parking ~~(Pod A)~~**.** ~~Pod A~~The P~~p~~roject may integrate valet parking for multiple users including, but not limited to, restaurants, offices, hotel and retail establishments, provided a valet parking permit is obtained in compliance with Section 16-153 of the City's Land Development Code.

1. No more than 10% of the total parking spaces provided ~~in Pod A~~ may be used for valet parking.
2. Prior to the issuance of certificate of occupancy, the Owners shall have an approved valet plan and study ~~consistent with Attachment 2 to these Design Regulations~~ identifying the location, operations and all other pertinent data relating to the proposed valet parking services. The Owners shall submit a preliminary valet study at the time of site plan approval. The valet plan may be modified from time to time to conform with future uses, subject to the approval of the Director of Community Development or designee.

~~K.~~I. Tandem Parking. Tandem parking shall be permitted within parking garages for residential or valet uses only.

1. Tandem parking shall not block any access aisles, accessible spaces, walkways or residential visitor parking.
2. Tandem parking spaces utilized by a valet parking service shall be identified on a valet parking plan to be submitted by the Owners for approval by the City at time of site plan application.

~~L.~~J. Loading / Service Zones**.**

1. The Owners will employ a variety of loading / service areas throughout the Project, including loading bays, on-street loading zones and shared trash / compactor bays.
2. Loading bays and trash bays may be shared between uses.
3. On-street loading shall be permissible in designated loading zones.
   i. Designated on-street loading zones shall have a minimum width of 9'-0" and a minimum length of forty (40) feet.
   ii. On-street loading zones shall be clearly marked with striping, paving patterns, bollards, signage or other forms of markings.
4. Residential buildings shall have internal loading and service areas.

K. Bus Shelters.

~~ii.~~ 1. Bus shelters and associated improvements shall be constructed in accordance with the City's standard bus shelter prototype design.

5. **Displays**. Shall be permissible within the Project including, but not limited to, exterior locations as designated by the Owners, subject to approval by the Community Development Department of the City of Sunrise. Displays shall not be visible from Sunrise Boulevard and NW 136th Avenue. Displays shall not contain "stock-in-trade merchandise." Displays may include ~~automobiles,~~ art exhibits, community exhibits, and

cultural exhibits. Required permits in compliance with the City Code of Ordinances must be obtained.

6. Minimum Sizes for Dwelling Units.

~~6.~~

Pod	Condos[b]				Apartments[c]			
	Studio	1BR	2BR	Each Addtl BR	Studio	1BR	2BR	Each Addtl BR
A1	550	600	900	150	550	600	900	150
A2	550	600	900	150	550	600	900	150
A3	550	600	900	150	550	600	900	150
A4	550	600	900	150	550	600	900	150
A5	550	600	900	150	550	600	900	150
A6	550	600	900	150	550	600	900	150
A7	550	600	900	150	550	600	900	150
A8	550	600	900	150	550	600	900	150
B1	550	625 avg / 600 min.	900 avg / 875 min	125	N/A	N/A	N/A	N/A
B2	450 [a] / 550	600 [a] / 600	750 [a] / 900	125 [a] / 150	450 [a] / 550	600 [a] / 600	750 [a] / 900	125 [a] / 150
B3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
B4	450 [a] / 550	600 [a] / 600	750 [a] / 900	125 [a] / 150	450 [a] / 550	600 [a] / 600	750 [a] / 900	125 [a] / 150
B5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
B6	450 [a] / 550	600 [a] / 600	750 [a] / 900	125 [a] / 150	450 [a] / 550	600 [a] / 600	750 [a] / 900	125 [a] / 150
B7	450 [a] / 550	600 [a] / 600	750 [a] / 900	125 [a] / 150	450 [a] / 550	600 [a] / 600	750 [a] / 900	125 [a] / 150
C1	550	600	900	150	550	600	900	150

[a] *If building is greater than minimum height for respective pod, then minimum unit size shall be the lower number shown.*

[b]* *Condominium Dwelling Units shall be defined as those dwelling units which are offered for sale as part of a condominium association. Condominium and apartment buildings shall have a minimum of 40% two-bedroom or larger units.*

[c]** *Apartment Dwelling Units shall be defined as those dwelling units which are offered as rental units.*

A. The Metropica Condominiums Tower One (Pod B1) will offer state of the art living, gathering and amenity facilities with unparalleled design style as curated by international and domestic design firms. The development objective is to offer the Western Broward market an alternative to the eastern seaboard geographic area of South Florida, adjacent to a world class shopping, office, and hotel destination by creating a unique amenity-rich lifestyle setting with multiple offering.

i. Conveniences: Dedicated gated parking with security systems, optional valet service, concierge type services, smart home adaptable technology with Wi-Fi and high speed internet capabilities throughout offering, optional "connected devices" for owners' convenience and energy management. Sustainable design including high efficiency appliances, systems, windows, and plumbing fixtures.

The Owners will also include a nature sensitive design, with preservation of wetlands and native species enhancing the homeowners' natural experience.

ii. Tower One (Pod B1) CCondominium Standards to be incorporated into the project: Metropica Development:

Imported dDesigner porcelain flooring, typically white or grey based for superior durability and maintenance free

a. Luxurious stainless steel Designer appliance package (Whirlpool Gold or equivalent):

1. Stainless Steel Ccounter-depth range with oven and cook top

2. Stainless steel oOver-the-range microwave with vent and turntable for even cooking

b. Designer Stainless Steel Eenergy efficient dishwasher with various wash settings

c. Imported, cCustom designed, high quality cabinetry in Kitchen

d. Imported cCustom designed high quality cabinetry in vanities

e. Designer plumbing fixtures in all bathrooms

f. Designer plumbing fixtures in all kitchens including convenient pull out multi-spray faucet

~~g. Stylish Designerstainless steel under- mount sink in all kitchens~~

~~iii. Tower One (Pod B1) Project Amenities to be incorporated into the Metropica Development:~~

~~a. Luxuriously equipped and furnished executive business center with meeting space~~
~~b. Spacious, professionally designed work out room with exercise equipment~~
~~c. Professionally designed resort style pool with expansive sun deck~~
~~d. Designer poolside lounge areas with spectacular views, sunshades, and modern furniture~~
~~e. Professionally designed interior game room~~
~~f. Spacious, professionally designed and furnished party room/club room~~
~~g. Open-air Sport courts for recreational uses~~
~~h. Centrally located open green space with interconnected walking, biking, and jogging paths and resident-friendly seating areas~~
~~i. Biking and walking paths in common areas~~
~~j. Architecturally designed interactive art features~~
~~k. Professionally managed building and amenities~~
~~l. 24 hour building security~~
~~m. 24 hour garage access security~~

~~Apartment Amenities~~

~~Clubhouse (Club room, Game Room, Kids Playroom)~~

~~Gym~~
~~Resort-style pPool~~
~~Bicycle Storage~~
~~Bicycle Racks~~
~~Fully- furnished Appliances, including washer and dryer~~
~~Fully- Furnisehed kitchens~~
~~Pet accommodations~~
~~Business Center~~

7. Commercial/Mixed-use Deviation Allowance.

A. With the exception of regulations pertaining to ~~Maximum~~ Building Height, ~~and~~ Building Setbacks and Unit Sizes, the Director of Community Development may, at his/her discretion, approve minor deviations from the Design Regulations as

may be requested by the Owners without formal amendment to these Design Regulations.

~~A.~~

B. The Director of Community Development, or his/her designee, shall have full discretion to approve architectural and/or façade modifications to a site plan for retail facilities only previously approved by the City Commission without reconsideration by the City Commission providing that the proposed changes are on internal streets or Metropica Boulevard and are consistent with the following standards:
   1. The maximum height of the façade does not increase to extend beyond 45 feet for one-story buildings and 65 feet for two-story buildings.
   2. Only high-quality, professionally-detailed materials will be permitted. Acceptable materials include, but are not limited to:
      a. wood: properly painted or stained
      b. glass: clear or lightly tinted, beveled or etched accent glass, etc.
      c. metal: brass, clear anodized aluminum, painted metal
      d. stone: marble, granite, slate, limestone
   3. Elements of storefront design which shall not be permitted include:
      a. "Strip retail" types of storefront design, which include basic extruded aluminum storefronts with a continuous horizontal mullion at knee height and one mullion dimension
      b. Continuous runs of storefront, which make the entire opening within the Tenant's façade look overly uniform and repetitive
      c. Horizontally-sliding automatic doors
      d. Large window signs hung directly behind the storefront windows, which block the view into the store or display area
      e. Any element, project more than 4" from the wall or storefront surface, which is less than 80" above the adjacent walking surface

The Director of Community Development has the full and complete authority to approve or deny requested elevation changes meeting the criteria listed above based on the consistency with the adjacent buildings and properties.

City Commission approval shall be required if the Director of Community Development, or his/her designee, determines that any proposed architectural elevation and/or façade change to a previously approved site plan on Sunrise Boulevard, 136th Avenue or Sawgrass Mills Circle is deemed to be significant or substantial, or any change that would result in an architectural downgrade from or inconsistency with a site plan or building elevation previously approved by the City Commission.

8. Building Design.

A. Building Facades. The Owners shall prepare an exterior building color palette to be included as part of each site plan submission. Bright or dark accent colors shall be permissible as part of a comprehensive, sophisticated color scheme and may be utilized in areas such as large wall surfaces, storefronts, signage, entrance icons and other architectural elements.

B. Service Doors. Service doors, garage doors, delivery doors or similar ~~doors~~ shall, ~~where possible,~~ be located so as not to be prominently visible from a ~~public right-of-way~~roadway. In locations adjacent to a ~~public right-of-~~roadway, pedestrian service doors~~, garage doors~~ or similar doors shall blend into the overall building façade or be adequately screened. For overhead service doors or similar, such doors and service areas shall be located within the envelope of the building.

9. Lighting. All off-street parking facilities, including the interim parking areas, shall be illuminated according to the standards contained herein. Open off-street parking facilities shall include the surface of open-to-the-sky parking spaces, drive aisles, driveways and accessways. Enclosed off-street parking facilities shall include multilevel parking garages and covered grade-level parking facilities.

A. *Design requirements.*

1. Open parking lots and the ~~principal~~ walkways providing access thereto shall be provided with a minimum ~~maintained average~~ of one and one-half (1.5) footcandles of light measured at grade level. The maximum to minimum footcandle level shall not exceed a twenty to one (20:1) ratio.
2. Parking structures shall be provided with a minimum maintained average of four (4) footcandles of light measured at floor level. The maximum to minimum footcandle level shall not exceed a ten to one (10:1) ratio.
3. Overspill of lighting onto adjacent properties shall not exceed six tenths (0.6) horizontal and vertical footcandles at the site boundary and no greater than one hundredth (0.01) horizontal footcandles 25 feet beyond the site, except for right-of-way and locations where two nonresidential uses abut (unless divided by a waterway). Luminaires shall be full-cutoff and/or shielded such that no light shall overspill into residential units.
4. The maximum height of an outdoor light fixture, including the luminaire, shall not exceed thirty (30) feet above grade.
5. Each site plan submission shall demonstrate compliance with the lighting requirements described within this section.

~~5.~~

B. *Operational requirements.*

1. Office buildings and retail centers shall operate lighting in open parking areas from dusk to dawn. ~~One-half (½) light levels are permitted during hours in which all surrounding businesses are close~~d.
2. Parking structures and common areas shall operate lighting twenty-four (24) hours a day or dusk to dawn to maintain the lighting level as specified in paragraph 9.A.~~2~~ above.

C. *Compliance requirements.*

~~i.~~1. Along private rights-of-way adjacent to new development where inadequate or no lighting exists, developers shall be required to install street lights with a minimum ~~maintained minimum average~~ of six-tenths (0.6) footcandles of light measured at grade level at the property line. Along public rights-of-way adjacent to new development where inadequate or no lighting exists, developers shall be required to install street lights per FPL Street and Area Lighting Design Standards and Florida Department of Transportation Design Standards.

10. Energy & Water Conservation.

A. The Owners shall make use of passive energy conservation measures including proper building orientation; landscape shading of buildings and pedestrian areas; and reflective wall and roof surfaces for non-air conditioned container storage areas. The Owner shall incorporate sustainability principles based on Leadership in Energy and Environmental Design (LEED), National Green Building Standard (NGBS) or equivalent standard into its design and construction of all buildings.

B. The Owners shall encourage the use of efficient, low-emission vehicles for on-site services, including parking enforcement, maintenance and security services, with specific consideration of alternative fuel vehicles.

C. The Project shall utilize reclaimed water for irrigation. Potable water may be utilized for irrigation on roof decks.

11. Signs. The Owners shall prepare a complete Metropica Uniform Sign and Graphics Design Criteria for the Metropica Planned Development District for approval by the City of Sunrise Commission. The Criteria will address the quantities, sizes, heights, setbacks, illumination, construction, placement, materials, colors and all other pertinent data relating to all signs and outdoor graphics. Uniform Sign and Graphics Design Criteria shall be submitted for each respective pod prior to issuance of certificate of occupancy.

12. **Entry Features.** The PDD shall include freestanding or integrated icons at selected prime locations, including major project entries and corners. Icons will evoke the project architecture and be scaled to provide regional exposure to the Project. Icons may incorporate a variety of architectural, landscape, signage, ~~and~~ lighting components and artistic elements.

13. **Finishes and Amenities.**

A. ~~Pods A and C Commercial / Mixed-Use:~~ The Project strives to create an all-encompassing environment which combines the natural beauty of the region with the vitality of a live + work + play community, providing the setting for a healthy, robust lifestyle.

1. The Project shall include common areas which promote social and recreational activities consistent with the quality of life the Owners intend to create.
2. The Project will contain a broad range of internal amenities such as plazas, parks, courtyards and other similar spaces.
3. The Project will contain a variety of open spaces which may include water features, hardscape, landscape, and streetscape amenities.
4. Special Events shall be permitted within open spaces, public plazas, internal streets and other public spaces, subject to Special Event permit approval by the City.

~~3.~~a. Notwithstanding anything contrary in the City's Code of Ordinances, the Owners may temporarily close streets to facilitate street fairs, green markets and the like, providing all required City permits are applied for an approved prior to any Special Events. In order to maintain and preserve the quality of the Project, Special Events shall not include events that may be considered to negatively impact life and safety of the community.

B. ~~Pod B1~~ Residential: In determining the appropriate finishes and amenities package to be included, the Owners shall provide the following Finishes and Amenities Program ("Project Finishes"):

1. Each unit will contain a: (i) washer/dryer (optional); (ii) dishwasher; (iii) refrigerator; (iv) range; and (v) microwave oven;
2. The common areas will include recreational uses and internal amenities, including but not limited to the health and fitness centers and other similar spaces programmed to promote social and recreational activities.
3. A variety of open spaces as identified on the site plan application which may include water features, hardscape, landscaping, or furnishings, as appropriate.
4. The Owners shall include ~~both adult and children's play areas and~~ amenities such as multi-purpose athletic courts, training rooms and ~~outdoor~~ recreation

areas. Proposed amenities will be submitted with the respective site plan application.

5. ~~.~~ The Metropica Condominiums will offer state of the art living, gathering and amenity facilities with unparalleled design style as curated by international and domestic design firms. The development objective is to offer the Western Broward market an alternative to the eastern seaboard geographic area of South Florida, adjacent to a world class shopping, office, and hotel destination by creating a unique amenity-rich lifestyle setting with multiple offering.

i. Conveniences: Dedicated gated parking with security systems, optional valet service, concierge type services, smart home adaptable technology with Wi-Fi and high speed internet capabilities throughout offering, optional "connected devices" for owners' convenience and energy management. Sustainable design including high efficiency appliances, systems, windows, and plumbing fixtures.

ii. Condominium Standards to be incorporated into the project:

a. Designer flooring, typically white or grey based for superior durability and maintenance free
b. Designer appliance package
    i. Counter-depth range with oven and cook top
    ii. Over-the-range microwave with vent and turntable for even cooking
    iii. Energy efficient dishwasher with various wash settings
c. Custom designed, high quality cabinetry in Kitchen
d. Custom designed high quality cabinetry in vanities
e. Designer plumbing fixtures in all bathrooms
f. Designer plumbing fixtures in all kitchens including convenient pull out multi-spray faucet
g. Designer under-mount sink in all kitchens

iii. Condominium Amenities

a. Luxuriously equipped and furnished executive business center with meeting space
b. Spacious, professionally designed work out room with exercise equipment
c. Professionally designed resort style pool with expansive sun deck
d. Designer poolside lounge areas with spectacular views, sunshades, and modern furniture
e. Professionally designed interior game room

f. Spacious, professionally designed and furnished party room/club room
g. Open-air Sport courts for recreational uses
h. Centrally located open green space with interconnected walking, biking, and jogging paths and resident-friendly seating areas
i. Biking and walking paths in common areas
j. Architecturally designed interactive art features
k. Professionally managed building and amenities
l. 24 hour building security
m. 24 hour garage access security

iv. Apartment Amenities

a. Clubhouse (Club room, Game Room, Kids Playroom)
b. Gym
c. Resort-style pool
d. Interior Bicycle Storage
e. Bicycle Racks
f. Fully-furnished Appliances, including washer and dryer
g. Fully-Furnished kitchens
h. Pet accommodations
—Business Center (temporary cubicles are permitted)

14. Hardscape Requirements.

A. Hardscape Variations.

1. The Owners may employ a variety of curb and gutter types, including "curbless" profiles.
2. A curbed, landscaped median shall not be required for internal collector and secondary access drives.
3. Curvilinear sidewalks and landscaped berms shall not be required within the Project.
4. The Project shall include benches and other seating areas along sidewalks and pedestrian circulation routes.

B. Street Width. The minimum width of paved roadways shall be twelve (12) feet for one-way streets and twenty-two (22) feet for two-way streets.Medians will not be required.-

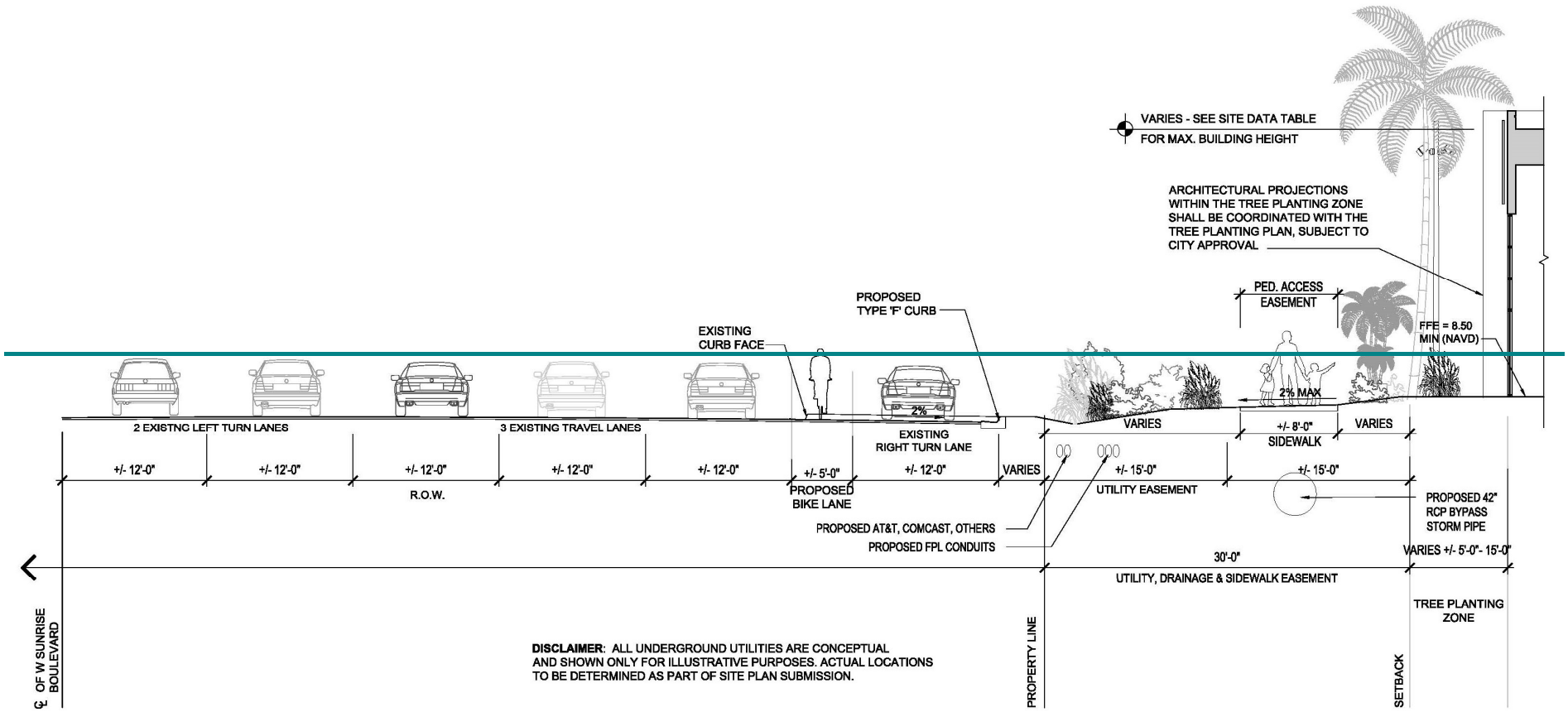
~~B.~~C. Public Art Feature: The Urban Park shall include a public art feature.

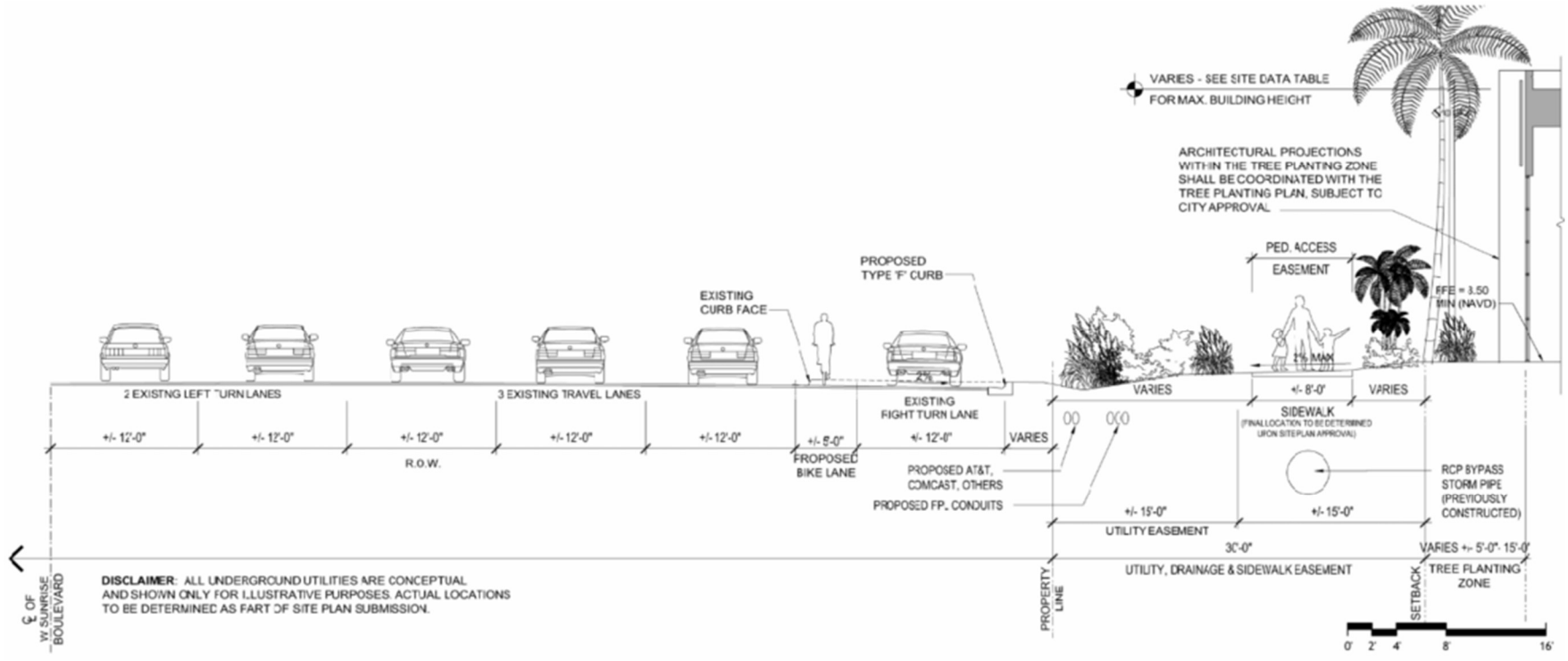
~~C.~~D. Typical Street and Perimeter Sections. In order to achieve the urban, pedestrian-friendly characteristics desired, the Project shall comply with the following typical street and perimeter sections:

1	Sunrise Boulevard	**11~~14~~**	Sawgrass Mills Circle at Pod A8~~NW 136th Avenue at Pod B5~~
2	NW 136th Avenue at Pod ~~A2~~A1	**12~~15~~**	Metropica Way at Pods A1/A2~~NW 136th Avenue at Pod C3~~
3	NW 136th Avenue at Pod A3	**13~~16~~**	Metropica Way at Pods A3/A4 and A6/A7~~Sawgrass Mills Circle at Pod C1~~
4	NW 136th Avenue at Pod ~~A5~~A6	**14~~17~~**	Metropica Way at Pods B1/B2~~Sawgrass Mills Circle at Pod B6~~
5	NW 136th Avenue at Pod B2	**15~~18~~**	Metropica Way at Pods B2/B5 and BB6/B7~~East Access at Pods B1 & B6~~
6	NW 136th Avenue at Pod B7	**16**	Metropica Lane and Metropica Plaza
7	NW 136th Avenue at Pod C	**17**	Metropica Boulevard
~~8~~6	Sawgrass Mills Circle at Pod C~~B1~~	**18~~19~~**	Section at Pods B2 / B7 and B5 / B6~~Internal Street at Pods B5 & B6~~
~~9~~7	Sawgrass Mills Circle at Pods B4 and B6~~ A7~~A8	**19~~20~~**	Green Toad Road ~~Internal Street at Pods B2 & B5~~
10~~8~~	Sawgrass Mills Circle at Pod B1~~East Access Easement at Pod A1~~	**~~21~~**	~~Internal Street at Pod B4~~
~~9~~	~~East-West Connector~~Metropica Boulevard	**~~22~~**	~~Green Toad Road~~

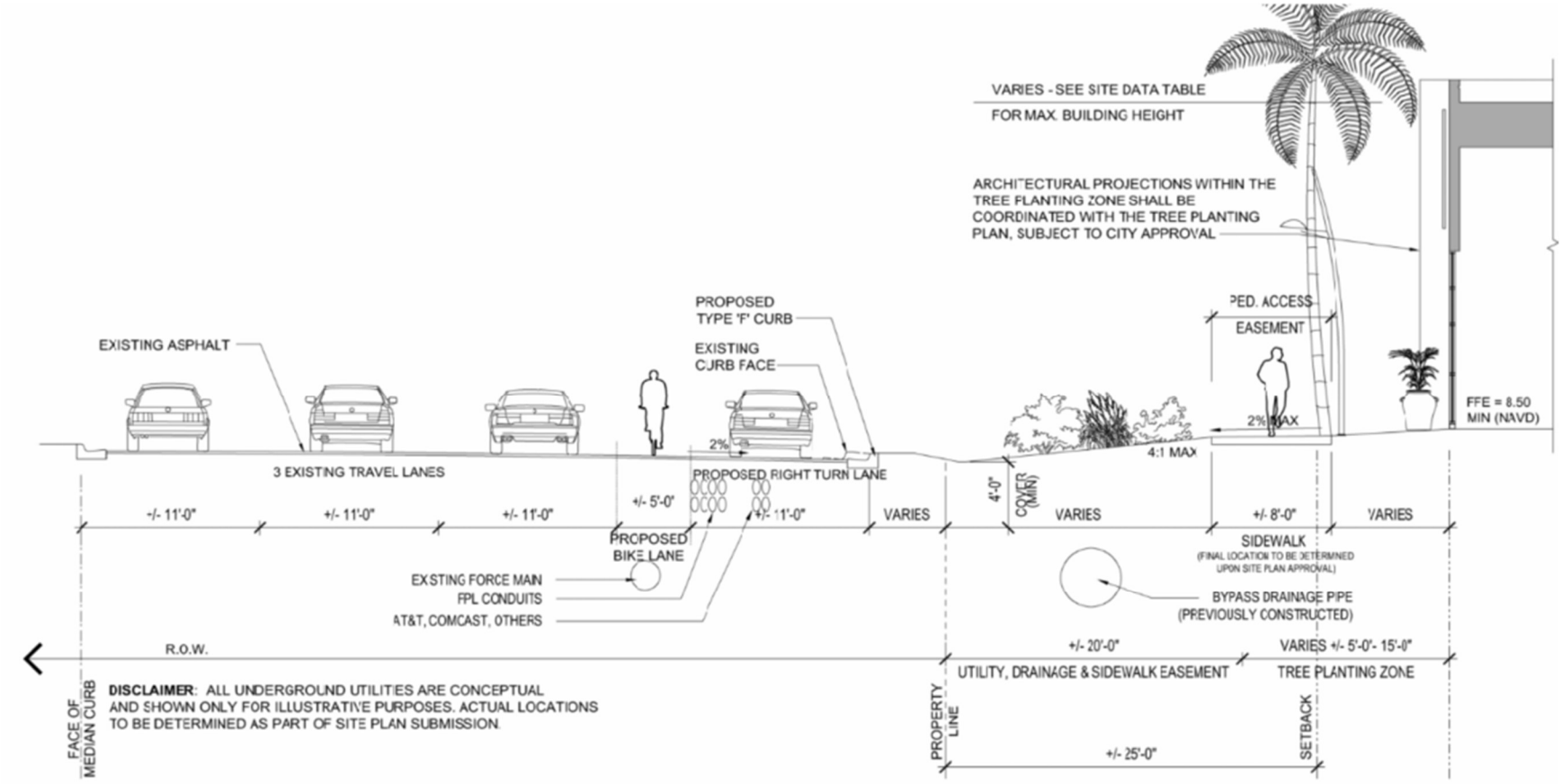
** If conflicting with the Master Plan, the Master Plan shall control.*

~~10~~	~~Internal Street 1~~	**~~23~~**	~~Internal Street at Pods C1 & C2~~
~~11~~	~~Internal Street 2~~	**~~24~~**	~~Internal Street at Pods C2 & C3~~
~~12~~	~~Internal Street 3~~	**~~25~~**	~~Internal Street at Pod C3 & Adj. Property~~
~~13~~	~~Street Section at Urban Park~~		


VARIES - SEE SITE DATA TABLE
FOR MAX. BUILDING HEIGHT
ARCHITECTURAL PROJECTIONS
WITHIN THE TREE PLANTING ZONE
SHALL BE COORDINATED WITH THE
TREE PLANTING PLAN, SUBJECT TO
CITY APPROVAL
PED. ACCESS
EASEMENT
FFE = 8.50
MIN (NAVD)
PROPOSED
TYPE 'F' CURB
EXISTING
CURB FACE
2% MAX
2%
2 EXISTNG LEFT TURN LANES
3 EXISTING TRAVEL LANES
EXISTING
RIGHT TURN LANE
VARIES
+/- 8'-0"
SIDEWALK
VARIES
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
+/- 5'-0"
+/- 12'-0"
VARIES
+/- 15'-0"
+/- 15'-0"
R.O.W.
PROPOSED
BIKE LANE
UTILITY EASEMENT
PROPOSED 42"
RCP BYPASS
STORM PIPE
PROPOSED AT&T, COMCAST, OTHERS
PROPOSED FPL CONDUITS
30'-0"
VARIES +/- 5'-0"- 15'-0"
UTILITY, DRAINAGE & SIDEWALK EASEMENT
TREE PLANTING
ZONE
℄ OF W SUNRISE
BOULEVARD
PROPERTY LINE
SETBACK
DISCLAIMER: ALL UNDERGROUND UTILITIES ARE CONCEPTUAL
AND SHOWN ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS
TO BE DETERMINED AS PART OF SITE PLAN SUBMISSION.

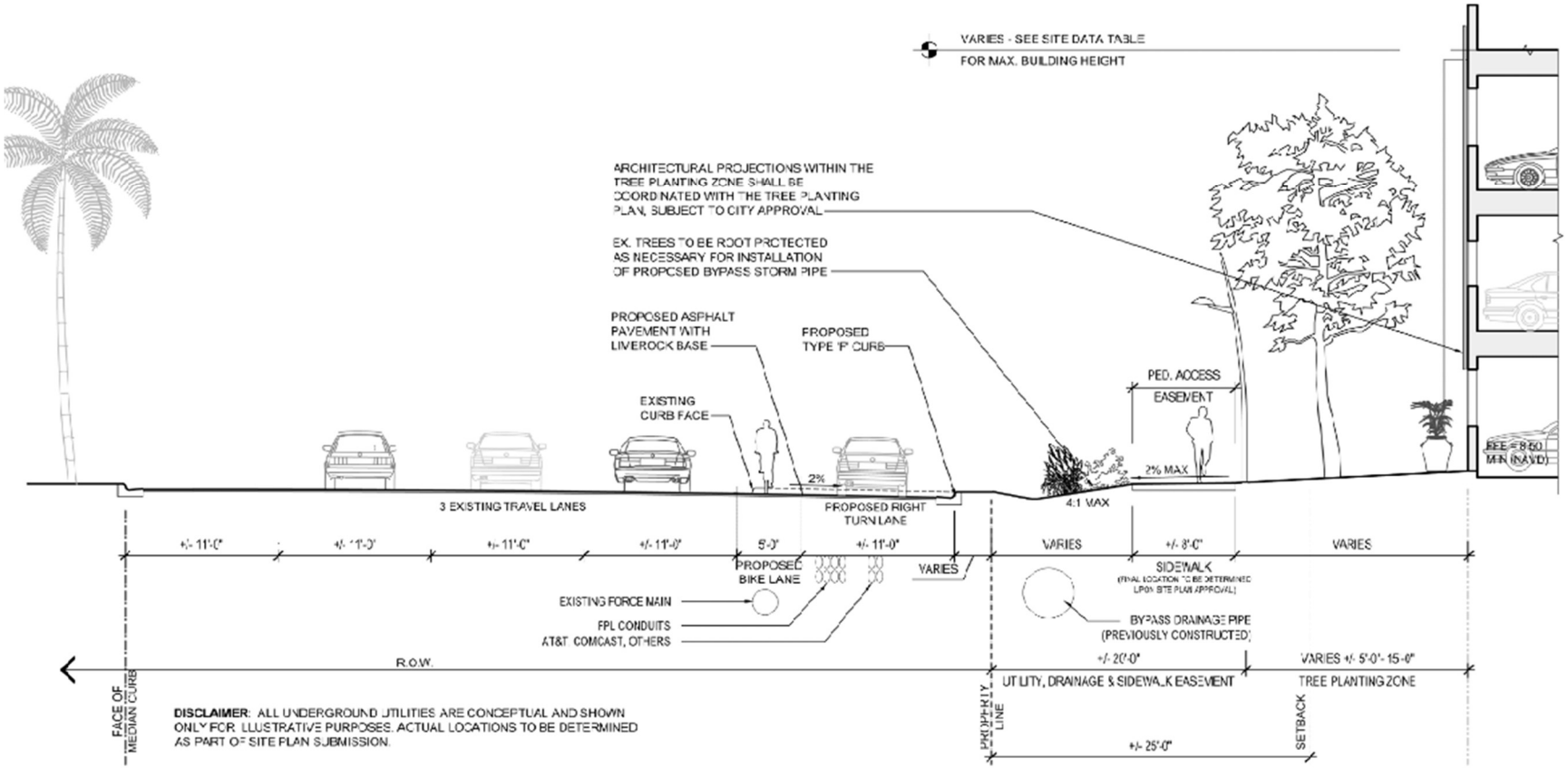


1 _Section at Sunrise Blvd

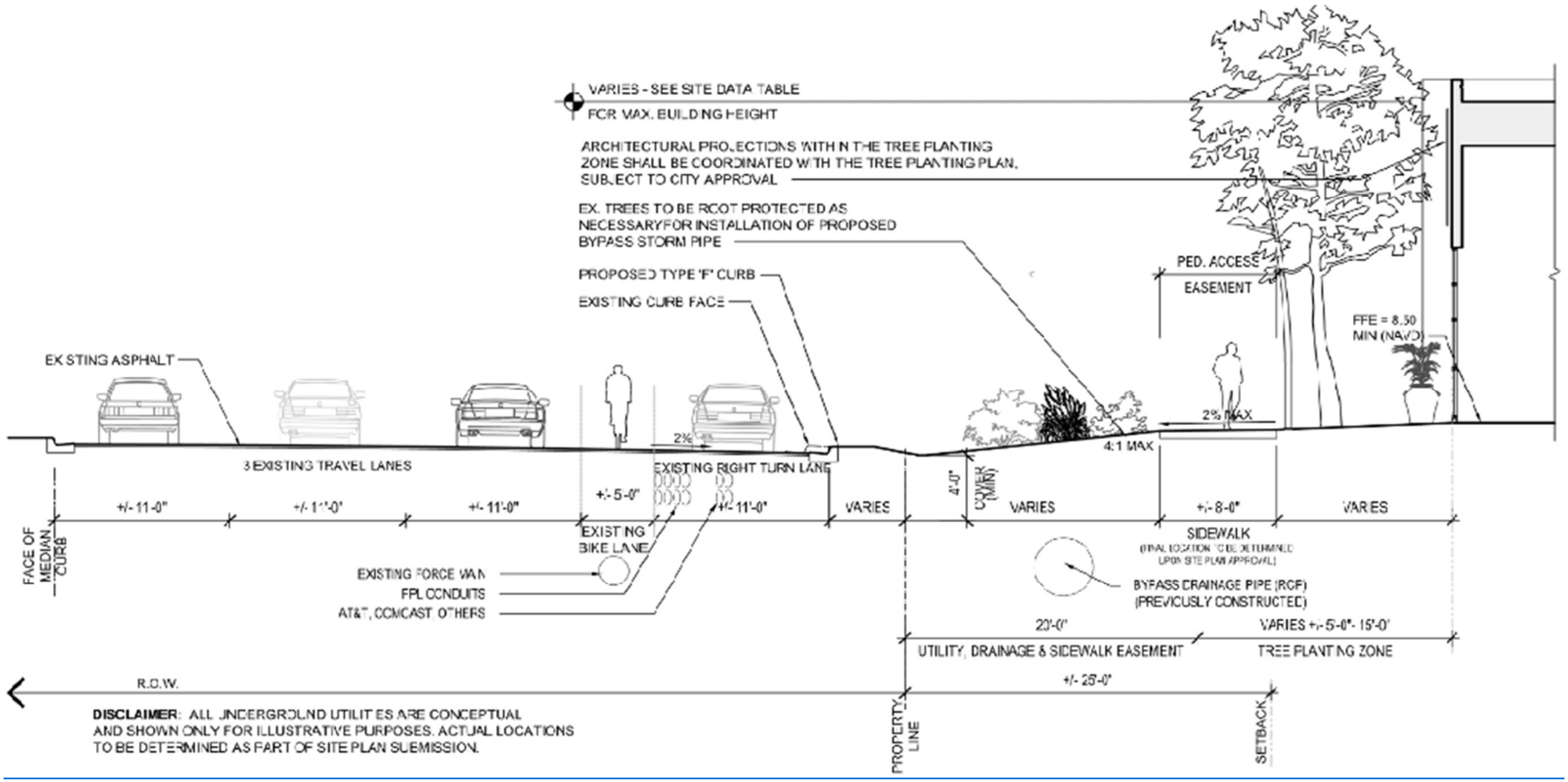

VARIES - SEE SITE DATA TABLE
FOR MAX. BUILDING HEIGHT
ARCHITECTURAL PROJECTIONS WITHIN THE TREE PLANTING ZONE SHALL BE COORDINATED WITH THE TREE PLANTING PLAN, SUBJECT TO CITY APPROVAL
PED. ACCESS EASEMENT
FFE = 8.50 MIN (NAVD)
PROPOSED TYPE 'F' CURB
EXISTING CURB FACE
EXISTING ASPHALT
2%
2% MAX
4:1 MAX
3 EXISTING TRAVEL LANES
PROPOSED RIGHT TURN LANE
-/- 11'-0"
+/- 11'-0"
+/- 11'-0"
+/- 5'-0"
+/- 11'-0"
VARIES
4'-0" COVER (MIN)
VARIES
+/- 8'-0"
VARIES
SIDEWALK
(FINAL LOCATION TO BE DETERMINED UPON SITE PLAN APPROVAL)
PROPOSED BIKE LANE
EXISTING FORCE MAIN
FPL CONDUITS
AT&T, COMCAST, OTHERS
BYPASS DRAINAGE PIPE (PREVIOUSLY CONSTRUCTED)
R.O.W.
+/- 20'-0"
VARIES +/- 5'-0" - 15'-0"
UTILITY, DRAINAGE & SIDEWALK EASEMENT
TREE PLANTING ZONE
FACE OF MEDIAN CURB
DISCLAIMER: ALL UNDERGROUND UTILITIES ARE CONCEPTUAL AND SHOWN ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS TO BE DETERMINED AS PART OF SITE PLAN SUBMISSION.
PROPERTY LINE
SETBACK
+/- 25'-0"

