

**From:** [do-not-reply@coconutcreek.gov](mailto:do-not-reply@coconutcreek.gov)  
**To:** [DRC](#)  
**Cc:** [CBILENKI@MISKELBACKMAN.COM](mailto:CBILENKI@MISKELBACKMAN.COM); [CBILENKI@MISKELBACKMAN.COM](mailto:CBILENKI@MISKELBACKMAN.COM)  
**Subject:** A new Development Review Application has been filled out!  
**Date:** Monday, November 10, 2025 10:43:56 AM

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DRC Webform application

#### APPLICATION INFORMATION

Temporary DRA# = 490

Application Type: Site Plan Site Plan

Base Fee:

Total Acres: 5.21

Total Residential: 0.00

Total Non-Residential: 0.00

Total Fees:

Project Name: NBPS ART AND INNOVATION CENTER AND EARLY CHILDHOOD CENTER

Project Location: 7600 LYONS ROAD

Plat Name: NORTH BROWARD SCHOOL REPLAT

Folio No: 474232110010

Plat Restriction: THIS PLAT IS RESTRICTED TO 275000 SQUARE FEET OF SECONDARY SCHOOL AND 290 DORMITORY ROOMS. THE DORMITORIES ARE FOR STUDENTS EXCLUSIVELY ATTENDING THE NORTH BROWARD PREPARATORY SCHOOL CAMPUS.

Current Zoning: CF

Proposed Zoning: CF

Future Land Use: E1

Summary of Request: THE PROJECT CONSISTS OF THE DEVELOPMENT OF APPROXIMATELY 5.21 ACRES ON THE EXISTING CAMPUS OF NORTH BROWARD PREPARATORY SCHOOL. THE PROJECT WILL INCLUDE THREE NEW BUILDINGS TOTALING APPROXIMATELY 55,346 SQUARE FEET.

#### SUBMITTAL COORDINATOR INFORMATION

Contact Name: CHRISTINA BILENKI

Contact Phone: 561-405-3323

Company Name: MISKEL BACKMAN LLP

Email: [CBILENKI@MISKELBACKMAN.COM](mailto:CBILENKI@MISKELBACKMAN.COM)

Address: 14 SE 4TH STREET, SUITE 36, BOCA RATON, FL 33432

#### AGENT/APPLICANT INFORMATION

Contact Name: CHRISTINA BILENKI

Contact Phone: 561-405-3323

Company Name: MISKEL BACKMAN LLP

Email: [CBILENKI@MISKELBACKMAN.COM](mailto:CBILENKI@MISKELBACKMAN.COM)

Address: 14 SE 4TH STREET, SUITE 36

#### OWNER INFORMATION

Contact Name: BMOCMIA FL LLC CO NORTH BROWARD PREPARATORY SCHOOL

Contact Phone: 9542470011

Company Name: NORTH BROWARD PREPARATORY SCHOOL

Email: [JOHN.LEHMAN@NBPS.ORG](mailto:JOHN.LEHMAN@NBPS.ORG)

Address: 7600 LYONS ROAD, COCONUT CREEK, FL 33073

#### ARCHITECT INFORMATION

Contact Name: CRAIG DITMAN

Contact Phone: 954-379-3015

Company Name: DITMAN ARCHITECTURE

Email: CRAIG@DITMANARCHITECTURE.COM

Address: 1358 W NEWPORT CENTER DR, STE B, DEERFIELD BEACH, FL 33442

SIGNATURE: /Christina Bilenki/

**EXHIBIT A**

**OWNER'S AUTHORIZATION**

I, Peter C. Bates, hereby certify that I am an Executive Director of W. P. Carey Inc., a Maryland corporation and sole member of WPC HOLDCO LLC, a Maryland limited liability company and the sole member of BMOC-MIA (FL) LLC, a Delaware limited liability company ("Owner"), the owner of the subject property located at 7600 Lyons Road, Coconut Creek, FL 33073. I hereby authorize John Lehman, as agent, to sign, submit and process those applications, agreements and other legal documents related to the jurisdictional review and approvals required for the development and construction projects in the jurisdiction of Broward County, Florida and/or the City of Coconut Creek, Florida. He may represent the Owner at any public hearings necessary or designate others as representative.

OWNER:  
BMOC-MIA (FL) LLC,  
A Delaware limited liability company

By: WPC HOLDCO LLC,  
A Maryland limited liability company, its sole member

By: W. P. CAREY INC., a Maryland corporation, its sole member

By:  \_\_\_\_\_

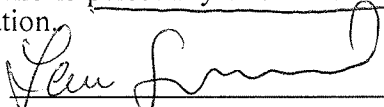
Name: Peter C. Bates

Title: Executive Director

State of New York

County of New York

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of June, 2018 by Peter C. Bates, as Executive Director of W.P. Carey Inc., a Maryland corporation and the sole member of WPC HOLDCO LLC, a Maryland limited liability company and the sole member of BMOC-MIA (FL) LLC, a Delaware limited liability company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Sign:  \_\_\_\_\_

Print: Leah Speckhard \_\_\_\_\_

Seal Above

My Commission Expires: November 26, 2020

**LEAH SPECKHARD**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
**No. 01SP6272781**  
**Qualified in Queens County**  
**Certificate Filed in New York County**  
**My Commission Expires November 26, 2020**

**LEGAL DESCRIPTION**

PARCEL 'A', Tract B-1 and Tract B-2, NORTH BROWARD SCHOOL REPLAT, according to the Plat thereof as recorded in Plat Book 183, Page 103, of the Public Records of Broward County, Florida.

LESS the following described land:

A portion of Section 31 & 32, Township South, Range 42 East, also being a portion of PALM BEACH FARMS Co PLAT No. 3, as recorded in Plat Book 2, Page 45-54, according to the Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the northwest corner of Parcel 'A', THE NORTH BROWARD SCHOOL PLAT, according to the Plat thereof as recorded in plat Book 163, Page 19, of the Public Records of Broward County, Florida; thence S89°33'27"W, along the south right-of-way line of the Hillsboro Canal, 322.52 feet; thence S00°56'38"E, 210.37 feet to the POINT OF BEGINNING; thence continue S00°56'38"E, 15.00 feet; thence S89°34'58"W, 275.94 feet; thence N00°25'02"W, along the east right-of-way line of Lyons Road, 15.00 feet; thence N 89°34'58"E, a distance of 275.81 feet to the POINT OF BEGINNING.

Said lands lying in the City of Coconut Creek, Broward County, Florida, containing 2,637,718 square feet (60.5537 acres) more or less.

## **DESCRIPTION OF DEVELOPER INTEREST**

North Broward Preparatory Schools, LLC, is the owner and operator of the private preparatory school located at 7600 Lyons Road, which is generally located on the east side of Lyons Road immediately south of the Hillsboro Canal in the City of Coconut Creek. North Broward Preparatory Schools, LLC is also the lessee of the subject property which is owned by BMOC-MIA(FL), LLC.

Statement of Interest in Property and Authorization to File Petitions

North Broward Preparatory Schools <sup>LLC. *OW*</sup> ~~Inc.~~ certifies that it is the Owner of the subject property and authorizes DUNAY, MISKEL, BACKMAN, & BLATTNER, LLP, as agent, and AVIROM & ASSOCIATES, INC., as agent, to submit and process any and all development applications to the City of Coconut Creek, Broward County and State of Florida and represent Owner at any public hearings necessary for the Rezoning and Platting of the subject property within the City of Coconut Creek.

