

### **EXHIBIT "1-A"**

Approval for Major Development Application #DB-17-2311 for the property located at 200 NW 8th Street is subject to the following conditions:

1. Payment of the City's water impact fee in the amount of \$203,381.
2. Payment of the City's sewer impact fee in the amount of \$279,862.
3. Payment of the City's transportation mitigation cost in the amount of \$104,631.
4. The maximum number of units in the development shall not exceed 200 units.
5. Assignment by the City Commission of 92 Residential Flexibility Units.
6. The project shall be designed and constructed to comply with Section 32-787(k) and obtain a Green Building certification from LEED or a recognized environmental agency.
7. The entire property shall be enclosed with a decorative masonry wall/picket fence as detailed in the proposal.
8. 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.
9. The dumpster enclosure for the development shall be of masonry construction and landscaped in a manner to obscure same and enhance the development to the satisfaction of the City.
10. The building shall be designed with a designated chute for recyclables separate at each floor from the trash chute.
11. No required tree shall be less than 12 feet in overall height at time of planting.
12. Provide an elevator accessible to the roof.
13. Provide rooftop lighting and security.
14. Improve traffic flow within the property to the satisfaction of the Development Services Director.
15. Execution of Developer's Agreement pursuant to Section 32-186(d)(2) stipulating agreed conditions of the negotiated process satisfactory to the City.
16. Approval of the City applications for a Future Land Use Map Amendment, rezoning to RM-HD-2, applying PDO zoning and the Major Development Plan, will become effective upon Broward County's approval of the required County Land Use Map amendment of the property and recertification by Broward County Planning Council of the City's Land Use Map.