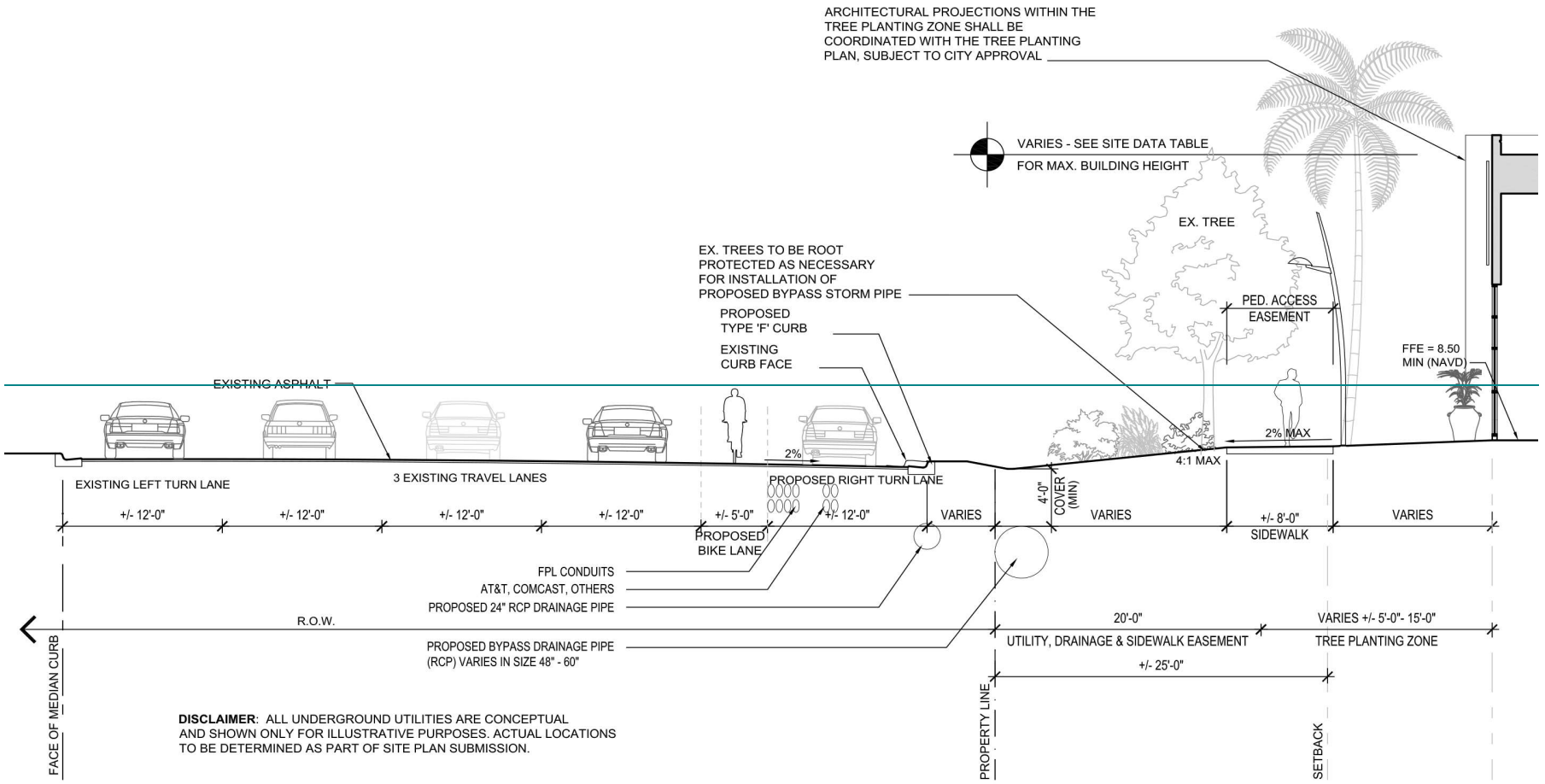
2

2_ Section at NW 136th Avenue – POD ~~A2~~A1

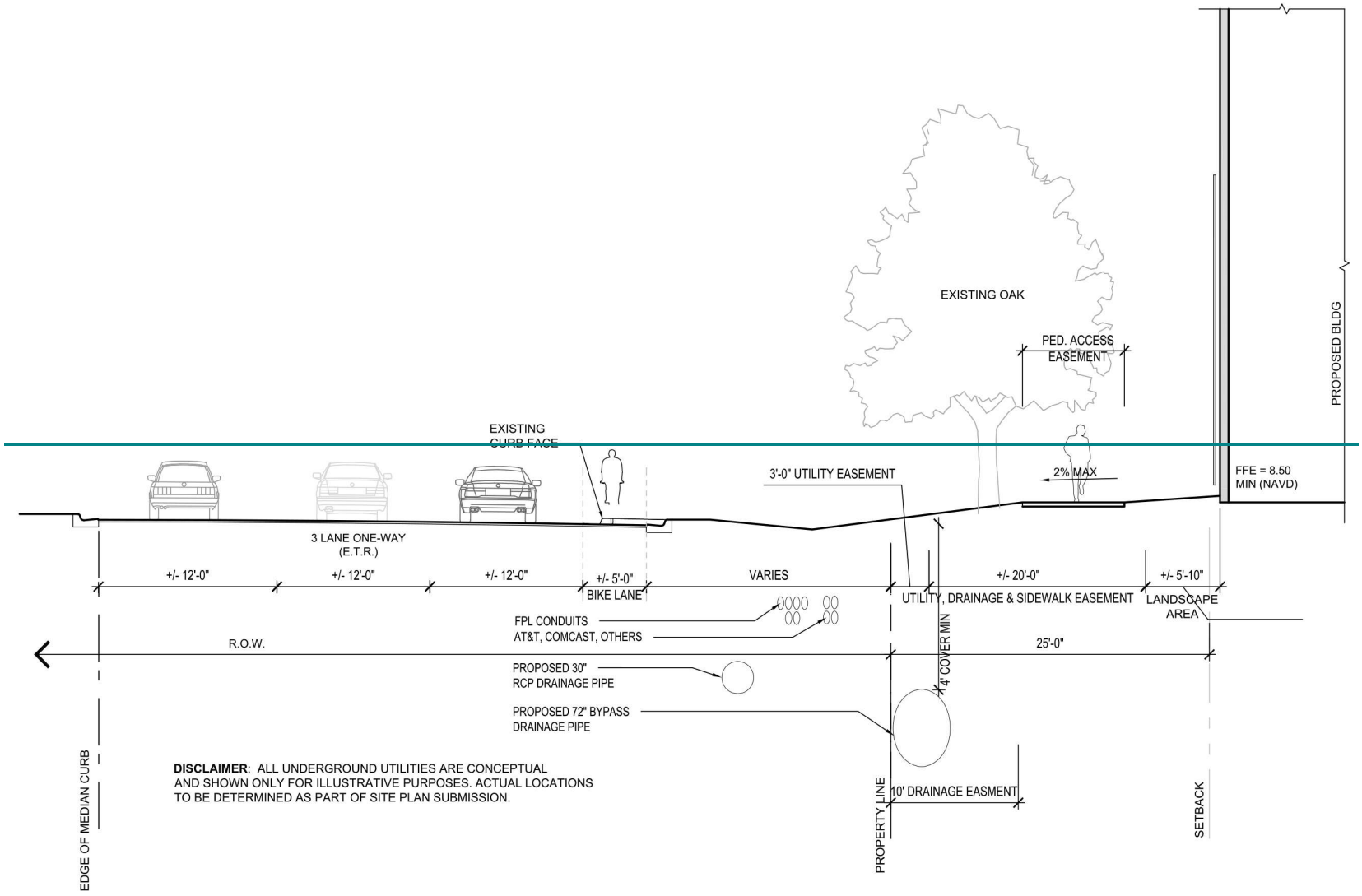


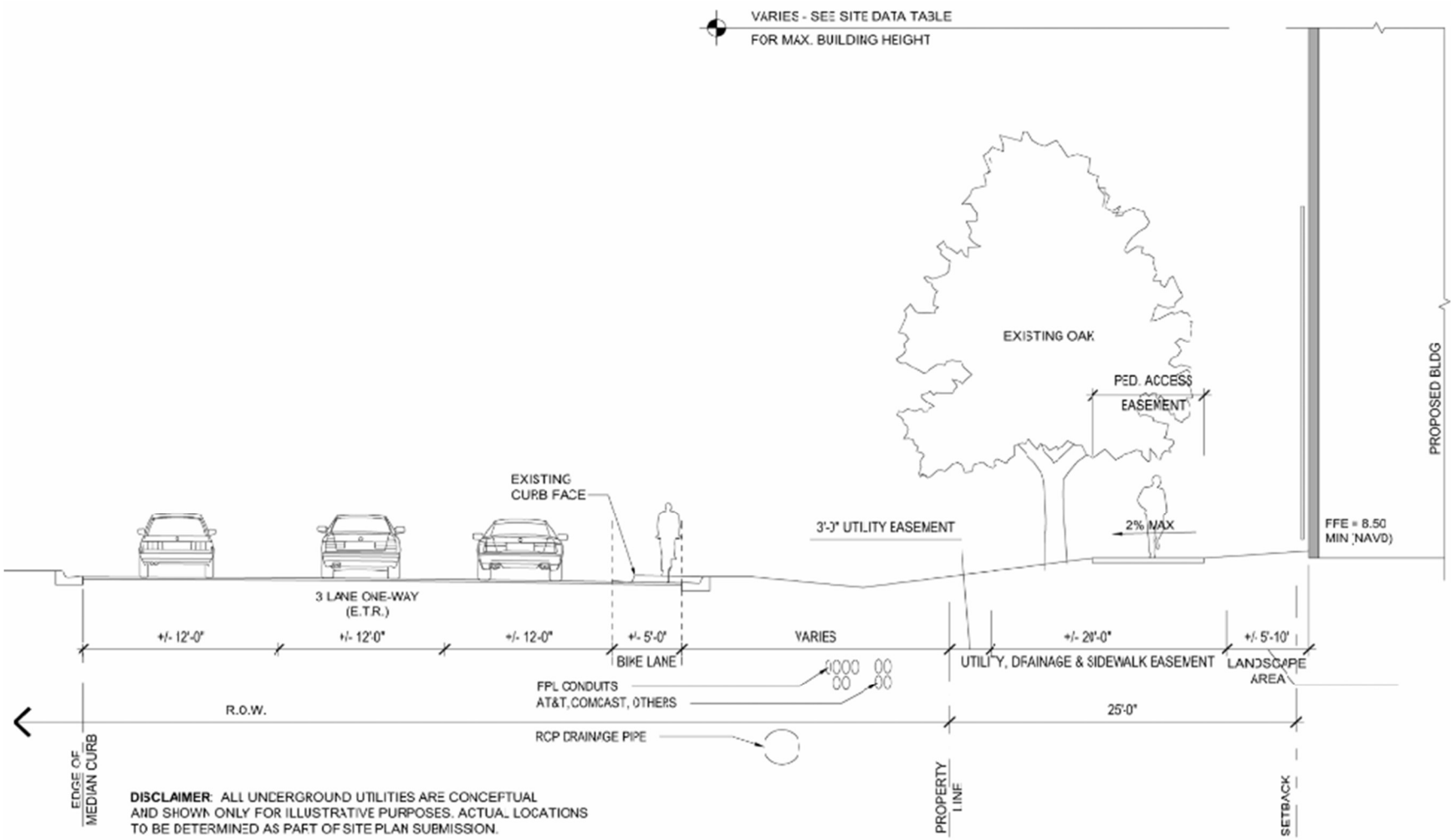
3_ Section at NW 136th Avenue – POD A3


VARIES - SEE SITE DATA TABLE
FOR MAX. BUILDING HEIGHT
ARCHITECTURAL PROJECTIONS WITHIN THE TREE PLANTING ZONE SHALL BE COORDINATED WITH THE TREE PLANTING PLAN, SUBJECT TO CITY APPROVAL
EX. TREES TO BE ROOT PROTECTED AS NECESSARY FOR INSTALLATION OF PROPOSED BYPASS STORM PIPE
PROPOSED TYPE 'F' CURB
EXISTING CURB FACE
PED. ACCESS EASEMENT
FFE = 8.50 MIN (NAVD)
EXISTING ASPHALT
2%
2% MAX
4:1 MAX
3 EXISTING TRAVEL LANES
EXISTING RIGHT TURN LANE
4'-0" CURB (MIN)
+/- 11'-0"
+/- 11'-0"
+/- 11'-0"
+/- 5'-0"
+/- 11'-0"
VARIES
VARIES
+/- 8'-0"
VARIES
FACE OF MEDIAN CURB
EXISTING BIKE LANE
SIDEWALK
(FINAL LOCATION TO BE DETERMINED UPON SITE PLAN APPROVAL)
EXISTING FORCE MAIN
FPL CONDUITS
AT&T, COMCAST, OTHERS
BYPASS DRAINAGE PIPE (RCP) (PREVIOUSLY CONSTRUCTED)
20'-0"
VARIES +/- 5'-0" - 15'-0"
UTILITY, DRAINAGE & SIDEWALK EASEMENT
TREE PLANTING ZONE
R.O.W.
+/- 25'-0"
DISCLAIMER: ALL UNDERGROUND UTILITIES ARE CONCEPTUAL AND SHOWN ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS TO BE DETERMINED AS PART OF SITE PLAN SUBMISSION.
PROPERTY LINE
SETBACK

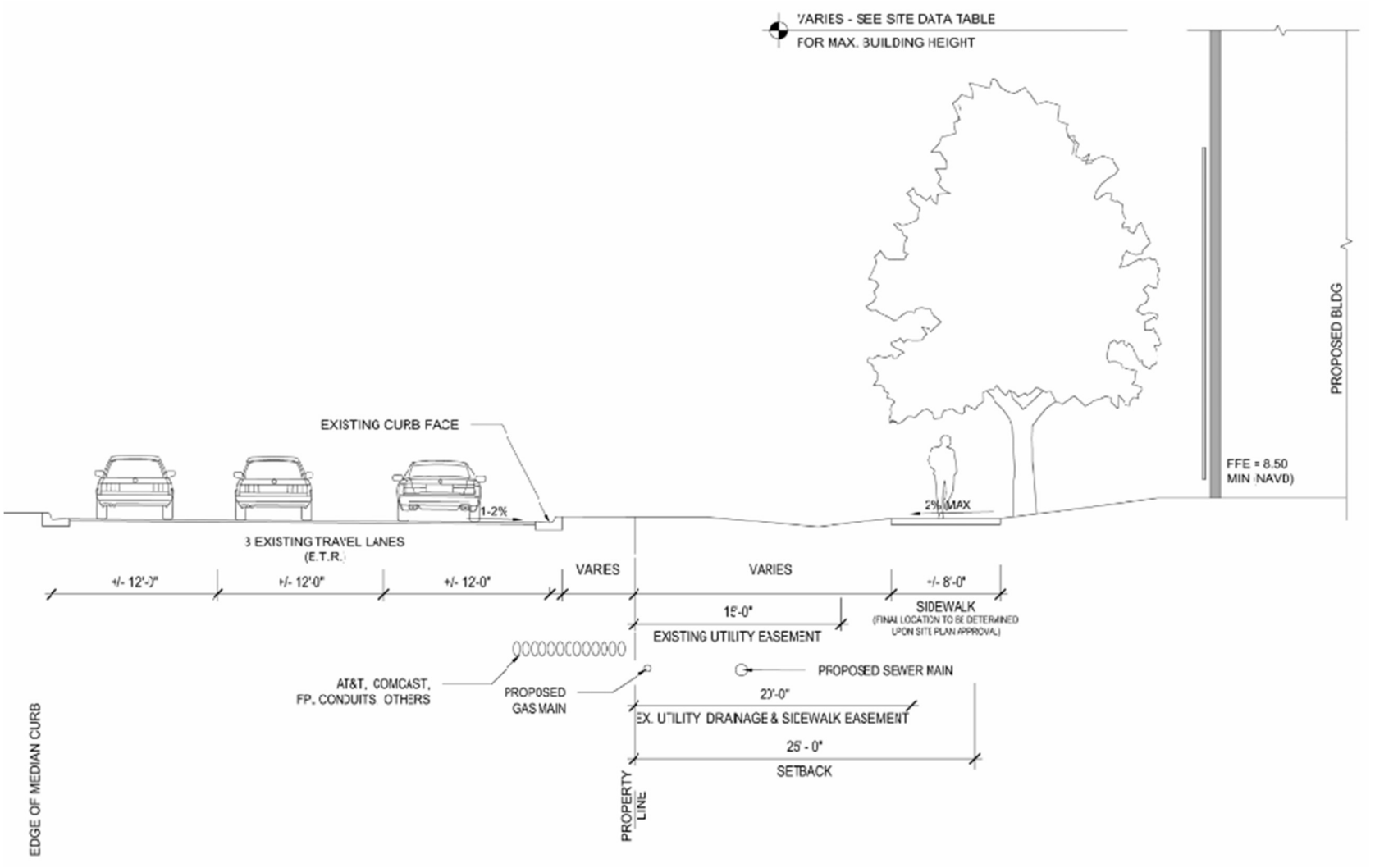


4 _Section at NW 136th Avenue – POD ~~A5~~A6

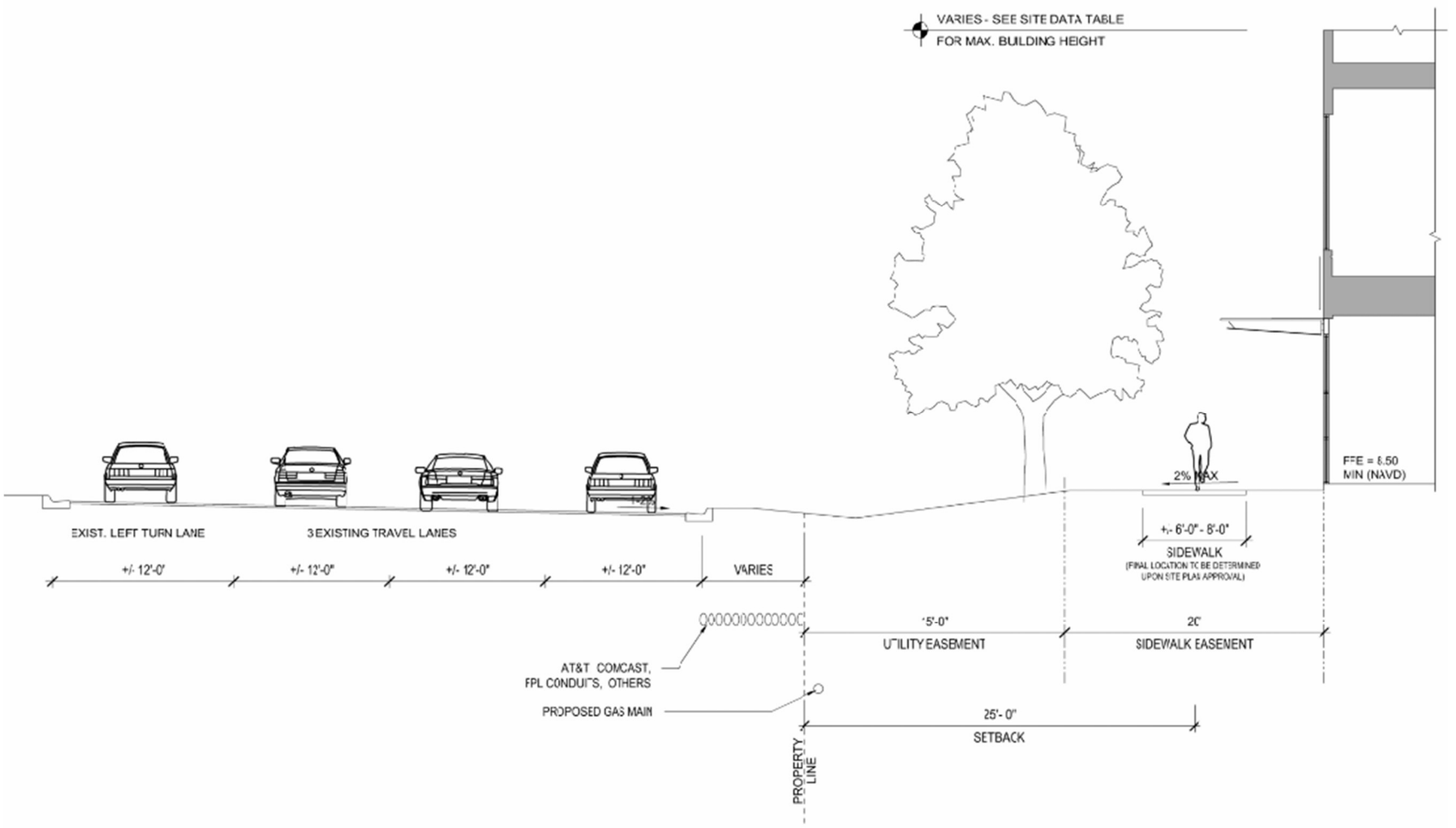

EXISTING OAK
PED. ACCESS EASEMENT
PROPOSED BLDG
EXISTING CURB FACE
3'-0" UTILITY EASEMENT
2% MAX
FFE = 8.50 MIN (NAVD)
3 LANE ONE-WAY (E.T.R.)
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
+/- 5'-0"
BIKE LANE
VARIES
+/- 20'-0"
+/- 5'-10"
UTILITY, DRAINAGE & SIDEWALK EASEMENT
LANDSCAPE AREA
FPL CONDUITS
AT&T, COMCAST, OTHERS
R.O.W.
25'-0"
4' COVER MIN
PROPOSED 30" RCP DRAINAGE PIPE
PROPOSED 72" BYPASS DRAINAGE PIPE
DISCLAIMER: ALL UNDERGROUND UTILITIES ARE CONCEPTUAL AND SHOWN ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS TO BE DETERMINED AS PART OF SITE PLAN SUBMISSION.
EDGE OF MEDIAN CURB
PROPERTY LINE
10' DRAINAGE EASMENT
SETBACK



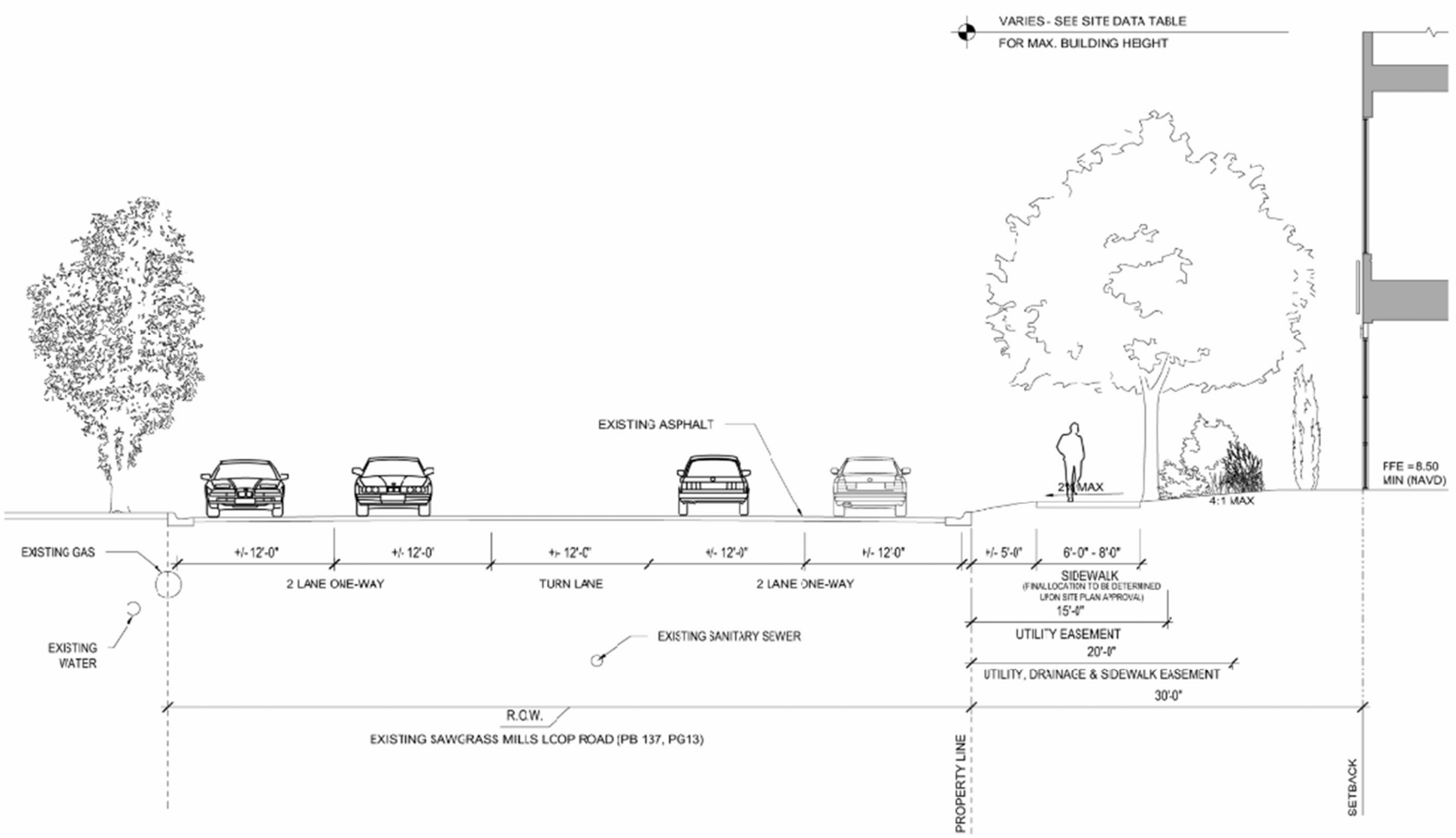
5 _Section at NW 136th Avenue – POD B2



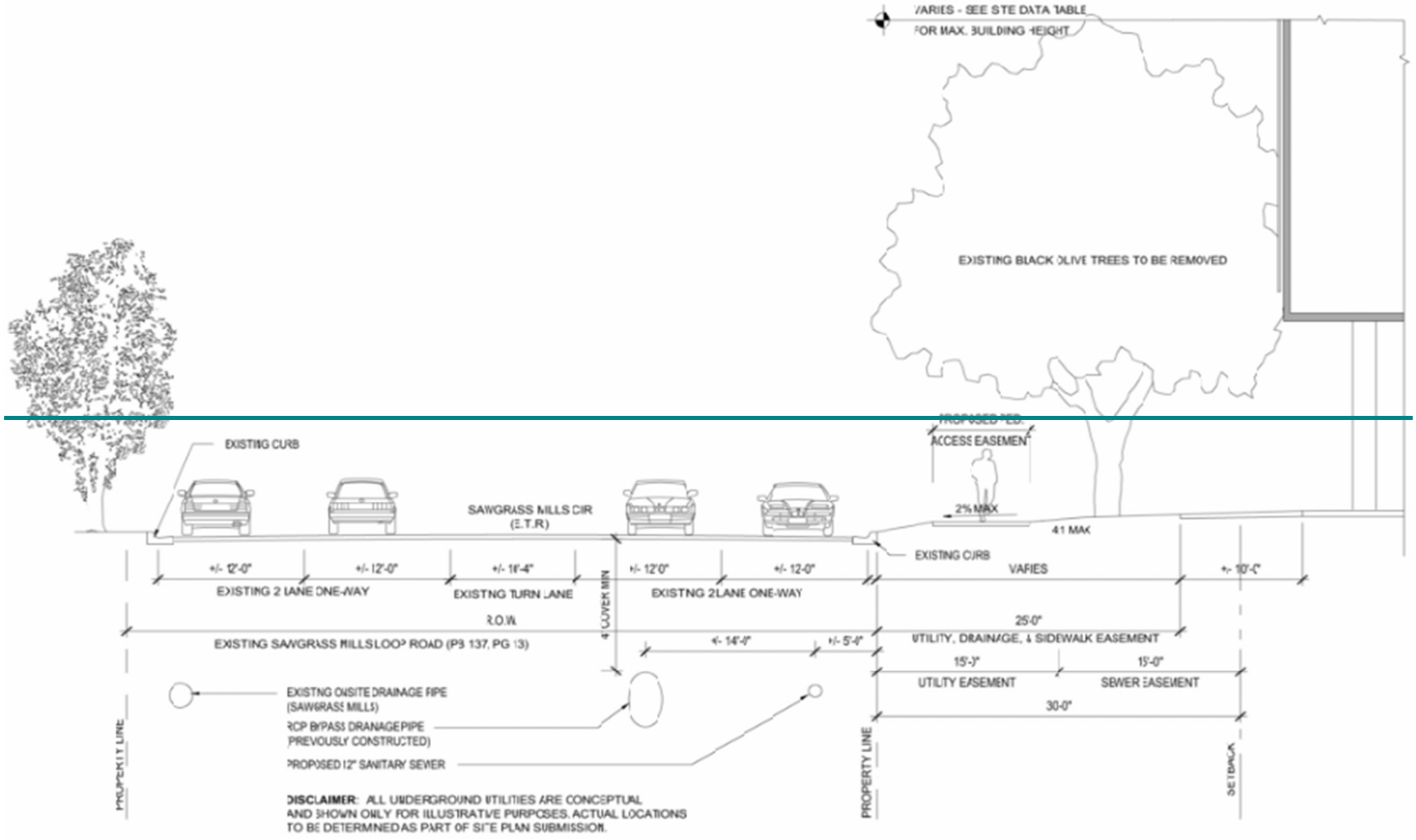
6 Section at NW 136th Avenue – POD B7

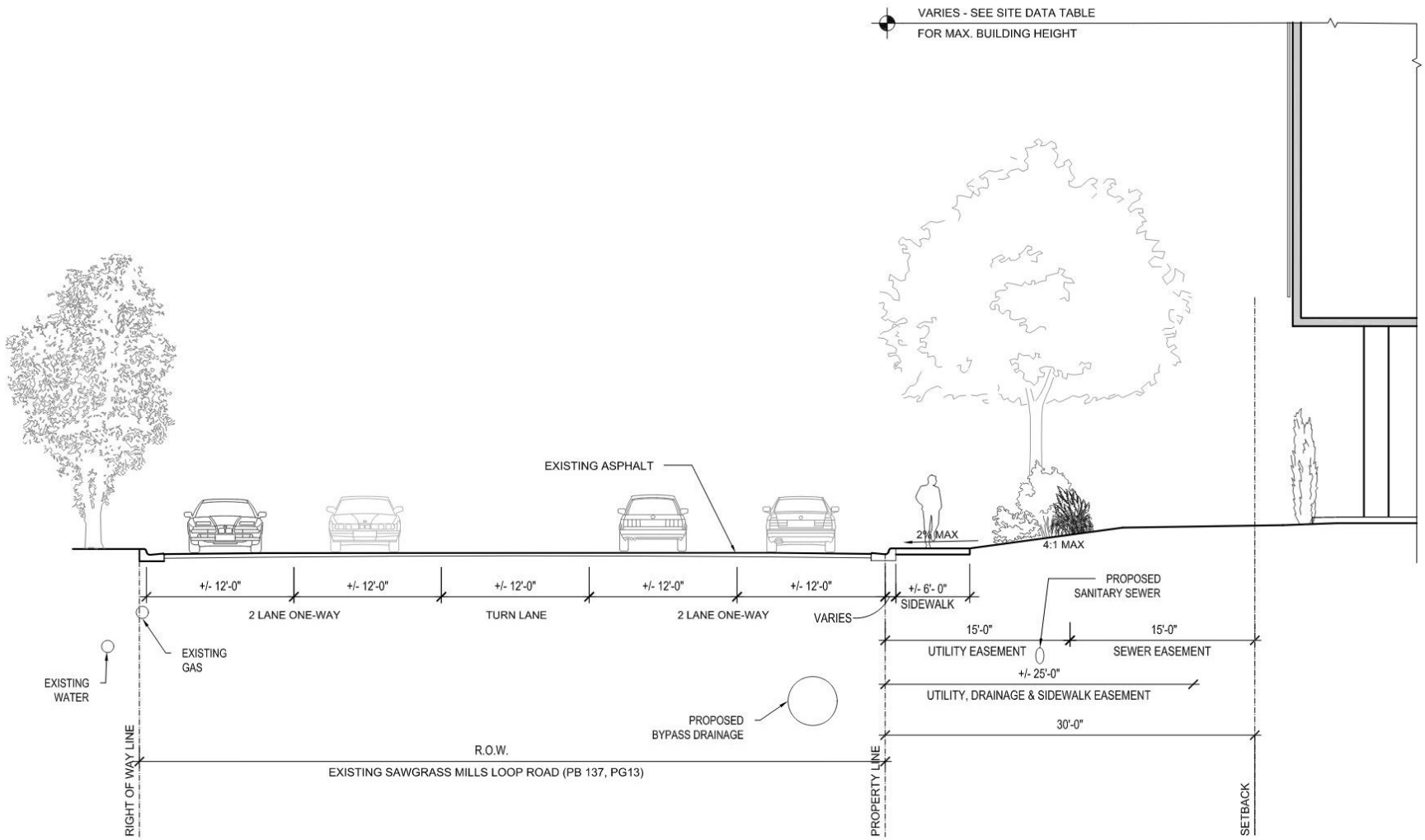


7 Section at NW 136th Avenue – POD C

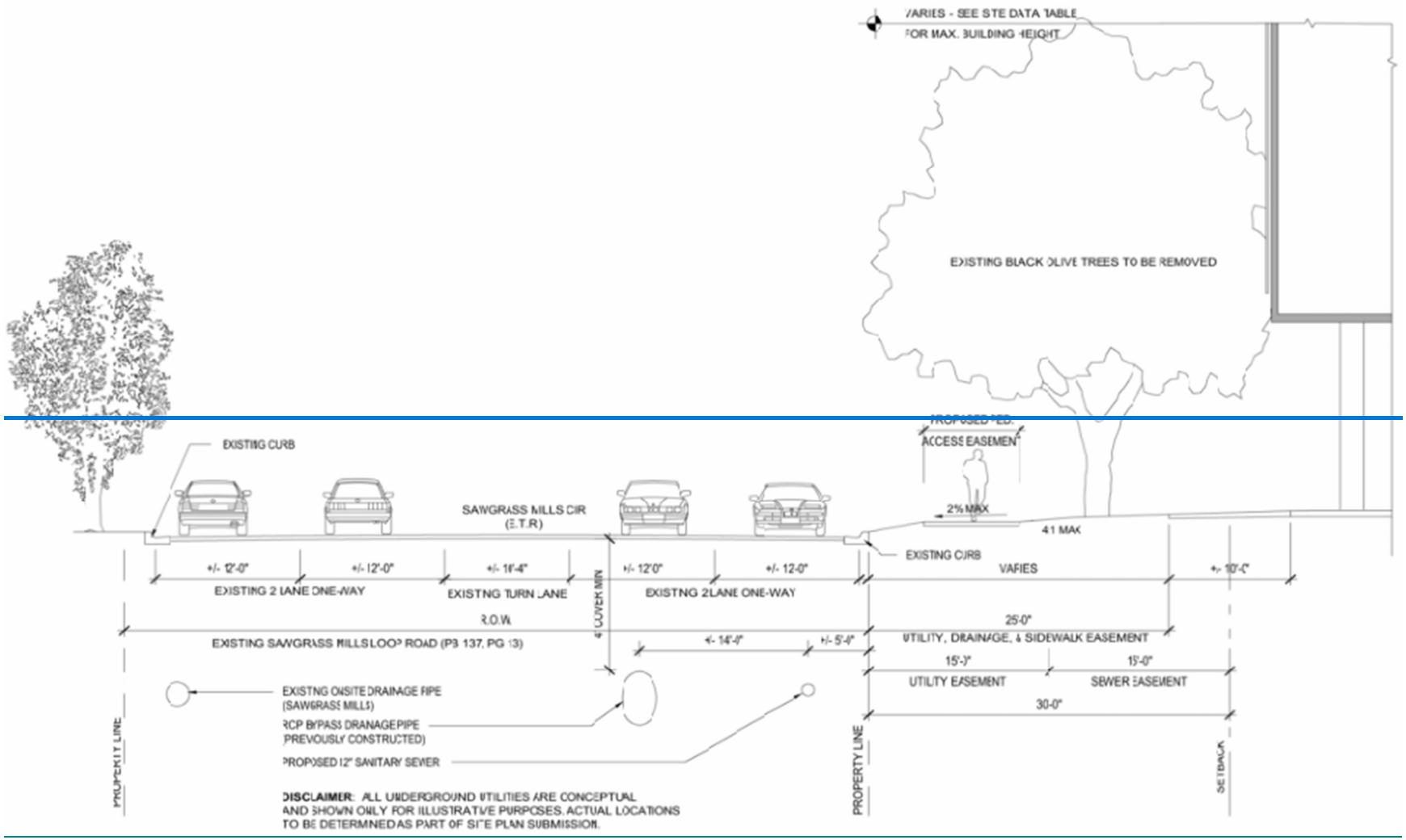

VARIES - SEE SITE DATA TABLE
FOR MAX. BUILDING HEIGHT
EXISTING ASPHALT
2:1 MAX
4:1 MAX
FFE = 8.50
MIN (NAVD)
EXISTING GAS
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
+/- 5'-0"
6'-0" - 8'-0"
2 LANE ONE-WAY
TURN LANE
2 LANE ONE-WAY
SIDEWALK
(FINAL LOCATION TO BE DETERMINED UPON SITE PLAN APPROVAL)
15'-0"
UTILITY EASEMENT
20'-0"
UTILITY, DRAINAGE & SIDEWALK EASEMENT
30'-0"
EXISTING WATER
EXISTING SANITARY SEWER
R.O.W.
EXISTING SAWGRASS MILLS LOOP ROAD (PB 137, PG13)
PROPERTY LINE
SETBACK