John K. LEHMAN  
Print Name

*[Signature]*  
Signature

7600 Lyons Rd.  
Address

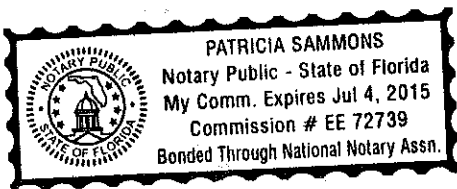
Coconut Creek FL 33073  
City/State/Zip

(954) 247-0000  
Phone

State of FLORIDA

County of Broward

The foregoing instrument was acknowledged before me this 5 day of December, 2013, by John Lehman, an individual, who is  personally known to me or who has produced as identification and who did take an oath.



NOTARY PUBLIC  
Sign: *[Signature]*  
Print: Patricia Sammons  
My Commission Expires: 7/4/2015

*This Instrument Was Prepared By/Return To:*

Jessica Dolfman Martin, Esq.  
c/o W. P. Carey Inc.  
50 Rockefeller Plaza, 2<sup>nd</sup> Floor  
New York, NY 10020

Property Appraiser Parcel Identification (Folio Number(s)):

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made the 31<sup>st</sup> day of MAY A.D. 2016, to be effective May 31, 2016 by North Broward Preparatory Schools, LLC, a limited liability company existing under the laws of Florida, and having its principal place of business at 7600 Lyons Road, Coconut Creek, FL 33073, hereinafter called Grantor\* to BMOC-MIA (FL) LLC, a Delaware limited liability company whose post office address is: c/o 1420 Rocky Ridge Drive, Suite 100, Roseville, CA 95661, hereinafter called Grantee\*:

**WITNESSETH:** That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Broward County, Florida, to-wit:

See **Exhibit "A"** attached hereto

**Together**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have And To Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015, and restrictions and easements described on **Exhibit "B"** attached hereto, however, this reference does not operate to reimpose the same.

(\*Wherever used herein, the term "Grantee/Grantor" shall include all the parties to this instrument and the heirs, personal representatives, and assigns of individuals and the successors and/or assigns of the corporations; the use of the singular number shall include the plural and the plural the singular; the use of any gender shall include all genders.)

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

North Broward Preparatory Schools, LLC, a Florida limited liability company

*[Handwritten signature of A. Fitzmaurice]*

Print Name: A. FITZMAURICE

By: *[Handwritten signature of Graeme Halder]*

Name: Graeme Halder  
Title: President

*[Handwritten signature of C. Bonilla]*

Print Name: C. Bonilla

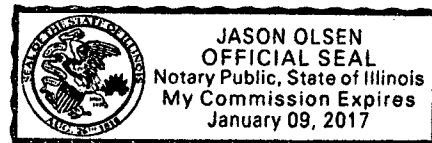
STATE OF Illinois )  
 ) s.s.:  
COUNTY OF Cook )

The foregoing instrument was acknowledged before me this 10 day of MAY, 2016, by Graeme Halder as President of North Broward Preparatory Schools, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification.

*[Handwritten signature of Jason Olsen]*  
\_\_\_\_\_  
Notary Public

JASON OLSEN  
Print or Type Name  
Serial Number:  
My Commission Expires:

(NOTARY SEAL)



**EXHIBIT A**

(Legal Description)

TRACT 1:

PARCEL 1:

PARCEL A OF THE NORTH BROWARD SCHOOL PLAT AS RECORDED IN PLAT BOOK 163, AT PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AREA DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A", THE NORTH BROWARD SCHOOL PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 163, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00 DEGREES 53 MINUTES 39 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL "A", 318.04 FEET; THENCE NORTH 05 DEGREES 57 MINUTES 18 SECONDS EAST, 100.62 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 39 SECONDS WEST, 67.22 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST (RADIAL LINE TO SAID POINT BEARS NORTH 82 DEGREES 55 MINUTES 58 SECONDS WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2228.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 08 MINUTES 19 SECONDS AND AN ARC DISTANCE OF 44.27 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2372.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 10 MINUTES 03 SECONDS AND AN ARC DISTANCE OF 89.73 FEET; THENCE NORTH 47 DEGREES 48 MINUTES 38 SECONDS EAST, 39.97 FEET TO A POINT ON A NORTH LINE OF SAID PARCEL "A" ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 79TH COURT (LAST SIX (6) COURSES AND DISTANCES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "A"); THENCE NORTH 89 DEGREES 34 MINUTES 58 SECONDS EAST, ALONG SAID NORTH LINE AND SOUTH RIGHT-OF-WAY LINE 478.11 FEET TO A POINT ON THE ARC OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 103 DEGREES 36 MINUTES 28 SECONDS AND AN ARC DISTANCE OF 45.21 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 143 DEGREES 57 MINUTES 56 SECONDS AND AN ARC DISTANCE OF 150.76 FEET TO A POINT HEREAFTER REFERRED TO AS REFERENCE POINT "A" (LAST THREE (3) COURSES AND DISTANCES BEING COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTHWEST 79TH COURT AND A NORTH LINE OF SAID PARCEL "A"); THENCE SOUTH 00 DEGREES 56 MINUTES 38 SECONDS EAST, 554.28 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 89 DEGREES 36 MINUTES 39 SECONDS WEST, ALONG SAID SOUTH LINE, 660.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGIN AT AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 00 DEGREES 56 MINUTES 38 SECONDS WEST, 92.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST (RADIAL LINE TO SAID POINT BEARS NORTH 38 DEGREES 53 MINUTES 13 SECONDS EAST) AND THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 39 DEGREES 43 MINUTES 18 SECONDS AND AN ARC DISTANCE OF 41.60 FEET TO A POINT ON A NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 89 DEGREES 34 MINUTES 58 SECONDS EAST, ALONG SAID NORTH LINE, 38.32 FEET TO A POINT OF INTERSECTION OF SAID NORTH LINE AND A WEST LINE OF SAID PARCEL "A"; THENCE SOUTH 00 DEGREES 56 MINUTES 38 SECONDS EAST, ALONG THE SOUTHERLY EXTENSION OF SAID WEST LINE, 13.57 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:

THE WEST ONE-HALF OF TRACT 28, LYING SOUTH OF HILLSBORO CANAL; AND THE WEST ONE-HALF OF TRACT 29, TOGETHER WITH THAT 30 FOOT ROAD RESERVATION LYING BETWEEN SAID TRACTS 28 AND 29, TOGETHER WITH THE EAST 50 FEET OF TRACT 30 AND THE EAST 50 FEET OF THE SOUTH ONE-HALF OF THE VACATED ROAD LYING NORTH OF TRACT 30, ALL IN BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AND

PARCEL 3:

TRACT 38 LESS THE WEST 50 FEET, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 4:

TRACT 37 IN BLOCK 83, LESS THE WEST 50 FEET, OF PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING IN BROWARD COUNTY, FLORIDA.

