

EXHIBIT "1-A"

Approval for the 8th Avenue Commons Plat pursuant to Application #P-17-0608 for the property located at 200 NW 8th Street is subject to the following conditions:

- 1) The Plat is restricted to a maximum of 200 residential apartment units. Revise the plat to reflect this maximum.
- 2) Provide a 12.5-foot right-of way dedication along NW 2nd Street (north of the area noted as "Parcel C") prior to submittal of any building permit application.
- 3) Provide a 10 feet right-of way dedication along NW 8th Avenue (east of the area noted as Parcel B") prior to submittal of any building permit application.
- 4) Revise the proposed plat boundaries to reflect existing property lines.
- 5) The applicant shall bond for and construct any required street and right-of-way improvements including but not limited to sidewalks, pavement, construction, striping, signage, landscaping, and drainage improvements.
- 6) The applicant shall address all conditions set forth by the Broward County Planning and Development Management Division in their review of the subject plat.
- 7) An electronic copy of the plat and a mylar copy of the final plat as recorded, shall be delivered to the City following recordation and prior to the issuance of the building permit.