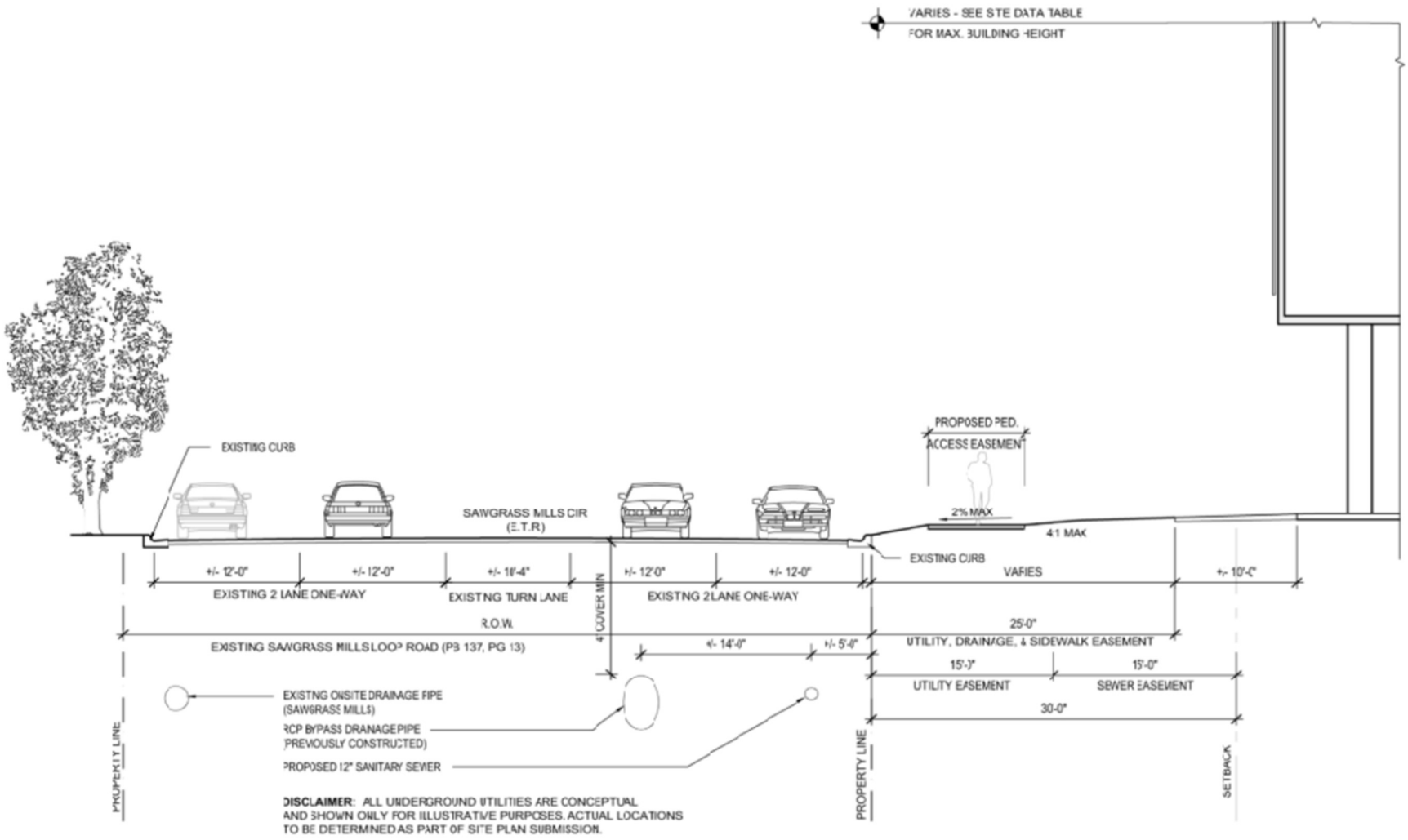
8 Section at Sawgrass Mills Circle at Pod C



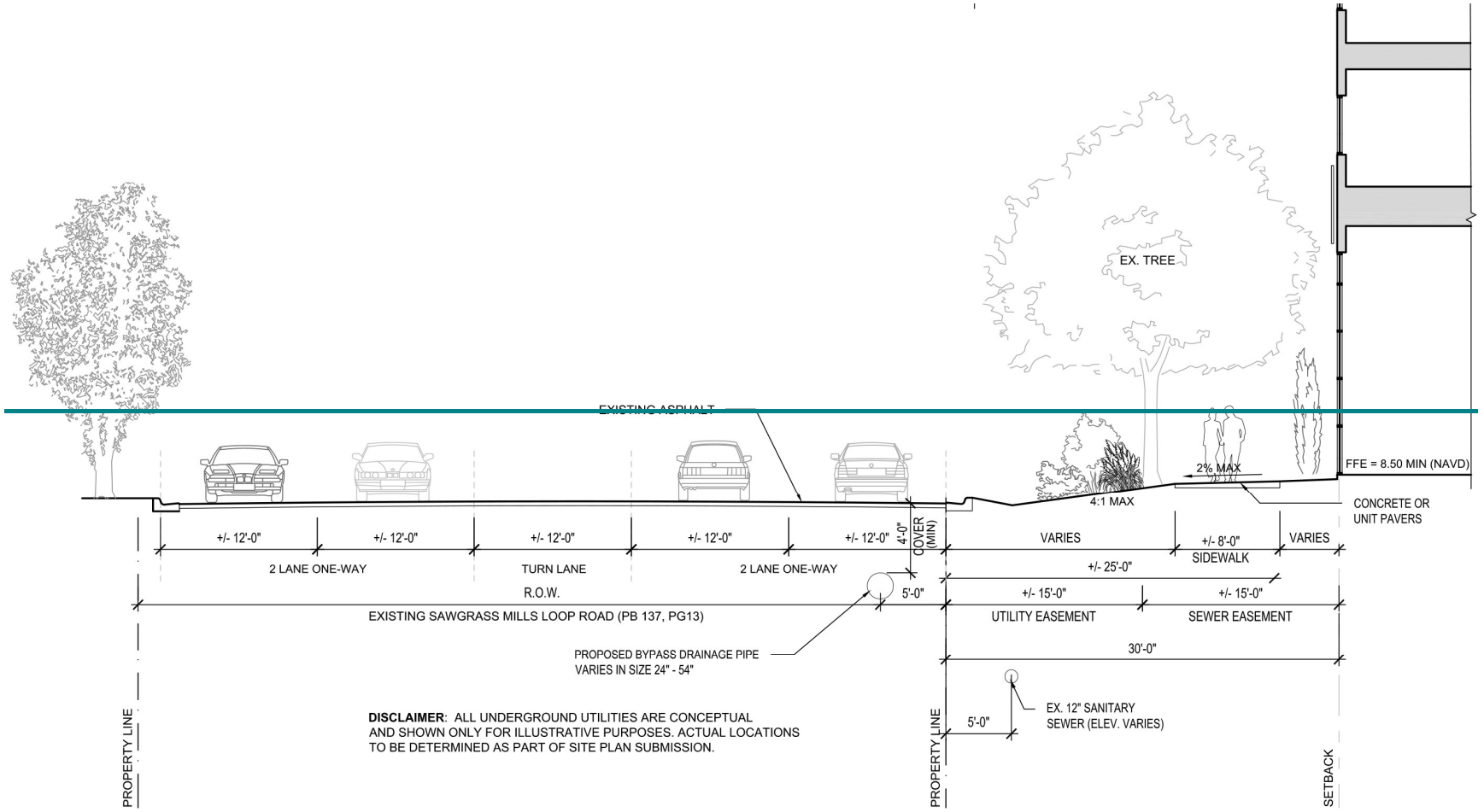


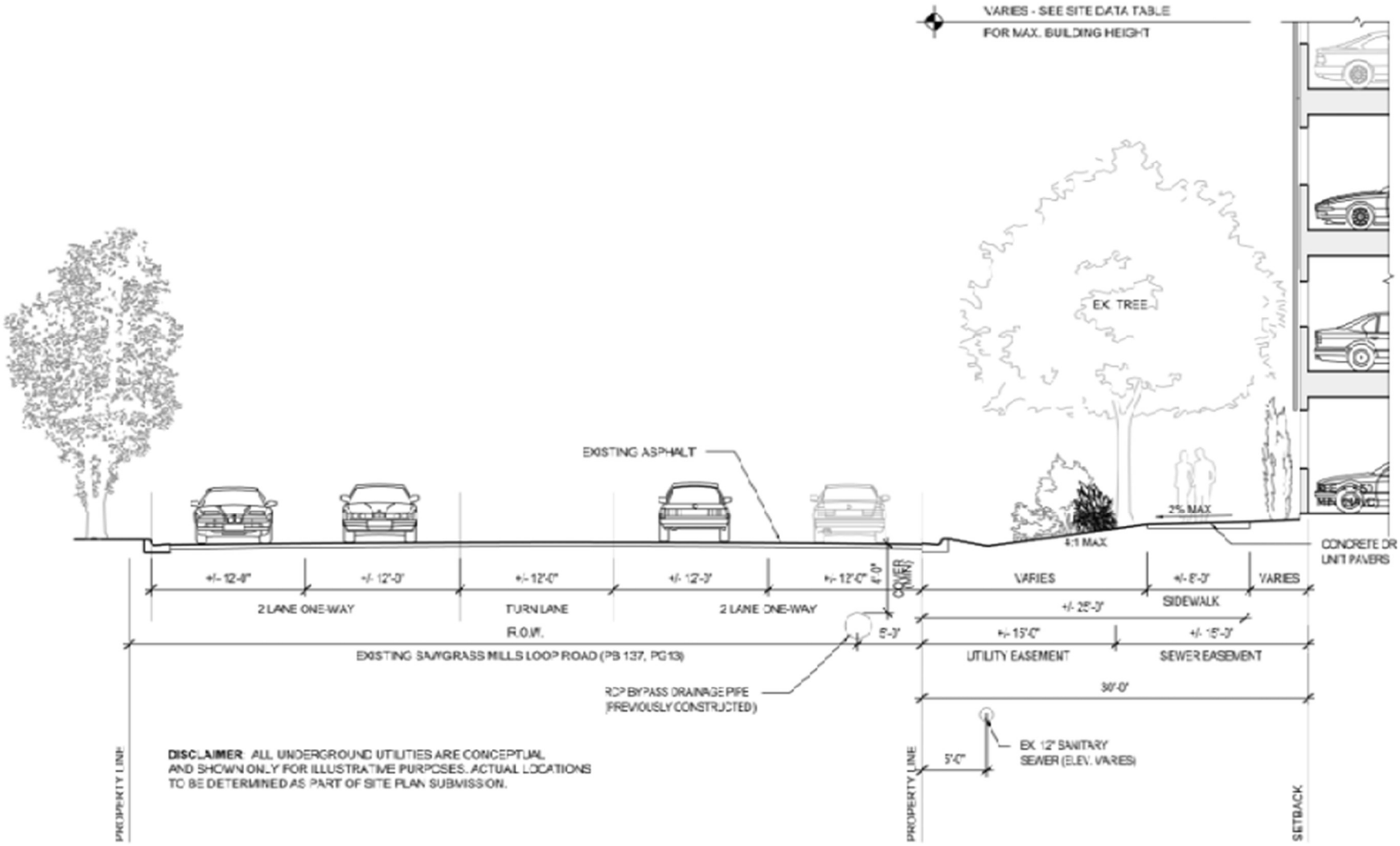
9 Section at Sawgrass Mills Circle at Pods B4 and B6


VARIES - SEE STE DATA TABLE
FOR MAX. BUILDING HEIGHT
EXISTING BLACK OLIVE TREES TO BE REMOVED
EXISTING CURB
ACCESS EASEMEN
2% MAX
4:1 MAX
SAWGRASS MILLS CIR
(E.T.R)
EXISTING CURB
+/- 12'-0"
+/- 12'-0"
+/- 16'-4"
+/- 12'0"
+/- 12-0"
VARIES
+/- 10'-0"
EXISTING 2 LANE ONE-WAY
EXISTNG TURN LANE
EXISTNG 2LANE ONE-WAY
R.O.W.
25'-0"
EXISTING SAWGRASS MILLS LOOP ROAD (PB 137, PG 13)
+/- 14'-4"
+/- 5'-4"
UTILITY, DRAINAGE, & SIDEWALK EASEMENT
15'-0"
15'-0"
UTILITY EASEMENT
SEWER EASEMENT
30'-0"
EXISTNG ONSITE DRAINAGE PIPE
(SAWGRASS MILLS)
RCP BYPASS DRANAGE PIPE
(PREVIOUSLY CONSTRUCTED)
PROPOSED 12" SANITARY SEWER
DISCLAIMER: ALL UNDERGROUND UTILITIES ARE CONCEPTUAL
AND SHOWN ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS
TO BE DETERMNED AS PART OF SITE PLAN SUBMISSION.
PROPERTY LINE
PROPERTY LINE
SETBACK

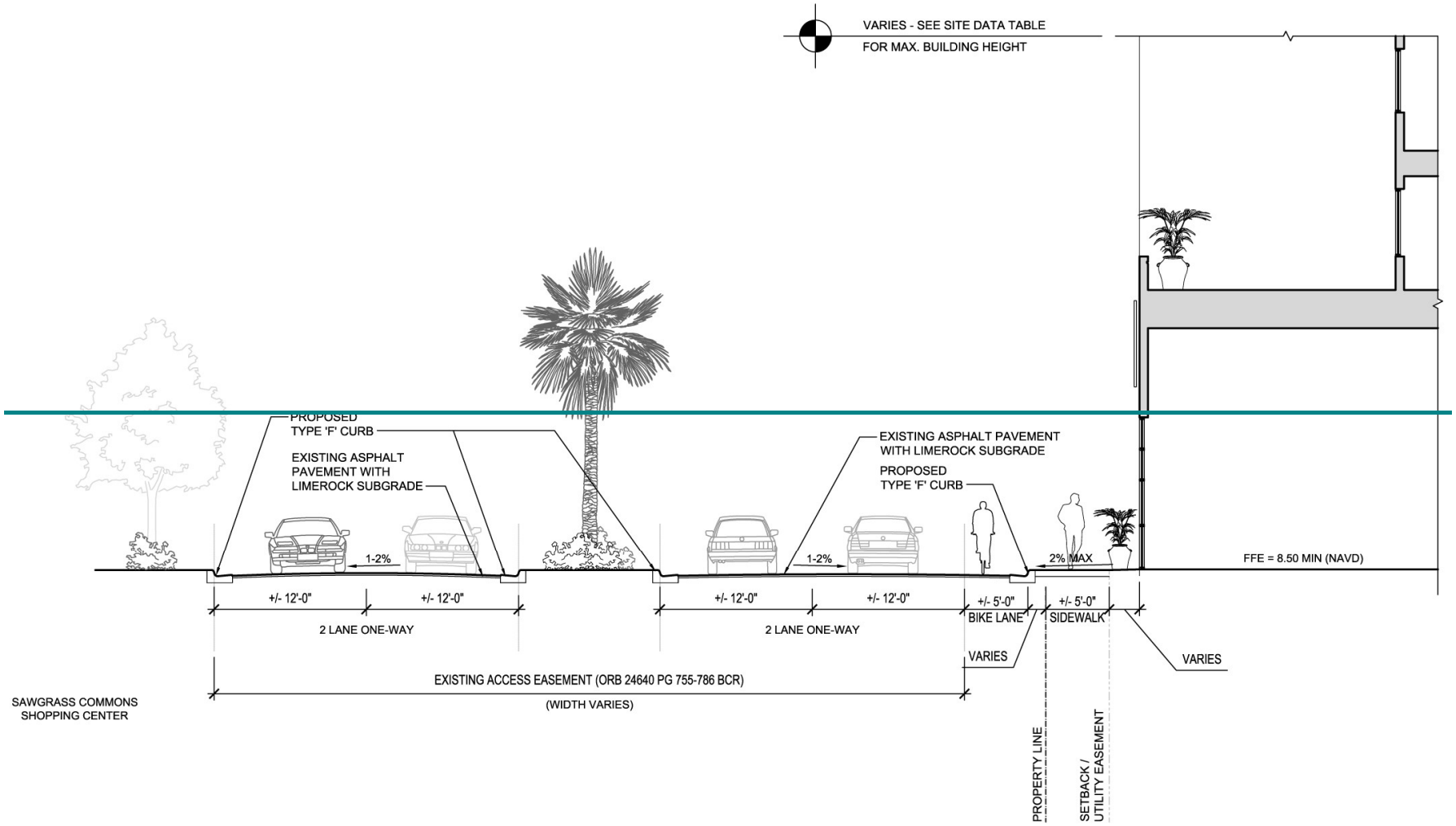


~~10~~6 Section at Sawgrass Mills Circle – POD B1

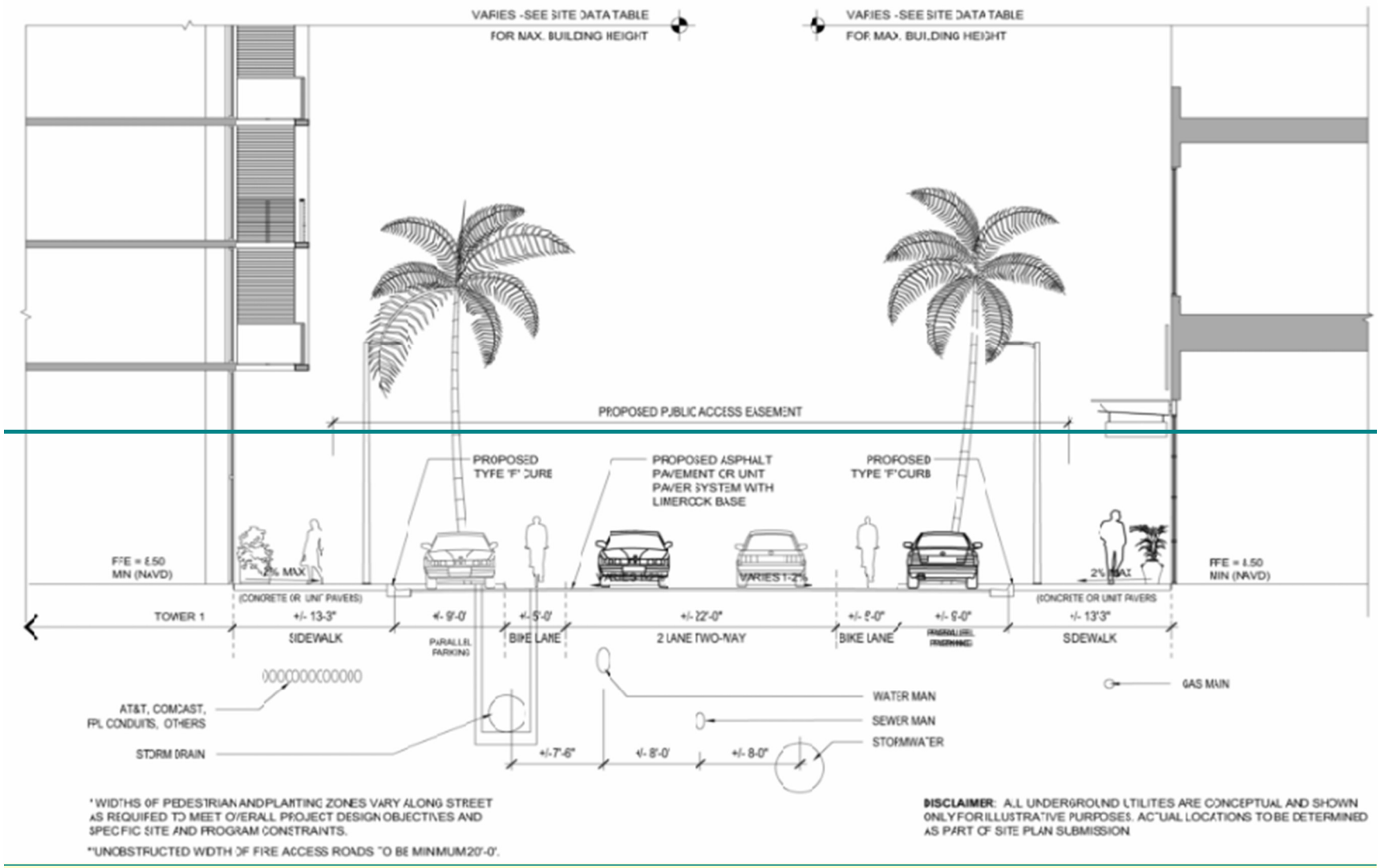

EX. TREE
EXISTING ASPHALT
2% MAX
FFE = 8.50 MIN (NAVD)
4:1 MAX
CONCRETE OR
UNIT PAVERS
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
4'-0"
COVER
(MIN)
VARIES
+/- 8'-0"
SIDEWALK
VARIES
2 LANE ONE-WAY
TURN LANE
2 LANE ONE-WAY
+/- 25'-0"
R.O.W.
5'-0"
+/- 15'-0"
+/- 15'-0"
EXISTING SAWGRASS MILLS LOOP ROAD (PB 137, PG13)
UTILITY EASEMENT
SEWER EASEMENT
PROPOSED BYPASS DRAINAGE PIPE
VARIES IN SIZE 24" - 54"
30'-0"
DISCLAIMER: ALL UNDERGROUND UTILITIES ARE CONCEPTUAL
AND SHOWN ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS
TO BE DETERMINED AS PART OF SITE PLAN SUBMISSION.
5'-0"
EX. 12" SANITARY
SEWER (ELEV. VARIES)
PROPERTY LINE
PROPERTY LINE
SETBACK



11~~7~~ Section at Sawgrass Mills Circle – POD A~~7~~A8



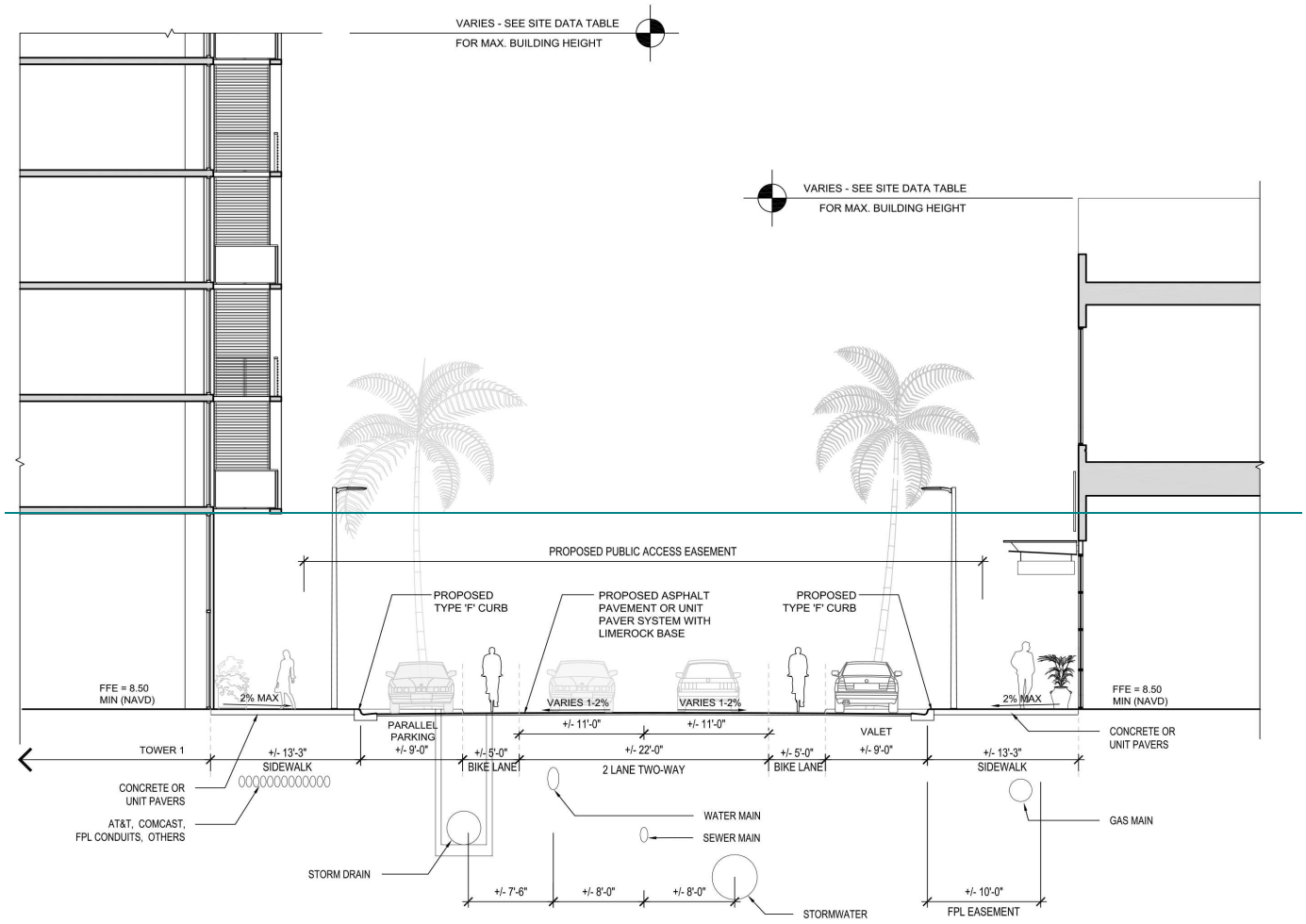
~~8 Section at East Access Easement – POD A1~~



*WIDTHS OF PEDESTRIAN AND PLANTING ZONES VARY ALONG STREET AS REQUIRED TO MEET OVERALL PROJECT DESIGN OBJECTIVES AND SPECIFIC SITE AND PROGRAM CONSTRAINTS.

**UNOBSTRUCTED WIDTH OF FIRE ACCESS ROADS TO BE MINIMUM 20'-0".

DISCLAIMER: ALL UNDERGROUND UTILITES ARE CONCEPTUAL AND SHOWN ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS TO BE DETERMINED AS PART OF SITE PLAN SUBMISSION

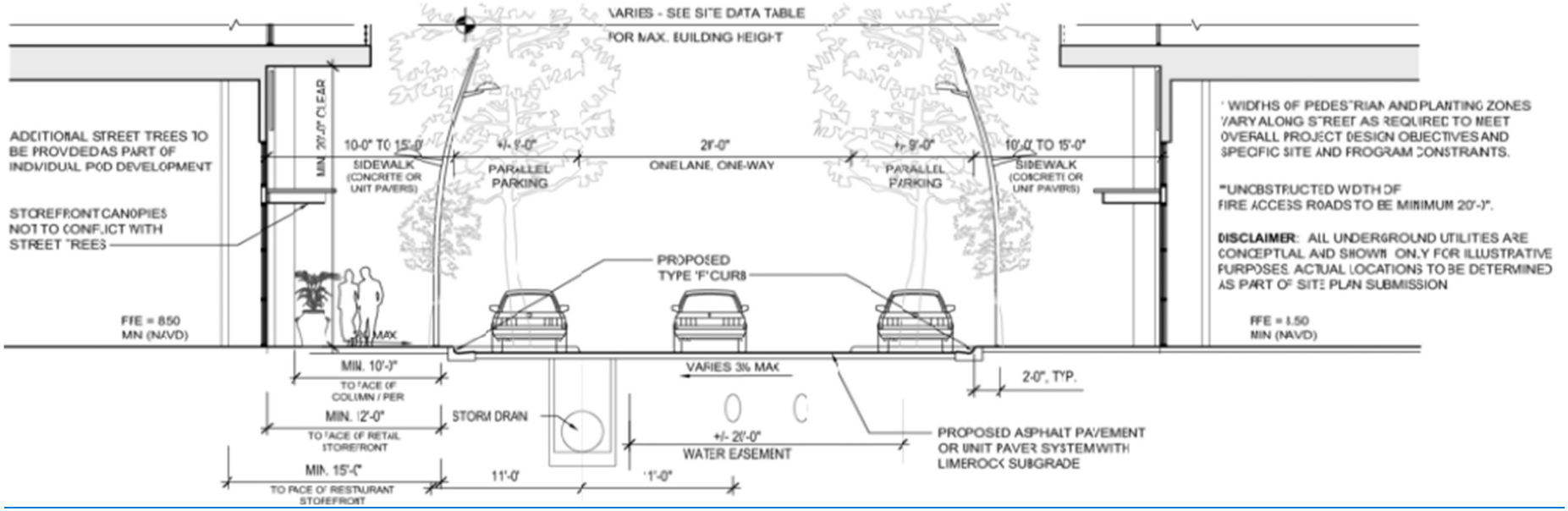


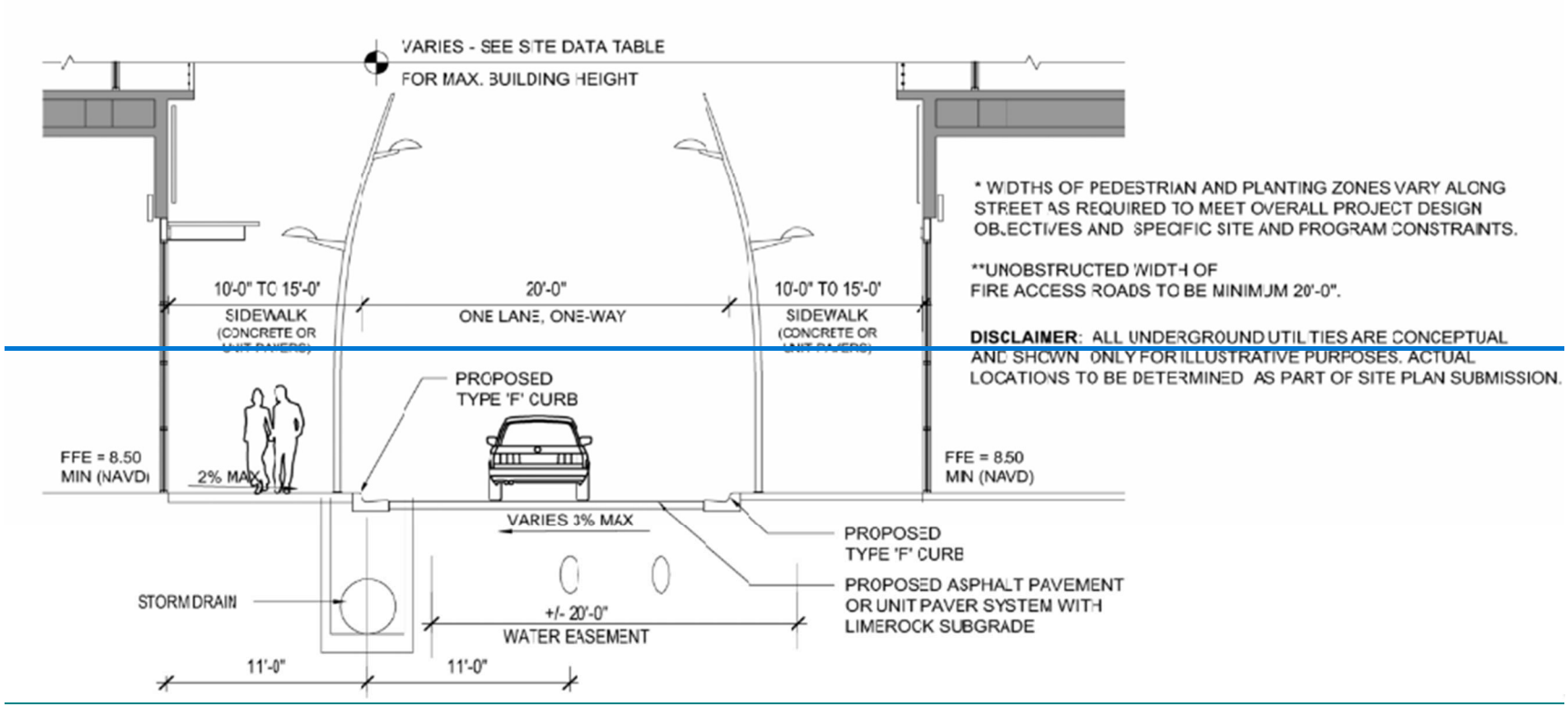
* WIDTHS OF PEDESTRIAN AND PLANTING ZONES VARY ALONG STREET AS REQUIRED TO MEET OVERALL PROJECT DESIGN OBJECTIVES AND SPECIFIC SITE AND PROGRAM CONSTRAINTS.

**UNOBSTRUCTED WIDTH OF FIRE ACCESS ROADS TO BE MINIMUM 20'-0".

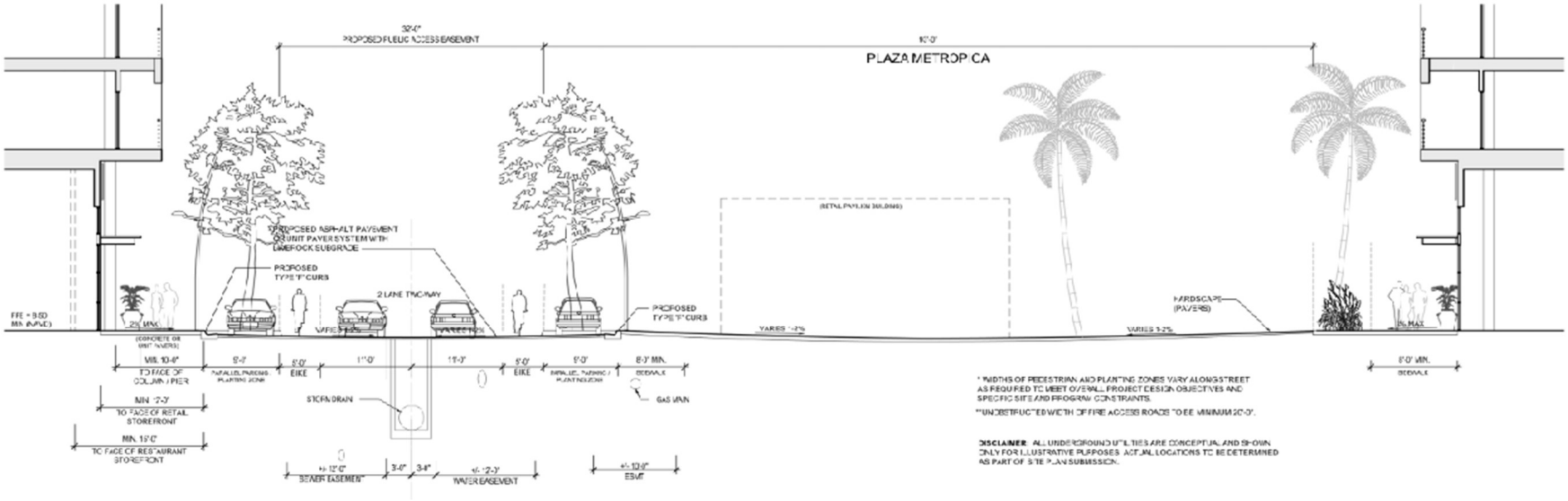
DISCLAIMER: ALL UNDERGROUND UTILITIES ARE CONCEPTUAL AND SHOWN ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS TO BE DETERMINED AS PART OF SITE PLAN SUBMISSION.

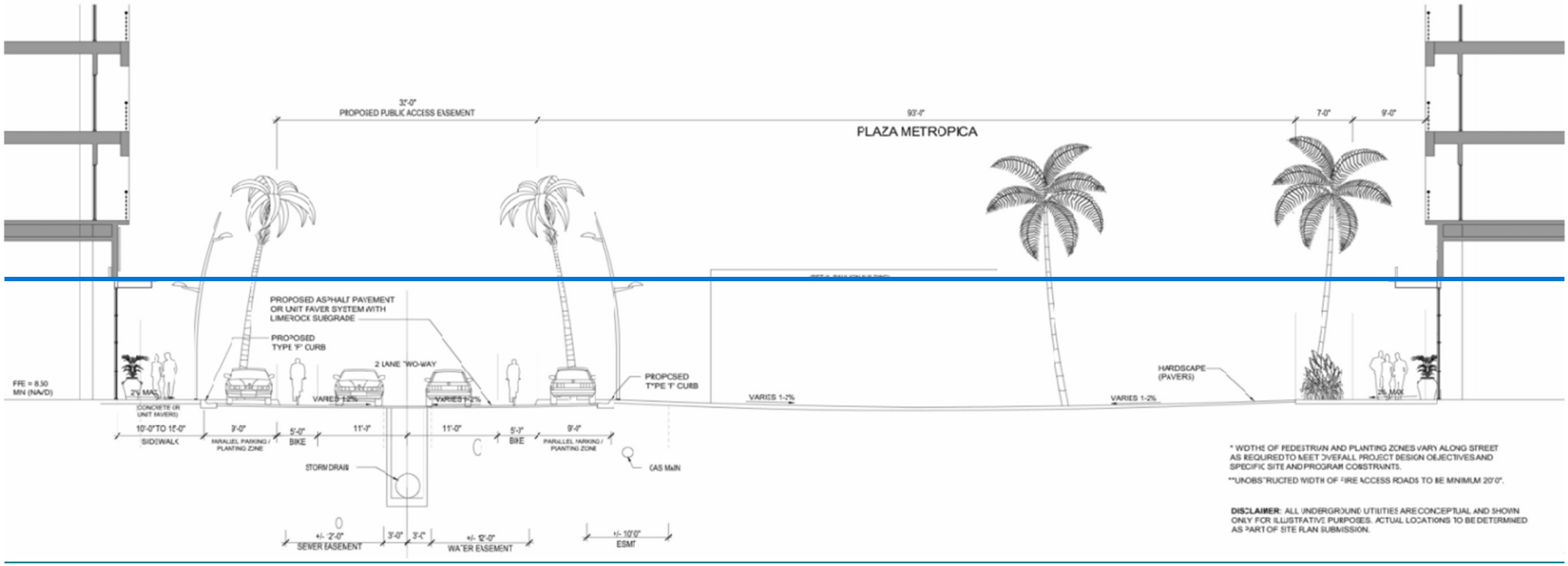
~~89. East West Connector (Metropica Boulevard) street section~~


VARIES - SEE SITE DATA TABLE
FOR MAX. BUILDING HEIGHT
ADDITIONAL STREET TREES TO BE PROVDED AS PART OF INDIVIDUAL POD DEVELOPMENT
STOREFRONT CANOPIES NOT TO CONFLICT WITH STREET TREES
MIN. 20'-0" CLEAR
10-0" TO 15'-0"
SIDEWALK (CONCRETE OR UNIT PAVERS)
+/- 9'-0"
PARALLEL PARKING
21'-0"
ONE LANE, ONE-WAY
+/- 9'-0"
PARALLEL PARKING
10'-0" TO 15'-0"
SIDEWALK (CONCRETE OR UNIT PAVERS)
* WIDTHS OF PEDESTRIAN AND PLANTING ZONES VARY ALONG STREET AS REQUIRED TO MEET OVERALL PROJECT DESIGN OBJECTIVES AND SPECIFIC SITE AND PROGRAM CONSTRAINTS.
**UNOBSTRUCTED WIDTH OF FIRE ACCESS ROADS TO BE MINIMUM 20'-0".
DISCLAIMER: ALL UNDERGROUND UTILITIES ARE CONCEPTUAL AND SHOWN ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS TO BE DETERMINED AS PART OF SITE PLAN SUBMISSION
PROPOSED TYPE 'F' CURB
FFE = 8.50 MIN (NAVD)
FFE = 8.50 MIN (NAVD)
5% MAX
VARIES 3% MAX
2'-0", TYP.
MIN. 10'-0" TO FACE OF COLUMN / PIER
MIN. 12'-0" TO FACE OF RETAIL STOREFRONT
STORM DRAIN
+/- 20'-0" WATER EASEMENT
PROPOSED ASPHALT PAVEMENT OR UNIT PAVER SYSTEM WITH LIMEROCK SUBGRADE
MIN. 15'-0" TO FACE OF RESTAURANT STOREFRONT
11'-0"
1'-0"



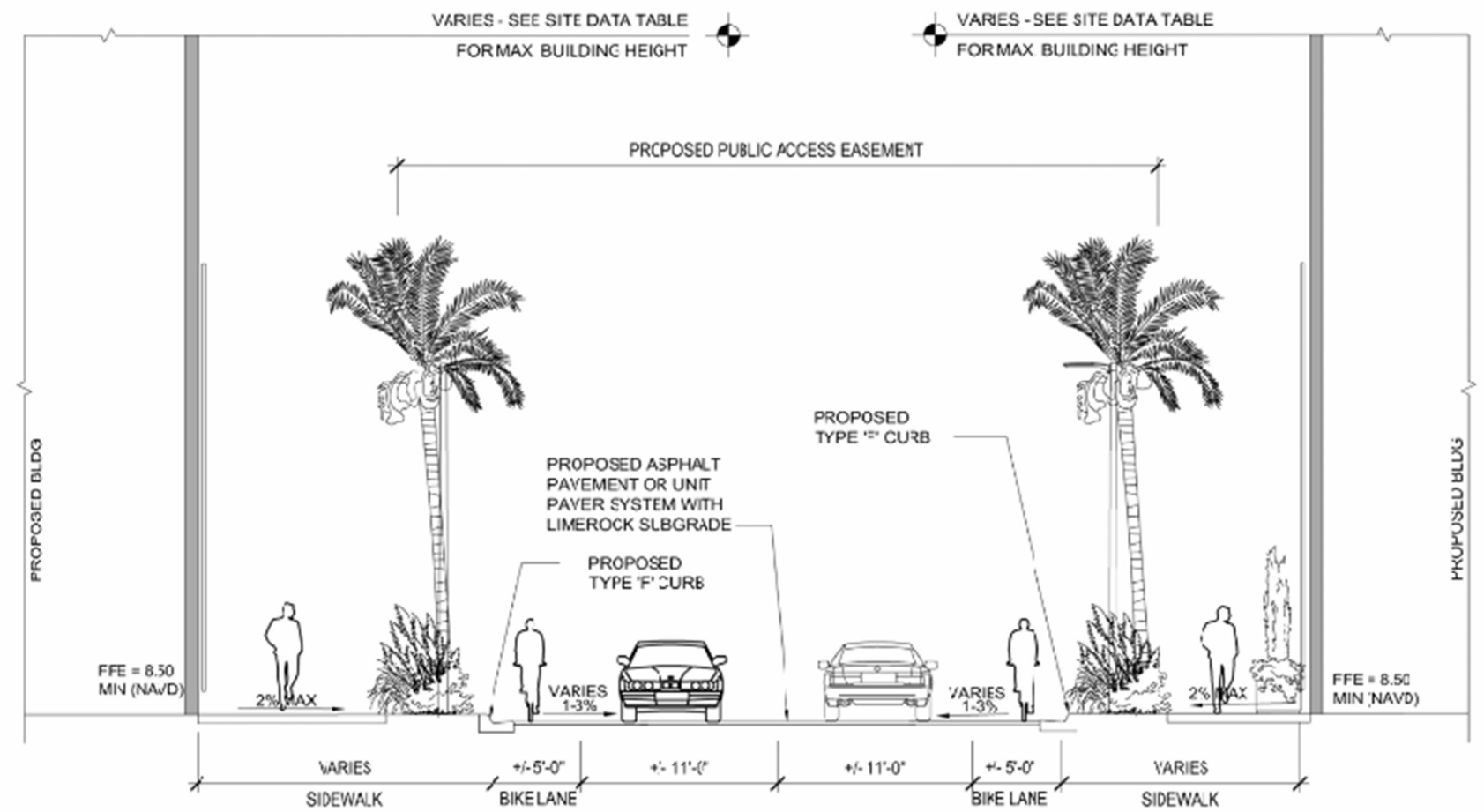
~~10 Internal Street Section 1~~ 129 Section at Metropica Way at Pods A1 and A2


PROPOSED PUBLIC ACCESS EASEMENT
PLAZA METROPOLICA
PROPOSED ASPHALT PAVEMENT
PROPOSED TYPE 'F' CURB
2 LANE TWOWAY
PROPOSED TYPE 'F' CURB
HARDSCAPE (PAVERS)
VARIES 2%
VARIES 2%
STORM DRAIN
GAS MAIN
BIKE
BIKE
SIDEWALK
SIDEWALK
BEGIN EASEMENT
WATER EASEMENT
ESMT
* WIDTHS OF PEDESTRIAN AND PLANTING ZONES VARY ALONG STREET AS REQUIRED TO MEET OVERALL PROJECT DESIGN OBJECTIVES AND SPECIFIC SITE AND PROGRAM CONSTRAINTS.
DISCLAIMER: ALL UNDERGROUND UTILITIES ARE CONCEPTUAL AND SHOWN ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS TO BE DETERMINED AS PART OF SITE PLAN SUBMISSION.