AND THE WEST 50 FEET OF TRACT 38 IN BLOCK 83, OF PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AND

PARCEL 5:

A PORTION OF PARCEL "A"; THE NORTH BROWARD SCHOOL PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 163, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00 DEGREES 53 MINUTES 39 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL "A", 318.04 FEET; THENCE NORTH 05 DEGREES 57 MINUTES 18 SECONDS EAST, 100.62 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 39 SECONDS WEST, 67.22 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST (RADIAL LINE TO SAID POINT BEARS NORTH 82 DEGREES 55 MINUTES 58 SECONDS WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2228.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 08 MINUTES 19 SECONDS AND AN ARC DISTANCE OF 44.27 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2372.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 10 MINUTES 03 SECONDS AND AN ARC DISTANCE OF 89.73 FEET; THENCE NORTH 47 DEGREES 48 MINUTES 38 SECONDS EAST, 39.97 FEET TO A POINT ON A NORTH LINE OF SAID PARCEL "A" ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 79TH COURT (LAST SIX (6) COURSES AND DISTANCES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "A"); THENCE NORTH 89 DEGREES 34 MINUTES 58 SECONDS EAST, ALONG SAID NORTH LINE AND SOUTH RIGHT-OF-WAY LINE 478.11 FEET TO A POINT ON THE ARC OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 103 DEGREES 36 MINUTES 28 SECONDS AND AN ARC DISTANCE OF 45.21 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 143 DEGREES 57 MINUTES 56 SECONDS AND AN ARC DISTANCE OF 150.76 FEET TO A POINT HEREAFTER REFERRED TO AS REFERENCE POINT "A" (LAST THREE (3) COURSES AND DISTANCES BEING COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE

OF SAID NORTHWEST 79TH COURT AND A NORTH LINE OF SAID PARCEL "A"); THENCE SOUTH 00 DEGREES 56 MINUTES 38 SECONDS EAST, 554.28 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 89 DEGREES 36 MINUTES 39 SECONDS WEST, ALONG SAID SOUTH LINE, 660.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGIN AT AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 00 DEGREES 56 MINUTES 38 SECONDS WEST, 92.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST (RADIAL LINE TO SAID POINT BEARS NORTH 38 DEGREES 53 MINUTES 13 SECONDS EAST) AND THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 39 DEGREES 43 MINUTES 18 SECONDS AND AN ARC DISTANCE OF 41.60 FEET TO A POINT ON A NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 89 DEGREES 34 MINUTES 58 SECONDS EAST, ALONG SAID NORTH LINE, 38.32 FEET TO A POINT OF INTERSECTION OF SAID NORTH LINE AND A WEST LINE OF SAID PARCEL "A"; THENCE SOUTH 00 DEGREES 56 MINUTES 38 SECONDS EAST, ALONG THE SOUTHERLY EXTENSION OF SAID WEST LINE, 13.57 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF PARCEL "A", THE NORTH BROWARD SCHOOL PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 00 DEGREES 56 MINUTES 38 SECONDS EAST, ALONG THE WEST LINE OF SAID PARCEL "A", 240.51 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 58 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", 38.32 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 04 SECONDS EAST, 120.00 FEET TO A POINT ON THE CURVE OF A CUL-DE-SAC OF SAID PARCEL "A" AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 09 MINUTES 56 SECONDS WEST, 31.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 83 DEGREES 24 MINUTES 05 SECONDS, A DISTANCE OF 87.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 82 DEGREES 59 MINUTES 02 SECONDS, A DISTANCE OF 28.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 34 MINUTES 58 SECONDS WEST, 209.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF

SAID CURVE, HAVING A RADIUS OF 69.00 FEET AND A CENTRAL ANGLE OF 60 DEGREES 28 MINUTES 42 SECONDS, A DISTANCE OF 72.83 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 89 DEGREES 34 MINUTES 58 SECONDS EAST, ALONG SAID NORTH LINE, 297.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 103 DEGREES 36 MINUTES 28 SECONDS, A DISTANCE OF 45.21 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 104 DEGREES 01 MINUTES 31 SECONDS, A DISTANCE OF 108.93 FEET TO THE POINT OF BEGINNING. (THE PREVIOUS THREE COURSES AND DISTANCES BEING ALONG THE BOUNDARY OF SAID PARCEL "A")

PARCEL 6:

THE NORTH 128 FEET OF TRACT 34, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, LESS THE EAST 25 FEET, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 7:

THE SOUTH 128.00 FEET OF THE NORTH 256.00 FEET OF TRACT 34, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 8:

ALL THAT PART OF THE EAST 322.50 FEET OF TRACT 25, BLOCK 83, LYING SOUTH OF THE HILLSBORO CANAL, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 9:

LOT 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 OF MARBLE HEAD SUBDIVISION SECTION I, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 165, AT PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF THE PREVIOUSLY DEDICATED RIGHTS-OF-WAY VACATED BY RESOLUTION 2004-276 DATED MARCH 23, 2004 AND FILED APRIL 5, 2004 IN OFFICIAL RECORDS BOOK 37187, AT PAGE 1861 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

PARCEL 10

A PORTION OF PARCEL "A", THE NORTHBROWARD SCHOOL PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 163, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL "A", THENCE SOUTH 00 DEGREES 56 MINUTES 38 SECONDS EAST, ALONG THE WEST LINE OF SAID PARCEL "A", 240.51 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 58 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", 38.32 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 04 SECONDS EAST, 120.00 FEET TO A POINT ON THE CURVE OF A CUL-DE-SAC OF SAID PARCEL "A" AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 09 MINUTES 56 SECONDS WEST, 31.56 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 83 DEGREES 24 MINUTES 05 SECONDS, A DISTANCE OF 87.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 82 DEGREES 59 MINUTES 02 SECONDS, A DISTANCE OF 28.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 34 MINUTES 58 SECONDS WEST, 209.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 69.00 FEET AND A CENTRAL ANGLE OF 60 DEGREES 28 MINUTES 42 SECONDS, A DISTANCE OF 72.83 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A", THENCE NORTH 89 DEGREES 34 MINUTES 58 SECONDS EAST, ALONG SAID NORTH LINE 297.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 103 DEGREES 36 MINUTES 28 SECONDS, A DISTANCE OF 45.21 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 104 DEGREES 01 MINUTES 31 SECONDS, A DISTANCE OF 108.93 FEET TO THE POINT OF BEGINNING. (THE PREVIOUS THREE COURSES AND DISTANCES BEING ALONG THE BOUNDARY OF SAID PARCEL "A")

ALSO KNOWN AS:

Parcel 2:

Begin at the SE corner of the W ½ of tract 29 block 83 Palm Beach Palms Company Plat no. 3 (PB 2 PG 45) and run S 89 deg 26' 23" W a distance of 522.34 feet; thence run N 00 deg 51'47" W 659.90 feet; thence run N 89 deg 36' 23" E a distance of 50.00 feet; thence run N 00 deg 51'47" W a distance of 241.17 feet to the South line of the Hillsboro Canal; thence run N 89 deg 36'37" E along said South line, a distance of 454.71 feet to the East line of the W ½ of tract 28 block 83 Palm Beach Palms Company Plat no. 3; thence run S 01 deg 59'03" E along said East line, a distance of 901.35 feet to the Point of beginning.

