

EXHIBIT "B"
CONDITIONS TO HILLCREST PUD-R MODIFIED SITE PLAN (2016/2017)
O-2013-11 & O-2016-14

(1) All outdoor play areas shall be setback from the property line adjacent to Hillcrest Residential Building Number 16 by a minimum of 50 feet and shall be fenced with a 6 foot vinyl coated chain-link fence and landscaped. Said landscape shall be installed prior to the use of the playground; and

(2) The school shall be limited to a maximum of 600 students for the first year, and a maximum of 850 students thereafter; and

(3) The owner of Florida Intercultural Academy agrees to amend the Charter with the School Board of Broward County to provide for priority enrollment for students living within the Hillcrest community and the City of Hollywood prior to establishing the School; and

(4) An irrevocable Off-Site Parking Agreement (allowing no fewer than 24 parking spaces) shall be submitted, in a form acceptable to the City Attorney's Office, prior to the issuance of any Building Permits. Said Agreement shall be recorded in the Public Records of Broward County by the City of Hollywood prior to a temporary or permanent Certificate of Occupancy being issued; and

(5) The Charter School shall provide three start times separated by 30 minutes (each shift should include approximately one-third of the entire student population) and three end times separated by 45 minutes (each shift should include approximately one-third of the entire student population); and

(6) The Applicant shall provide a sanctioned traffic control detail on Hillcrest Drive at the entrance to the school as well as a crossing guard at the crosswalks. Said sanctioned traffic control detail requirement may be modified if the circumstances along Hillcrest/Tobin Drive change. The Public Safety Director shall have the ability to modify this condition; and

(7) A Bond, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit to cover the cost for the City to construct a sidewalk from the edge of the existing cross-walk on Hillcrest/Tobin Drive to Washington Street. The owner shall provide the City with an easement, in a form acceptable to the City Attorney, prior to the issuance of a Certificate of Occupancy or Certificate Of Completion of the main building, for the sidewalk construction in front of 1101 Hillcrest/Tobin Drive; and

(8) All the proposed improvements (as shown on the attached plans) to accommodate the proposed Charter School shall receive a Certificate of Occupancy or Certificate of Completion prior to establishing the school. Such improvements include, but are not limited to: landscaping, building renovations, parking lot and traffic improvements, pedestrian crossings on Hillcrest Drive, sidewalks, signage and/or signalization, as dictated by MUTCD Standards and must receive approval from the Broward County and the City Engineer.

Additional conditions:

(1) The Applicant will provide meeting space and make available adult education classes during non-school hours within the Charter School to the Hillcrest Condominium residents; and

(2) School buses shall not be stored on the premises; and

(3) The Applicant/School will provide police detail for the first four (4) months of the school year.

(a) The outdoor play field / playground area All outdoor play areas shall be setback from the property line adjacent to Hillcrest Residential Building Number 16 by a minimum of 50 feet and shall be fenced with a minimum 6-foot high vinyl coated chain-link fence and a landscape buffer provided in front of said fence. Said landscape buffer shall be acceptable to the city landscape reviewer and as per city of Hollywood minimum landscape code requirements and installed prior to the use of the playground; and

(b) The school shall be limited to a maximum of 600 students for the first year, and a maximum of 850 students thereafter; and

(c) The Governing Board of Directors of the Charter School agrees to apply to the School Board of Broward County as part of a new application prior to the student enrollment exceeding 600 students to provide for preferential enrollment for students living within the Hillcrest community and the City of Hollywood. Notwithstanding the charter, said preference shall include direct marketing to Hillcrest residents a minimum of four (4) weeks prior to any marketing to Hollywood residents and then another minimum of four (4) weeks of marketing to the residents of Hollywood before marketing to the County at large; and

(d) An irrevocable Off-Site Parking Agreement (allowing no fewer than 24 parking spaces) shall be submitted, in a form acceptable to the City Attorney's Office, prior to the issuance of any Building Permits. Said Agreement shall be recorded in the Public Records of Broward County by the City of Hollywood prior to a temporary or permanent Certificate of Occupancy being issued; and

(e) The Charter School shall provide a minimum of three start times separated by a minimum of 30 minutes (each shift should include approximately one-third of the entire student population) and three end times separated by 45 minutes (each shift should include approximately one-third of the entire student population); and

(f) The Applicant shall provide a sanctioned traffic control detail on Hillcrest Drive at the entrance to the school as well as a crossing guard at the crosswalks. Said sanctioned traffic control detail requirement may be modified if the circumstances along Hillcrest/Tobin Drive change. The Public Safety Director or Chief of Police shall have the ability to modify this condition; and