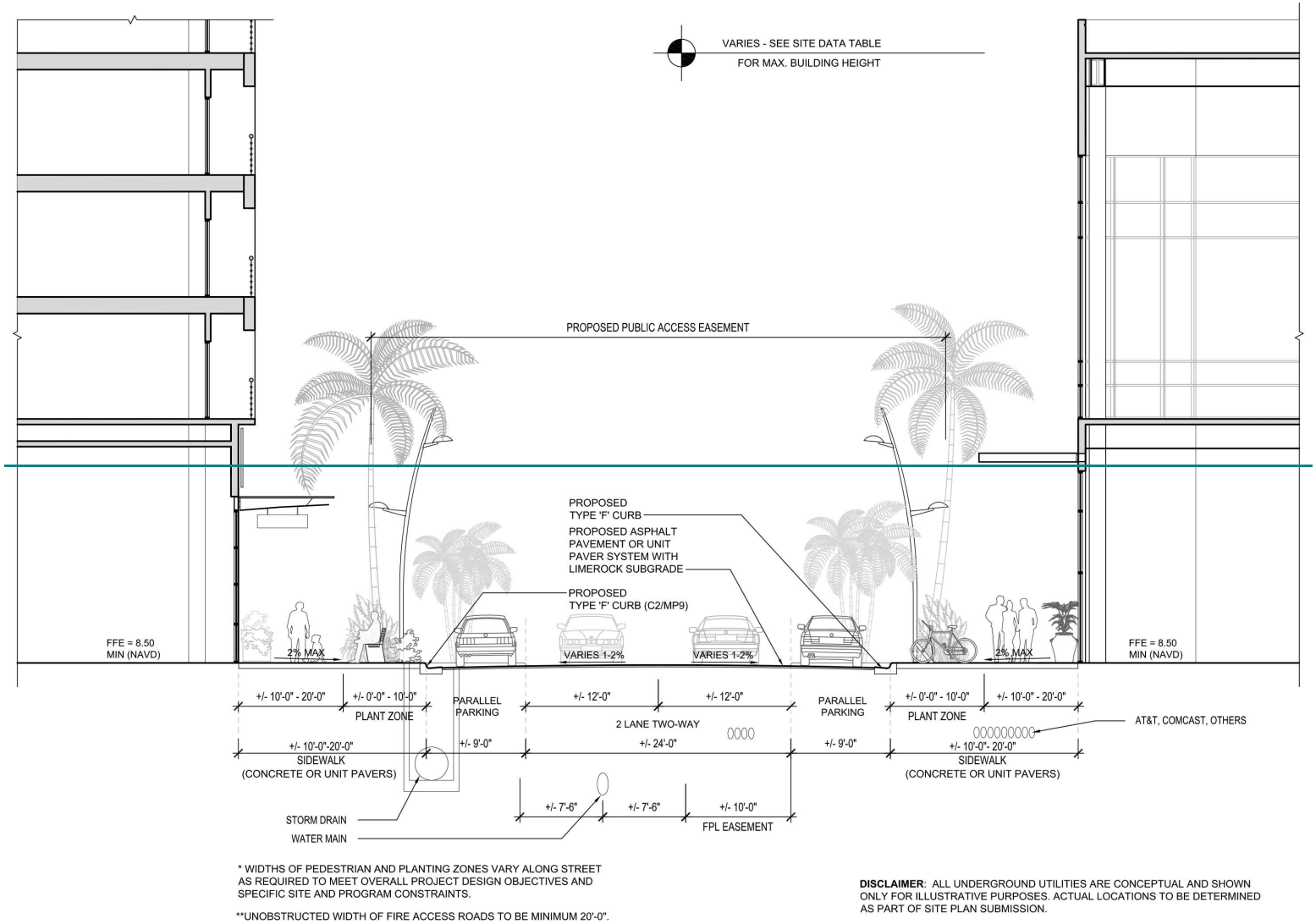
2

1311 Internal Street Section 210 Section at Metropica Way at Pods A3/ A4 and A6 / A7

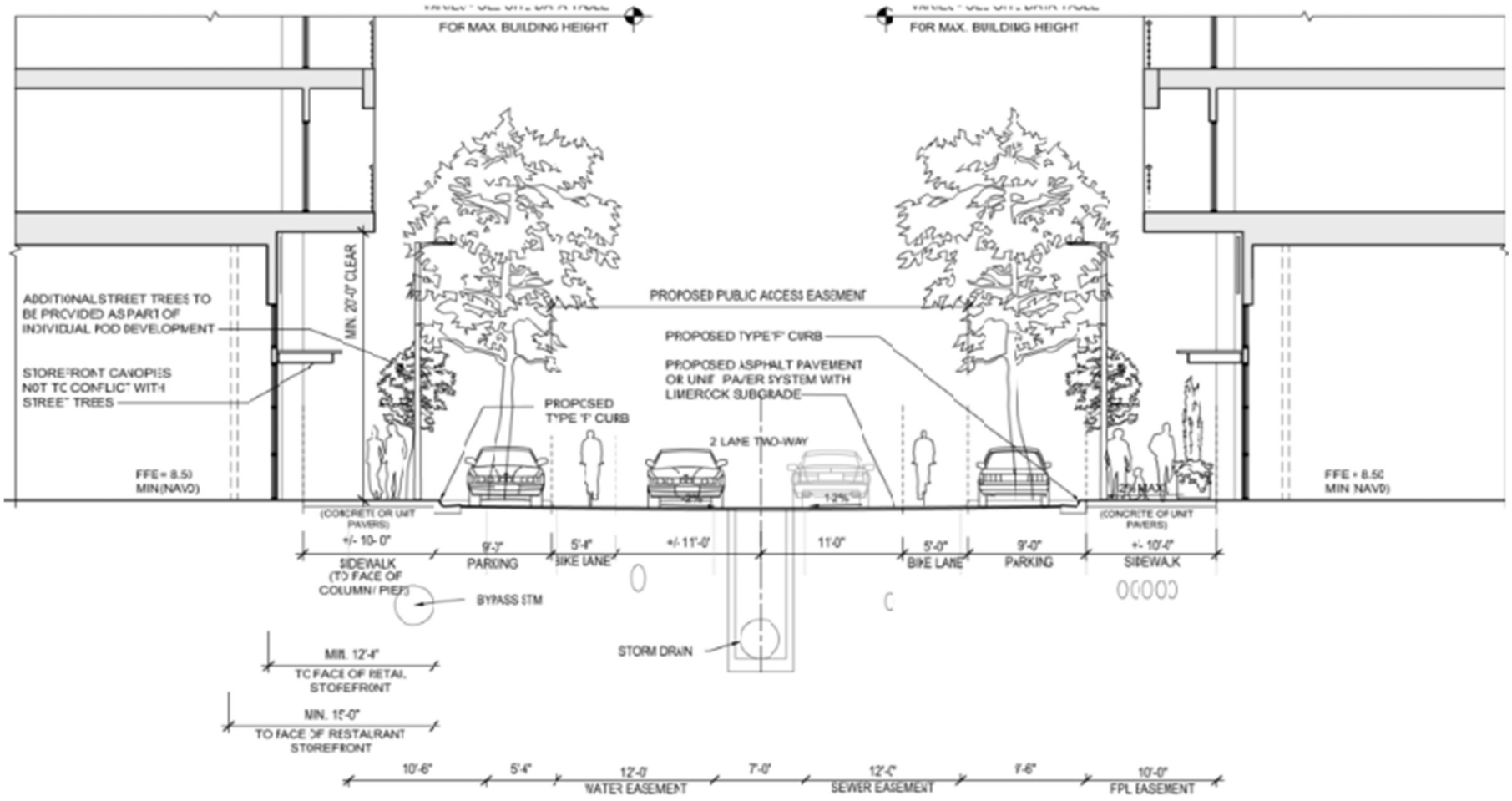


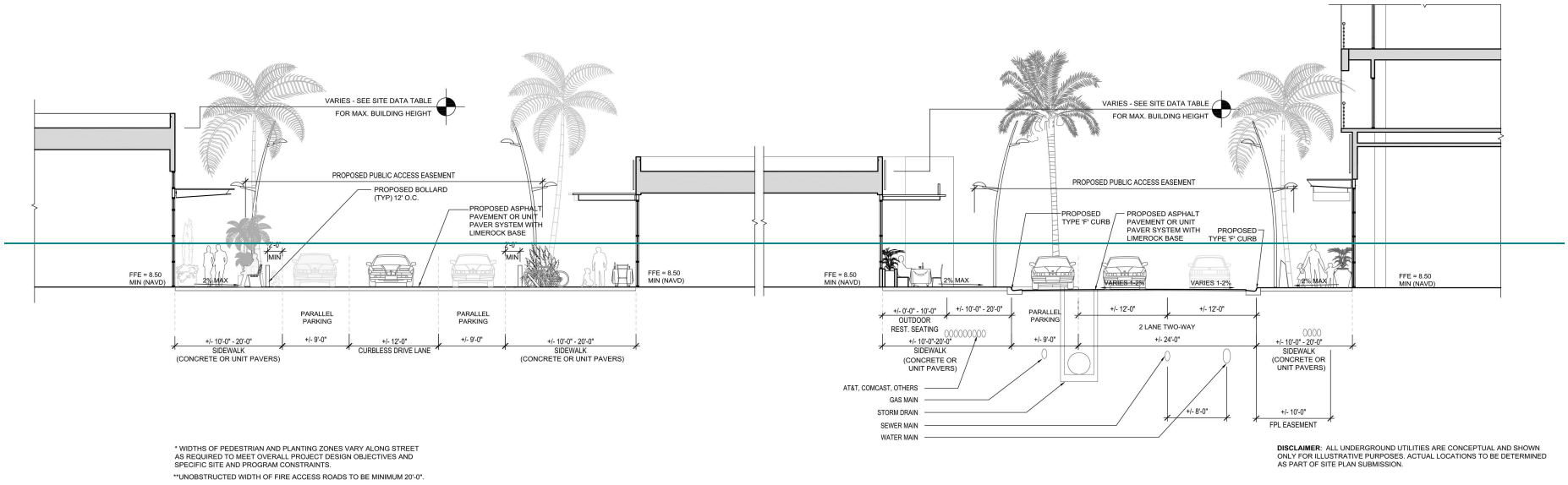
* WIDTHS OF PEDESTRIAN AND PLANTING ZONES VARY ALONG STREET AS REQUIRED TO MEET OVERALL PROJECT DESIGN OBJECTIVES AND SPECIFIC SITE AND PROGRAM CONSTRAINTS.

**UNOBSTRUCTED WIDTH OF FIRE ACCESS ROADS TO BE MINIMUM 20'-0".

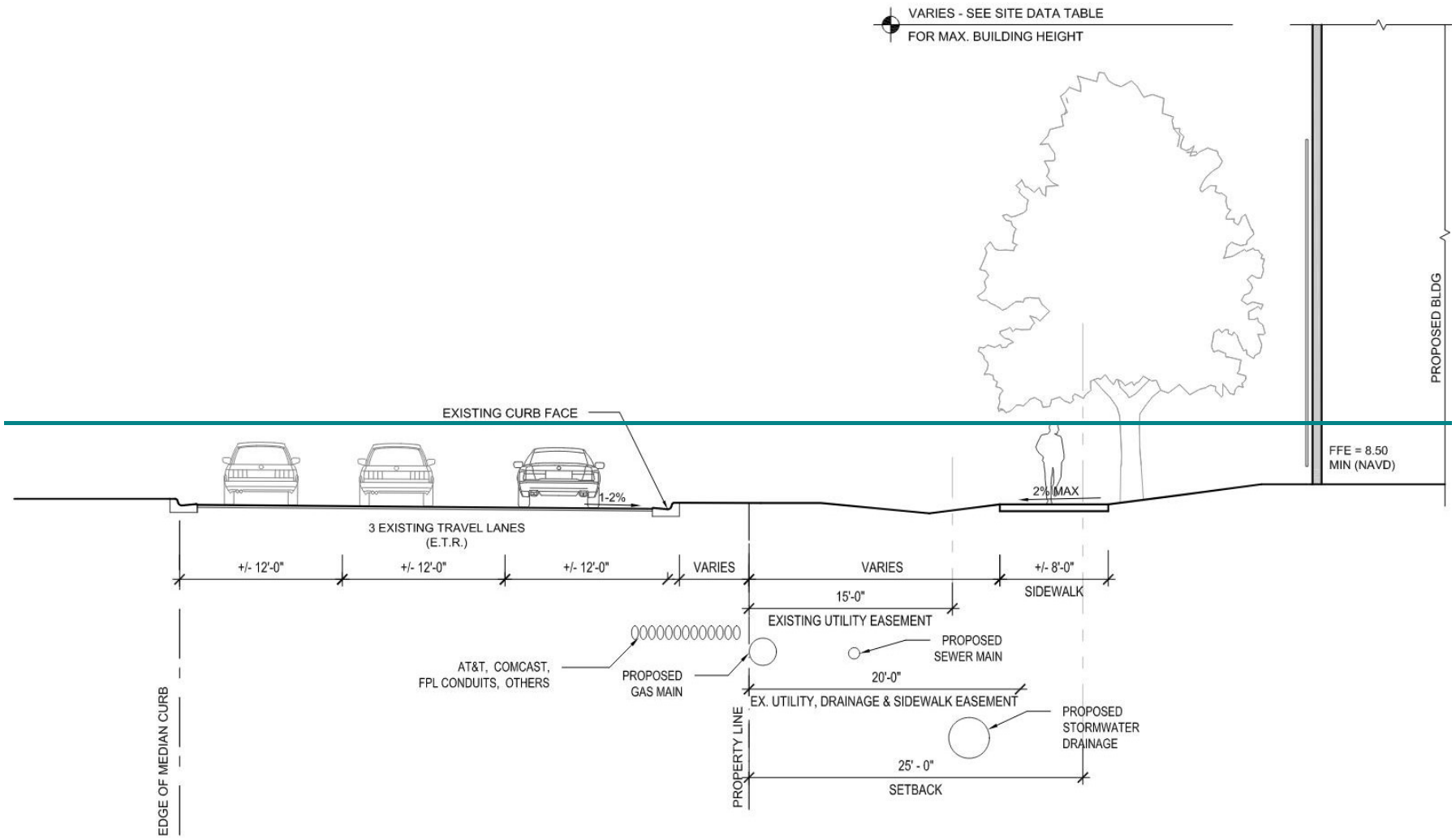


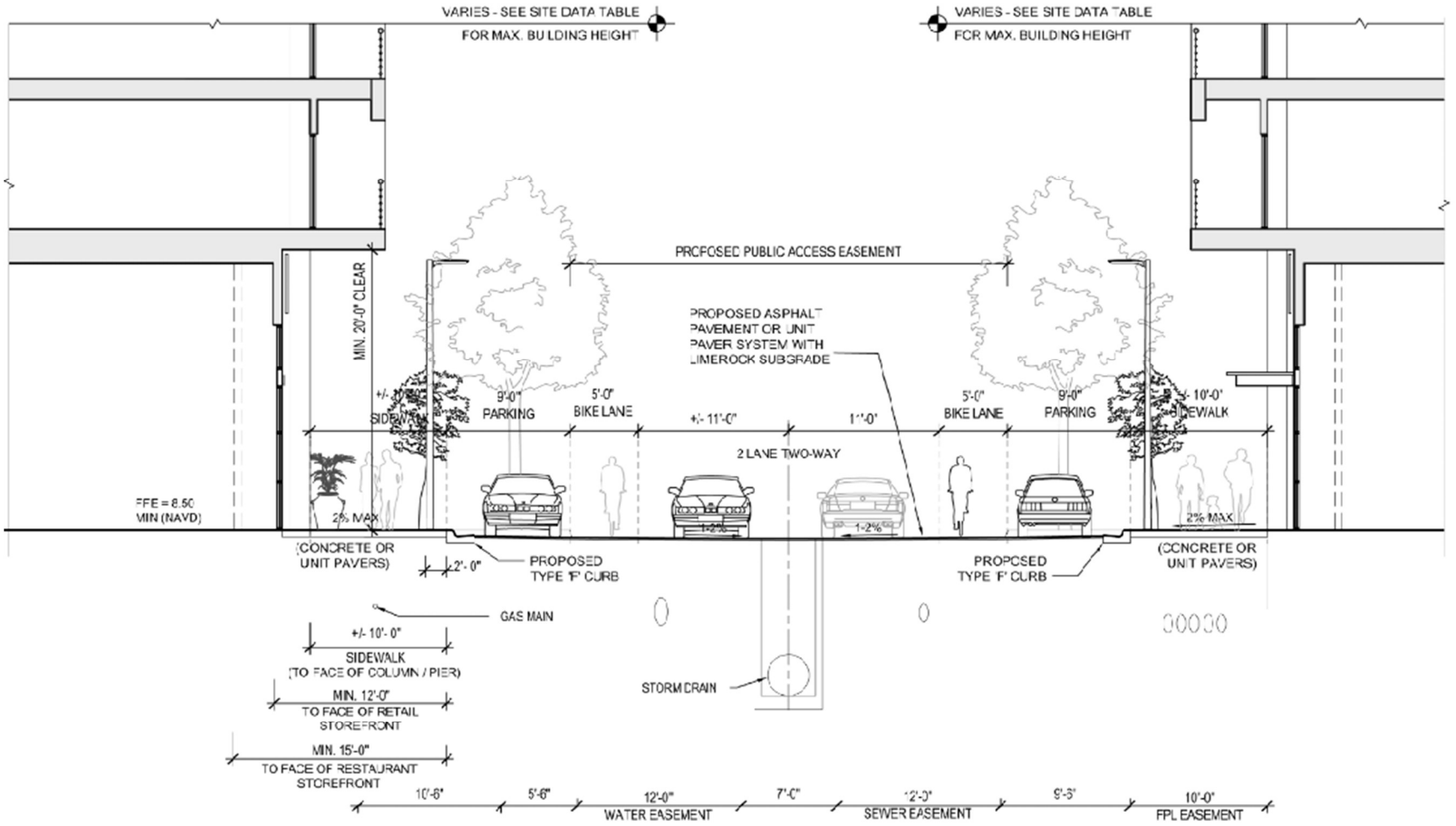
~~14~~12 ~~Internal Street Section 311~~ Section at Metropica Way at Pods B1 / B2


FOR MAX. BUILDING HEIGHT
FOR MAX. BUILDING HEIGHT
ADDITIONAL STREET TREES TO BE PROVIDED AS PART OF INDIVIDUAL POD DEVELOPMENT
STOREFRONT CANOPIES NOT TO CONFLICT WITH STREET TREES
MIN. 20'-0" CLEAR
PROPOSED PUBLIC ACCESS EASEMENT
PROPOSED TYPE 'F' CURB
PROPOSED ASPHALT PAVEMENT OR UNIT PAVER SYSTEM WITH LIMEROCK SUBGRADE
PROPOSED TYPE 'F' CURB
2 LANE TWO-WAY
FFE = 8.5' MIN (NAVD)
FFE = 8.5' MIN NAVD)
(CONCRETE OR UNIT PAVERS)
(CONCRETE OF UNIT PAVERS)
+/- 10'-0"
SIDEWALK (TO FACE OF COLUMN / PIER)
9'-0"
PARKING
5'-4"
BIKE LANE
+/- 11'-0"
11'-0"
5'-0"
BIKE LANE
9'-0"
PARKING
+/- 10'-4"
SIDEWALK
BYPASS STM
STORM DRAIN
MIN. 12'-4"
TO FACE OF RETAIL STOREFRONT
MIN. 15'-0"
TO FACE OF RESTAURANT STOREFRONT
10'-6"
5'-4"
12'-0"
WATER EASEMENT
7'-0"
12'-0"
SEWER EASEMENT
1'-6"
10'-0"
FPL EASEMENT
DISCLAIMER ALL UNDERGROUND UTILITIES ARE CONCEPTUAL AND SHOWN ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS TO BE DETERMINED AS PART OF SITE PLAN SUBMISSION.
* WIDTHS OF PEDESTRIAN AND PLANTING ZONES VARY ALONG STREET AS REQUIRED TO MEET OVERALL PROJECT DESIGN OBJECTIVES AND SPECIFIC SITE AND PROGRAM CONSTRAINTS.
**UNOBSTRUCTED WIDTH OF FIRE ACCESS ROADS TO BE MINIMUM 20'-0".



15~~13 Street Section at Urban Park~~~~12~~ Section at Metropica Way at Pods B2 / B5 and B6 / B7

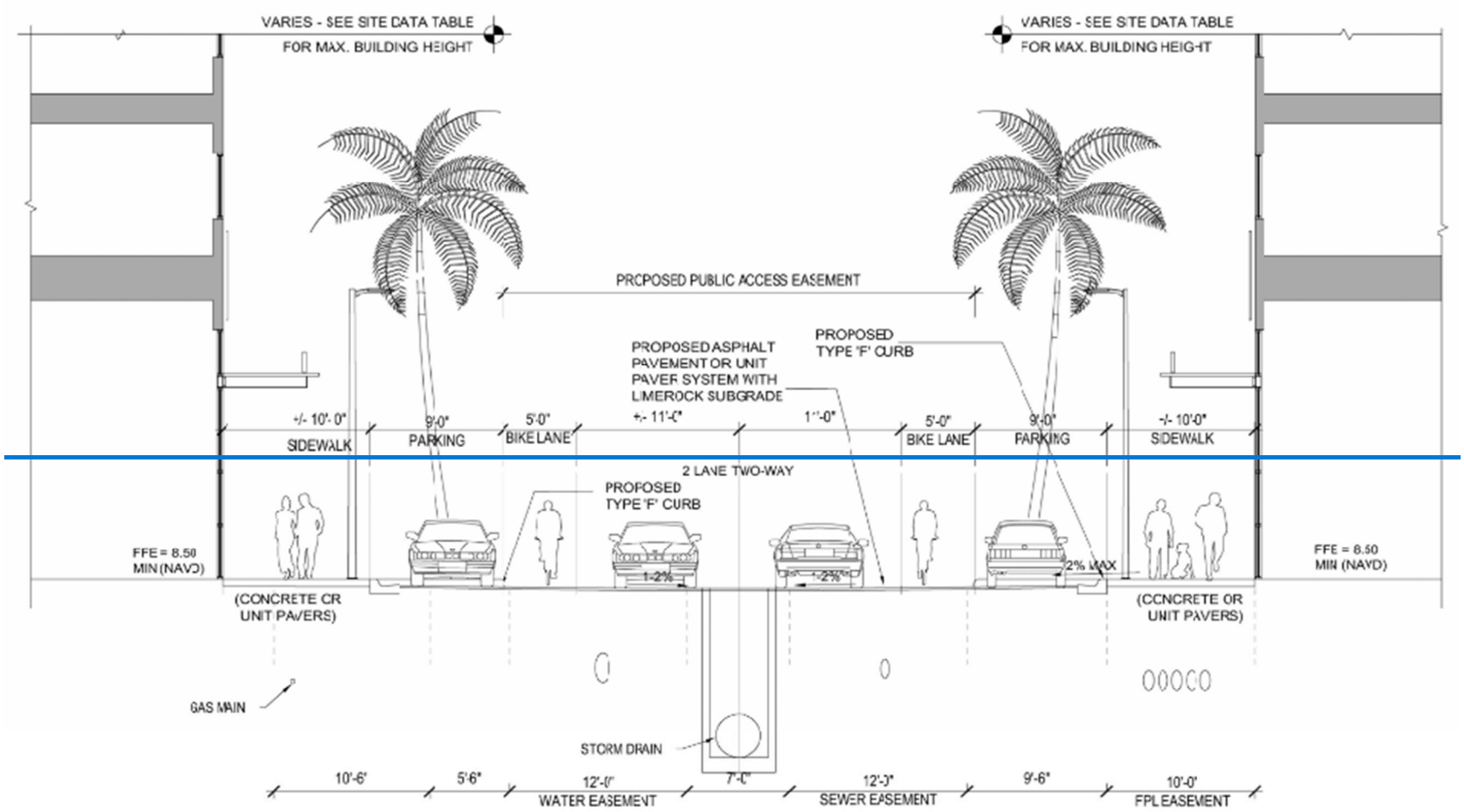

VARIES - SEE SITE DATA TABLE
FOR MAX. BUILDING HEIGHT
PROPOSED BLDG
EXISTING CURB FACE
FFE = 8.50
MIN (NAVD)
1-2%
2% MAX
3 EXISTING TRAVEL LANES
(E.T.R.)
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
VARIES
VARIES
+/- 8'-0"
SIDEWALK
15'-0"
EXISTING UTILITY EASEMENT
PROPOSED
SEWER MAIN
AT&T, COMCAST,
FPL CONDUITS, OTHERS
PROPOSED
GAS MAIN
20'-0"
EX. UTILITY, DRAINAGE & SIDEWALK EASEMENT
PROPOSED
STORMWATER
DRAINAGE
EDGE OF MEDIAN CURB
PROPERTY LINE
25' - 0"
SETBACK



DISCLAIMER ALL UNDERGROUND UTILITIES ARE CONCEPTUAL AND SHOWN ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS TO BE DETERMINED AS PART OF SITE PLAN SUBMISSION.

* WIDTHS OF PEDESTRIAN AND PLANTING ZONES VARY ALONG STREET AS REQUIRED TO MEET OVERALL PROJECT DESIGN OBJECTIVES AND SPECIFIC SITE AND PROGRAM CONSTRAINTS.

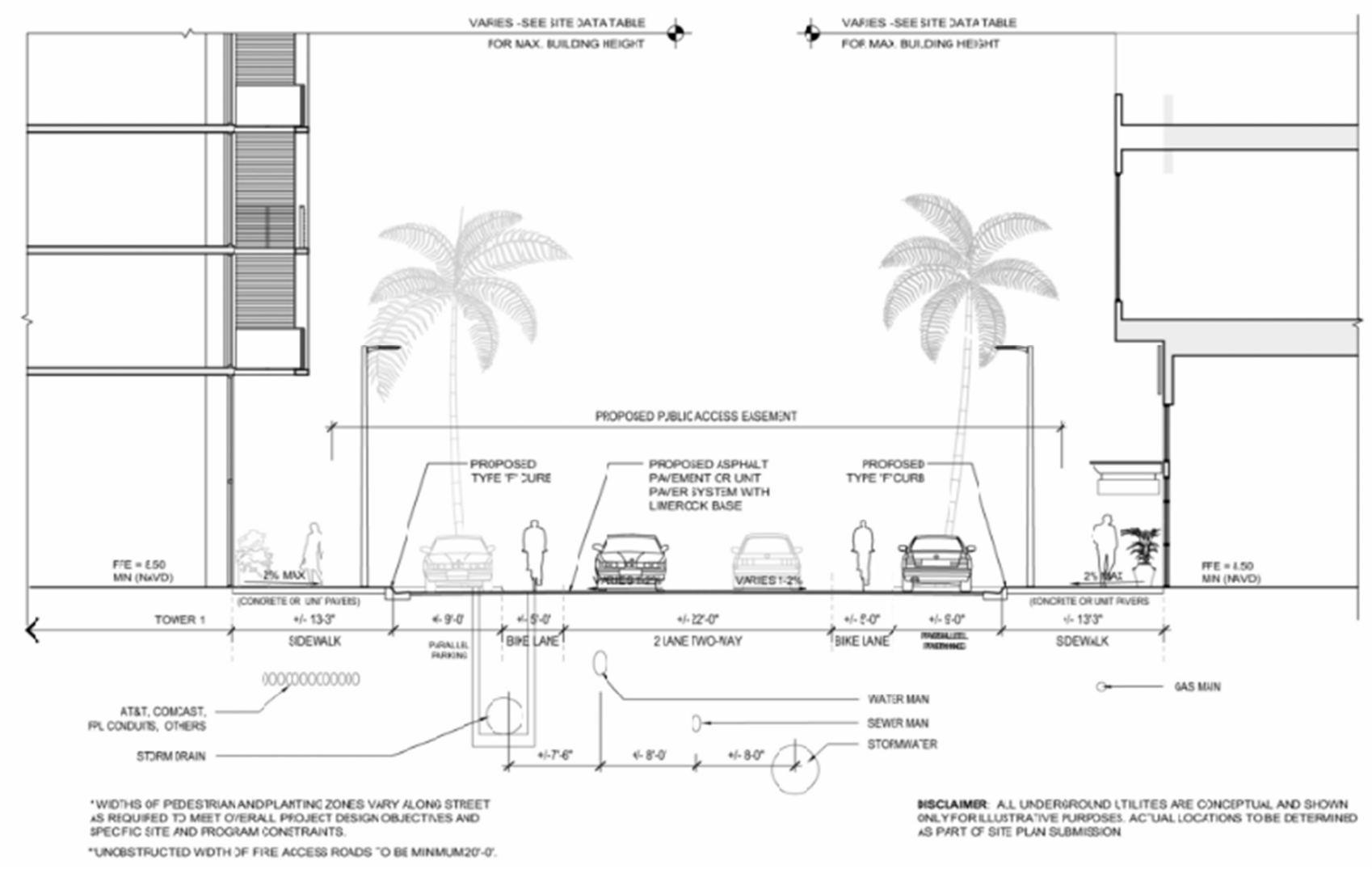
**UNOBSTRUCTED WIDTH OF FIRE ACCESS ROADS TO BE MINIMUM 20'-0".

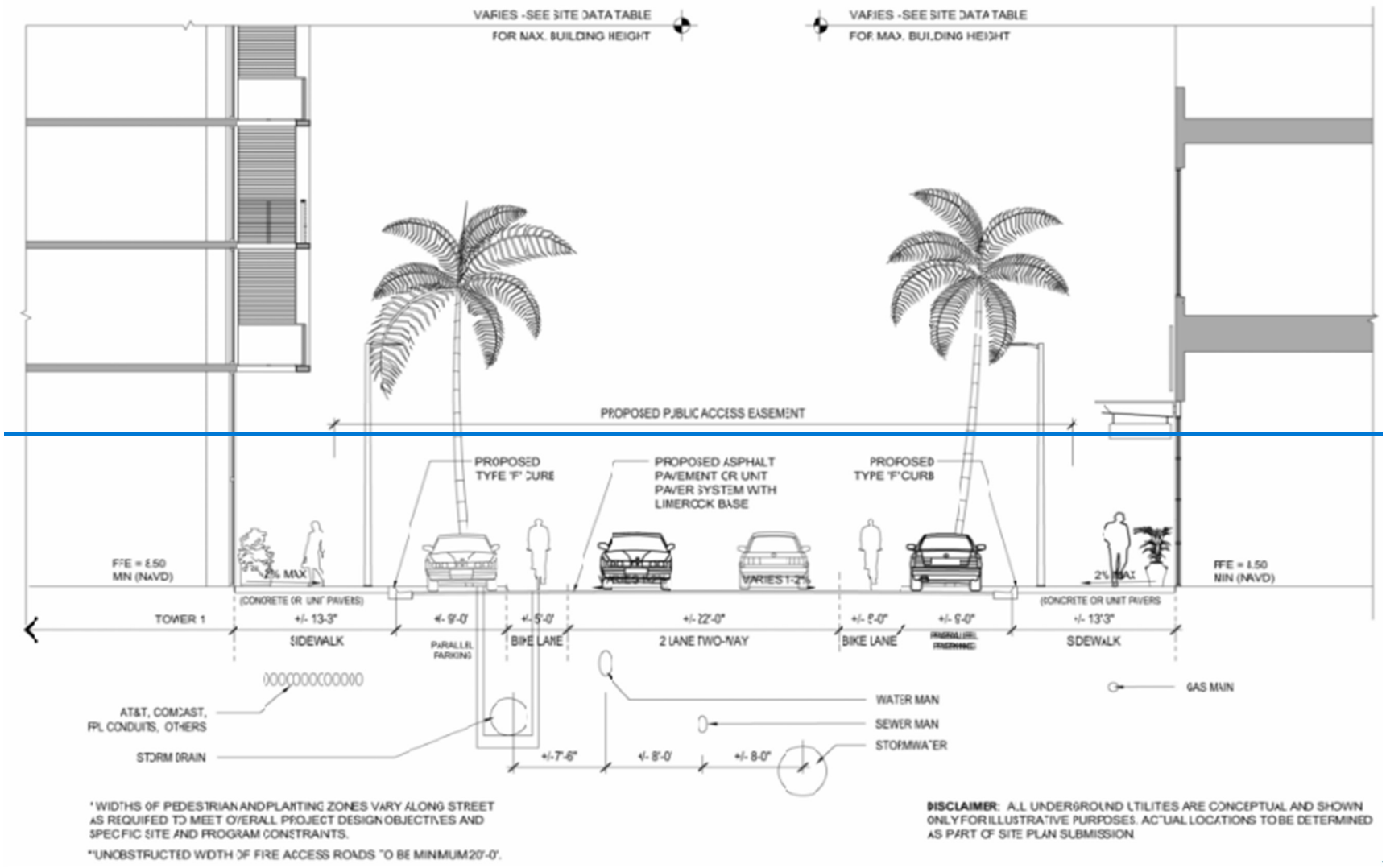


DISCLAIMER: ALL UNDERGROUND UTILITIES ARE CONCEPTUAL AND SHOWN ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS TO BE DETERMINED AS PART OF SITE PLAN SUBMISSION.

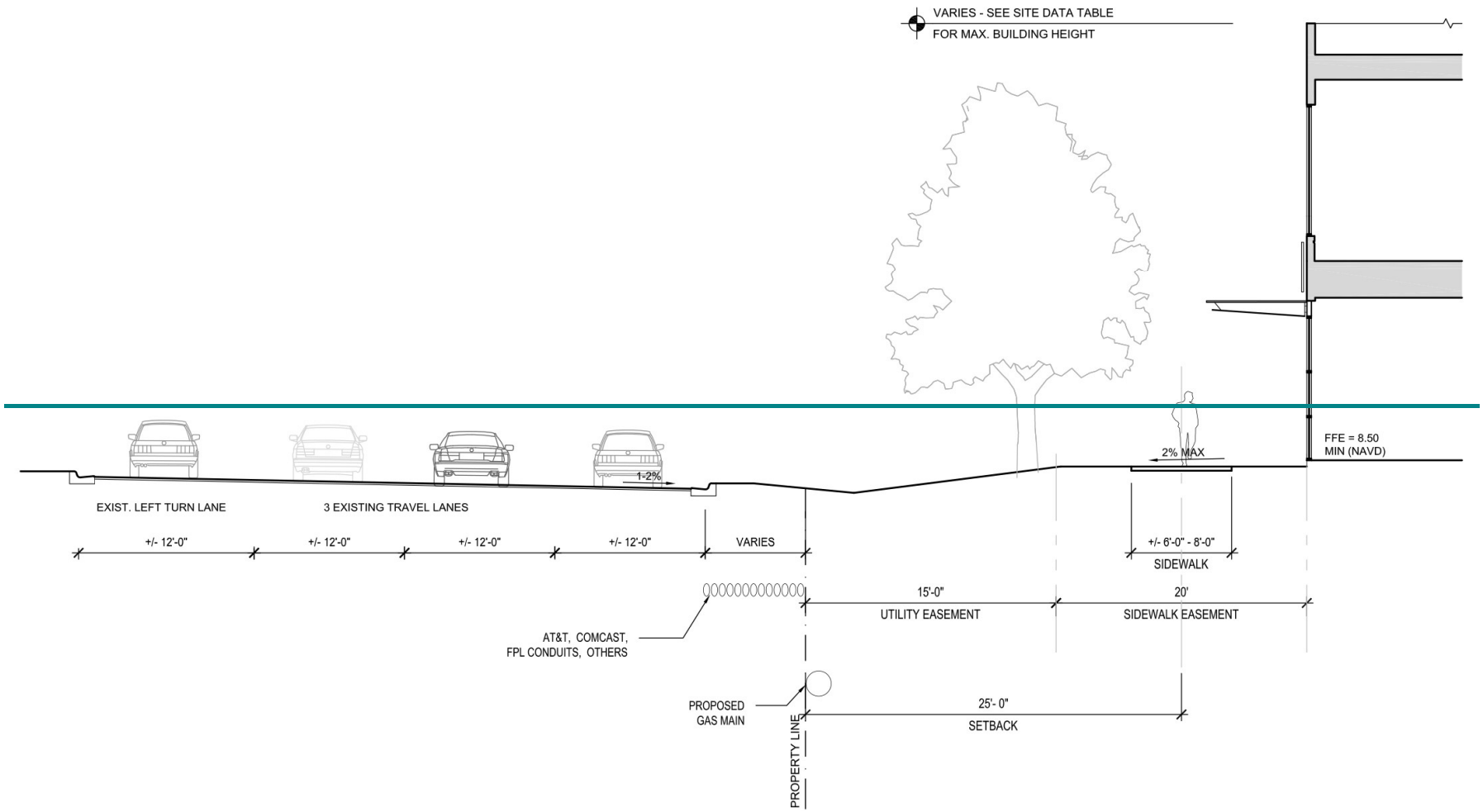
* WIDTHS OF PEDESTRIAN AND PLANTING ZONES VARY ALONG STREET AS REQUIRED TO MEET OVERALL PROJECT DESIGN OBJECTIVES AND SPECIFIC SITE AND PROGRAM CONSTRAINTS.
**UNOBSTRUCTED WIDTH OF FIRE ACCESS ROADS TO BE MINIMUM 20-0".