Parcel 3:

Begin at the SE corner of tract 38 block 83 Palm Beach Palms Company Plat no. 3 (PB 2 PG 45) and run thence S 89 deg 35'43" W along the South line 38 block 83 Palm Beach Palms Company Plat no. 3 (PB 2 PG 45) a distance of 276.00 feet to the East line of the West 50 feet of tract 38 block 83 Palm Beach Palms Company Plat no. 3 (PB 2 PG 45); thence run N 00 deg 53'47" W along said East line a distance of 660.62 feet to the north line of tract 38 block 83 Palm Beach Palms Company Plat no. 3 (PB 2 PG 45); thence run N 89 deg 37' 17" E a distance of 276.00 feet to the East line of tract 38 block 83 Palm Beach Palms Company Plat no. 3 (PB 2 PG 45); thence run S 00 deg 53'47" E along said East line a distance of 660.49 feet to the point of beginning.

Parcel 4:

Begin at the SE corner of the West 50 feet of tract 38 block 83 Palm Beach Palms Company Plat no. 3 (PB 2 PG 45); thence run thence S 89 deg 35'43" W along the South line of tracts 37 and 38 block 83 Palm Beach Palms Company Plat no. 3 (PB 2 PG 45) a distance of 334.33 feet; thence run N 00 deg 53'15" W a distance of 660.77 to the North line of tract 37 block 83 Palm Beach Palms Company Plat no. 3 (PB 2 PG 45); thence run N 89 deg 53'47" E along said North line a distance of 334.23 feet to the East line of the West 50 feet of tract 38 block 83 Palm Beach Palms Company Plat no. 3 (PB 2 PG 45); thence run S 00 deg 53'47" E, along said line, a distance of 660.62 feet to the point of beginning.

Parcel 6:

Begin at the NW corner of tract 34 block 83 Palm Beach Palms Company Plat no. 3 (PB 2 PG 45) and run thence N 89 deg 39'15" E along the North line of tract 34 block 83 Palm Beach Palms Company Plat no. 3 (PB 2 PG 45) a distance of 304.95 feet; thence run S 01 deg 49'46" E a distance of 128.00 feet; thence run S 89 deg 39'15" W a distance of 304.95 feet to the West line of tract 34; thence run N 00 deg 53'51" W along said line a distance of 128.00 feet to the point of beginning.

Parcel 7:

Commence at the NW corner of tract 34 block 83 Palm Beach Palms Company Plat no. 3 (PB 2 PG 45) and run thence run S 00 deg 53'51" E a distance of 128.00 feet to the point of beginning; thence run N 89 deg 39'15" E a distance of 330.03 feet to the East line of said tract 34; thence run S 00 deg 53' 51" E a distance of 128.00 feet; thence run S 89 deg 37'35" W a distance of 330.22 feet to the West line of said tract 34; thence run N 00 deg 53'51" along said line a distance of 128.00 feet to the point of beginning

Parcel 8:

Begin at the intersection of the South line of the Hillsboro Canal with the East line of tract 25 block 8 Palm Beach Farms Company Plat No. 3 PB 2 PG 45 and thence run S 00 deg 45'40" E along said East line a distance of 240.51 feet; thence run S 89 deg 29'16" W a distance of 322.50 feet; thence run N 00 deg 45'40" E a distance of 240.51 feet to the South line of Hillsboro Canal; thence run N 89 deg 29'16" E along said line a distance of 322.50 feet to the point of beginning.

Parcel 9:

Begin at the Northeast corner of Marble Head Subdivision Section I according to the Plat thereof as recorded in plat book 165 page 49 of the public records of Broward County Florida; run thence S 00 deg 59'31" E along limits of the plat a distance of 660.68 feet to the North line of N.W. 74th Street; thence run S 89 deg 35'43" W along said line a distance of 659.52 feet to the West limits of aforementioned Marble Head Subdivision; thence run N 00 deg 56'19" W along said line a distance of 660.98 feet to the North line of said plat; thence N89 deg 37'19" E a distance of 658.91 feet to the point of begin

**EXHIBIT B**

(Permitted Exceptions)

1. The lien of taxes for the year 2016 and all subsequent years, which are not yet due and payable.
2. Matter shown on plat of The North Broward School Plat, recorded in Plat Book 163, Page 19, as affected Book 30875, Page 503 and Book 37328, Page 1634 and Plat Book 131, Page 47.
3. Matter shown on plat of Marble Head Subdivision Section 1, recorded in Plat Book 165, Page 49, as affected by Book 37187, Page 1861; Book 37328, Page 1626 and Book 37328, Page 1634.
4. Right of way for small lateral ditches in favor of other tracts, recorded in Deed Book 26, Page 256, of the Public Records Palm Beach County, Florida.
5. Right of way for small lateral ditches in favor of other tracts, recorded in Deed Book 55, Page 415, of the Public Records Palm Beach County, Florida.
6. Reservations contained in Deed recorded in Deed Book 79, Page 311. Note: The right of entry has been released pursuant to S270.11, F.S.
7. Reservations contained in Deed No. 2730 recorded in Deed Book 98, Page 86. Note: The right of entry has been released pursuant to S270.11, F.S.
8. Reservations contained in Deed recorded in Deed Book 214, Page 107. Note: The right of entry has been released pursuant to S270.11, F.S.
9. Reservations contained in Deed No. 5469 recorded in Deed Book 553, Page 300.
10. Reservations contained in Deed recorded in Deed Book 557, Page 100. Note: The right of entry has been released pursuant to S270.11, F.S.
11. Reservations contained in Deed No. 6197 recorded in Deed Book 581, Page 14.
12. Reservations contained in Deed No 6201 recorded in Deed Book 581, Page 23.
13. Reservations contained in Deed No. 6203 recorded in Deed Book 581, Page 27.
14. Reservations contained in Deed No. 3123 recorded in Deed Book 583, Page 130. Note: The right of entry has been released pursuant to S270.11, F.S.
15. Reservations contained in Deed No. 3129 recorded in Deed Book 583, Page 137. Note:

The right of entry has been released pursuant to S270.11, F.S.

16. Reservations contained in Deed No. 6964 recorded in Deed Book 692, Page 365.
17. Easement granted to Southern Bell Telephone and Telegraph Company by Right of Way Easement recorded in Book 4642, Page 288.
18. Easement granted to Ralph E. Bates, and Marlene Bates by instrument recorded in Official Records Book 5079, Page 811.
19. Grant of Easement by Frederick D. Rowe and Jeanne Rowe recorded in Book 7018, Page 338.
20. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 8404, Page 773.
21. Easement granted to Florida Power & Light Company by instrument recorded in Book 8404, Page 782.
22. Easement granted to Florida Power & Light Company by instrument recorded in Book 14350, Page 827.
23. The terms, provisions and conditions contained in that certain Large User Wastewater Agreement recorded in Official Records Book 22798, Page 214.
24. Agreement recorded in Official Records Book 26721, Page 378.
25. Notice of Permit recorded in Official Records Book 27048, Page 822.
26. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 27087, Page 923, as affected by Official Records Book 31050, Page 1759.
27. Utility Easement to The City of Coconut Creek, a municipal corporation of Broward County, dated August 25, 1998, recorded/filed September 22, 1998 in Official Records Book 28861, Page 1599.
28. Sanitary Sewer Easement recorded in Book 28861, Page 1605, as affected by Official Records Book 30594, Page 838.
29. Utility Easement to The City of Coconut Creek, a municipal corporation of Broward County, dated August 25, 1998, recorded/filed August 25, 1999 in Official Records Book 29786, Page 1404.
30. Utility Easement to The City of Coconut Creek, a municipal corporation of Broward County, dated August 25, 1998, recorded/filed August 25, 1999 in Book 29786, Page 1414.