(g) A Cash Bond, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit to cover the cost for the City to construct a sidewalk from the edge of the existing cross-walk on Hillcrest/Tobin Drive to Washington Street. The owner shall provide the City with an easement, in

a form acceptable to the City Attorney, prior to the issuance of a Certificate of Occupancy or Certificate Of Completion of the main building, for the sidewalk construction in front of 1101 Hillcrest/Tobin Drive: and

(h) All the proposed improvements (as shown on the attached plans) to accommodate the proposed Charter School shall receive a Certificate of Occupancy or Certificate of Completion prior to establishing the school. Such improvements include, but are not limited to: landscaping, building renovations, parking lot and traffic improvements, pedestrian crossings on Hillcrest Drive, sidewalks, signage and/or signalization, as dictated by MUTCD Standards and must receive approval from the Broward County and the City Engineer. Temporary signage for all traffic control related to the school zone shall be permitted upon coordination and approval of Broward County Traffic Engineering. A temporary certificate of occupancy may be issued provided all life-safety related issues are not affected and all other improvements are substantially complete; and

(i) The Applicant at no cost to the Hillcrest Condominium residents, will provide meeting and classroom space during certain non-school hours within the Charter School. Upon request by the Hillcrest Condominium residents, the Applicant will also provide adult education classes during certain non-school hours within the Charter School; and

(j) School buses shall not be stored on the premises; and

(k) The Applicant/School will provide police detail for the first four (4) months of the school year. Said police detail requirement may be modified if the circumstances along Hillcrest/Tobin Drive change. The Public Safety Director or Chief of Police shall have the ability to modify this condition; and

(l) Prior to the issuance of Building Permit, the Applicant must comply with the 40 Year Building Safety Inspection. The results of the 40 Year Building Safety Inspection must be complied prior to the issuance of a Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy; and

(m) It is hereby acknowledged that the Hillcrest Country Club currently has a liquor license. The Applicant hereby voluntarily waives any right it may have to object to any application request by the Hillcrest Country Club, its successor or assigns, to reestablish its license in the event said license lapses in order to sell alcohol for on-site consumption: and

(n) Off-street parking for special events shall be coordinated in the following manner:

(1) for one (1) grade events held during the day, the school shall use a combination of the 11 guest parking spaces on-site, an additional 45 parking spaces b he Hillcrest Country Club (4600 Hillcrest Drive owned by Hillcrest Country Club Limited partnership), and if the special event warrants, additional45 parking spaces located on the grassed Tobin area may be used; and

(2) for one (1) grade events held during the evening, the school shall use a combination of guest parking and staff/faculty parking spaces on-site, the parking spaces at the Tobin site, the parking spaces at the Hillcrest Country Club, and the

additional grassed parking area for approximately a total number of parking spaces of 190; and

(3) For multi-grade school wide special events which cannot be accommodate by a combination of on-site parking, the Tobin parking property and the Hillcrest Country club parking, the School shall apply for a Special Event Permit pursuant to Chapter 102 of the Hollywood Code of Ordinances and the School shall comply with all requirements and/or conditions set forth in the Special Event Permit. Such off-site parking areas may include, but not be limited to, the grass area adjacent to the Tobin Office Building and the vacant lot at 3701 Hillcrest Drive (owned by Harwin-Tobin 3701 LLC) and the vacant tennis court. The Special Event Parking Plan is more specifically depicted in Composite Exhibit "C" attached hereto and incorporated by reference. An off-site parking agreement, in a form acceptable to the City Attorney, shall be provided within thirty (30) days of the issuance of a Building Permit and shall be recorded by the City in the Public records of Broward County, Florida.

A Bond, in a form acceptable to the City Attorney, shall be provided to the City prior the issuance of a Building Permit which shall be in full force and effect for two (2) school years after the school enrollment reaches 800 students. Said Bond will be to cover the cost for construction of an off-site parking lot which shall be located at as set forth in Composite Exhibit "C". Said construction shall commence upon the City's determination that parking is no longer sufficient. The aforementioned conditions may be modified by the City Manager, or her designee, at their discretion, upon a finding that the circumstances relating to the special event parking have changed. For purposes of this section, Special Events shall mean anytime that the parents or other visitors and invitees are attending the school for other than pick-up and drop-off purposes.

That all parking and vehicular circulation remain as approved, and precluding parking for student drivers.