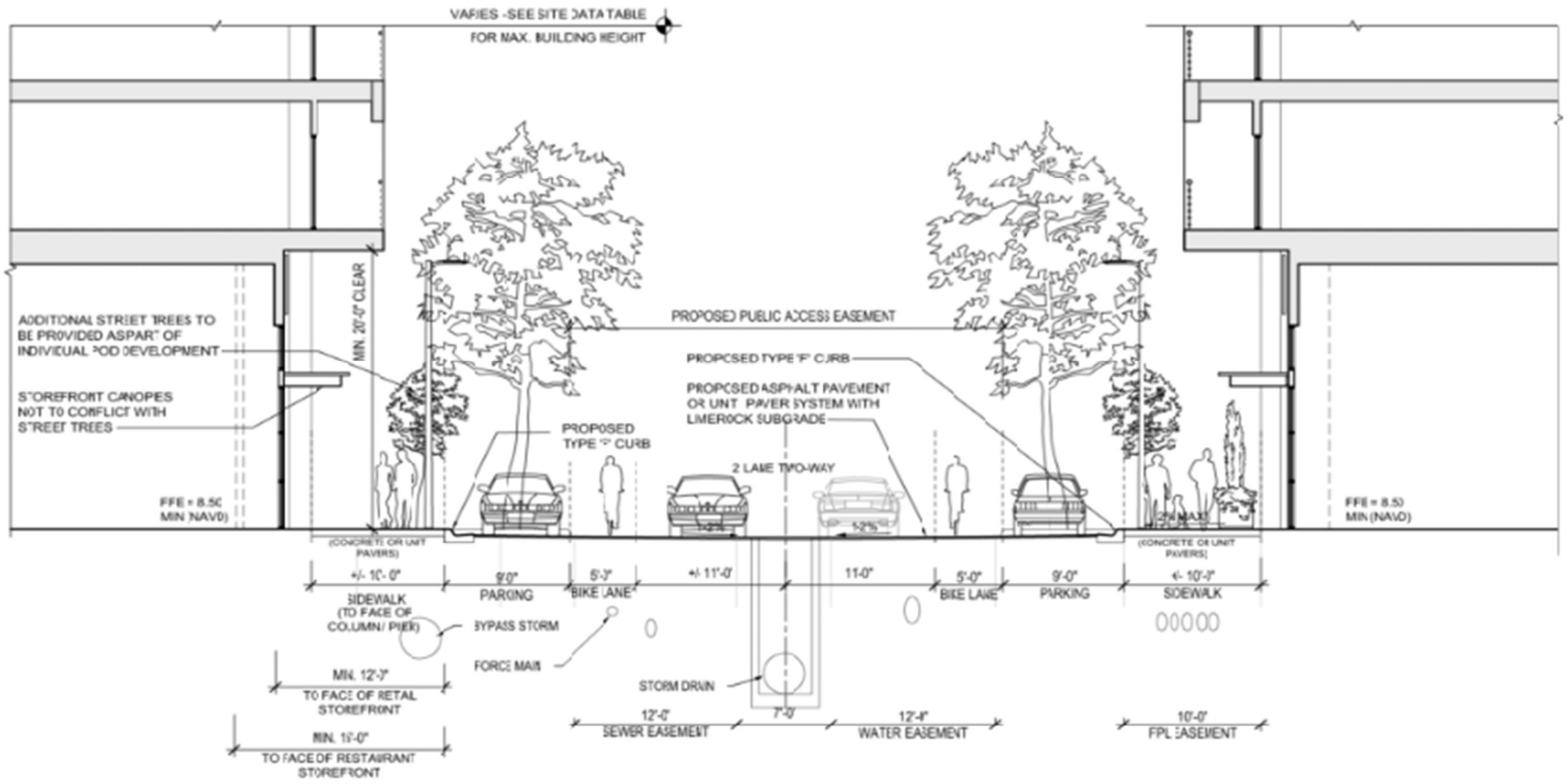
~~1614 NW 136th Avenue at Pod B513~~ Section at Metropica Plaza and Metropica Lane~~


VARIES -SEE SITE DATA TABLE
FOR MAX. BUILDING HEIGHT
VARIES -SEE SITE DATA TABLE
FOR MAX. BUILDING HEIGHT
PROPOSED PUBLIC ACCESS EASEMENT
PROPOSED TYPE 'F' CURB
PROPOSED ASPHALT PAVEMENT OR UNIT PAVER SYSTEM WITH LIMEROCK BASE
PROPOSED TYPE 'F' CURB
FFE = 8.50 MIN (NAVD)
2% MAX
(CONCRETE OR UNIT PAVERS)
VARIES 1-2%
2% MAX
(CONCRETE OR UNIT PAVERS)
FFE = 8.50 MIN (NAVD)
TOWER 1
+/- 13'-3"
SIDEWALK
+/- 9'-0"
PARALLEL PARKING
+/- 5'-0"
BIKE LANE
+/- 22'-0"
2 LANE TWO-WAY
+/- 5'-0"
BIKE LANE
+/- 9'-0"
+/- 13'-3"
SIDEWALK
AT&T, COMCAST, FPL CONDUITS, OTHERS
STORM DRAIN
+/- 7'-6"
+/- 8'-0"
+/- 8'-0"
WATER MAIN
SEWER MAIN
STORMWATER
GAS MAIN
*WIDTHS OF PEDESTRIAN AND PLANTING ZONES VARY ALONG STREET AS REQUIRED TO MEET OVERALL PROJECT DESIGN OBJECTIVES AND SPECIFIC SITE AND PROGRAM CONSTRAINTS.
*UNOBSTRUCTED WIDTH OF FIRE ACCESS ROADS TO BE MINIMUM 20'-0".
DISCLAIMER: ALL UNDERGROUND UTILITIES ARE CONCEPTUAL AND SHOWN ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS TO BE DETERMINED AS PART OF SITE PLAN SUBMISSION



17 Section at Metropica Boulevard

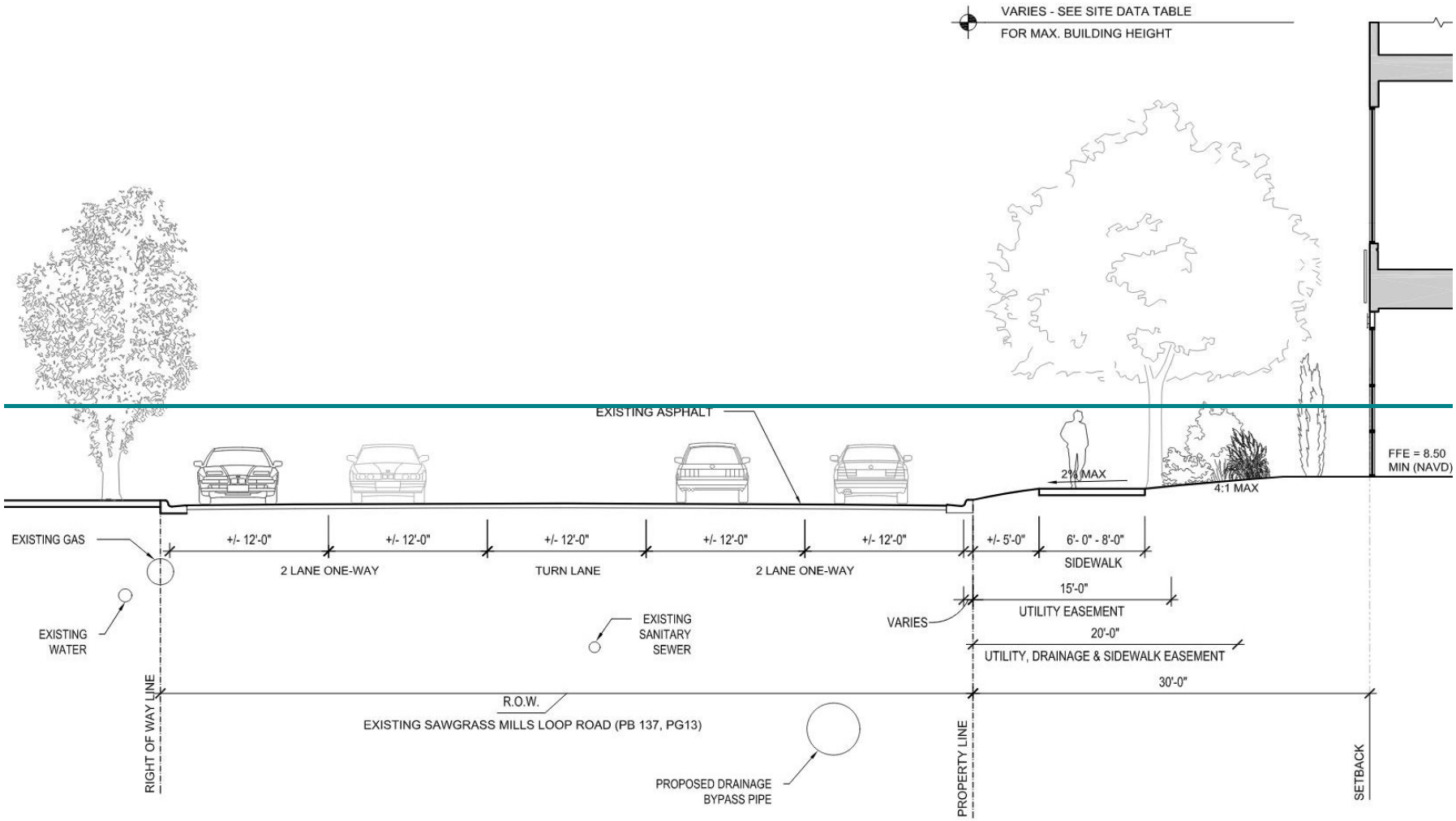

VARIES - SEE SITE DATA TABLE
FOR MAX. BUILDING HEIGHT
FFE = 8.50
MIN (NAVD)
2% MAX
1-2%
EXIST. LEFT TURN LANE
3 EXISTING TRAVEL LANES
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
VARIES
+/- 6'-0" - 8'-0"
SIDEWALK
15'-0"
UTILITY EASEMENT
20'
SIDEWALK EASEMENT
AT&T, COMCAST,
FPL CONDUITS, OTHERS
PROPOSED
GAS MAIN
25'- 0"
SETBACK
PROPERTY LINE

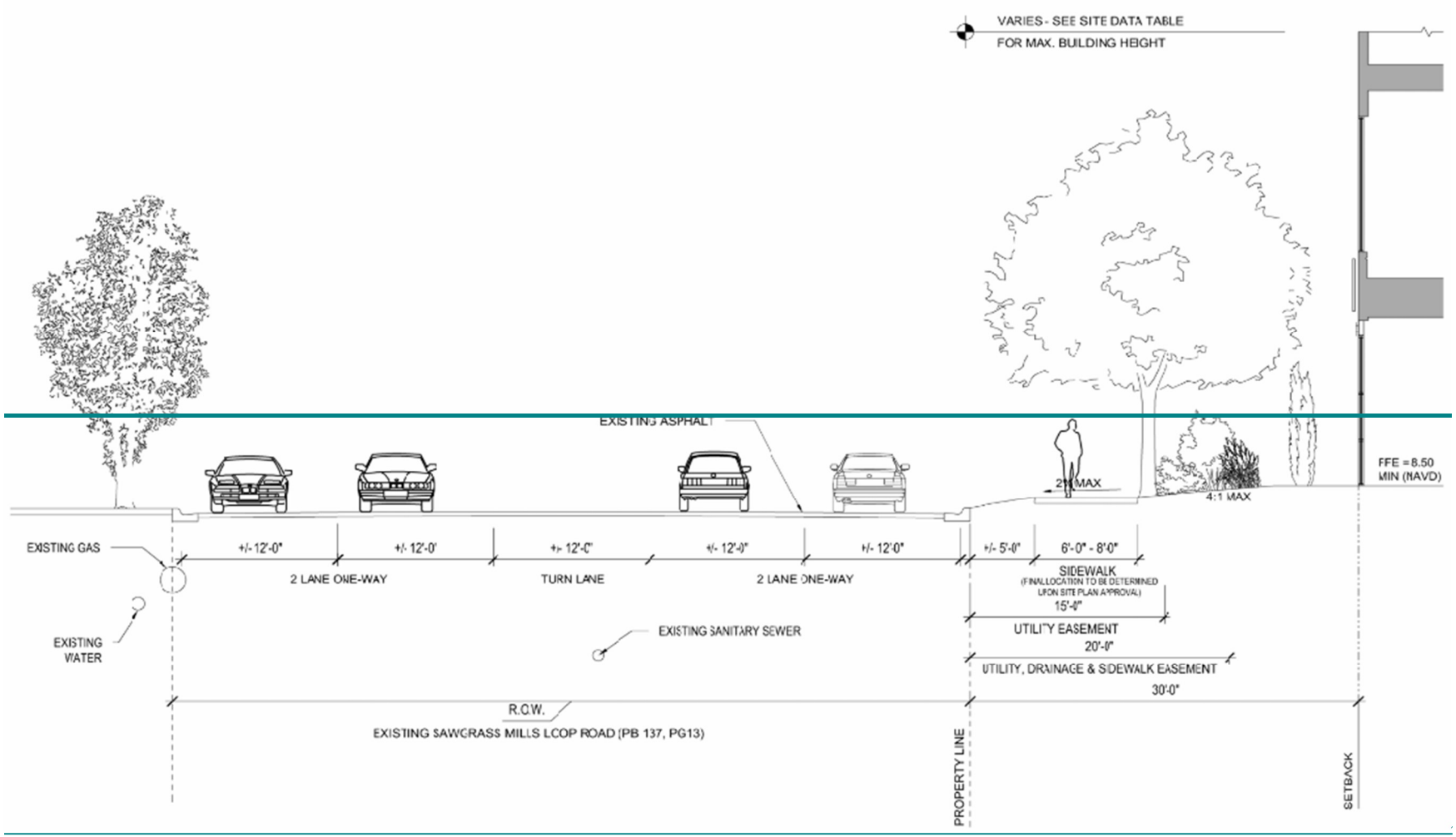


DISCLAIMER ALL UNDERGROUND UTILITIES ARE CONCEPTUAL AND SHOWN ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS TO BE DETERMINED AS PART OF SITE PLAN SUBMISSION.

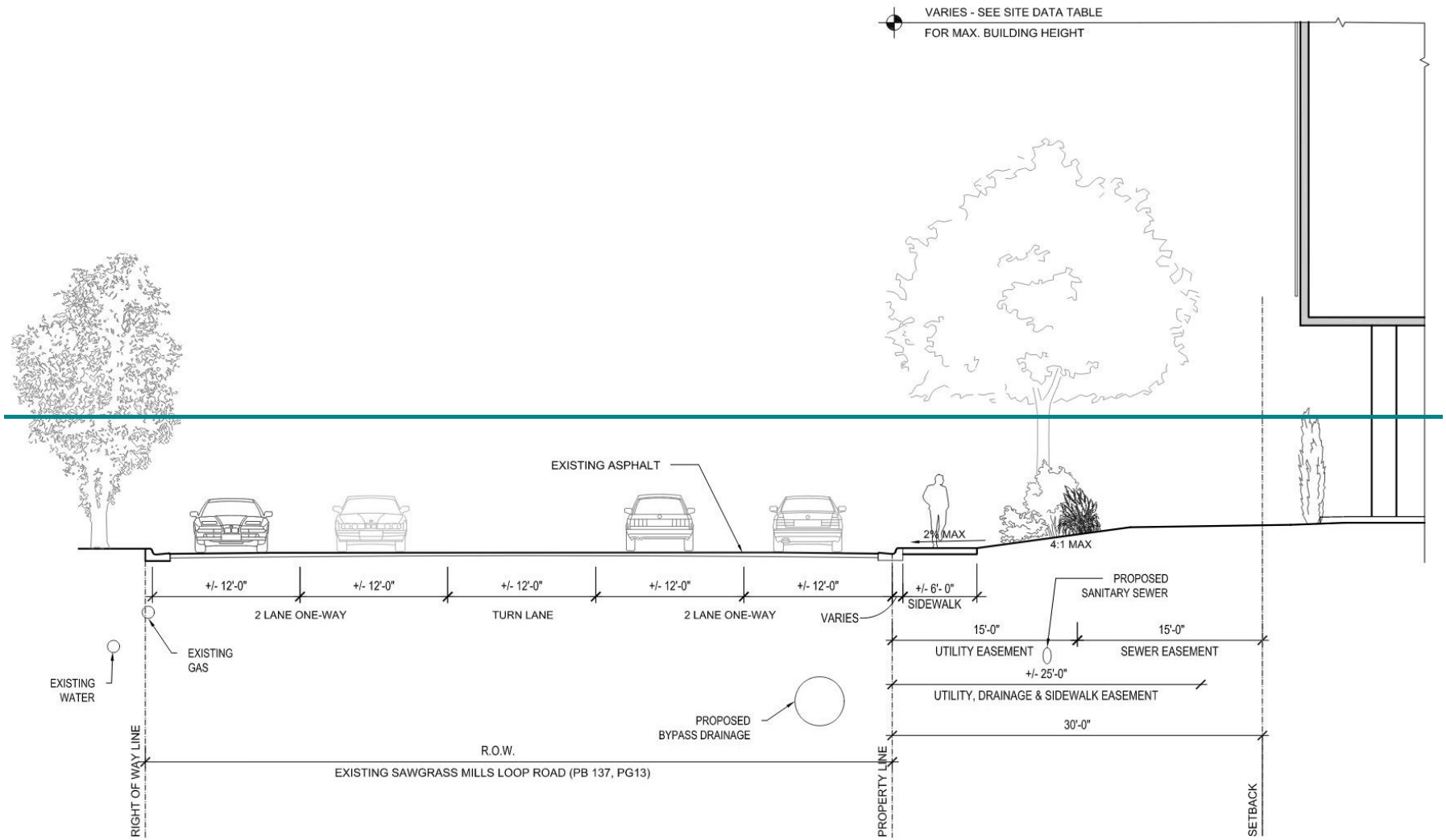
* WIDTHS OF PEDESTRIAN AND PLANTING ZONES VARY ALONG STREET AS REQUIRED TO MEET OVERALL PROJECT DESIGN OBJECTIVES AND SPECIFIC SITE AND PROGRAM CONSTRAINTS.
**UNOBSTRUCTED WIDTH OF FIRE ACCESS ROADS TO BE MINIMUM 20'-0".

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

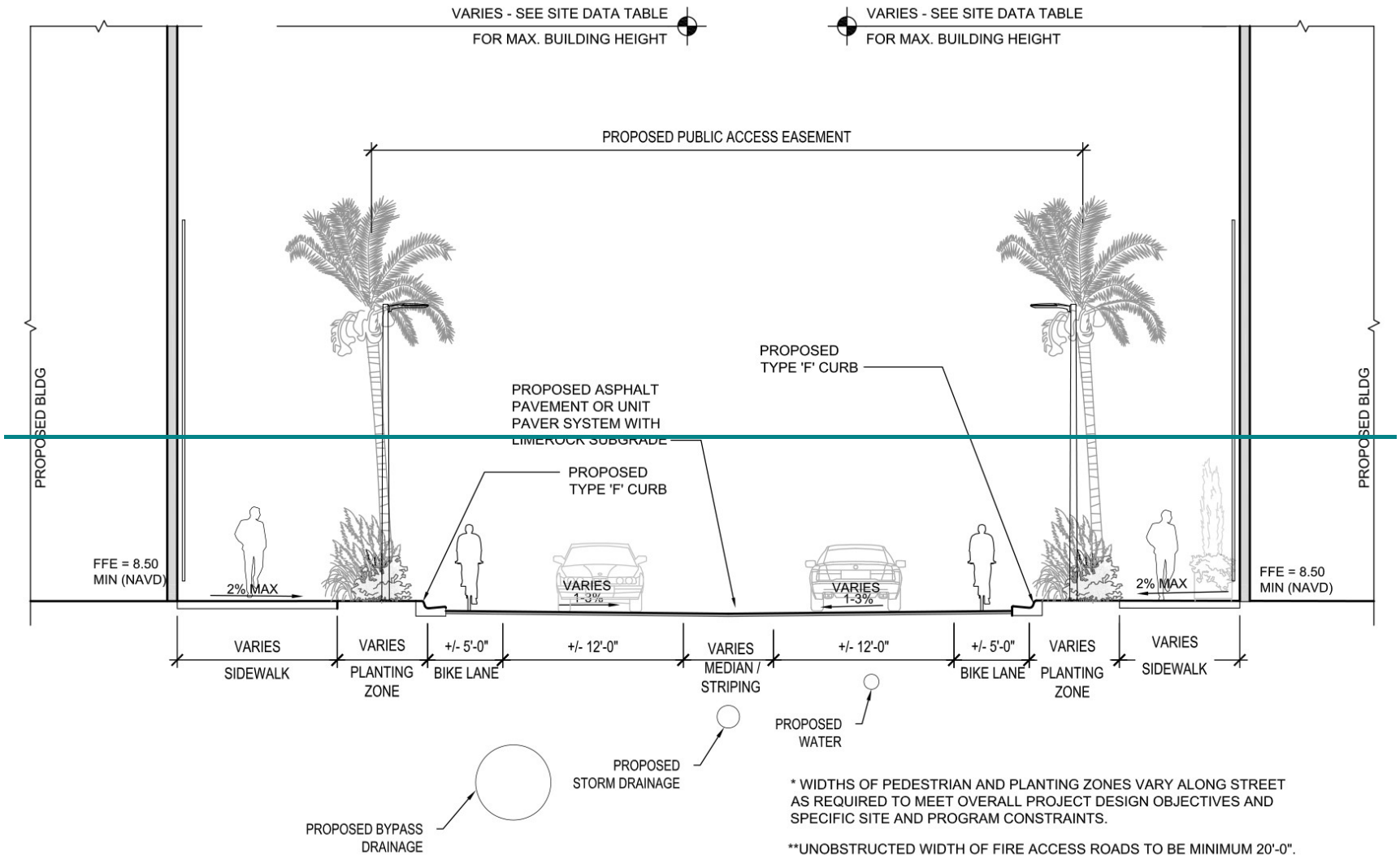

VARIES - SEE SITE DATA TABLE
FOR MAX. BUILDING HEIGHT
EXISTING ASPHALT
2% MAX
4:1 MAX
FFE = 8.50
MIN (NAVD)
EXISTING GAS
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
+/- 5'-0"
6'- 0" - 8'-0"
SIDEWALK
2 LANE ONE-WAY
TURN LANE
2 LANE ONE-WAY
15'-0"
UTILITY EASEMENT
VARIES
EXISTING
WATER
EXISTING
SANITARY
SEWER
20'-0"
UTILITY, DRAINAGE & SIDEWALK EASEMENT
30'-0"
R.O.W.
EXISTING SAWGRASS MILLS LOOP ROAD (PB 137, PG13)
RIGHT OF WAY LINE
PROPOSED DRAINAGE
BYPASS PIPE
PROPERTY LINE
SETBACK



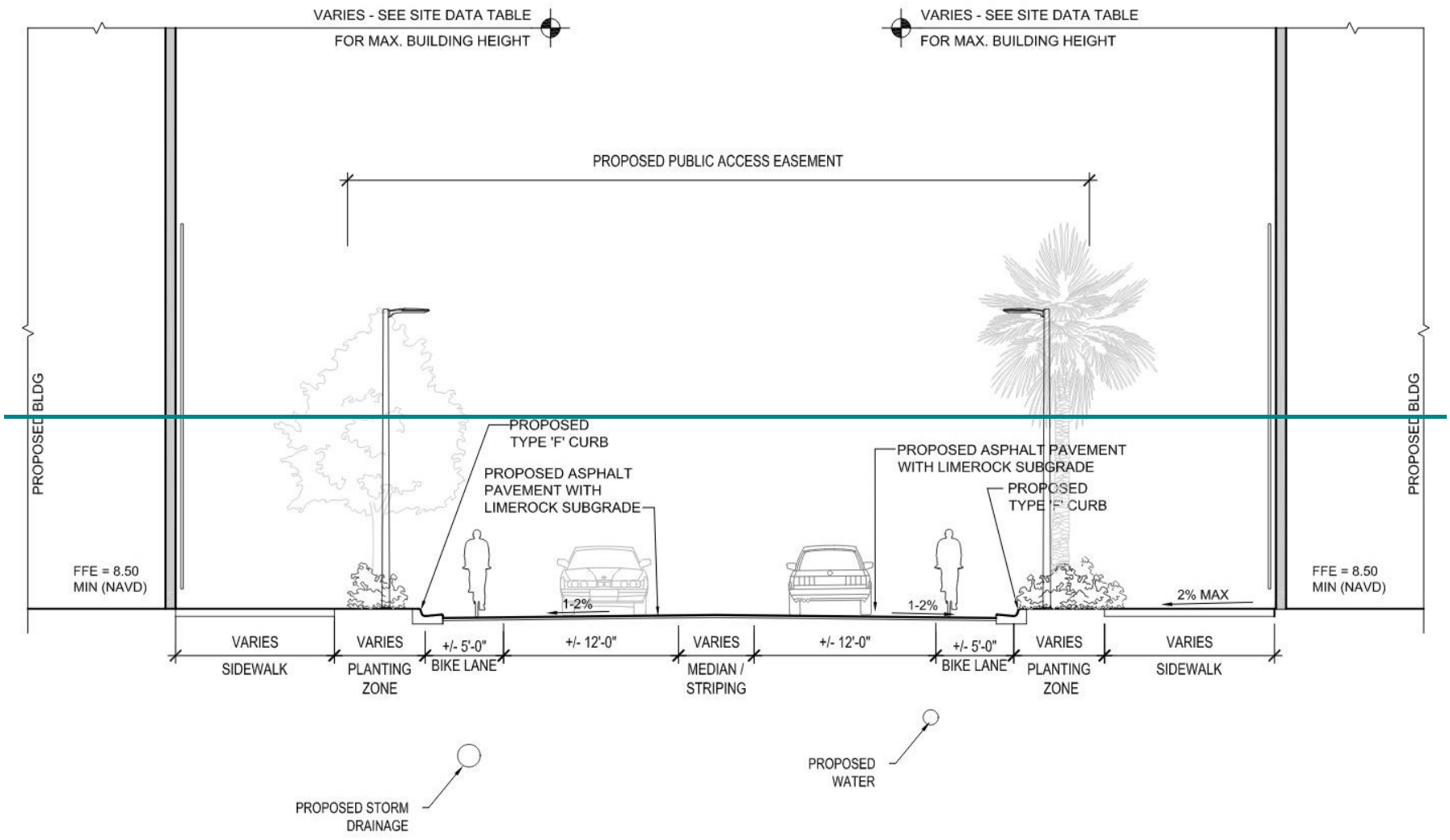
~~15~~16 ~~Sawgrass Mills Circle at Pod C1~~


VARIES - SEE SITE DATA TABLE
FOR MAX. BUILDING HEIGHT
EXISTING ASPHALT
2% MAX
4:1 MAX
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
+/- 12'-0"
+/- 6'- 0"
SIDEWALK
2 LANE ONE-WAY
TURN LANE
2 LANE ONE-WAY
VARIES
PROPOSED
SANITARY SEWER
15'-0"
UTILITY EASEMENT
15'-0"
SEWER EASEMENT
+/- 25'-0"
UTILITY, DRAINAGE & SIDEWALK EASEMENT
30'-0"
EXISTING
GAS
EXISTING
WATER
PROPOSED
BYPASS DRAINAGE
R.O.W.
EXISTING SAWGRASS MILLS LOOP ROAD (PB 137, PG13)
RIGHT OF WAY LINE
PROPERTY LINE
SETBACK

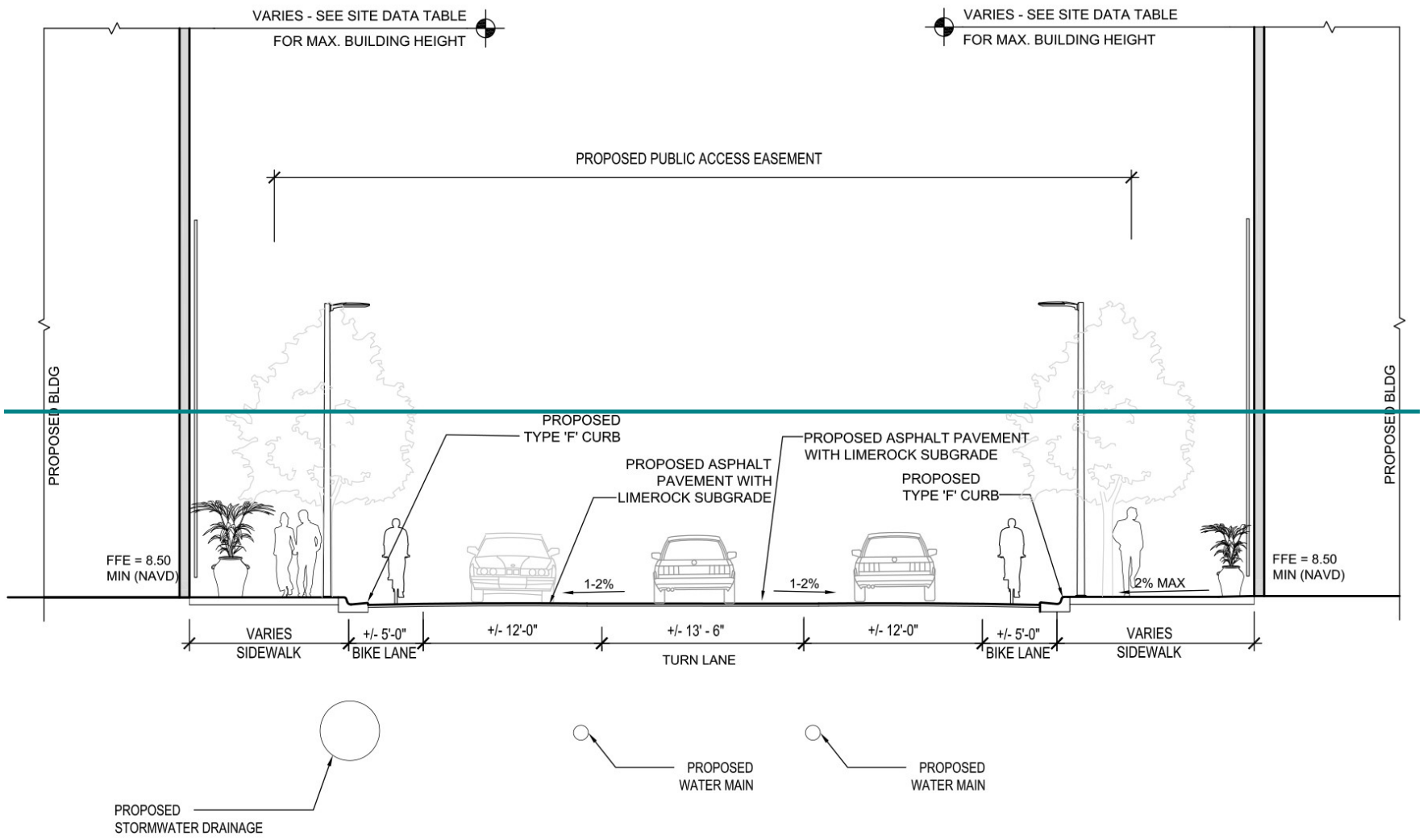
~~16~~17 Sawgrass Mills Circle at Pods ~~B4 and B6~~