31. Deed of Conservation Easement and Agreement recorded in Official Records Book 30514, Page 1387.
32. Utility Easement to The City of Coconut Creek, a municipal corporation of Broward County, dated February 10, 2000, recorded/filed August 30, 2000 in Official Records Book 30810, Page 359.
33. Utility Easement to The City of Coconut Creek, a municipal corporation of Broward County, dated February 10, 2000, recorded/filed August 30, 2000 in Official Records Book 30810, Page 371.
34. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 30850, Page 992.
35. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 30850, Page 995.
36. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 30955, Page 676.
37. Second Amendment to Option and Lease Agreement, recorded in Official Records Book 37203, Page 882.
38. Assignment and Assumption of Lease Agreement, recorded in Official Records Book 45365, Page 990.
39. Unity of Title Declaration recorded in Official Records Book 37247, Page 413.
40. Declaration of Restrictive Covenants recorded in Official Records Book 37277, Page 1707.
41. Resolution No. 2004-38 recorded in Book 37470, Page 540.
42. Deed of Conservation Easement and Agreement recorded in Official Records Book 37960, Page 920.
43. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 37981, Page 128.
44. Road Easement recorded in Official Records Book 16178, Page 200.
45. Easement granted to Southern Bell Telephone and Telegraph Company by Right of Way Easement recorded in Official Records Book 4506, Page 249.
46. Amendment to Interlocal Agreement among Broward County and The City of Coconut

Creek and North Broward Preparatory Schools, Ltd., as successor to Florida Preparatory Schools Management II, Ltd. for Development Permit Services ("Amendment") recorded in Book 37397, Page 138.

47. Easement granted to BellSouth Telecommunications Easement by instrument recorded in Official Records Book 27087, Page 918.
48. Water and Wastewater Agreement recorded in Official Records Book 42244, Page 1004.
49. Water and Wastewater Agreement recorded in Official Records Book 46451, Page 1626.
50. Water and Wastewater Agreement recorded in Official Records Book 47437, Page 1630.
51. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 50221, Page 1860.
52. Water and Wastewater Agreement recorded in Official Records Book 50321, Page 1152.
53. Declaration of Restrictive Covenants recorded as Instrument No. 112960110.
54. Water and Wastewater Agreement recorded as Instrument No. 113200379
55. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
56. Right of way for small lateral ditches in favor of other tracts, recorded in Deed Book 26, Page 287, of the Public Records Palm Beach County, Florida.
57. Right of way for small lateral ditches in favor of other tracts, recorded in Deed Book 49, Page 286, of the Public Records Palm Beach County, Florida.
58. Right of way for small lateral ditches in favor of other tracts, recorded in Deed Book 53, Page 148, of the Public Records Palm Beach County, Florida.
59. Right of way for small lateral ditches in favor of other tracts, recorded in Deed Book 63, Page 166, of the Public Records Palm Beach County, Florida.
60. Right of way for small lateral ditches in favor of other tracts, recorded in Deed Book 72, Page 319, of the Public Records Palm Beach County, Florida.
61. Right of way for small lateral ditches in favor of other tracts, recorded in Deed Book 95, Page 412, of the Public Records Palm Beach County, Florida.
62. Right of way for small lateral ditches in favor of other tracts, recorded in Deed Book 116, Page 155, of the Public Records Palm Beach County, Florida.

63. Reserved.

64. 10' utility easement shown on plat 131, page 47.



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

**North Broward Preparatory School**  
**Site Plan Narrative for Arts and Innovation Center & Early Childhood Center**

**North Broward Preparatory School Background**

North Broward Preparatory School (“NBPS”) is a private preparatory school operating on the +/- 69.5-acre parcel located at 7600 Lyons Road, which is generally located at the southeast corner of Lyons Road and the Hillsboro Canal (“Property”) in the City of Coconut Creek (“City”). Since 1957, NBPS has been educating, empowering, and inspiring students from early childhood through 12<sup>th</sup> grade. NBPS began operating on the Property as an independent private school in 1998. Since its inception, the school has constantly sought out improvements to set apart its educational and extracurricular experiences. In 2016, NBPS was acquired by Nord Anglia Education (“NAE”), a global family of premium international day and boarding schools that combines strong academic foundations and world-class teaching and curricula with cutting-edge technology and facilities, to create learning experiences like no other. Inside and outside of the classroom, NAE inspires their students to achieve more than they ever thought possible through an educational approach personalized to what works best for each individual child. The acquisition by NAE allowed NBPS to make additional improvements to campus facilities and educational programs to further define NBPS South Florida’s leading international school and part of the NAE family of premium schools around the world. Their passionate teachers are deeply invested in seeing each child reach their greatest potential. Among their youngest to their oldest students, learning at NBPS is all about making what we don’t understand possible, pushing beyond the limits of our minds. NBPS does this using “visible thinking” techniques, allowing them to map out and grasp complex information in structured ways. NBPS is also boosted by collaborations with MIT, Juilliard, UNICEF, as they make a meaningful impact. NBPS is also recognized as an innovative and creative leader in the use of technology in the classroom, and has been recognized by Apple as an Apple Distinguished School. NBPS students develop the resilience to tackle any challenge with the tailored support of their teachers, who weave dedicated strategies and techniques into their lessons and interactions. Their highly qualified teachers develop strong relationships with each child, giving them tailored support and challenges needed to realize their goals, explore their interests and respond to their needs. This crucial relationship ensures each child’s happiness and builds the foundations of their success. NBPS encourages students to go beyond class time to explore an interest, volunteer in a community, develop a talent, seek out support or target one’s personal goals because their students love to connect what they’re doing in the classroom with the world around them.

Nord Anglia Education is the world’s premier international school’s organization with a global network of 87 schools across the world. NBPS is part of the America’s region which is comprised of 22 schools across North, Central, and South America. The NAE schools across the world benefit by being members of this organization. Financially NAE schools and NBPS are well resourced allowing us to offer our students unparalleled programs and facilities. Our faculty have access to on demand professional development through Nord Anglia University, an industry leading digital professional development platform. NAE students benefit from opportunities to collaborate with students from around the world through Global Campus which is a digital platform that brings our students together. Additionally, our students participate in international expeditions programs that challenge them physically, intellectually, and emotionally.

These programs take place in our expedition centers in both Tanzania and Switzerland. Finally, NAE students have access to globally recognized academic and cultural talent through collaborations with Juilliard, MIT, and UNESCO. As an organization NAE student outcomes are among the very best in the world. Our graduates are consistently admitted to the top colleges and universities across the world. An education at an NAE school, including NBPS, is an unparalleled experience that prepares students to be active global citizens who are in a position to shape the future.

