

EXHIBIT "A"

Approval for Major Development Application #DB-17-2179 for the property located at 412 SW 11th Street is subject to the following conditions:

1. Payment of the City's water impact fee in the amount of \$15,747.
2. Payment of the City's sewer impact fee in the amount of \$22,177.
3. Payment of the City's transportation mitigation cost in the amount of \$115,596.
4. Payment towards the shared cost of upgrades to the affected sewer system lift stations in the amount of \$45,813.
5. The school shall be limited to a maximum of 288 students. The restriction on the number of students with stipulated conditions thereof shall be stated in a recorded agreement in a form acceptable to the City Attorney. In addition, a notarized affidavit shall be provided by the property owner or his authorized agent to the City's Director of Development Services at the beginning of every school year as proof of compliance with the number of enrolled students not exceeding 288. Further, a notarized affidavit stating the full and complete number of enrolled students shall be provided by the property owner or his authorized agent to the City's Director of Development Services at any time during the school year, within five (5) days of a written demand by the City.
6. The Operational Plan shall be amended as deemed necessary by the Director of Development Services.
7. Driveway on SW 4th Terrace will be gated during drop-off /pick-up hours.
8. There shall be no queuing allowed on County Line Road beyond the Project's property line.
9. Drop-off and pick up times shall be staggered according to age groups with early drop-offs and aftercare programs permitted to minimize vehicle queues on-site.
10. Drop-offs at the school shall be limited to students enrolled in the school or siblings of students attending the Davie campus. Any bus larger than for over 20 passengers utilized by the applicant to transport siblings to the Davie Campus shall require approval by the Director of Development Services.
11. Provide for multiple drop-off/pick up points on site with appropriate staffing.
12. An off-duty police officer shall be required at the applicant's expense, during drop-off and pick-up times to control the traffic, unless deemed unnecessary by the Director of Development Services.
13. The City will monitor any adverse effects from the school operation for the first 60 days and any time thereafter its opening, in which case, the City may require the hiring of additional off-duty police officer(s) at applicant's expense during drop-off and pick-up times to control the traffic if deemed necessary by the Director of Development Services and/or adjustments to the Operational Plan.
14. The school will provide and require an ongoing educational program for parents on proper pick-up/drop-off school rules.
15. There will not be any event held on premises which would generate attendance by more than 40 vehicles. Failure to abide will result in the issuance of civil citation on the applicant.
16. The building shall meet the green and sustainable design standards as specified in applicant's backup, Exhibit 5.
17. The applicant shall pay \$30,000 to the City prior to the issuance of a TCO to be used for painting the existing wall along County Line Road which separates Broward from Miami-Dade County for the full length of the wall.