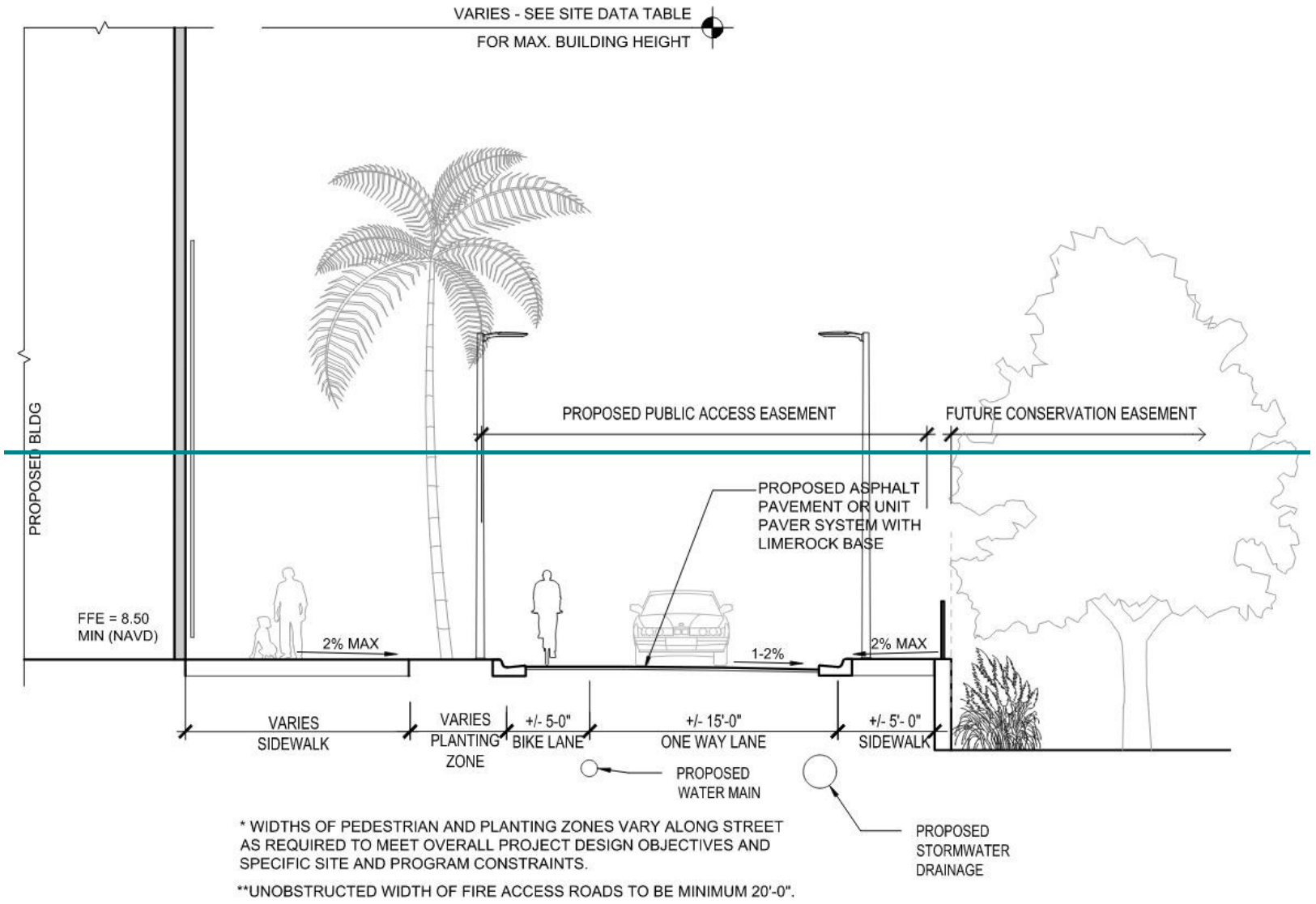


~~**18 East Access at Pods B1 & B6**~~

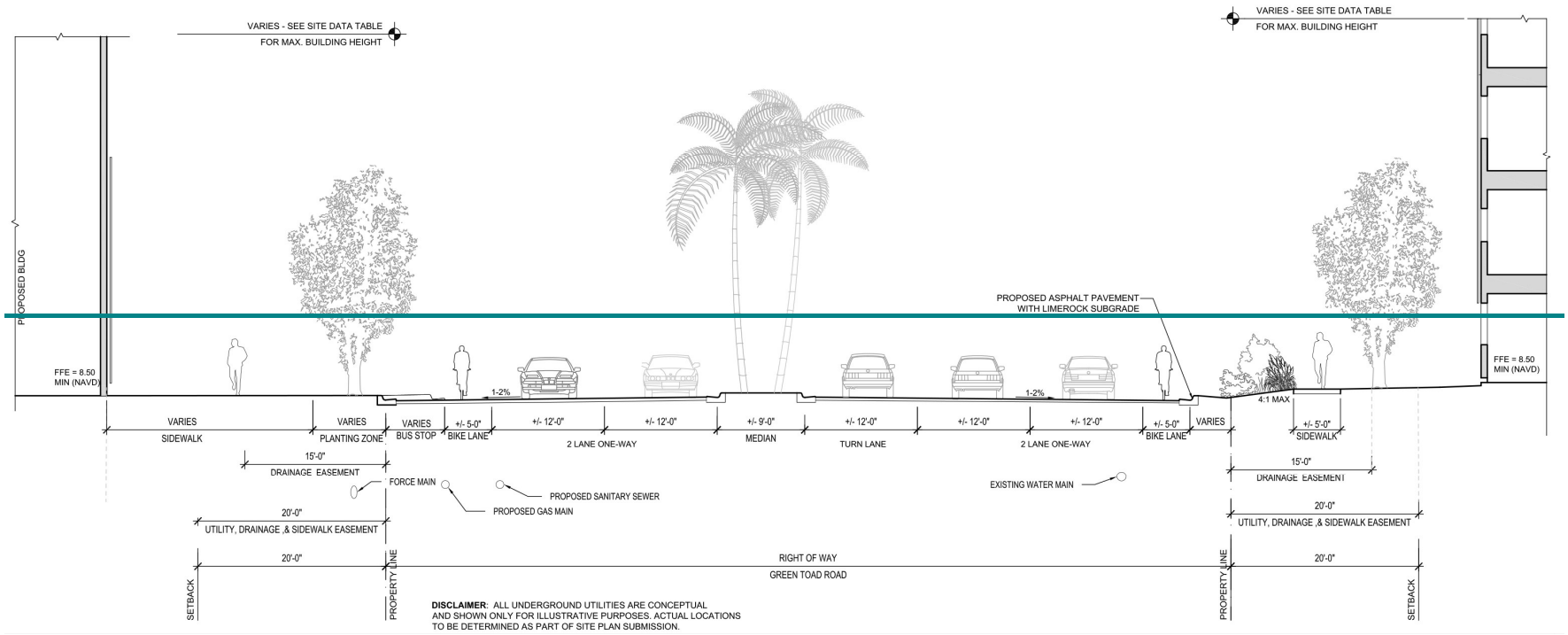


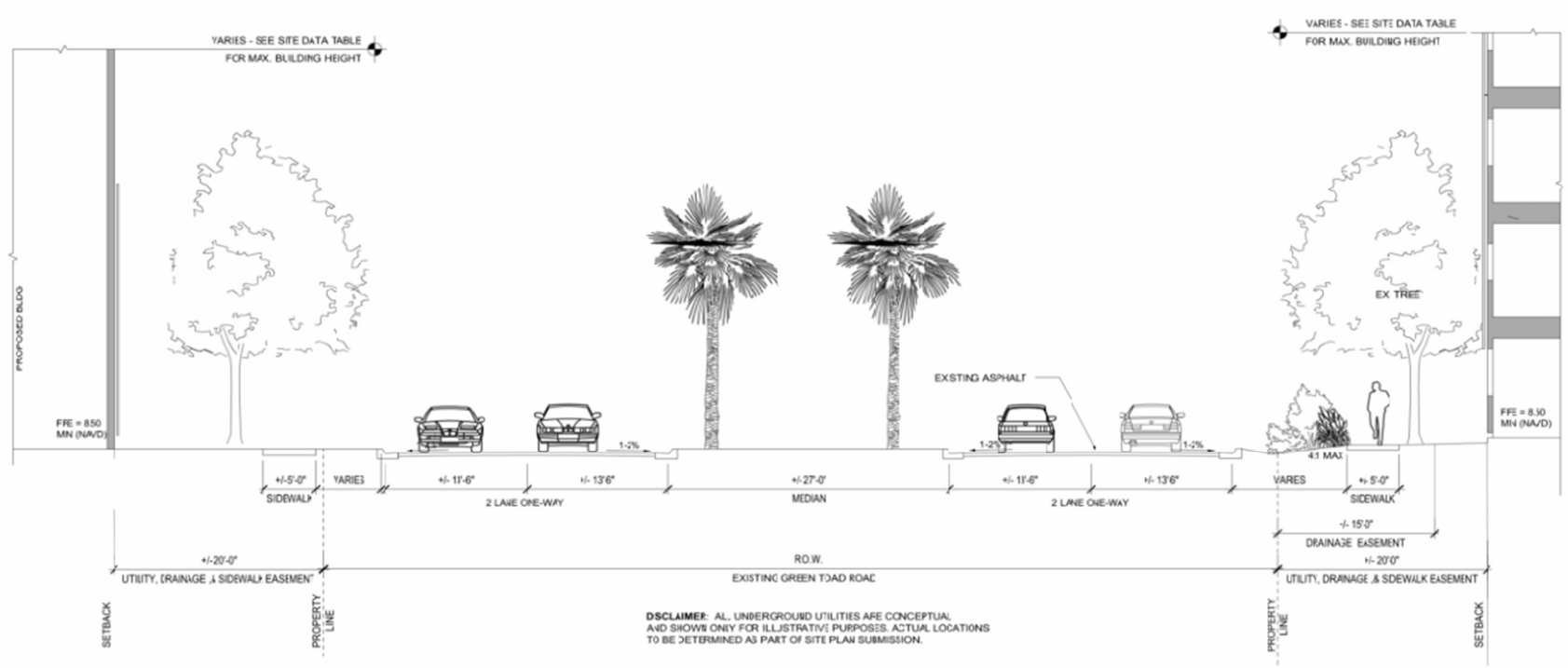
~~19 Internal Street at Pods B5 & B6~~



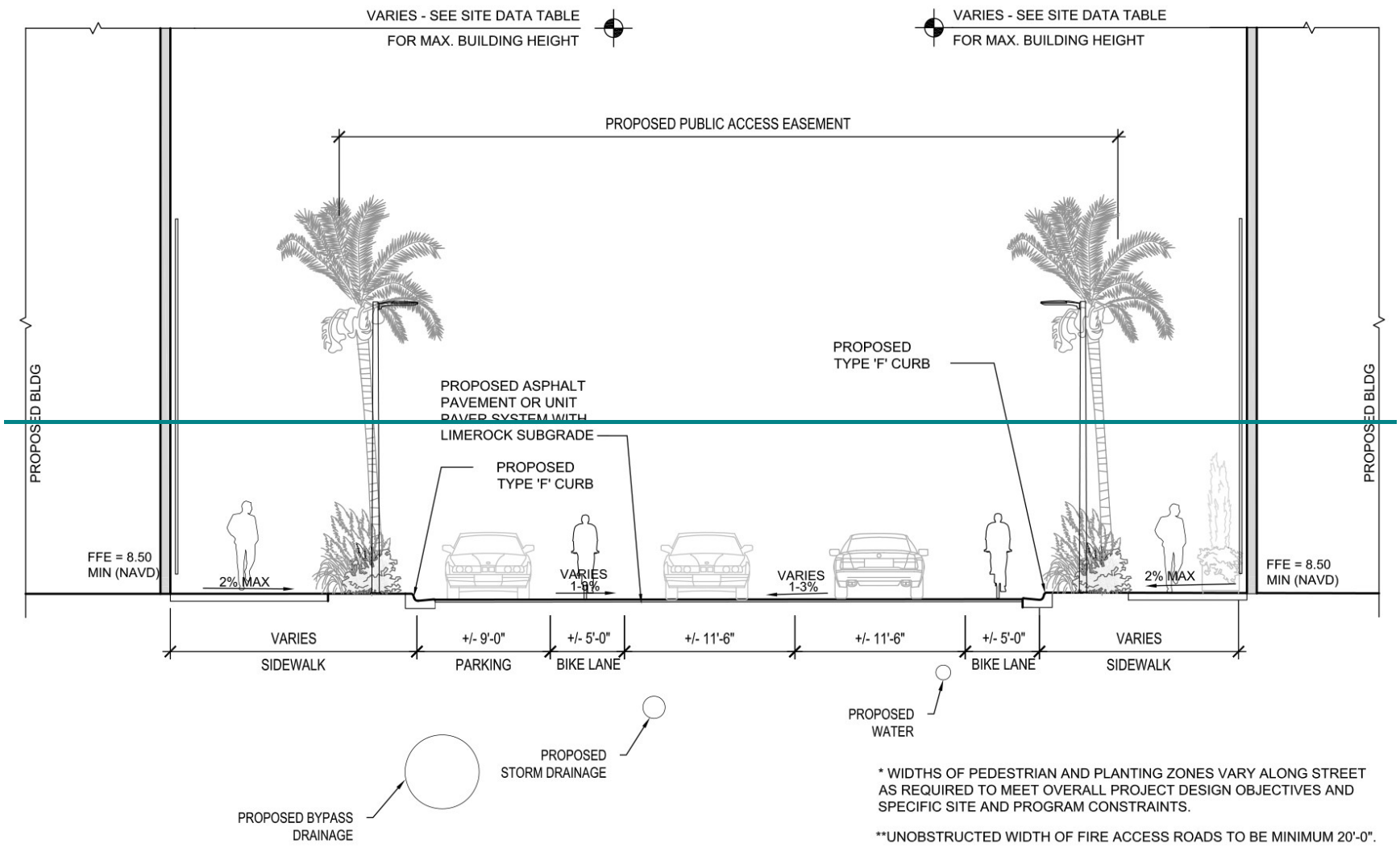

VARIES - SEE SITE DATA TABLE
FOR MAX. BUILDING HEIGHT
PROPOSED BLDG
PROPOSED PUBLIC ACCESS EASEMENT
FUTURE CONSERVATION EASEMENT
PROPOSED ASPHALT PAVEMENT OR UNIT PAVER SYSTEM WITH LIMEROCK BASE
FFE = 8.50 MIN (NAVD)
2% MAX
1-2%
2% MAX
VARIES SIDEWALK
VARIES PLANTING ZONE
+/- 5-0" BIKE LANE
+/- 15'-0" ONE WAY LANE
+/- 5'- 0" SIDEWALK
PROPOSED WATER MAIN
PROPOSED STORMWATER DRAINAGE
* WIDTHS OF PEDESTRIAN AND PLANTING ZONES VARY ALONG STREET AS REQUIRED TO MEET OVERALL PROJECT DESIGN OBJECTIVES AND SPECIFIC SITE AND PROGRAM CONSTRAINTS.
**UNOBSTRUCTED WIDTH OF FIRE ACCESS ROADS TO BE MINIMUM 20'-0".

~~**21 Internal Street at Pod B4**~~

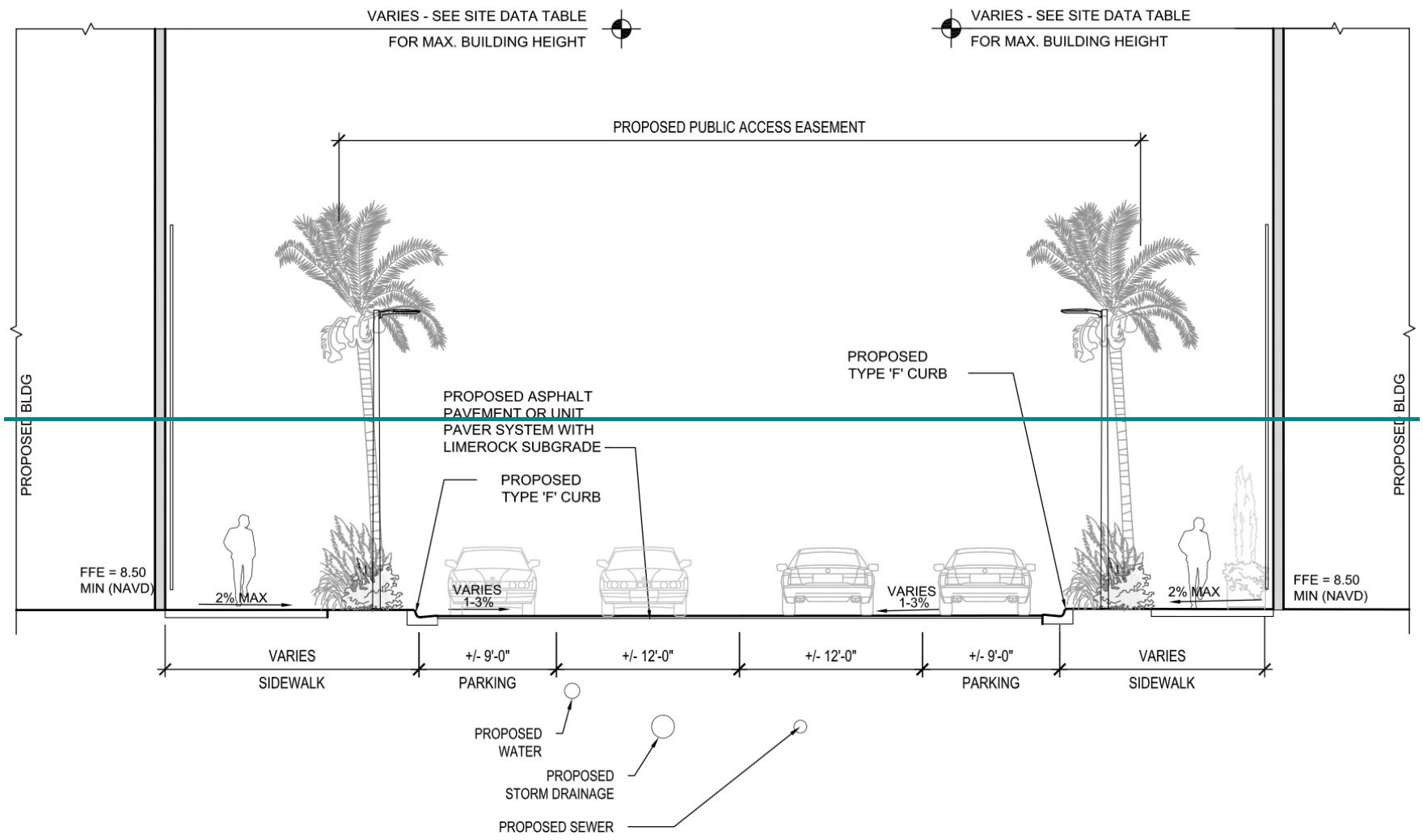

VARIES - SEE SITE DATA TABLE
FOR MAX. BUILDING HEIGHT
VARIES - SEE SITE DATA TABLE
FOR MAX. BUILDING HEIGHT
PROPOSED BLDG
FFE = 8.50
MIN (NAVD)
PROPOSED ASPHALT PAVEMENT
WITH LIMEROCK SUBGRADE
FFE = 8.50
MIN (NAVD)
1-2%
1-2%
4:1 MAX
VARIES
SIDEWALK
VARIES
PLANTING ZONE
VARIES
BUS STOP
+/- 5-0"
BIKE LANE
+/- 12'-0"
+/- 12'-0"
2 LANE ONE-WAY
+/- 9'-0"
MEDIAN
+/- 12'-0"
TURN LANE
+/- 12'-0"
+/- 12'-0"
2 LANE ONE-WAY
+/- 5-0"
BIKE LANE
VARIES
+/- 5'-0"
SIDEWALK
15'-0"
DRAINAGE EASEMENT
FORCE MAIN
PROPOSED SANITARY SEWER
PROPOSED GAS MAIN
EXISTING WATER MAIN
15'-0"
DRAINAGE EASEMENT
20'-0"
UTILITY, DRAINAGE ,& SIDEWALK EASEMENT
20'-0"
UTILITY, DRAINAGE ,& SIDEWALK EASEMENT
20'-0"
SETBACK
PROPERTY LINE
RIGHT OF WAY
GREEN TOAD ROAD
PROPERTY LINE
20'-0"
SETBACK
DISCLAIMER: ALL UNDERGROUND UTILITIES ARE CONCEPTUAL
AND SHOWN ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS
TO BE DETERMINED AS PART OF SITE PLAN SUBMISSION.



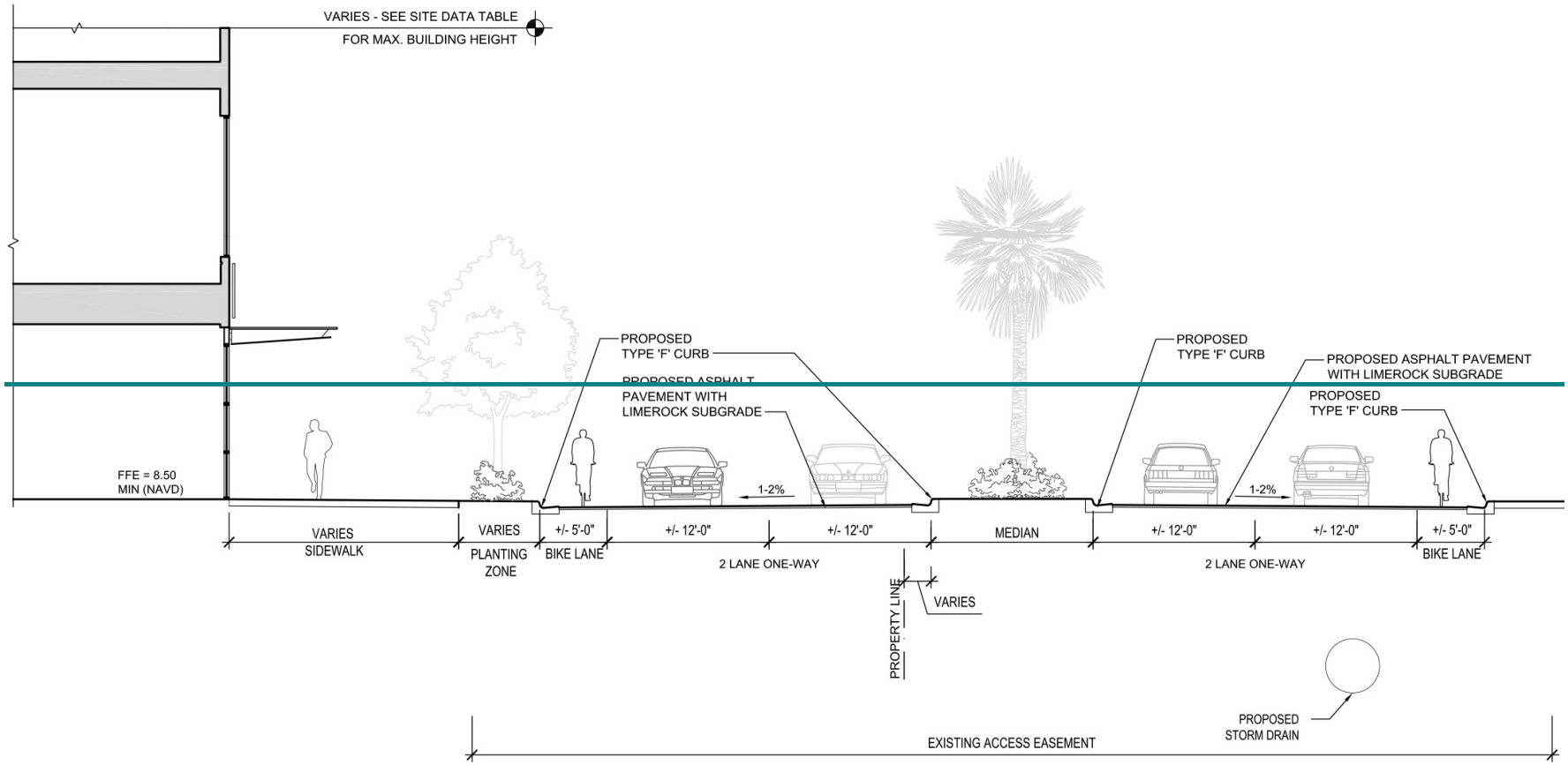
19~~22~~ Section at ~~-~~Green Toad Road



~~**23 Internal Street at Pods C1 & C2**~~


VARIES - SEE SITE DATA TABLE
FOR MAX. BUILDING HEIGHT
VARIES - SEE SITE DATA TABLE
FOR MAX. BUILDING HEIGHT
PROPOSED PUBLIC ACCESS EASEMENT
PROPOSED BLDG
PROPOSED BLDG
PROPOSED ASPHALT PAVEMENT OR UNIT PAVER SYSTEM WITH LIMEROCK SUBGRADE
PROPOSED TYPE 'F' CURB
PROPOSED TYPE 'F' CURB
FFE = 8.50 MIN (NAVD)
FFE = 8.50 MIN (NAVD)
2% MAX
2% MAX
VARIES 1-3%
VARIES 1-3%
VARIES
SIDEWALK
+/- 9'-0"
PARKING
+/- 12'-0"
+/- 12'-0"
+/- 9'-0"
PARKING
VARIES
SIDEWALK
PROPOSED WATER
PROPOSED STORM DRAINAGE
PROPOSED SEWER

~~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. C~~D~~. *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

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~~ (1~~3~~5) 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

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 5~~3~~0% 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 2~~1~~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

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 (3~~1~~) 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).

~~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 (½) 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 s~~hrubs 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~~n~~ew 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;
~~1.~~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~~

~~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 minmum 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 P~~p~~roject ~~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. ~~:~~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.~~

~~I.~~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 4~~6~~ includes sample non-captive adjustment factors for weekdays and can be modified based on the characteristics of the land use and surroundings. Table ~~7~~5 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 ~~7~~5: Calculate Required~~the~~ Parking Spaces~~Demand~~ 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 8~~7~~.

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 ¼ and ½ mile from the station. Further, this ratio is also is 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.

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 I

Metropica Masterplan – POD A and POD C

Base Parking Ratios

Land Use	Weekday Visitor	Weekday Employee	Weekend Visitor	Weekend Employee	Unit
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~~

Table 1
Metropica Master Plan
Base Parking Indices [1]

Land Use	Units	Base Parking Indices					
		Weekday			Weekend		
		Customer/Guest	Employee/Resident	Total	Customer/Guest	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
Amusment 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 5.5	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.

~~used.~~

~~Table 2~~

~~**Metropica Masterplan - POD A and POD C**~~

~~Time-of-Day Factors for Weekday Demand~~

Table 2
Metropica Master Plan
Time-of-Day Factors for Weekdays [1]

Time-of-Day Factors for Weekday 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%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
December	Visitors	1%	5%	15%	30%	55%	75%	90%	100%	100%	95%	80%	85%	90%	90%	85%	50%	30%	10%	0%
Late December	Visitors	1%	5%	10%	20%	40%	65%	90%	100%	100%	100%	95%	85%	70%	55%	40%	25%	15%	5%	0%
All	Employees	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%
Supermarket/Grocery	Visitors	5%	20%	30%	50%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Pharmacy	Visitors	5%	20%	30%	60%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Discount Stores/Superstores	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
Home Improvement Stores/Garden	Visitors	15%	20%	35%	55%	85%	99%	100%	99%	98%	90%	85%	80%	75%	60%	50%	30%	10%	0%	0%
	Employees	25%	30%	45%	65%	95%	100%	100%	100%	100%	100%	95%	90%	85%	70%	60%	40%	20%	0%	0%
Fine/Casual Dining	Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Family Restaurant	Visitors	25%	50%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%	60%	55%	50%	25%
	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	20%	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%	75%	50%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	90%	60%
Family Entertainment	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	70%	60%	45%	0%	0%	0%	0%	0%
	Employees	0%	0%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	70%	55%	10%	5%	5%	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%	80%	65%	40%
Late December	Visitors	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	85%	70%	55%
All	Employees	0%	0%	0%	0%	0%	10%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
Live Theater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Outdoor Amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public Park/Destination Open Space	Visitors	1%	5%	10%	25%	50%	65%	85%	95%	100%	95%	90%	70%	90%	100%	100%	100%	80%	50%	10%
	Employees	5%	10%	25%	50%	75%	100%	100%	100%	100%	100%	100%	80%	100%	100%	100%	100%	100%	60%	20%

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 2~~

~~Metropica Masterplan - POD A and POD C~~

~~Time-of-Day Factors for Weekday Demand~~

Table 2 (continued)

Metropica Master Plan

Time-of-Day Factors for Weekdays [1]

Time-of-Day Factors for Weekday 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
Museum/Aquarium	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%
Arena	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	10%	25%	100%	100%	85%	0%	0%
No Matinee	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Pro Football Stadium	Visitors	0%	0%	0%	1%	1%	1%	5%	5%	5%	5%	5%	5%	10%	50%	100%	100%	85%	25%	0%
8 PM Start	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	100%	25%	10%
Pro Baseball Stadium	Visitors	0%	0%	0%	1%	1%	1%	5%	5%	5%	5%	5%	5%	10%	50%	100%	100%	85%	25%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	100%	25%	10%
Health Club	Visitors	70%	40%	40%	70%	70%	80%	60%	70%	70%	70%	80%	90%	100%	90%	80%	70%	35%	10%	0%
	Employees	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	100%	100%	75%	50%	20%	20%	20%	0%
Public Library	Visitors	0%	0%	0%	100%	100%	98%	98%	78%	72%	65%	70%	79%	60%	50%	40%	0%	0%	0%	0%
	Employees	0%	10%	50%	100%	100%	100%	100%	100%	100%	100%	100%	90%	75%	50%	20%	10%	0%	0%	0%
Day Care Center	Visitors	0%	2%	25%	75%	20%	20%	20%	20%	20%	20%	100%	50%	20%	5%	0%	0%	0%	0%	0%
	Employees	0%	50%	75%	90%	90%	90%	90%	90%	90%	100%	100%	100%	60%	40%	10%	0%	0%	0%	0%
Convention Center	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
	Employees	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
Hotel-Business	Visitors	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
Hotel-Leisure	Visitors	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Employee	Employees	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%
Restaurant/Lounge	Visitors	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
Meeting/Banquet (< 100 sq ft/key)	Visitors	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	0%	0%
Convention (> 100 sq ft/key)	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Employee	Employees	10%	10%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	60%	40%	40%	20%	0%	0%	0%
Residential Guest	Visitors	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Resident Reserved	Residents	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Resident Suburban	Residents	95%	80%	67%	55%	50%	45%	40%	40%	40%	40%	45%	50%	60%	70%	80%	85%	95%	97%	100%
Office	Visitors & Employees	95%	97%	100%	100%	99%	98%	98%	99%	98%	100%	99%	94%	96%	98%	97%	97%	97%	98%	98%
	Residents	95%	97%	100%	100%	99%	98%	98%	99%	98%	100%	99%	94%	96%	98%	97%	97%	97%	98%	98%
Medical/Dental Office	Visitors	0%	1%	20%	60%	100%	45%	15%	45%	95%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
	Employees Unreserved	3%	15%	50%	90%	100%	100%	85%	85%	95%	95%	85%	60%	25%	15%	5%	3%	1%	0%	0%
	Employees Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Bank (Drive In Branch)	Visitors	0%	0%	50%	90%	100%	50%	50%	50%	70%	50%	80%	100%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%

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 2~~

~~Metropica Masterplan - POD A and POD C~~

~~Time-of-Day Factors for Weekday Demand~~

		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%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%
	Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%
Fine/Casual Dining Restaurant	Customer	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	Employee	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Family Restaurant	Customer	25%	50%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%	60%	55%	50%	25%
	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%	80%	65%	40%
Late December	Customer	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	85%	70%	55%
	Employee	0%	0%	0%	0%	0%	0%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
Performing Arts Theater	Customer	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employee	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
~~Health Club~~	~~Customer~~	~~10%~~	~~10%~~	~~10%~~	~~10%~~	~~10%~~	~~20%~~	~~60%~~	~~75%~~	~~75%~~	~~75%~~	~~20%~~	~~20%~~	~~100%~~	~~90%~~	~~60%~~	~~70%~~	~~35%~~	~~10%~~	~~0%~~
	Employee	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	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%	75%	80%	85%	95%	100%	100%
Hotel-Leisure	Guest	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	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%
	Employee	5%	30%	90%	90%	100%	100%	100%	100%	100%	100%	90%	70%	40%	20%	20%	20%	20%	10%	5%
Residential	Resident	100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
	Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Guest	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Office	Visitor	0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
	Employee	3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%
Medical/Dental Office	Customer	0%	0%	90%	90%	100%	100%	30%	90%	100%	100%	90%	80%	67%	30%	15%	0%	0%	0%	0%
	Employee	0%	0%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	67%	30%	15%	0%	0%	0%	0%

		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%
Late December	Customer	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	100%	85%	70%
	Employee	0%	0%	0%	0%	0%	0%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
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%	75%	80%	85%	95%	100%	100%
Hotel-Leisure	Guest	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	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%
	Employee	5%	30%	90%	90%	100%	100%	100%	100%	100%	100%	90%	75%	60%	55%	55%	55%	45%	45%	30%
Residential	Resident	100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
	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%
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	Visitors	1%	5%	10%	35%	60%	85%	100%	100%	100%	100%	90%	80%	65%	60%	55%	50%	35%	15%	1%
Late December	Visitors	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%	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	Visitors	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%	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.

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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	Visitors	1%	5%	10%	35%	60%	85%	100%	100%	100%	100%	90%	80%	65%	60%	55%	50%	35%	15%	1%
Late December	Visitors	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%	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	Visitors	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%	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.

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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 accordinance 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 accordinance 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*

Table 7

Metropica Master Plan – Pod B1

Parking Analysis Example for Building 1

Site Data

Unit Type	Quanity	Bedrooms
Efficiency/Studio	-	-
1 Bedroom	40	40
2 Bedroom	170	340
3 Bedroom	52	156
Totals	262	536

Parking Required by Code

Unit Type	Rate/Unit	Parking Required
Efficiency/Studio	1.50	-
1 Bedroom	1.75	70
2 Bedroom	2.00	340
3 Bedroom	2.50	130
Subtotal (Resident)		540
Guest Parking	10%	54
Total Parking Required		594
Overall Parking Ratio (sp/unit)		*2.27*

Parking Provided

Number of Units	262	units
Overall Parking Ratio	*1.80*	*spaces/unit*
Minimum Parking Provided	472	spaces
Assigned/Dedicated Parking	262	spaces
Difference (resident/visitor)	210	spaces

Comparison

Required Parking Ratio	2.27	spaces/unit
Proposed Parking Ratio	1.80	spaces/unit
Difference	**0.47**	
Percent Difference	**21%**	

Note: This methodology will be applied to Pod B2

July 22, 2019March 10, 2025

WELLS + ASSOCIATES

1420 Spring Hill Road
Suite 610
Tysons, Virginia 22102
703-917-6620
703-917-0739 FAX

www.mjwells.com

October 1, 2015 / Updated July 19, 2019

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 portionof the site(Pod A)is plannedto be developedwith 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@mjwells.com with any questions.~~

~~Sincerely,~~

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

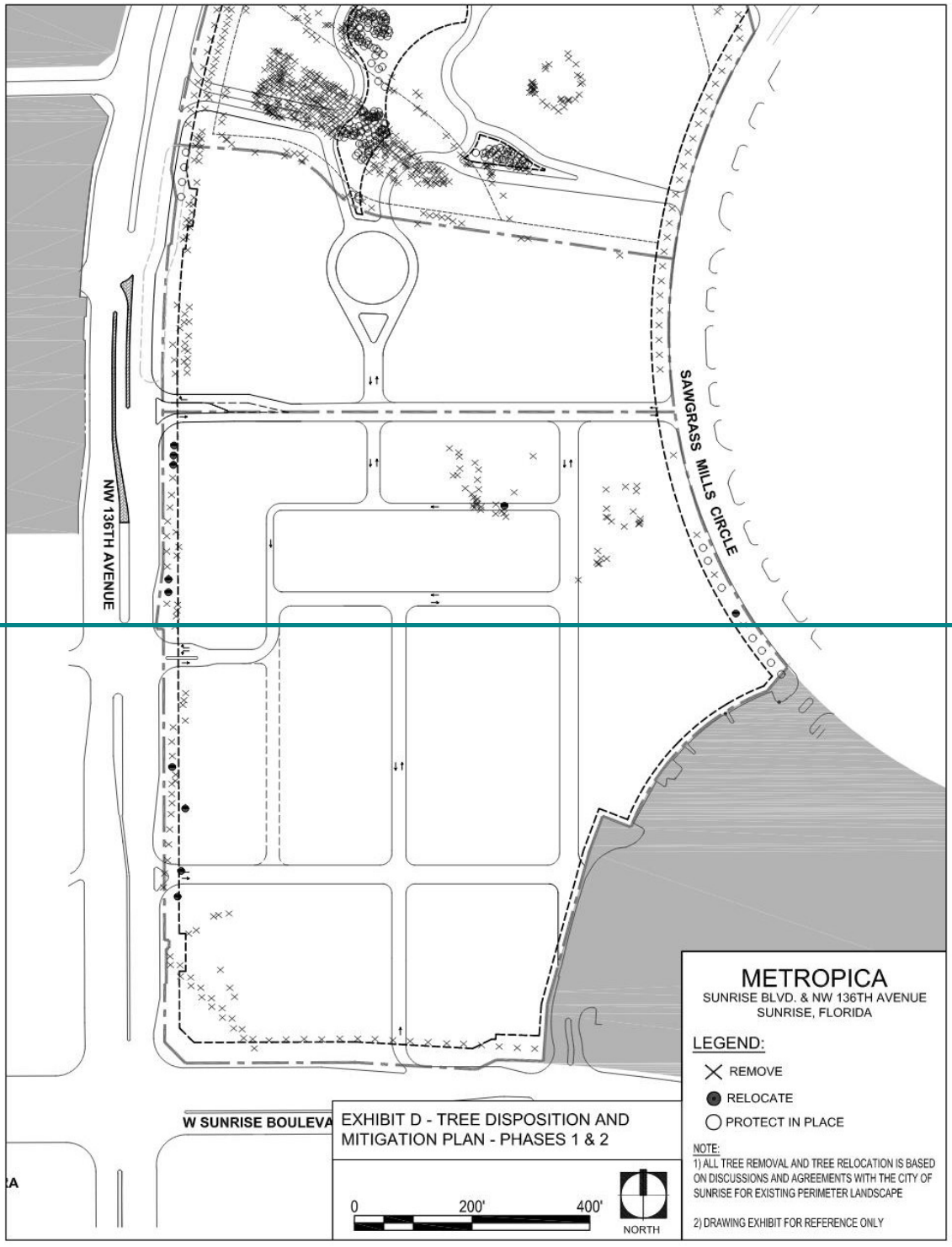
Table 1
Metropica
Valet Parking Supply Estimate

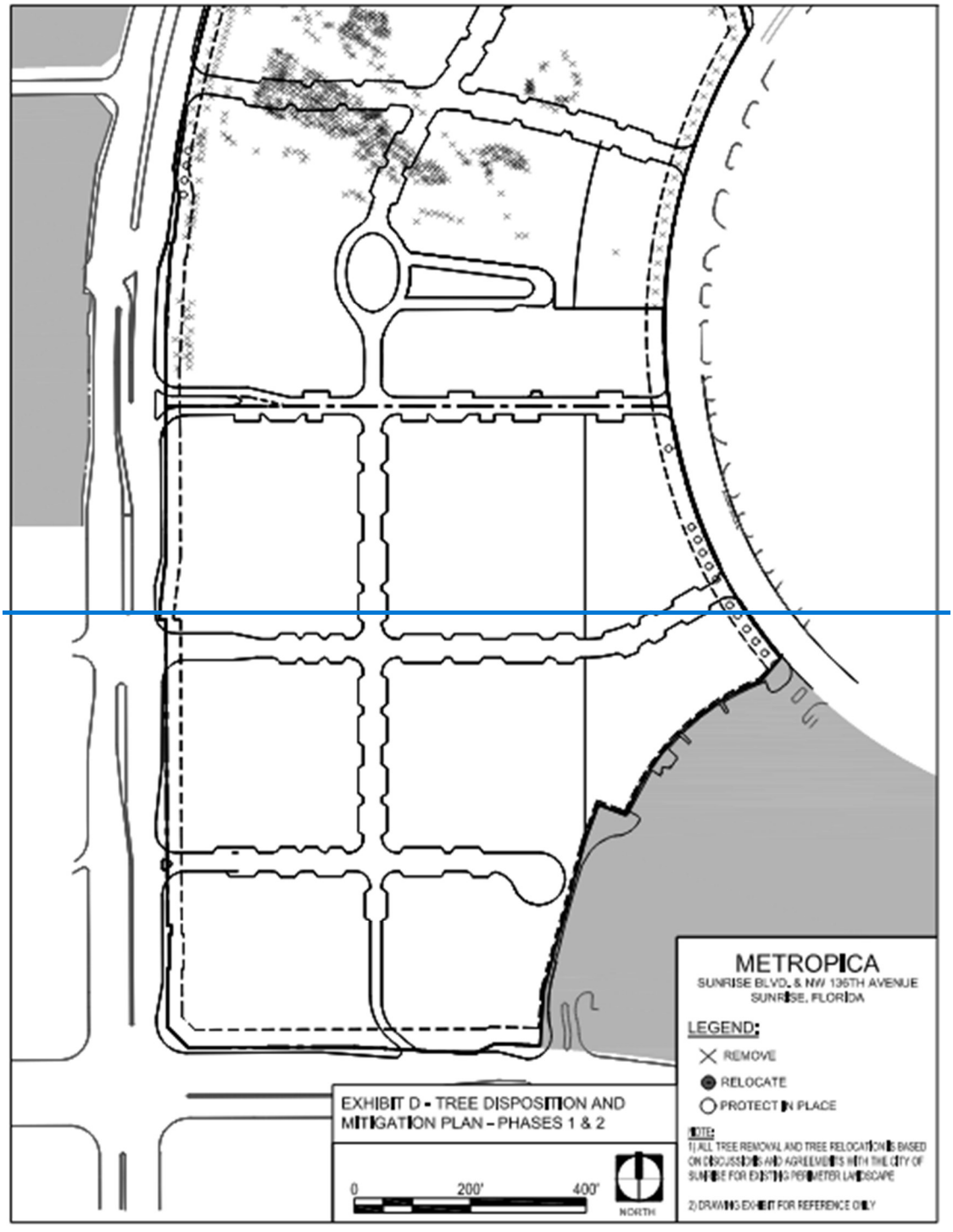
Land Use	Density	Units	Code Parking Requirement (1)	Number of Spaces Required	Valet Parking Percentage (1)	Number of Valet Spaces
Retail	352,333	SF (GFA)	1 per 250 SF	1,410	1.0%	15
Restaurant	88,711	SF (GFA) (2)	1 per 75 SF	1,183	20.0%	237
Hotel	240	rooms	3 per 4 rooms	180	25.0%	45
Residential (Studio)	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


NW 136TH AVENUE
SAWGRASS MILLS CIRCLE
W SUNRISE BOULEVA
METROPICA
SUNRISE BLVD. & NW 136TH AVENUE
SUNRISE, FLORIDA
LEGEND:
REMOVE
RELOCATE
PROTECT IN PLACE
NOTE:
1) ALL TREE REMOVAL AND TREE RELOCATION IS BASED ON DISCUSSIONS AND AGREEMENTS WITH THE CITY OF SUNRISE FOR EXISTING PERIMETER LANDSCAPE
2) DRAWING EXHIBIT FOR REFERENCE ONLY
EXHIBIT D - TREE DISPOSITION AND MITIGATION PLAN - PHASES 1 & 2
0
200'
400'
NORTH


METROPICA
SUNRISE BLVD. & NW 136TH AVENUE
SUNRISE, FLORIDA
LEGEND:
REMOVE
RELOCATE
PROTECT IN PLACE
NOTE:
1) ALL TREE REMOVAL AND TREE RELOCATION IS BASED ON DISCUSSIONS AND AGREEMENTS WITH THE CITY OF SUNRISE FOR EXISTING PERIMETER LANDSCAPE
2) DRAWING EXHIBIT FOR REFERENCE ONLY
EXHIBIT D - TREE DISPOSITION AND MITIGATION PLAN - PHASES 1 & 2
0
200'
400'
NORTH

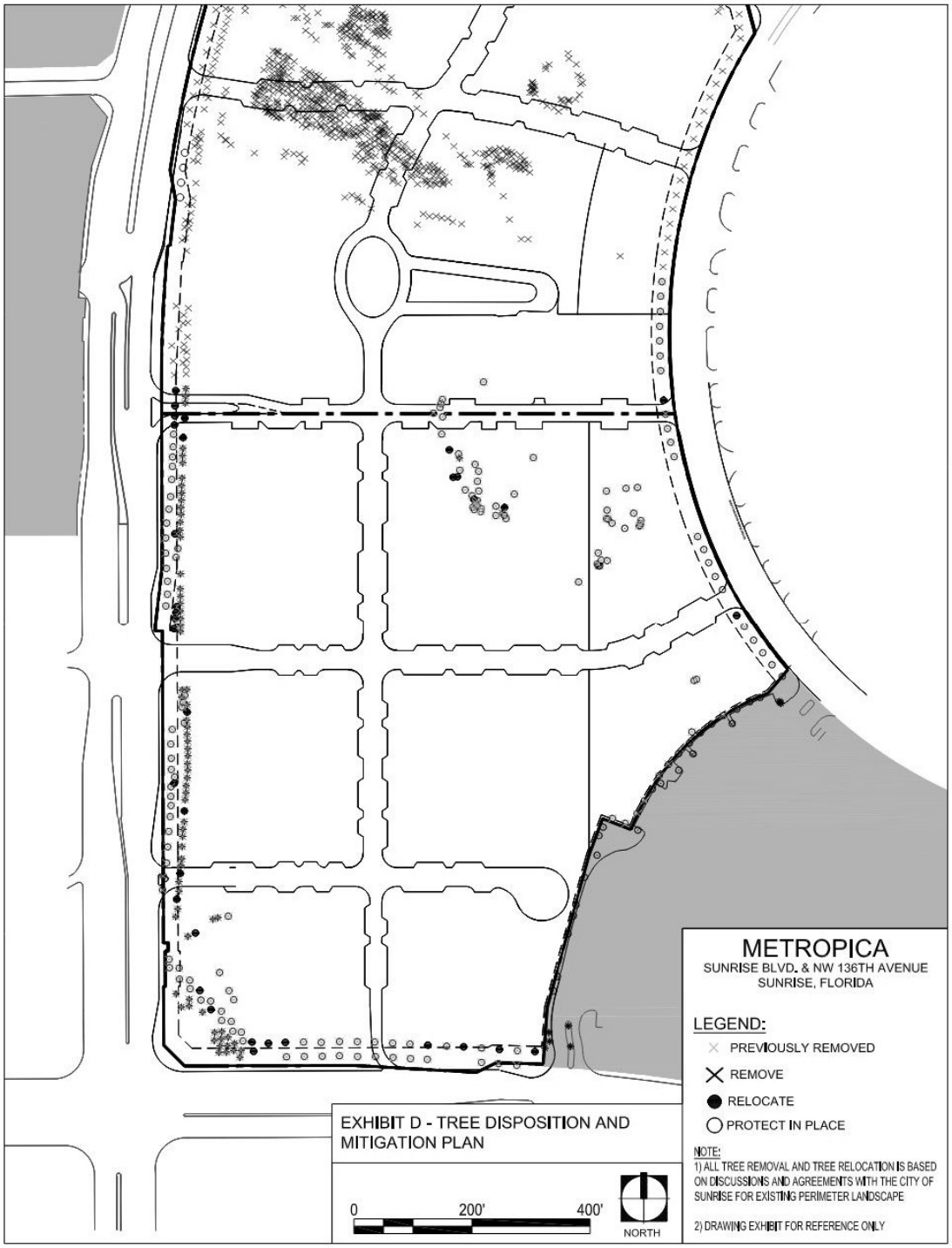
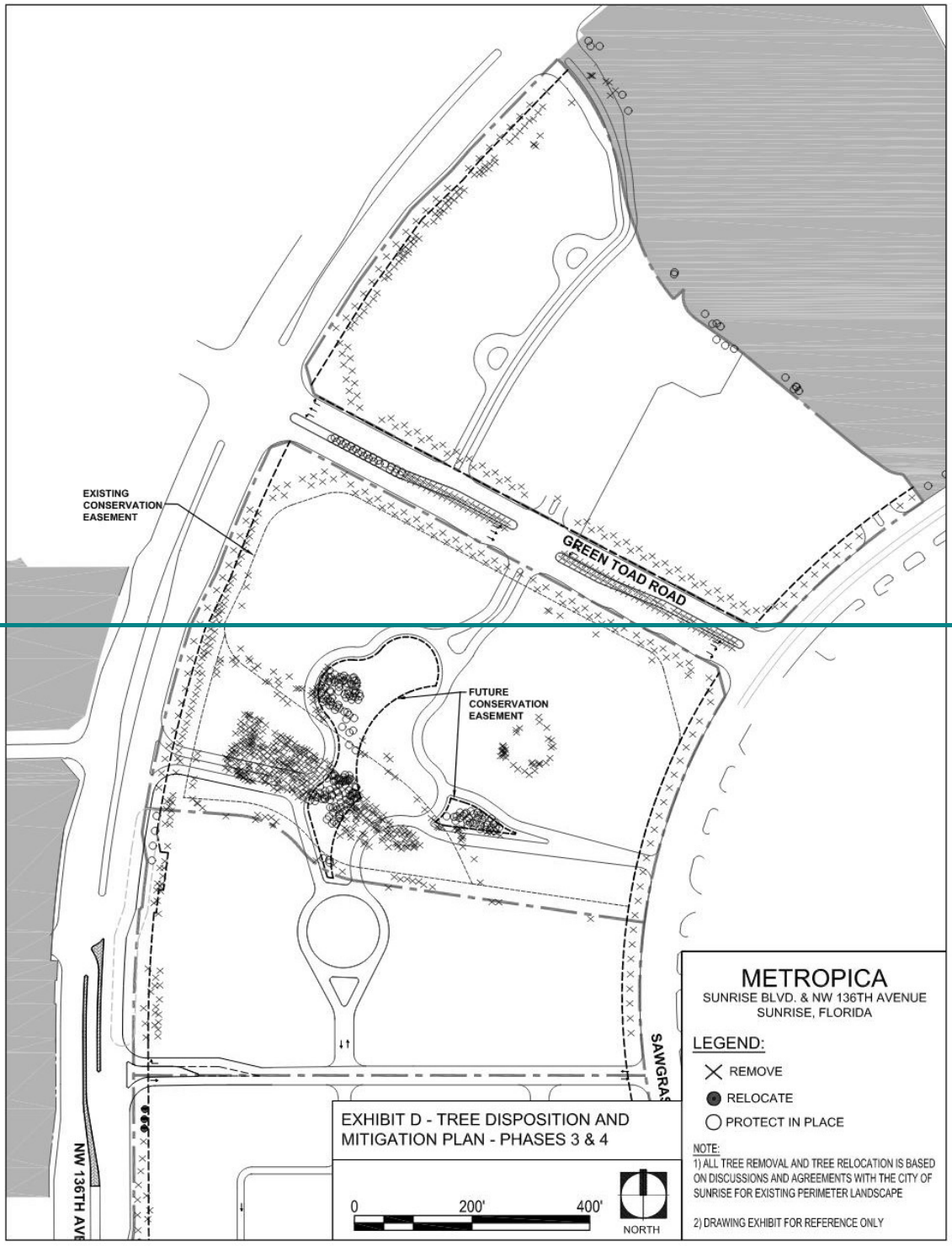