### Property History

Since 1957, NBPS has been educating, empowering, and inspiring students from early childhood through 12<sup>th</sup> grade. Through the years, they've grown into an international community representing over 50 countries and one of the best international boarding schools in Florida. On November 17, 1997, the City entered into a Pre-Annexation Agreement with NBPS in order to annex the Property into the City for use as a school. NBPS opened their upper school on the Property shortly thereafter in 1998. The school quickly grew to +/- 275,000 square feet with both Upper (6<sup>th</sup> through 12<sup>th</sup> grades) and Lower (Kindergarten through 5<sup>th</sup> grades) Schools and prekindergarten education programs. As part of the pre-annexation agreement, the City required NBPS to rezone the Property from A-1 to CF with the understanding that the Property would continue to operate as a private school. This rezoning was approved on February 26, 2015 through Ordinance 2015-006. Around this same time, NBPS prepared a five-year plan to improve certain facilities on campus and provide new facilities to attract international boarding students. In January 2015, the City approved a site plan for the construction of a +/- 46,000 square foot athletic and wellness center and redevelopment of baseball fields. At the time of the approvals for the Wellness Center, there were approximately one thousand three hundred fifty (1,350) students enrolled at the school. On June 17, 2015, the City approved the construction of a new, three-story, +/- 150,000 square foot residential village with four hundred thirty-six (436) student beds and twenty-three (23) suites to accommodate house parents, resident assistants and an onsite nurse. The approval also included a one-story, +/- 8,000 square foot office and maintenance facility, new parking and road widening for a new fire lane. Over time, with the investments made by NBPS, and later NAE, both on campus and to educational programs, student enrollment has continued to grow with both local and international students. Today, there are almost 1,900 students enrolled on campus, with enrollment of up to 2,661 students projected in five (5) years.

### Current Proposal – Arts and Innovation Center and & Early Childhood Center Project

The reputation of the NBPS Fine Arts Programs and Academy are strong and attract numerous families to NBPS on an annual basis. At this time, NBPS is proposing to add a +/- 51,500 square foot state-of-the-arts performing arts facility will enhance and grow this key element of the NBPS program. Annually, our parent survey identifies the construction of this building as one of the biggest improvement opportunities for NBPS. This new building and associated parking are proposed to be located east of the existing lower school within a grass field, adjacent to where the modular classrooms are proposed. This STEM and Fine Arts building will include a flexible theatre and stage area that can be used for a wide range of student performances. This building will also include rooms specifically designed for chorus and band/orchestra practices. It will also include a dance studio and rooms for photography, film, aviation, a maker space/woodshop, lab and print shop, and a robotics shop space.

NBPS is also proposing to develop a +/- 20,000 square foot early childhood education building. The early childhood program is currently located within an older building on campus that predated the school and was not designed with educational uses in mind. As a result, a new building is being proposed and designed specifically for early childhood education with specific classrooms and use rooms, such as rooms for music, dance, STEAM and Arts designed for the school's youngest students to thrive. This new building is also proposed to be located east of the existing lower school kitchen, and north of the existing lower school building, within the grass area.

In addition to the two (2) new buildings, NBPS is proposing to add outdoor areas to further enhance the school's Tech & Fine Arts, and Early Childhood Education programs. An outdoor plaza area is proposed on both the north and south sides of the Arts and Innovation Center. This will be a passive area with pavers that will allow for a gathering space prior to school performances or for certain specialized outdoor performances. Adjacent to the proposed Early Childhood Education building, there is an outdoor garden space, outdoor maker space, and play area to further enhance the programs offered to young children. Finally, an unlit practice field is proposed on the southeast side of these buildings. The development area will be buffered to the residential areas to the east by the existing conservation easement. Further, the development areas will be buffered to the south by a minimum fifty-foot (50') landscape area. The landscape areas on the south side, and adjacent to NW 74<sup>th</sup> Street, will be enhanced with additional landscape plantings to ensure a substantial, attractive buffer is provided to residents along NW 74<sup>th</sup> Street.

As part of the application submitted, NBPS also intends on complying with the City's Neighborhood Meeting Policy by hosting a meeting for residents and circulating notice of the meeting to all property owners within a minimum of 500' from the Property. At the neighborhood meeting, NBPS will provide information regarding the proposed development, as outlined above, to neighboring property owners and provide them with the opportunity to ask specific questions. NBPS will provide the City with a neighborhood meeting report following the event.

### Current 5-Year Plan

As student enrollment is projected to increase over the next five years with both international students filling vacant space in the residential village and local families looking for more desirable educational alternatives, NBPS has been closely working to ensure plans are in place to provide facilities to meet the enrollment projections without sacrificing on the educational experience. At this point in time, there is a clear need for additional classroom space associated with the lower school, with increasing need for additional classroom space over time. Below is the projected timeline of anticipated projects over the next +/- 5 years, as well as a general description of the projects. The timeline is subject to change based on school priorities, funding and various entity approvals:

- Interior Renovations for 500 Annex Building : School Year 2024
  - As part of the 5-year plan NBPS has assessed current classroom and shared spaces to determine what issues need to be addressed in our current facilities to continue to move the program forward. Areas across the campus have been identified and plans are being developed to bring existing classrooms up to contemporary standards. This includes scheduling paradigm, classroom flooring, lighting, technology, and furniture. These

renovations will extend the functional use of current facilities and avoid additional construction.

- Interior Renovations to Middle School Gym & Aquatic Center: School Year 2024
- New Construction of Welcome Center (Administration Offices and Classrooms) and associated parking: TBD
  - A welcoming administrative building will bring together into one building key business functions including admissions, marketing, business office, upper administration. This building will be the first area that prospective families visit as they consider NBPS and needs to make a positive and lasting impression on families. The existing areas vacated by these business functions, as they move into this new facility, will be repurposed into additional instructional space. This new building is conceptually proposed to be located west of the existing lower school; “Pushkin” and “Kipling” structures would be demolished to make way for the new building and associated new surface parking.
- Interior Renovations of Lower School: School Year 2025
- Interior Renovations for Lakeside Hall: School Year 2026
- Interior Renovations to 400 Building: School Year 2027
- Interior Renovations of 300 Building (2<sup>nd</sup> Floor area): School Year 2028

### Operations

NBPS will be adjusting elements of our program which includes shifting how upper school classes are scheduled in order to continue to meet the high expectations of our students and families around access to classes and schedules. Among other things, this will include shifting to a collegiate scheduling style which means that multiple teachers will utilize classrooms throughout the day which will increase the usage of existing classroom spaces in the upper school. Teachers will have access to departmental offices for planning and individual/small group support. Classrooms will be set up to accommodate multiple courses from a variety of disciplines throughout the day. Overall, this new approach will create a more organized and efficient use of resources while also providing a wider range of course offerings in the same classroom space.

### Engineering Evaluation and Infrastructure Capacity

As this site was previously used for residential dormitory modular buildings, there are existing utility stub outs that were left in acceptable condition for future connection after the demolition of the temporary dormitory modular buildings in 2018. There are existing water services and meter boxes at the west side of the site, which are adequate to provide water service for the proposed buildings. There are existing

sanitary sewer laterals with cleanouts on the west side of the site, which will be connected to and extended to the proposed buildings. There is an existing FPL loop on campus that has capacity to service the proposed project.

Stormwater management is handled in the overall campus system to which this area connects. The proposed design will connect to an existing pipe that will be routed to the existing wet pond south of the Residential Village.

Regarding the current overall campus capacity of water and sewer utilities, which are provided by the City, there is still planned capacity for water and sewer demands with this project. Below is a tabulation of the overall sewer calculations, which is the driving factor for the water and sewer demands for the campus. As per an email from Mrs. Eileen Cabrera, E.I. (Utilities & Engineering Department), the City is having their consultant analyze the off-site City sewer force main and lift station system downstream of the campus to evaluate if there are potential issues. Further coordination with City Utilities & Engineering will be forthcoming based on those findings. See below summary for sewer specific information for the overall campus.

#### Campus Pick-up & Drop-off Modifications

During the 2022/2023 academic year, NBPS retained a traffic engineering consultant (Kimley-Horn and Associates, Inc.) to observe and quantify vehicular queuing during the school arrival and dismissal periods. From this data, Kimley-Horn prepared recommendations to increase the efficiency of on-site queuing and pick-up/drop-off operations and to reduce impacts that parent drop-off/pick-up queuing operations have on Lyons Road. Additionally, the school adjusted the shift schedule to better balance the on-site pick-up/drop-off operations. As a result, even though student enrollment increased in the 2023/2024 academic year, observations have demonstrated that the drop-off/pick-up queuing operations have improved in efficiency and the impact of queuing operations on Lyons Road has been minimized in comparison to prior years.

#### Overall Campus Sewer Flows

The design parameters for the flow of the campus master lift station are below, which includes a fully occupied International Village facility, over 1,100-day students, over 400 faculty and staff, and included some “apartments” for the on-campus RA adults. See below for the basis of design of the master lift station.

<b>SERVICE</b>		<b>GALLONS PER DAY</b>
<b>1,170 Day Students @ 25 GPD/Student</b>	<b>=</b>	<b>29,250</b>
<b>580 Boarding Students @ 100 GPD/Student</b>	<b>=</b>	<b>58,000</b>
<b>23 Apartments @ 250 GPD/Apartment</b>	<b>=</b>	<b>5,750</b>
<b>405 Employees @ 15 GPD/Employee</b>	<b>=</b>	<b><u>6,075</u></b>
<b>Total Gallons Per Day</b>	<b>=</b>	<b>99,075</b>

The current student/employee numbers and their associated sewer flows are summarized below. Although there is a different mix, the current student enrollment, staff, and housing generates sewer flows that are less than the design flows (~72k current vs ~99k design).

NBPS – Sewer Flow Calculations			Design		Current – FY23		PROJ. – FY27	
Type of Flow	Units	Flow Per Unit (GPD/Unit)	Quantity	Sewer Flow (GPD)	Quantity	Sewer Flow (GPD)	Quantity	Sewer Flow (GPD)
Day Students	Students	25	1,170	29,250	1,643	41,075	2,047	51,175
Boarding Students	Students	100	580	58,000	244	24,400	379	37,900
Apartments	Apartment	250	23	5,750	10	2,500	16	4,000
Faculty/Staff	Employee	15	405	6,075	292	4,380	356	5,340
<b>TOTAL</b>				<b>99,075</b>		<b>72,355</b>		<b>98,415</b>

When the Master Lift Station replacement was completed in 2017, it was designed and permitted it to the conditions at that time. AES/MOPS had done pressure readings on the existing 4” SFM, which showed that the existing City SFM had pressures ranging from a low of 5 psi up to a high of 35 psi. The master lift station and existing NBPS 4” SFM connect to the City’s SFM in NW 74<sup>th</sup> Street were designed in accordance with those pressures and the design flows noted above.

The driving factor for Sewer Force Main designs is the velocity that travels through the pipe, so as not to cause water hammer or similar effects. Generally, the limit is 8 feet per second (fps). The design of the SFM with the NBPS design flows above for the low/high pressures had the velocity in the NBPS SFM before it hit the City’s SFM at 4.8 fps (high pressure in City’s SFM) and 7.6 fps (low pressure in City’s SFM). Given that the current flows are less than the design flows, the velocity in the sewer force mains shouldn’t reach those velocities either.

Based on the above, with the current capacity and flows being below the design capacity, there is no adverse impact of this project to the sewer lift station or off-site sewer force main or lift stations.

Section 13-37 Aesthetic Design Criteria

(1) *Harmonious and efficient organizations.* The site plan shall be organized harmoniously and efficiently in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. The site will be developed to facilitate orderly development of surrounding property.

The site plan has been organized in consideration of the previously approved master site plan for the NBPS campus and drive aisles, parking areas and building that exists today. The new Arts and Innovation Center & Early Childhood Center buildings have been tucked to the east side of the Lower School and west of the existing conservation easement that will continue to provide a substantial buffer to the residential areas located to the east. An additional fifty foot (50’) buffer will be provided along the south side of the property and adjacent to NW 74<sup>th</sup> Street to provide further screening to the residential area to the south. Particular attention has been paid to this landscape buffer along the south side to ensure it is adequately screened from residential uses with additional landscape plantings.

(2) *Preservation of natural state.* Desirable vegetation or other unique natural features shall be preserved in their natural state when practical. Tree and soil removal and filling of natural watercourses shall be minimized.

As the Property is already developed with the NBPS campus, there are no unique natural features existing on the Property. The new buildings are proposed over an existing grass and gravel area. Rather, Petitioner proposes to enhance the Property with new and attractive vegetation that will enhance the appearance of the Property.

(3) *Enhancement of residential privacy.* The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences, walks, barriers and vegetation shall be arranged for protection and privacy.

As previously noted, the Project is part of the existing NBPS campus. As the Project will be located east of the Lower School and in proximity to residential uses along NW 74<sup>th</sup> Street, NBPS has paid particular attention to ensure a substantial and attractive buffer is being provided to screen the proposed new buildings. The new Tech Arts and Early Childhood Education buildings have been tucked to the east side of the Lower School and west of the existing conservation easement that will continue to provide a substantial buffer to the residential areas located to the east. An additional fifty foot (50') buffer will be provided along the south side of the property and adjacent to NW 74<sup>th</sup> Street to provide further screening to the residential area to the south. Particular attention has been paid to this landscape buffer along the south side to ensure it is adequately screened from residential uses with additional landscape plantings. A fence will also be added within the buffer area to ensure the campus remains secure.

(4) *Emergency access.* Structures and other site features shall be arranged to permit practical emergency vehicle access to all sides of buildings.

The Project provides emergency access throughout the Property. Previously approved site plans for the NBPS campus have included fire access lanes along the main drive that circulates campus. These fire access lanes will be maintained to ensure emergency vehicles can circulate campus. Further, the site has been designed to ensure the new buildings can be adequately serviced in the event of an emergency, providing for adequate circulation on adjacent drive aisles and within the parking areas.

(5) *Access to public ways.* Every structure and dwelling unit shall have access to a public street, walkway or other area dedicated to common use.

The new Arts and Innovation Center & Early Childhood Center buildings have been organized in consideration of the previously approved site plan for the NBPS campus and drive aisles, parking areas and building that exists today. Access will continue to be provided from Lyons Road with the internal drive aisles providing the necessary access to these new buildings. Internal pedestrian walkways are also provided and will be expanded to ensure students and teachers can safely travel to the new buildings as needed.

(6) *Pedestrian circulation.* A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.

Pedestrian circulation has been provided throughout the NBPS campus to ensure students. Additional pedestrian connections will be provided to the new buildings to ensure students and teachers can continue to circulate campus safely. A speed table is proposed to proposed a direct and safe connection for students, faculty and parents to safe cross from the northern half of campus to and from the new proposed building.

(7) *Design of access and egress drives.* The location, size, and numbers of ingress and egress drives to a site will be designed to minimize the negative impacts on public and private streets and on adjacent property.