EXHIBIT D (CONTINUED)

~~AMENDED~~ TREE DISPOSITION AND MITIGATION PLAN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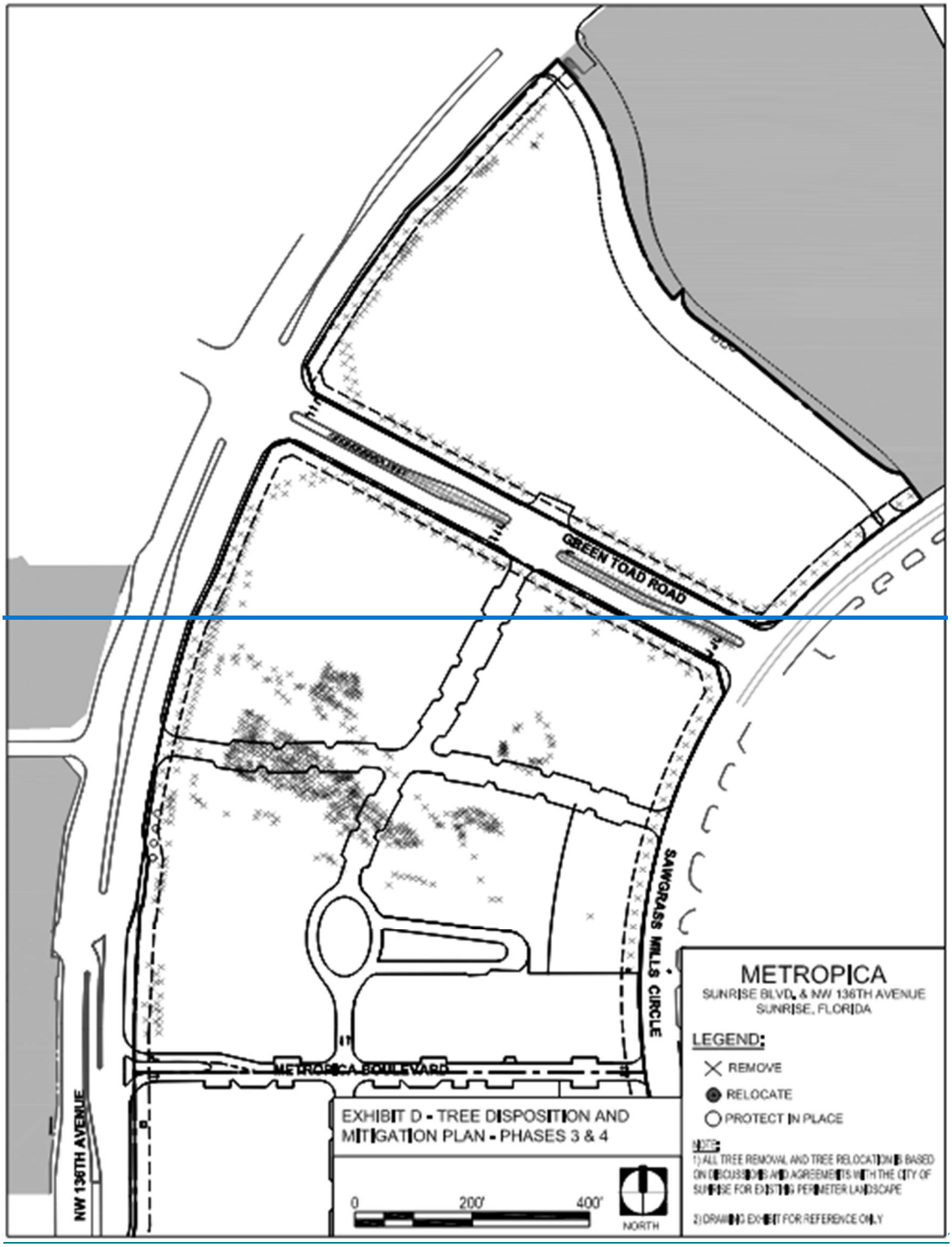
GREEN TOAD ROAD
FUTURE CONSERVATION EASEMENT
NW 136TH AVE
SAWGRASS
METROPICA
SUNRISE BLVD. & NW 136TH AVENUE
SUNRISE, FLORIDA
LEGEND:
REMOVE
RELOCATE
PROTECT IN PLACE
NOTE:
1) ALL TREE REMOVAL AND TREE RELOCATION IS BASED ON DISCUSSIONS AND AGREEMENTS WITH THE CITY OF SUNRISE FOR EXISTING PERIMETER LANDSCAPE
2) DRAWING EXHIBIT FOR REFERENCE ONLY
EXHIBIT D - TREE DISPOSITION AND MITIGATION PLAN - PHASES 3 & 4
0
200'
400'
NORTH


GREEN TOAD ROAD
SAWGRASS MILLS CIRCLE
METROPICA BOULEVARD
NW 136TH AVENUE
METROPICA
SUNRISE BLVD. & NW 136TH AVENUE
SUNRISE, FLORIDA
LEGEND:
REMOVE
RELOCATE
PROTECT IN PLACE
NOTE:
1) ALL TREE REMOVAL AND TREE RELOCATION IS BASED ON DISCUSSIONS AND AGREEMENTS WITH THE CITY OF SUNRISE FOR EXISTING PERIMETER LANDSCAPE
2) DRAWING EXHIBIT FOR REFERENCE ONLY
EXHIBIT D - TREE DISPOSITION AND MITIGATION PLAN - PHASES 3 & 4
0
200'
400'
NORTH

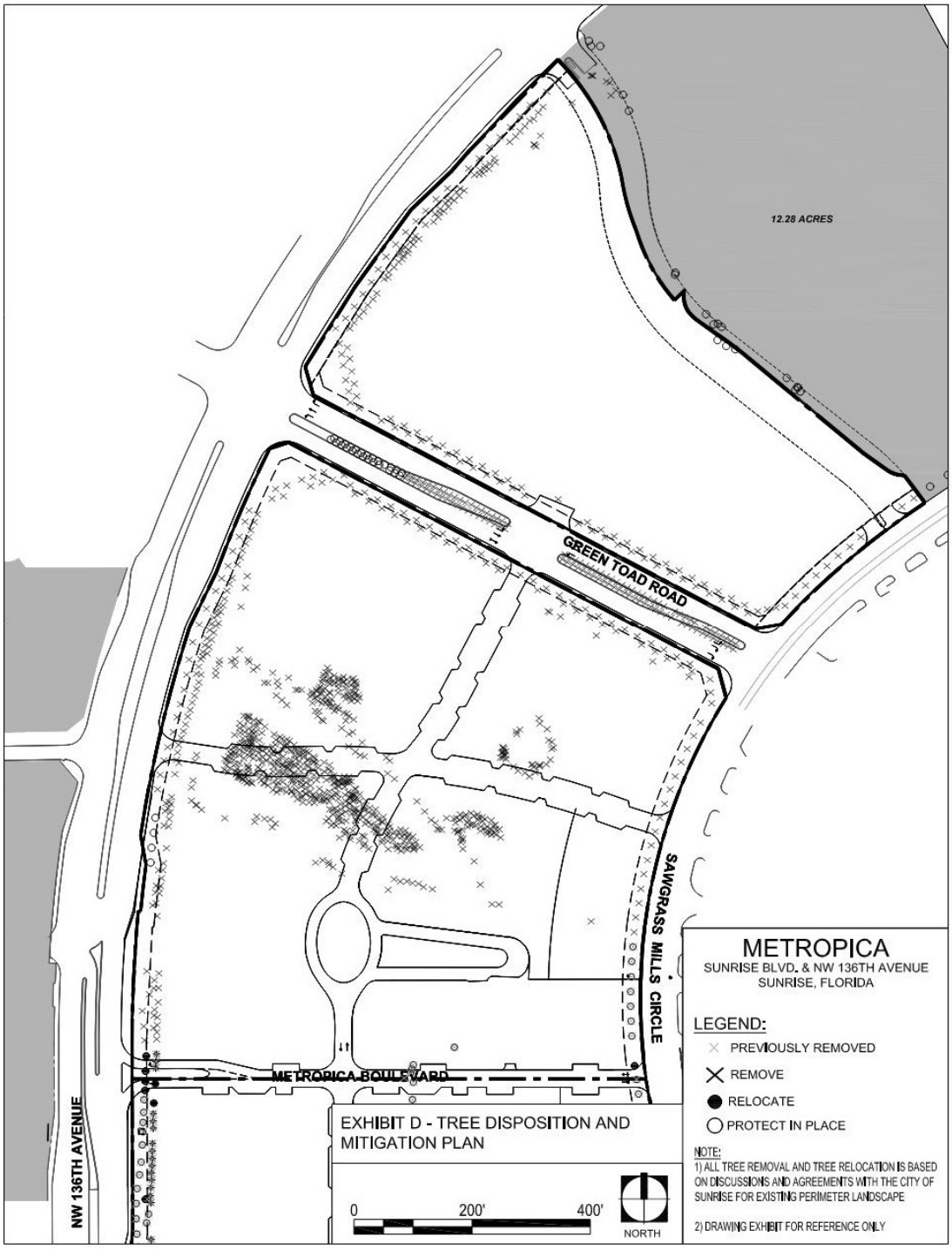
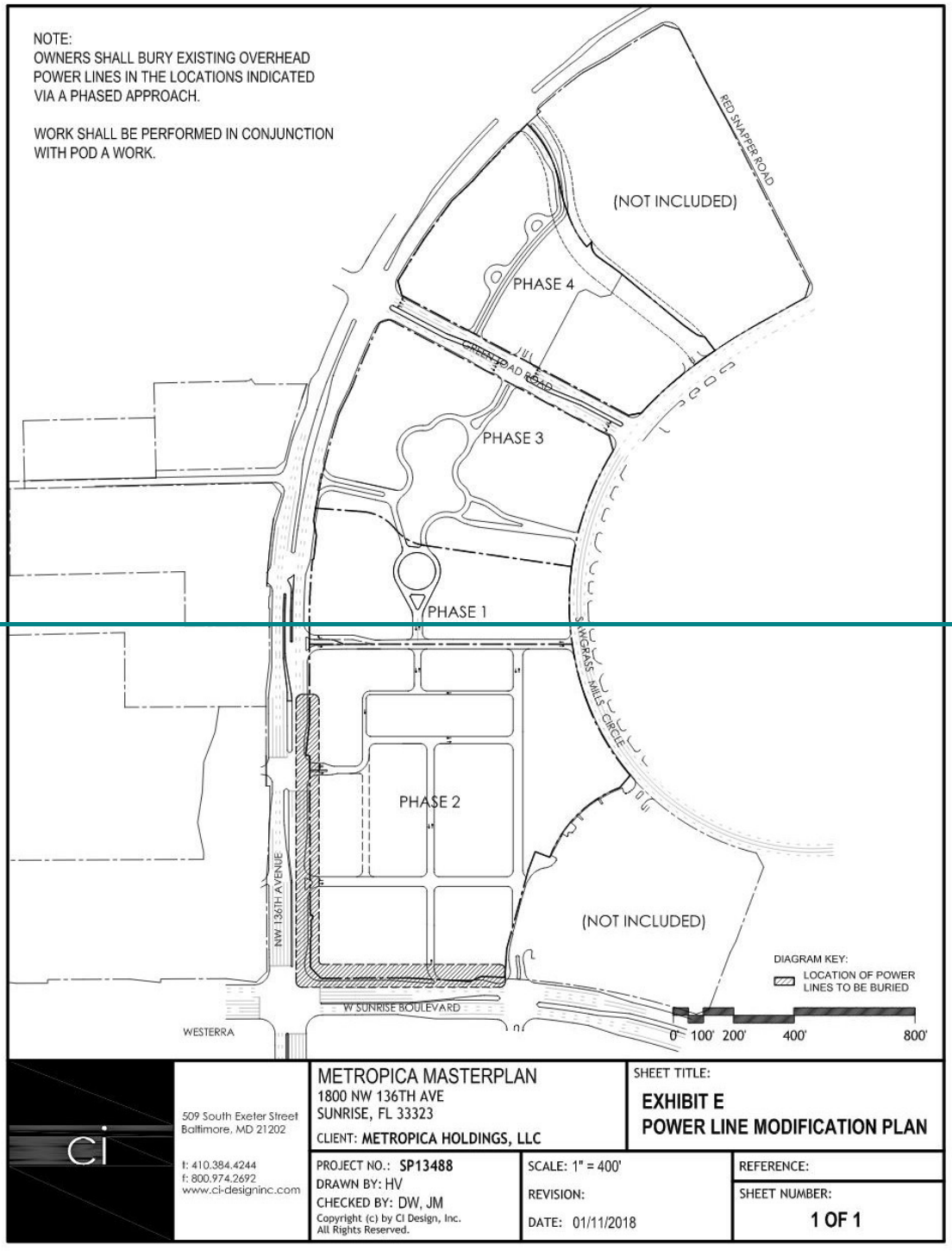

12.28 ACRES
GREEN TOAD ROAD
SAWGRASS MILLS CIRCLE
METROPICA BOULEVARD
NW 136TH AVENUE
METROPICA
SUNRISE BLVD. & NW 136TH AVENUE
SUNRISE, FLORIDA
LEGEND:
PREVIOUSLY REMOVED
REMOVE
RELOCATE
PROTECT IN PLACE
NOTE:
1) ALL TREE REMOVAL AND TREE RELOCATION IS BASED ON DISCUSSIONS AND AGREEMENTS WITH THE CITY OF SUNRISE FOR EXISTING PERIMETER LANDSCAPE
2) DRAWING EXHIBIT FOR REFERENCE ONLY
EXHIBIT D - TREE DISPOSITION AND MITIGATION PLAN
0
200'
400'
NORTH

EXHIBIT E

POWER LINE MODIFICATION PLAN

NOTE:
OWNERS SHALL BURY EXISTING OVERHEAD POWER LINES IN THE LOCATIONS INDICATED.
WORK SHALL BE PERFORMED IN CONJUNCTION WITH POD A WORK.
(NOT INCLUDED)
(NOT INCLUDED)
(NOT INCLUDED)
REO SHAFFER ROAD
SAWGRASS MILLS CIRCLE
NW 136TH AVENUE
W SUNRISE BOULEVARD
WESTERRA
DIAGRAM KEY:
LOCATION OF POWER LINES TO BE BURIED
0' 100' 200' 400' 800'


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.
RED SNAPPER ROAD
(NOT INCLUDED)
PHASE 4
GREENROAD ROAD
PHASE 3
PHASE 1
SAWGRASS MILLS CIRCLE
PHASE 2
NW 136TH AVENUE
(NOT INCLUDED)
DIAGRAM KEY:
LOCATION OF POWER LINES TO BE BURIED
W SUNRISE BOULEVARD
WESTERRA
0' 100' 200' 400' 800'
509 South Exeter Street
Baltimore, MD 21202
t: 410.384.4244
f: 800.974.2692
www.ci-designinc.com
METROPICA MASTERPLAN
1800 NW 136TH AVE
SUNRISE, FL 33323
CLIENT: METROPICA HOLDINGS, LLC
SHEET TITLE:
EXHIBIT E
POWER LINE MODIFICATION PLAN
PROJECT NO.: SP13488
DRAWN BY: HV
CHECKED BY: DW, JM
Copyright (c) by CI Design, Inc.
All Rights Reserved.
SCALE: 1" = 400'
REVISION:
DATE: 01/11/2018
REFERENCE:
SHEET NUMBER:
1 OF 1

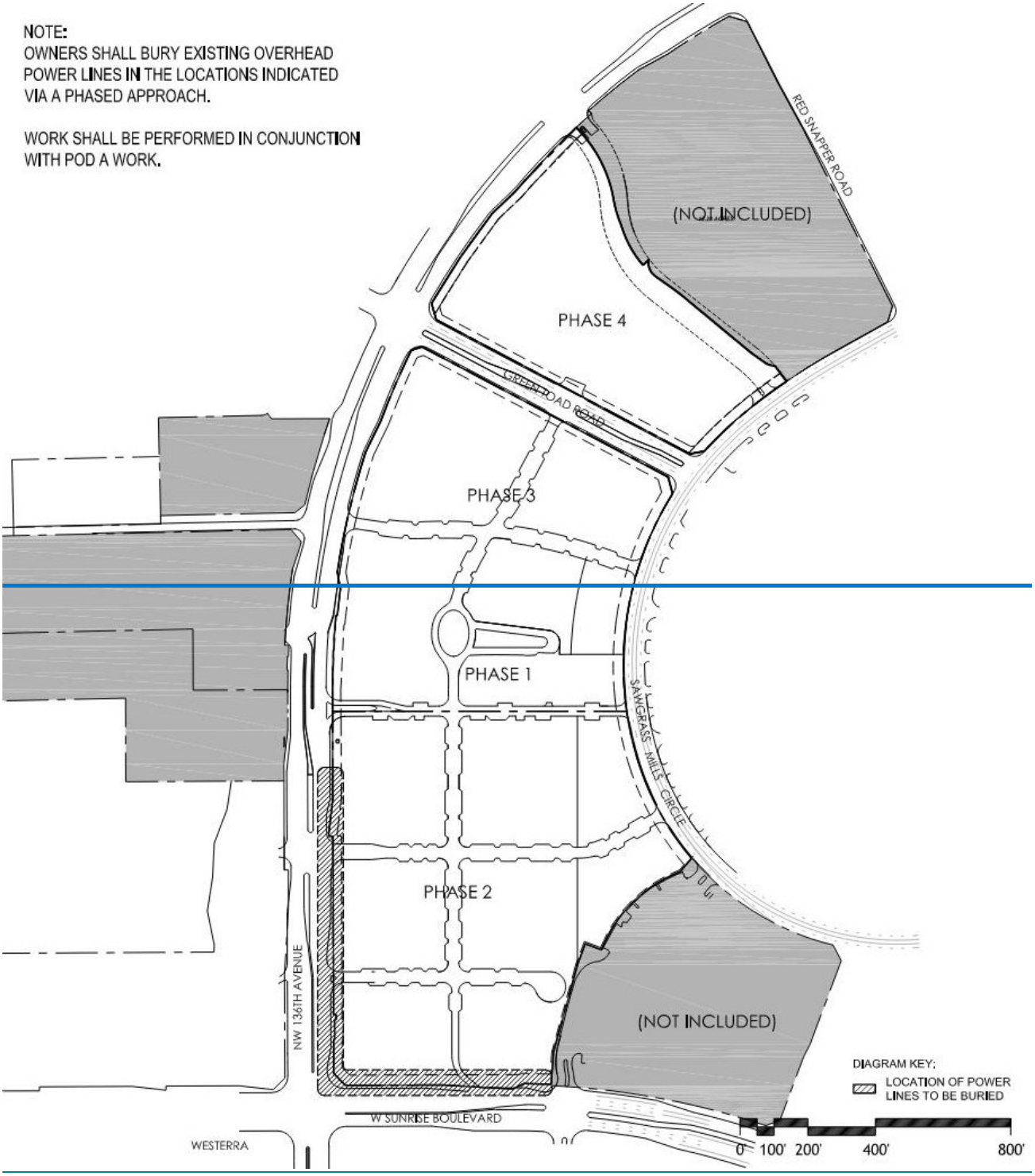

NOTE:
OWNERS SHALL BURY EXISTING OVERHEAD POWER LINES IN THE LOCATIONS INDICATED VIA A PHASED APPROACH.
WORK SHALL BE PERFORMED IN CONJUNCTION WITH POD A WORK.
RED SNAPPER ROAD
(NOT INCLUDED)
PHASE 4
GREEN ROAD ROAD
PHASE 3
PHASE 1
SAWGRASS MILLS CIRCLE
PHASE 2
NW 136TH AVENUE
(NOT INCLUDED)
DIAGRAM KEY:
LOCATION OF POWER LINES TO BE BURIED
W SUNRISE BOULEVARD
WESTERRA
0 100' 200' 400' 800'

EXHIBIT F~~AMENDED LANDSCAPE PHASING PLAN~~

LANDSCAPE AND HARDSCAPE PHASING PLAN

LANDSCAPE PHASING SCHEDULE			
PHASE	DESCRIPTION	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.
B	RESIDENTIAL AREA - POD B3 & INTERIOR CONNECTOR	H	RESIDENTIAL AREA - PODS B5 & B6
	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.		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.
C	RESIDENTIAL AREA - POD B2	I	COMMERCIAL & RESIDENTIAL AREAS - PODS C1, C2 & 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	J	COMMERCIAL AREA - POD C3
	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	K	RESIDENTIAL AREA - POD C1
	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.		PHASE K 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.
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.		* PHASING SUBJECT TO CHANGE

CI
509 South Exeter Street
Baltimore, MD 21202
t: 410.384.4244
f: 800.974.2692
www.ci-designinc.com

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

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All Rights Reserved.

SCALE: 1" = 400'
REVISION:
DATE: 01/11/2018

REFERENCE:
SHEET NUMBER: **1 OF 2**

~~TO~~

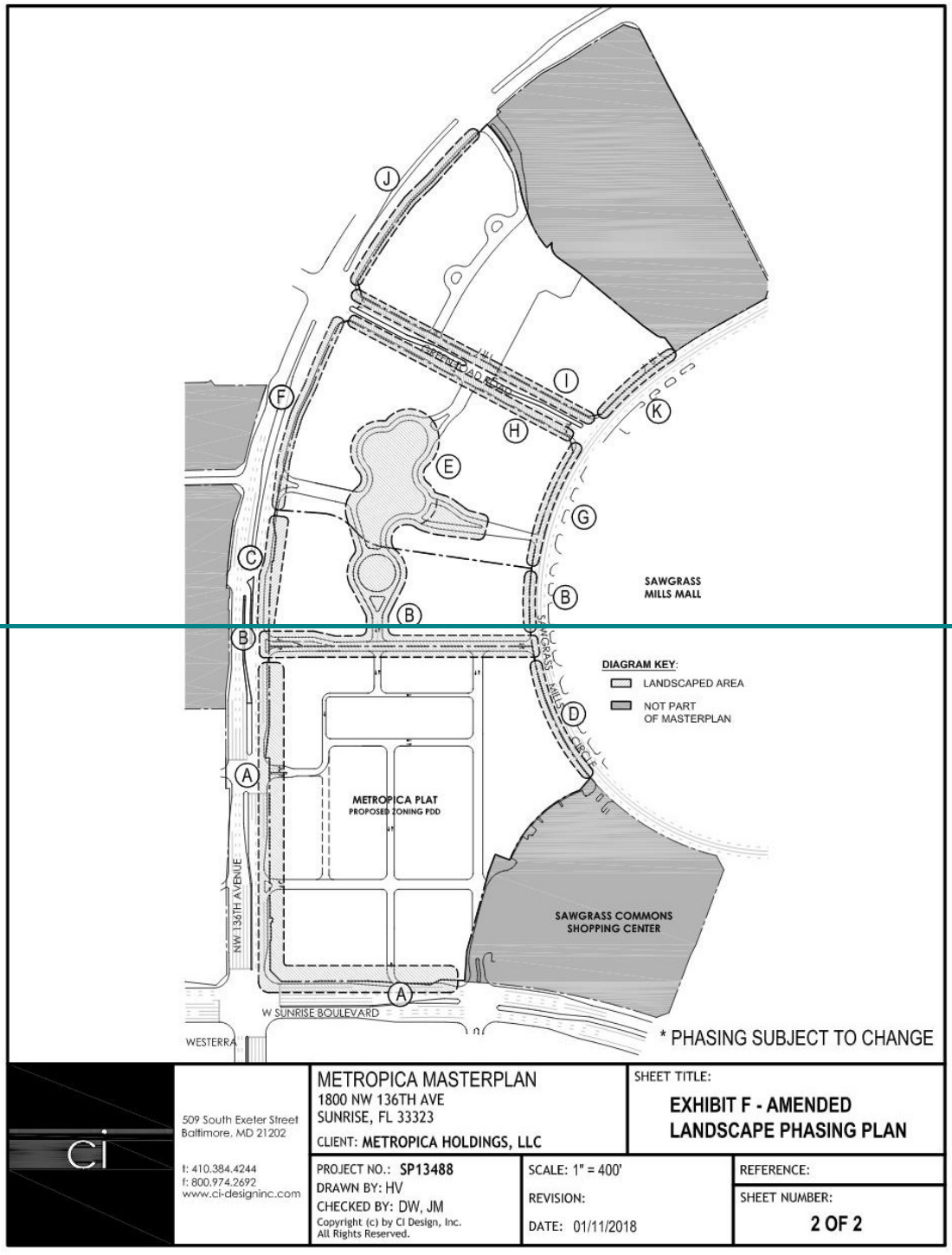
POD	PERIMETER EDGE	INTERNAL EDGE	OPEN SPACE	PROJECT ICONS
A1	**NW 136th Ave frontage**: The site currently has a temporary sidewalk that will be removed and subsequently replaced. The temporary fence will be relocated as the perimeter infrastructure is completed. **Sunrise Boulevard frontage**: The site 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

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

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~~


J
F
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K
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C
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SAWGRASS MILLS MALL
DIAGRAM KEY:
LANDSCAPED AREA
NOT PART OF MASTERPLAN
D
A
METROPICA PLAT
PROPOSED ZONING PDD
NW 136TH AVENUE
SAWGRASS COMMONS SHOPPING CENTER
W SUNRISE BOULEVARD
WESTERRA
* PHASING SUBJECT TO CHANGE
509 South Exeter Street
Baltimore, MD 21202
t: 410.384.4244
f: 800.974.2692
www.ci-designinc.com
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
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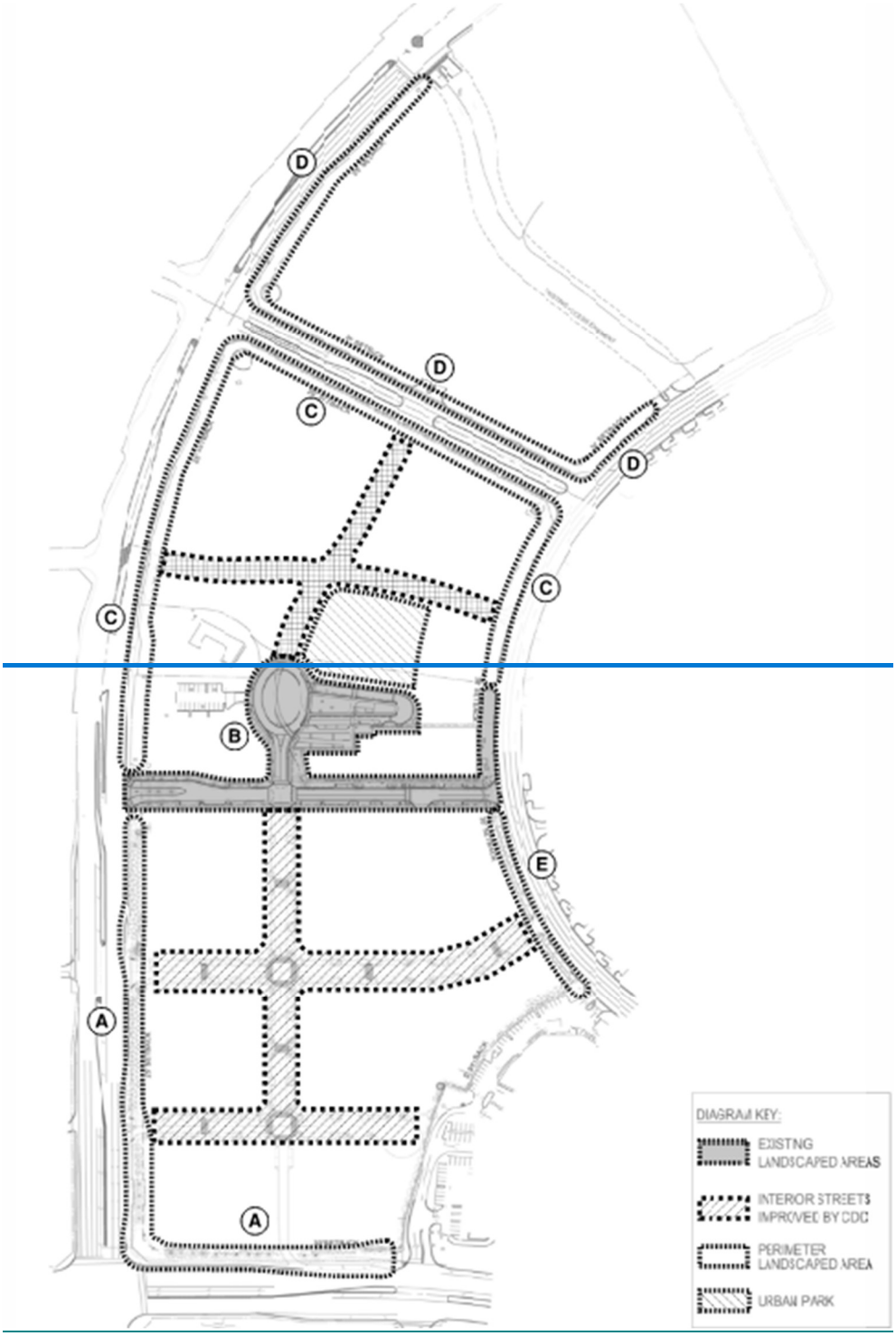
SCALE: 1" = 400'
REVISION:
DATE: 01/11/2018
REFERENCE:
SHEET NUMBER:
2 OF 2


D
D
C
D
C
C
B
E
A
A
DIAGRAM KEY:
EXISTING LANDSCAPED AREAS
INTERIOR STREETS IMPROVED BY CDC
PERIMETER LANDSCAPED AREA
URBAN PARK

POD C
POD B7
POD B6
POD B5
POD B4
POD B2
POD B3
POD B1
POD A6
POD A7
POD A8
POD A5
POD A3
POD A4
POD A1
POD A2
DIAGRAM KEY:
EXISTING LANDSCAPED AREAS
PARCEL A INTERIOR STREETS / IMPROVED BY CDD
PARCEL B INTERIOR STREETS / IMPROVED BY CDD
PERIMETER LANDSCAPED AREAS
URBAN PARK

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***

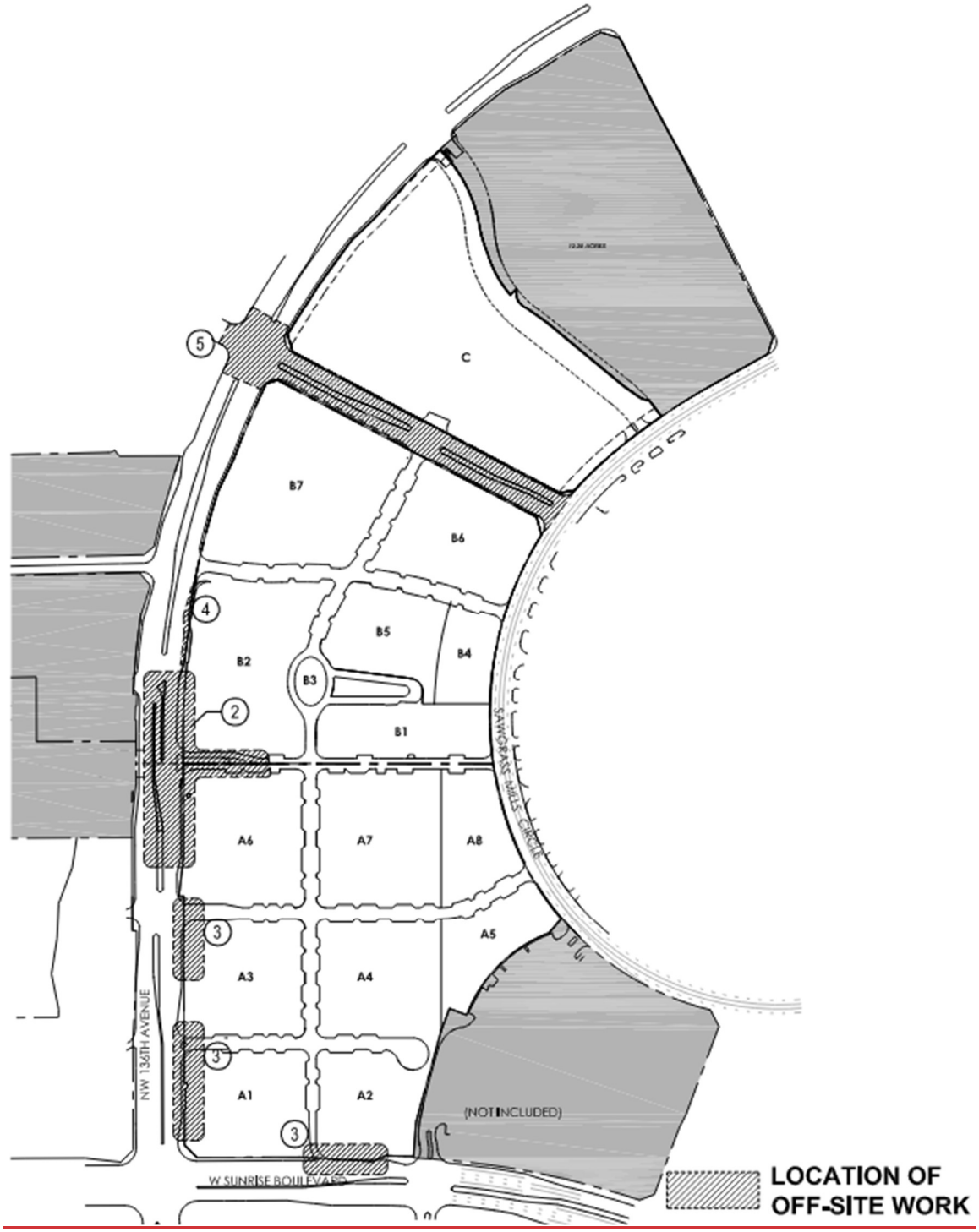
3. TURN LANE AND ACCESS MODIFICATIONS ASSOCIATED WITH PARCEL A PRIOR TO ISSUANCE OF C.O. FOR BUILDINGS ON PARCEL A.