The new Arts and Innovation Center and Early Childhood Center buildings have been organized in consideration of the previously approved site plan for the NBPS campus and drive aisles, parking areas and building that exists today. Access will continue to be provided from Lyons Road with the internal drive aisles providing the necessary access to these new buildings.

(8) *Coordination with off-site vehicular and pedestrian circulation systems.* The arrangement of rights-of-way or easements for vehicular and pedestrian circulation shall coordinate the pattern of existing and planned streets and pedestrian or bicycle pathways in the area.

As previously noted, the new Arts and Innovation Center and Early Childhood Center buildings have been organized in consideration of the previously approved master site plan for the NBPS campus and drive aisles, parking areas and building that exists today. Access will continue to be provided from Lyons Road with the internal drive aisles providing the necessary access to these new buildings. Pedestrian circulation has been provided throughout the NBPS campus to ensure students. Additional pedestrian connections will be provided to the new buildings to ensure students and teachers can continue to circulate campus safely.

(9) *Stormwater control.* Protective measures shall ensure that removal of stormwater runoff will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for construction of wastewater facilities including grading, gutters, piping to direct stormwater and prevent erosion. Surface water on all paved areas shall be collected at intervals which do not obstruct vehicular or pedestrian traffic.

Stormwater control is provided through a master drainage system that has been designed as part of the master drainage permits for the NBPS campus. Petitioner will be updating required permits as needed to account for the proposed new development. The overall system has been planned for as part of the prior approvals and NBPS is not proposing significant modifications to the overall drainage system.

(10) *Exterior lighting.* Location, type, size and direction of exterior lighting shall not glare or direct illumination which interferes with adjacent properties or safety of public rights-of-way.

The proposed exterior lighting for the Project is depicted on the photometric plans included with the site plan submittal. The lighting adjacent to roadways will not be modified and lighting levels provided are in compliance with the City's standards outlined in the Code of Ordinances.

(11) *Protection of property values.* Elements of a site plan shall be arranged to have minimum negative impact on values of adjoining property.

As noted above, the site plan has been organized in consideration of the previously approved master plan for the NBPS campus and corresponding site plan with common drive aisles, parking areas and building pads that exists today. Consideration has been made to provide significant buffers from nearby residential areas. The new Arts and Innovation Center and Early Childhood Center buildings have been tucked to the east side of the Lower School and west of the existing conservation easement that will continue to provide a substantial buffer to the residential areas located to the east. An additional fifty foot (50') buffer will be provided along the south side of the property and adjacent to NW 74<sup>th</sup> Street to provide further screening to the residential area to the south. Particular attention has been paid to this landscape buffer along the south side to ensure it is adequately screened from residential uses with additional landscape plantings and ensure there is no negative impact on the values of adjoining properties.

#### Section 13-320 Sustainable Building Design

Sustainable building requirements. Per Section 13-320, Green Building Construction:

The project shall designate Byron T. Wilson, AIA, LEED AP BD+C (Associate Principal with Ditman Architecture) as the LEED accredited professional for this project.

##### **a. Sustainable Site Development**

###### 1. Construction Pollution Prevention

- NBPS is in the process of interviewing General Contractors for this project; when awarded, the school will require the GC provide a construction pollution prevention plan prior to breaking ground on the project.

###### 2. Construction Site Materials Recycling

- NBPS is in the process of interviewing General Contractors for this project; when awarded, the school will require the GC provide a construction site materials recycling plan prior to breaking ground on the project.

###### 3. Stormwater Management

- The campus currently has two large existing stormwater ponds and the design of this project will interconnect to the existing underground piping to meet the requirements of Broward County Surface Water.

#### 4. Alternative Transportation

- The campus currently has approximately 9 student buses in circulation and provides an average of a 10-mile pickup radius of the school.

#### 5. Minimizing Heat Island Effect

- The proposed project will seek to integrate the following building roofing materials based on the roof slope:
  1. Low Sloped Roof Less than 2:12 - Initial SRI 82 or 3-yr aged SRI 64
  2. Steep Sloped Roof greater than 2:12 - Initial SRI 39 or 3-yr aged SRI 32

### **b. Water Efficiency**

#### 1. Innovative Water Technologies

- The proposed project will utilize plumbing and fitting efficiency with low flowrates along with auto shutoffs where possible. The project will also integrate efficient domestic hot water equipment as well as Energy Star or equivalent where possible (i.e. washing machines).

#### 2. Water Efficient Landscaping

- The plant palette proposed for this project will utilize both native and drought tolerant plantings that will only be irrigated as needed to maintain the overall health of the onsite landscaping.

### **c. Energy Efficiency**

#### 1. Minimum Energy Performance

- The Owner has a goal of exceeding code standards specific to energy bills when compared to ASHRAE 90.1, using the Building Performance Rating Method. Energy savings should be achieved by optimizing key factors such as a high-performance building envelope, high efficiency HVAC systems, HVAC energy recovery units, energy efficiency lighting systems and high performance glazing.
- The building systems should be designed and installed to allow part load operation without sacrificing operating efficiency.

#### 2. On-site Renewable Energy

- NBPS has selected to install (2) Haven Solar Shelters, manufactured by Spotlight Solar. These shelters provide seating and standing table power outlets and wireless charging as a complement to the outdoor teaching and gathering

spaces on the south side of the Arts + Innovation Center. Please refer to Site Plan Keynote SP11 on sheet A1.10, indicating the location of the solar shelters. Please refer to detail 3/A1.51 for features of the solar shelter.

**d. Indoor Environmental Quality**

1. Indoor Air Quality

- The temperature and humidity requirements will be guided for human comfort only.
- Project will provide low VOC paints, coatings, adhesives, and sealants for interior spaces. Provide sustainable carpet flooring where possible.
- Lighting levels are necessary to provide an acceptable level of lighting for its occupants and shall be maintained at a design minimum.

**e. Materials and Recycling**

1. Recycling of Demolition Waste

- NBPS is in the process of interviewing General Contractors for this project; when awarded, the school will require the GC provide a construction site recycling plan prior to breaking ground on the project.

2. Storage and Collection of Recyclables Post-Occupancy

- NBPS has a robust existing trash/recycle plan in place with Republic for their 80-acre campus. The school currently has 4 compactors, 3 flip top containers, and one 30 yd dumpster.
- (1) 8-yard Recycle – serviced Tuesday/Friday
- (1) 35-yard Recycle Compactor – on call
- (2) 8-yard Trash – serviced Tuesday/Friday
- (3) 6-yard Trash compactor – serviced Tuesday/Friday
- As part of the proposed project, we are locating one new 4-yard trash flip top container within the loading dock next to the Scene Shop. Specific to recycling, as they do with all existing buildings on campus, maintenance and janitorial staff will collect recyclable materials from each space stored in blue containers, and they will be brought to the centralized recycle area in the rear of the maintenance building in the northeast corner of campus. The containers have cardboard, paper, plastic and metal.

3. Building Reuse

- This project is a new development and as such opportunities for Building Resuse is not possible. However, a discussion on construction material reuse will be had with the selected General Contractor.

#### 4. Regional Materials

- The design team will seek to integrate materials for the project that have been extracted, harvested or recovered, as well as manufactured within 500 miles of the project site.

The project owner acknowledges that they must maintain all green components for the life of the building.