4. TURN LANE AND ACCESS MODIFICATIONS ASSOCIATED WITH PARCEL B PRIOR TO ISSUANCE OF C.O. FOR BUILDINGS ON PARCEL B

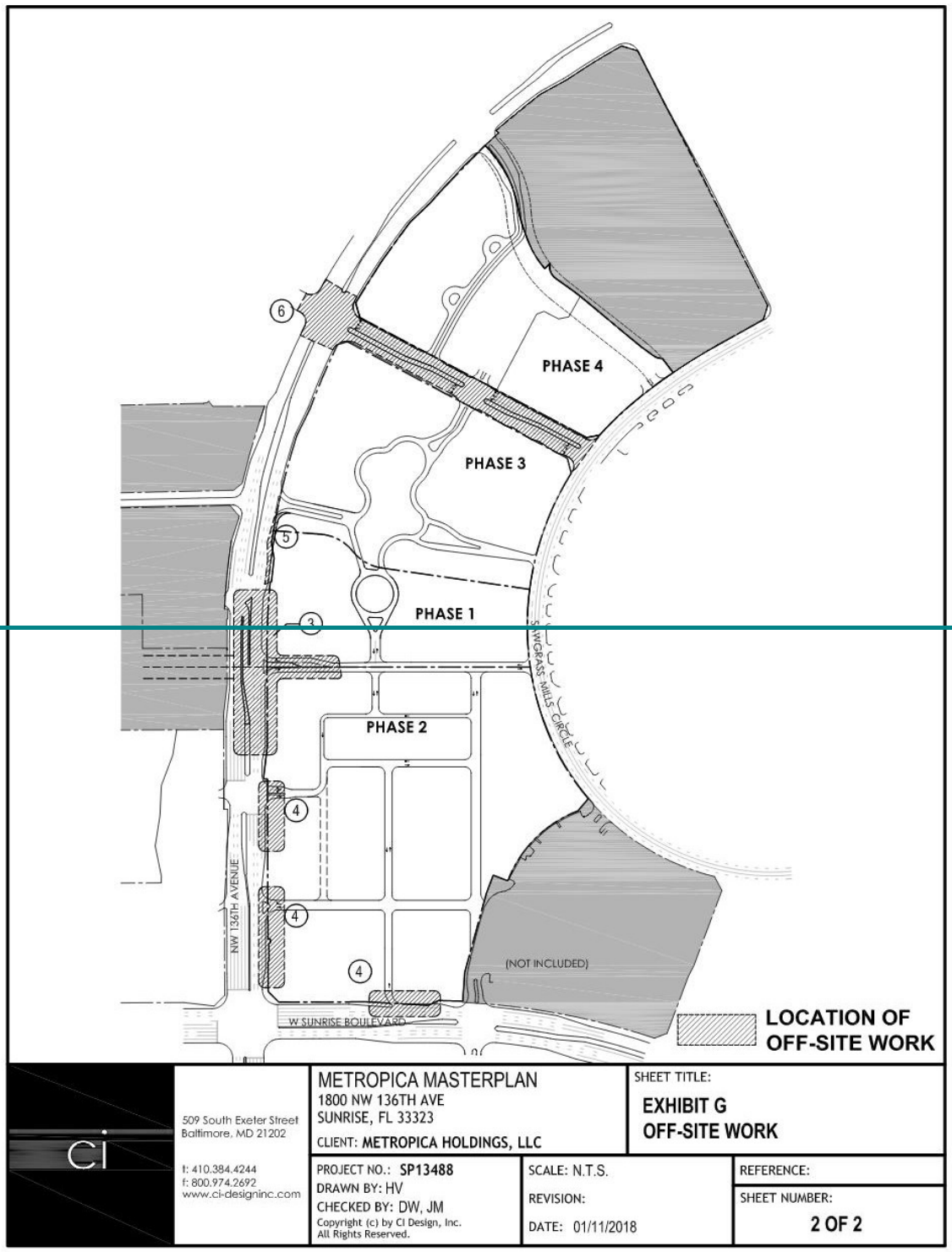
5. ACCESS AND MEDIAN MODIFICATIONS AT GREEN TOAD ROAD PER DEVELOPMENT OF REGIONAL IMPACT ORDER

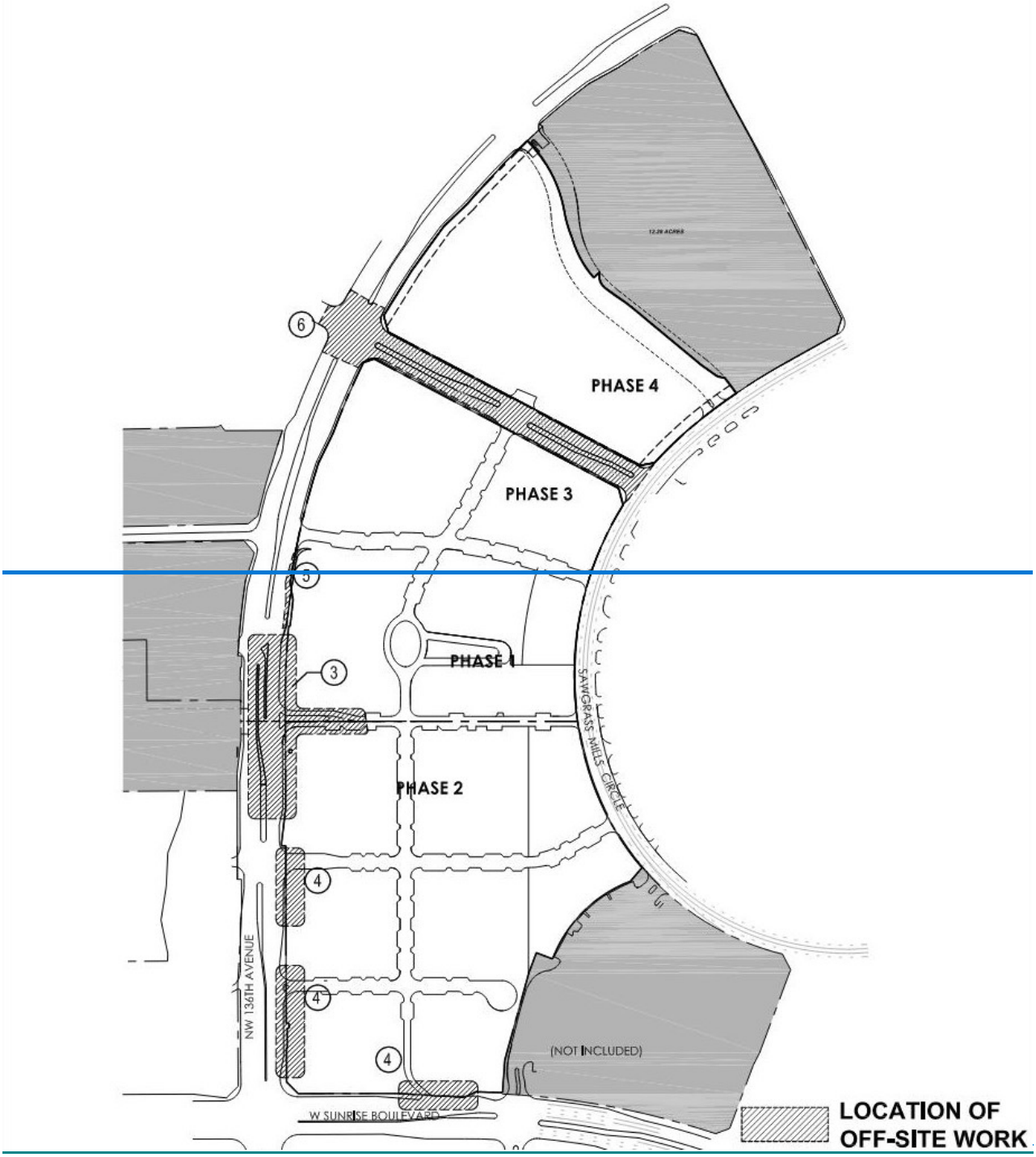
6. THE OWNERS HEREBY COMMIT TO INSTALL FUTURE OFFSITE IMPROVEMENTS FOR ACCESS AND DRIVEWAYS NECESSARY TO ENSURE CONNECTIVITY WITH ADJACENT ROADWAYS AND PROPERTIES AS SUCH CONNECTION POINTS BECOME AVAILABLE.

EXHIBIT G (CONTINUED)
OFF-SITE IMPROVEMENTS PLAN



~~AMENDED OFF-SITE IMPROVEMENTS PLAN~~


PHASE 4
PHASE 3
PHASE 1
PHASE 2
6
5
3
4
4
4
SAWGRASS MILLS CIRCLE
NW 136TH AVENUE
W SUNRISE BOULEVARD
(NOT INCLUDED)
LOCATION OF OFF-SITE WORK
509 South Exeter Street
Baltimore, MD 21202
t: 410.384.4244
f: 800.974.2692
www.ci-designinc.com
METROPICA MASTERPLAN
1800 NW 136TH AVE
SUNRISE, FL 33323
CLIENT: METROPICA HOLDINGS, LLC
SHEET TITLE:
EXHIBIT G
OFF-SITE WORK
PROJECT NO.: SP13488
DRAWN BY: HV
CHECKED BY: DW, JM
Copyright (c) by CI Design, Inc.
All Rights Reserved.
SCALE: N.T.S.
REVISION:
DATE: 01/11/2018
REFERENCE:
SHEET NUMBER:
2 OF 2


PHASE 4
PHASE 3
PHASE 1
PHASE 2
SAWGRASS MILLS CIRCLE
NW 136TH AVENUE
W SUNRISE BOULEVARD
(NOT INCLUDED)
LOCATION OF OFF-SITE WORK
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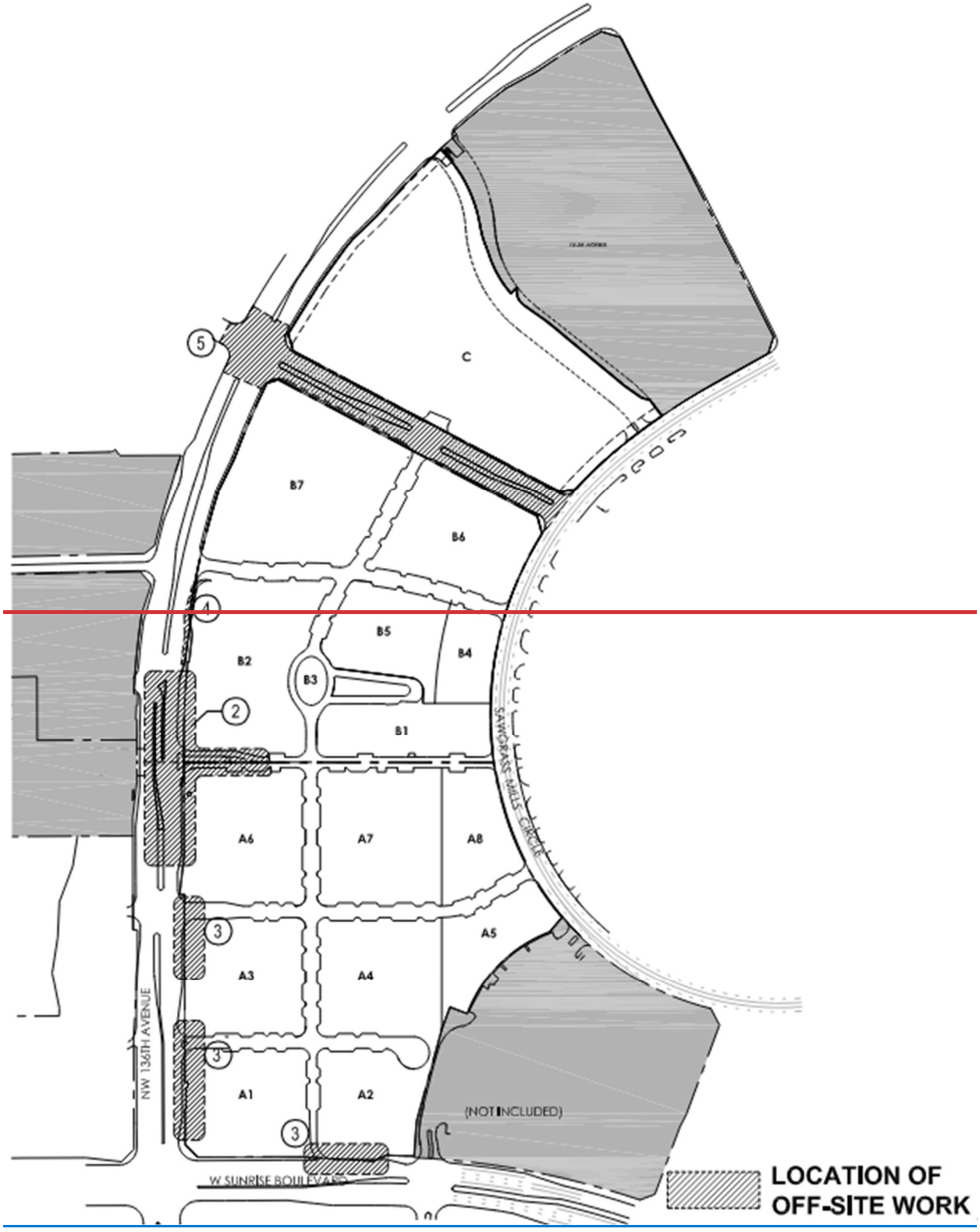
C
B7
B6
B5
B4
B3
B2
B1
A6
A7
A8
A5
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A2
A1
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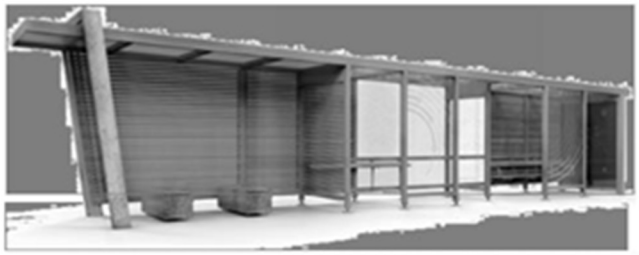
2
3
3
3
SAWGRASS MILLS CIRCLE
NW 136TH AVENUE
W SUNRISE BOULEVARD
(NOT INCLUDED)
LOCATION OF
OFF-SITE WORK

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

0' 2' 4' 8' 12' 20'

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:

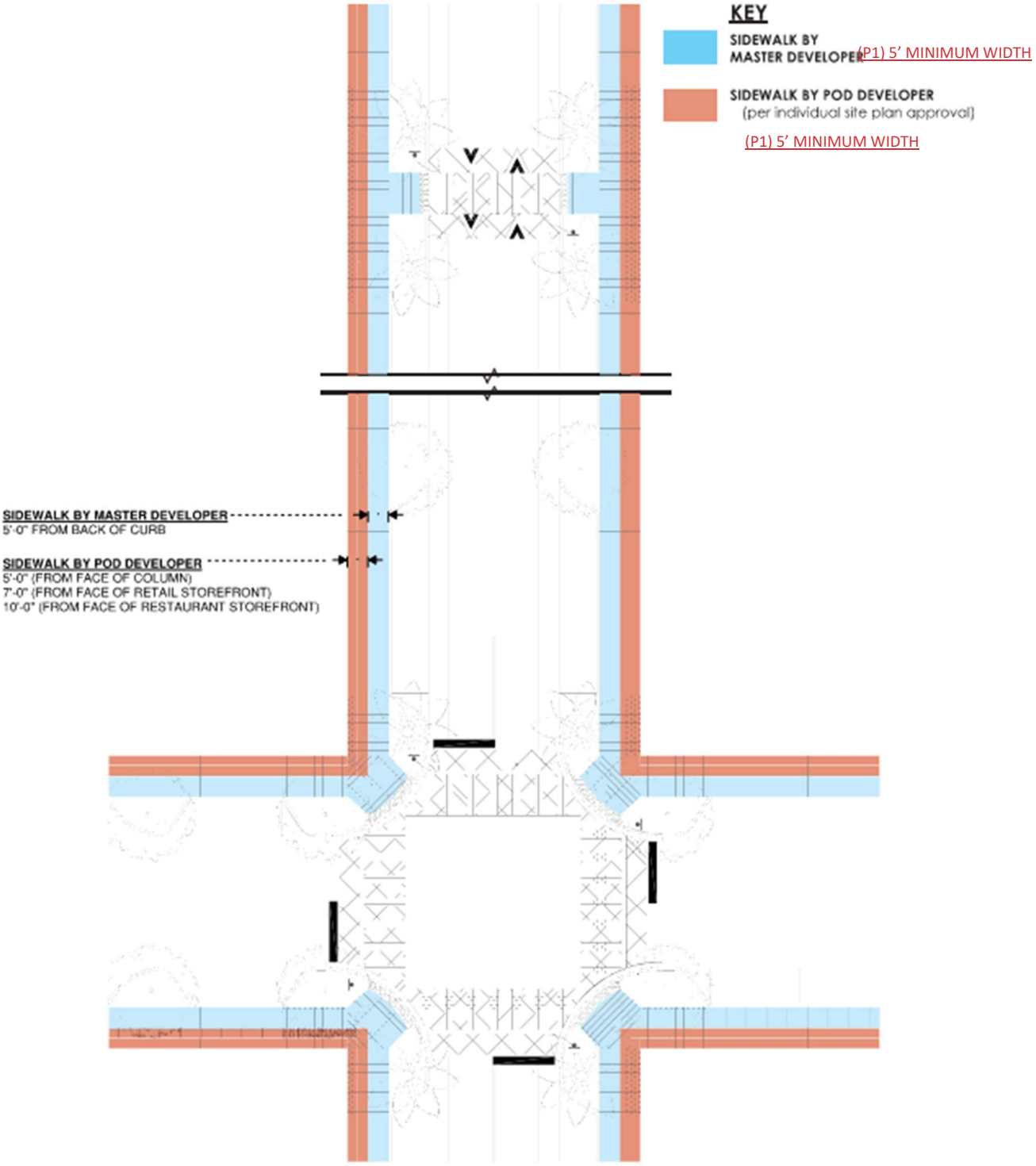
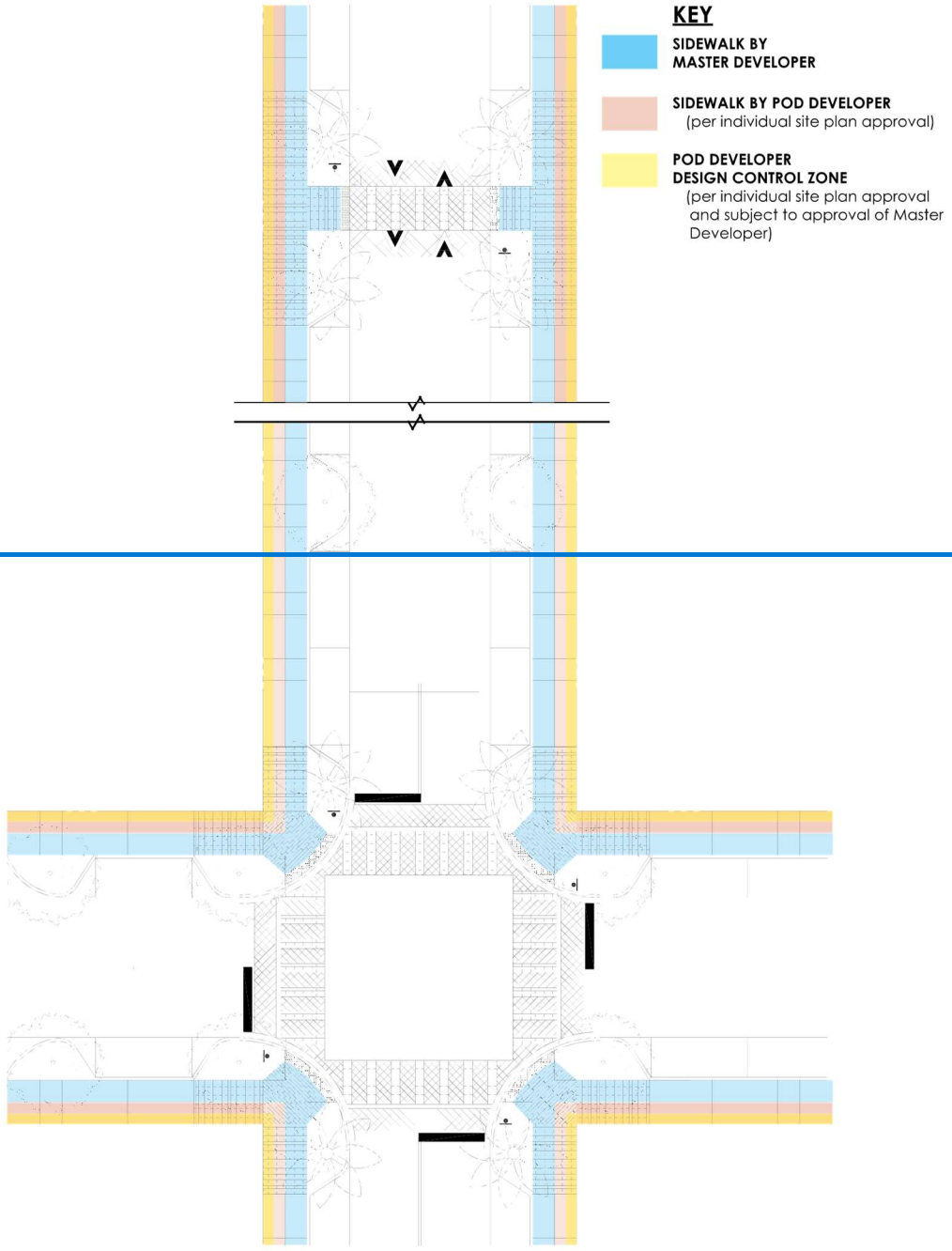


EXHIBIT J - STREETSCAPE DESIGN March 10, 2025

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

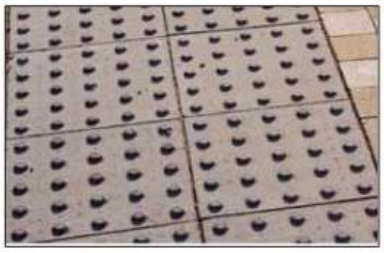


EXHIBIT J - STREETSCAPE DESIGN

March 10, 2025

CANOPY TREES:

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

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

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

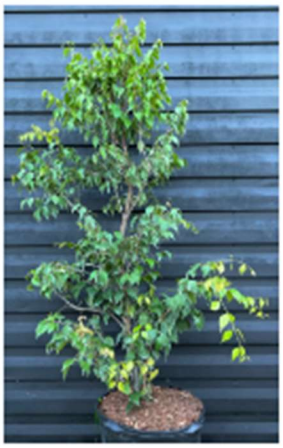
EXHIBIT K - STREETSCAPE DESIGN

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 dactilifera
Used as street tree. 20' CT FL Fancy

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

ROYAL PALM
Roystonia 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

PALM TREES:

MEDJOOL DATE PALM
Phoenix dactilifera
Used as street tree. 20' CT FL Fancy

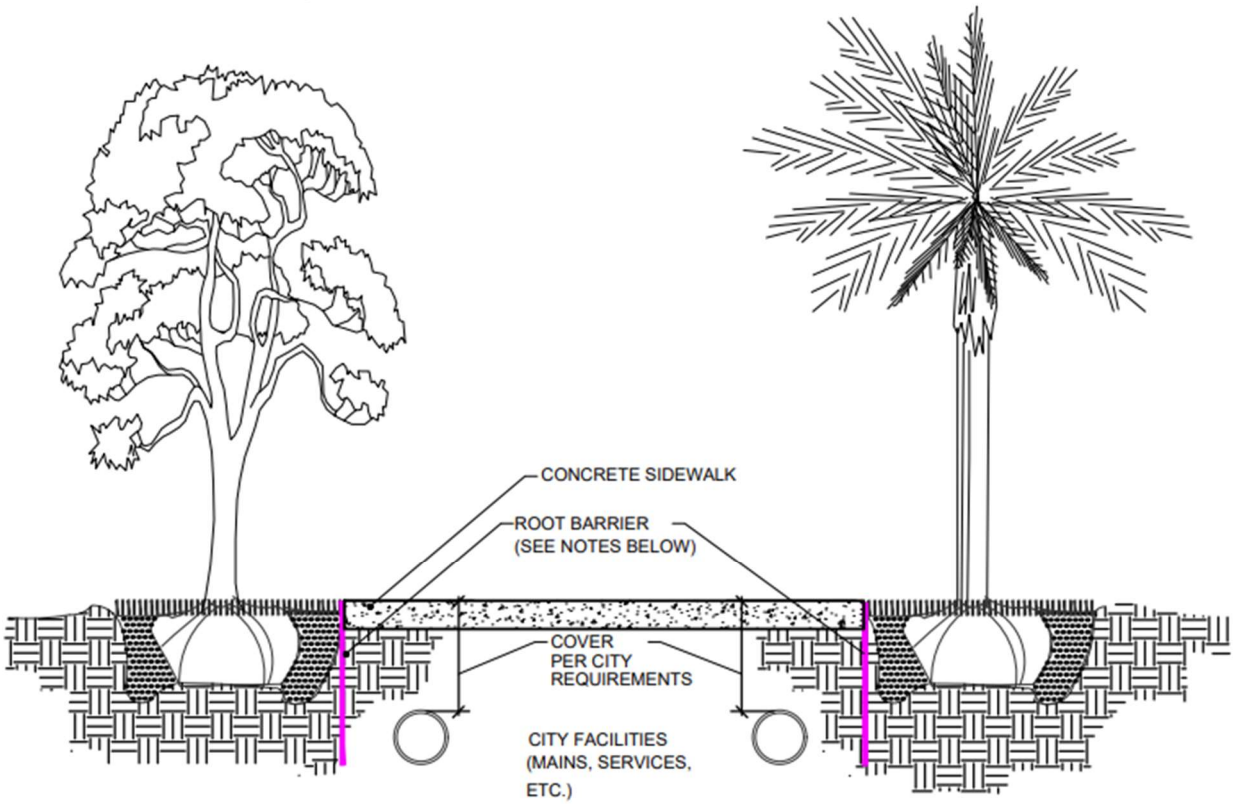
FLORIDA THATCH PALM
Thrinax radiata
Used as an accent palm 8' CT. FL Fancy

ROYAL PALM
Roystonia 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

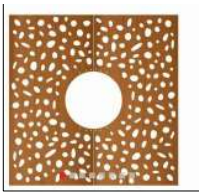
TRASH REC. TR2 - LANDSCAPE FORMS
MODEL: CP COSERVATORY RECYCLING SYSTEM
SIZE: 12" OPENING, 30 GAL.
COLOR - TBD
OR EQUAL

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

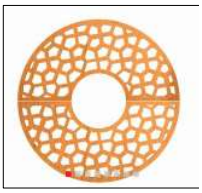
TRASH REC. TR4 - FORMS SURFACES
MODEL: APEX - WOOD VENEER
SIZE: 32 GAL.
COLOR - TBD
OR EQUAL

TREE GRATES:

TREE GRATE TG 1 - STREETLIFE
MODEL - PEBBLES S UARE
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 BO1 - CREATIVE PIPE
MODEL: CBR-8-E-SS-F
SIZE: 36"
COLOR - N/A
OR EQUAL

BOLLARD BO2 - 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 TG 1 - STREETLIFE
MODEL - PEBBLES S□UARE
SIZE - 5' X 5'
COLOR - N/A
OR EQUAL

TREE GRATE TG 2 - STREETLIFE
MODEL - MAGIC ROUND
SIZE - 5' DIA
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BIKE RACKS:

BIKE RACK BR1 - LANDSCAPE FORMS
MODEL - 35 LOOP
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BOLLARDS:

BOLLARD BO1 - CREATIVE PIPE
MODEL: CBR-8-E-SS-F
SIZE: 36"
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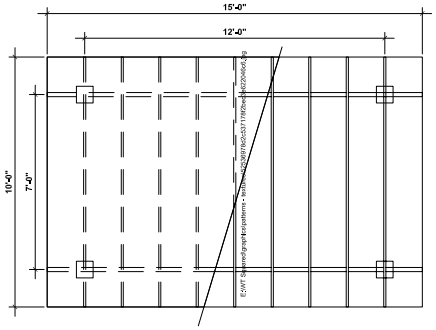
BOLLARD BO2 - LANDSCAPE FORMS
MODEL: SENTINEL BOLLARD, MITRE TOP (LIGHTING - OPTIONAL)
SIZE: 36"
COLOR - N/A
OR EQUAL

EXHIBIT J - STREETSCAPE DESIGN March 10, 2025

SITE FURNISHINGS PALETTE:

SHELTERS:



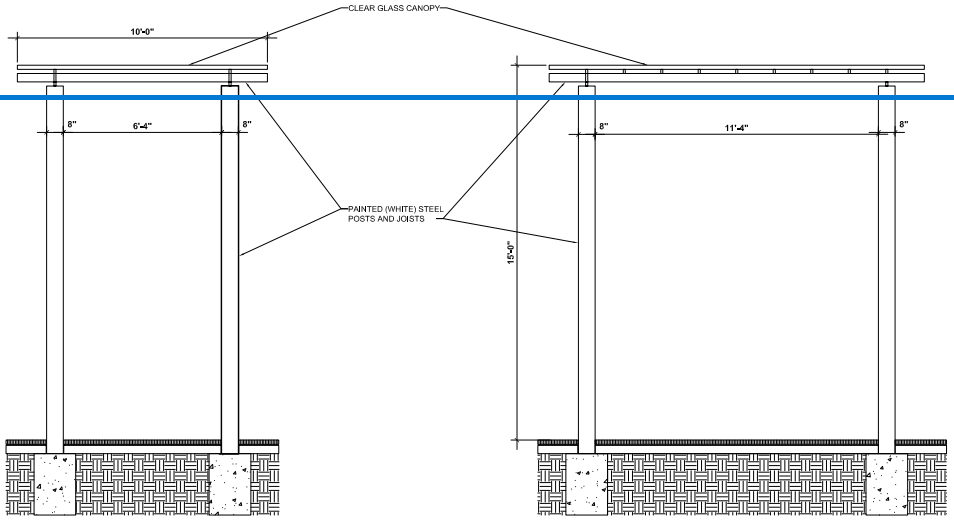


EXHIBIT K - STREETSCAPE DESIGN

SITE FURNISHINGS PALETTE:

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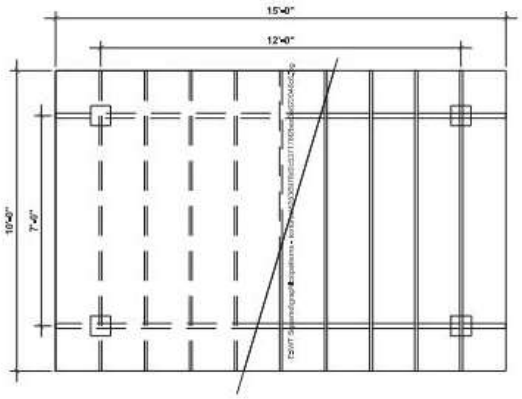
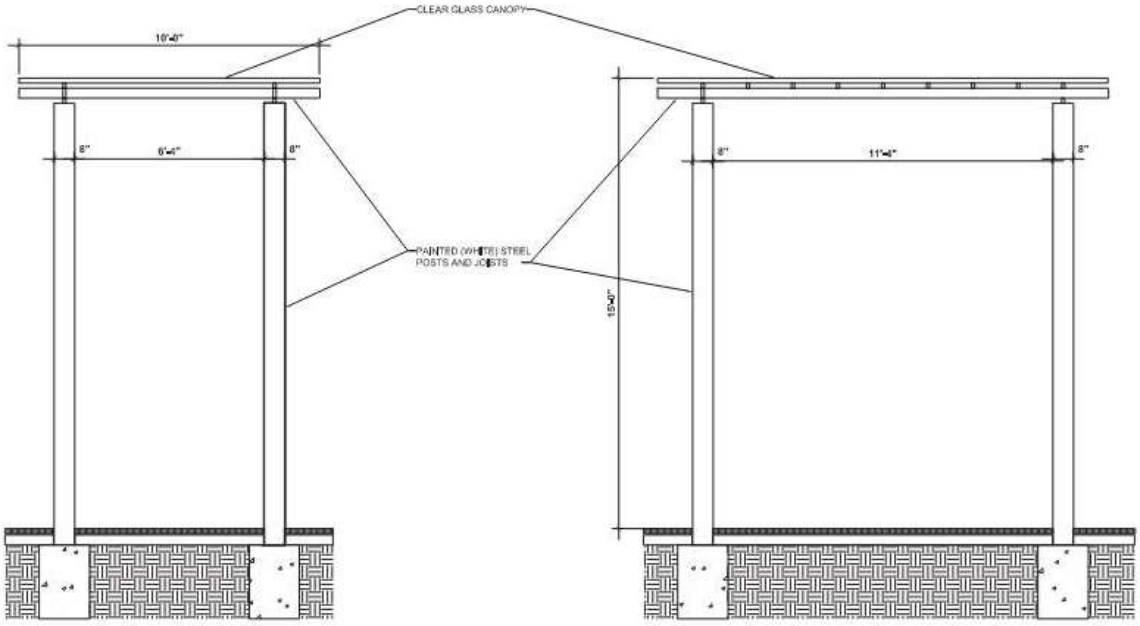




NOTICE OF PUBLIC HEARING

Metropica Lands, LLC Series A, Metropica Series C Venture, LLC, Metropica Series B Venture, LLC, Metropica Residential I, LLC, Metropica Residential II, LLC, Metropica Residential II and III, LLC, have applied to the City for a **Fourth Amended & Restated Development Agreement** for a mixed-use development that is near your home or business. You are receiving this notice because you own property within 500 feet of this location. The Fourth Amended & Restated Development Agreement is on file in the Community Development Department of the City of Sunrise, 10770 West Oakland Park Boulevard, 2nd Floor, Sunrise, Florida, and may be viewed by any and all interested parties between 9:00 a.m. and 4:30 p.m., Monday through Friday (excluding City holidays) or requested via AskZoning@sunrisefl.gov.

A public hearing will be held in the Sunrise City Hall Commission Chambers at 10770 W. Oakland Park Boulevard, 1st Floor, Sunrise, FL 33351 during the Local Planning Agency meeting on TUESDAY, SEPTEMBER 23, 2025, commencing at 4:45 P.M. Upon the close of the Local Planning Agency hearing, a public hearing will be held in the Sunrise City Hall Commission Chambers at 10770 W. Oakland Park Boulevard, 1st Floor, Sunrise, FL 33351 by the City Commission, serving in its capacity as the local governing body (City of Sunrise Commission), on TUESDAY, SEPTEMBER 23, 2025, commencing at 5:00 p.m.

The City Commission and Local Planning Agency will be meeting in-person; however, the public may attend and participate in the meetings in person or via telephone by using Vast Conference Calling as early as fifteen (15) minutes before the start time utilizing the details below:

a. Dial in number: (954) 395-2401
b. Access Code: 368262

Attendees can press 5* on their phone keypad to make a comment during public hearings or during the open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties, please call (954) 578-4792.

The land subject to the Fourth Amended & Restated Development Agreement is generally located at the northeast corner of W. Sunrise Boulevard and NW 136 Avenue, north to approximately 500 feet north of Green Toad Road, between NW 136 Avenue and Sawgrass Mills Circle in the City of Sunrise, Florida, as shown on the attached map. The Fourth Amended & Restated Development Agreement includes 2,583 high rise dwelling units, 60 townhomes, 485,000 square feet of commercial, 650,000 square feet of office, and 480 hotel rooms, amends certain design regulations including but not limited to minimum heights varying from 0 to 140 feet depending on the location within the project, revisions to the long-term development plan, and modifications to off-site improvements.

The City does not tolerate discrimination in any of its programs, services or activities; and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap, religion, family or income status.

In compliance with the ADA and F.S.S. 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City's ADA Coordinator at least 48 hours in advance of the scheduled meeting. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711; Florida Relay (TIY/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation.

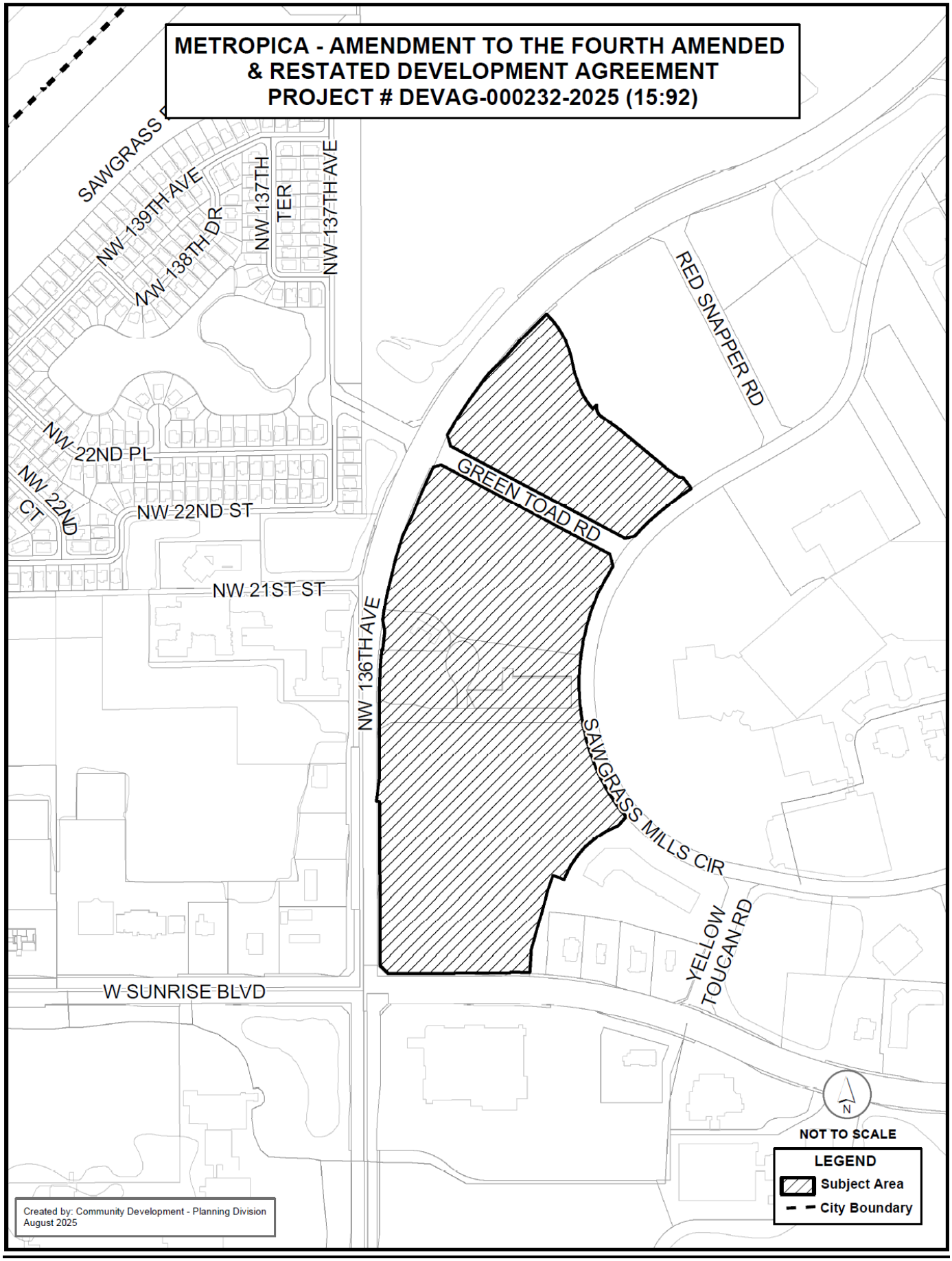
If you have any questions about this notice, please contact City staff in the Planning Division at (954) 746-3281 or email AskZoning@Sunrisefl.gov.

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. See Section 286.0105, Florida Statutes.

Notification Date: September 15, 2025

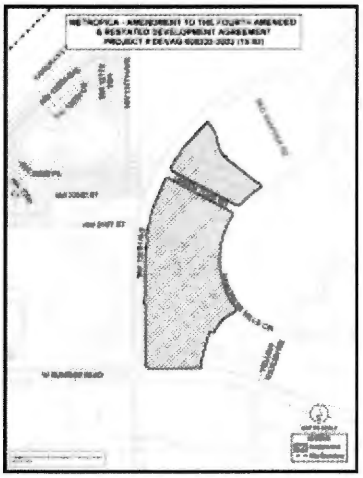
COMMUNITY DEVELOPMENT DEPARTMENT
10770 West Oakland Park Boulevard, 2nd Floor - Sunrise, Florida 33351
(954) 746-3281 AskZoning@sunrisefl.gov

LOCATION MAP



CITY OF SUNRISE
NOTICE OF INTENT TO CONSIDER A DEVELOPMENT AGREEMENT

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING A "FOURTH AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR METROPICA" AMONG THE CITY OF SUNRISE, FLORIDA AND METROPICA LANDS, LLC SERIES A, METROPICA SERIES B VENTURE, LLC, METROPICA RESIDENTIAL I, LLC, METROPICA RESIDENTIAL II, LLC, METROPICA RESIDENTIAL II AND III, LLC, AND METROPICA SERIES C VENTURE, LLC; PROVIDING FOR RECORDATION; PROVIDING FOR TRANSMISSION; AND PROVIDING AN EFFECTIVE DATE.



The City Commission, in its capacity as the Local Planning Agency, will hold a public hearing on a Development Agreement between the City of Sunrise and Metropica Residential II, LLC, Metropica Lands, LLC Series A, Metropica Series B Venture, LLC, Metropica Residential I, LLC, Metropica Residential II and III, LLC, and Metropica Series C Venture, LLC for a Fourth Amended and Restated Development Agreement on Tuesday, September 23, 2025 commencing at 4:45 p.m. in the Sunrise City Hall Commission Chambers at 10770 West Oakland Park Boulevard, 1st Floor, Sunrise, Florida 33351, in order to make recommendations to the local governing body (City Commission) regarding the proposed agreement. A public hearing will be held by the Sunrise City Commission on Tuesday, September 23, 2025 commencing at 5:00 p.m. in the Commission Chambers at 10770 West Oakland Park Boulevard, 1st Floor, Sunrise, Florida 33351.

The City Commission and Local Planning Agency will be meeting in-person. The public may attend and participate in the meetings in person or via telephone by using Vast Conference Calling as early as fifteen (15) minutes before the start time utilizing the details below:

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b. Access Code: 368262

Attendees can press 5* on their phone keypad to make a comment during the public hearings or during the open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties, please call (954) 578-4792.

The land subject to the Fourth Amended and Restated Development Agreement is generally located at the northeast corner of W. Sunrise Boulevard and NW 136 Avenue, north to approximately 500 feet north of Green Toad Road, between NW 136 Avenue and Sawgrass Mills Circle in the City of Sunrise, Florida, as shown on the attached map. The Fourth Amended and Restated Development Agreement includes 2,583 high rise dwelling units, 60 townhomes, 485,000 square feet of commercial, 650,000 square feet of office, and 480 hotel rooms, amends certain design regulations including but not limited to minimum heights varying from 0 to 140 feet depending on the location within the project, revisions to the long-term development plan, and modifications to off-site improvements.

The proposed Development Agreement may be inspected at the Community Development Department, 10770 West Oakland Park Boulevard, 2nd Floor 33351, between the hours of 9:00 a.m. to 4:30 p.m. Monday through Friday (excluding City holidays), or requested AskZoning@sunrisefl.gov.

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If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based F.S.S. 286.0105.

09/23/25 – Metropica Fourth Amended & Restated Development Agreement.