



## **CITY OF CORAL SPRINGS, FLORIDA CORAL SPRINGS CITY COMMISSION REGULAR MEETING**

Wednesday, August 19, 2026  
6:30 PM

Commission Chambers, City Hall  
9500 West Sample Road  
Coral Springs, Florida 33065

### **AGENDA**

**Call to Order**

**Roll Call**

**Moment of Silence**

**Pledge of Allegiance**

**Brianna Robinson, Phyl's Academy Preparatory Grade 9**  
**Ethan Robinson, Phyl's Academy Preparatory, Grade 6**

### **Recognitions/Proclamations/Presentations**

- 1. Presentation, Broward County Property Appraiser, Marty Kiar**
- 2. Key to the City Presentation, Dan Hernandez (City Commission)**  
Request that the City Commission recognize Dan Hernandez with a Key to the City.

### **Public Comment**

### **Public Hearings/Special Meeting Announcements**

- 3. Ordinance 2026-113, First Reading, Downtown Mixed-Use District Rezoning (ZR26-0001) (Tina Jou)**  
Request to hold public hearing and quasi-judicial hearing and approve First Reading of Ordinance 2026-113 approving the rezoning of approximately 58.31 +/- acres of certain properties within the City's Community Redevelopment Area/Local Activity Center located west of Coral Hills Drive and south of NW 31st Court from Community Business (B-2), Medium Density Multiple-Family (RM-20), and Medical Center (MC) to Downtown Mixed-Use (DT-MU) Zoning District, and set Second Reading for Ordinance 2026-113 for the September 2, 2026 meeting. (ZR26-0001)

Funding Source: Not Applicable.

Strategic Goal: A Thriving, Resilient Business Community.

(REQUEST TO HOLD PUBLIC HEARING, SET SECOND READING)

**4. Ordinance 2026-112, First Reading, Downtown Mixed-Use Zoning District Land Development Code (LDA) (Tina Jou)**

Request to hold public hearing and approve First Reading of Ordinance 2026-112 amending numerous sections within Article XVII of Chapter 25 of the Land Development Code of the City of Coral Springs entitled "Downtown Mixed-Use (DT-MU) Zoning District," to make revisions to several provisions related to DT-MU development; and set Second Reading for Ordinance 2026-112 for the September 2, 2026 meeting. (LDA26-0003)

Funding Source: Not Applicable.

Strategic Goal: A Thriving, Resilient Business Community.

(REQUEST TO HOLD PUBLIC HEARING, SET SECOND READING)

**Consent**

**5. Minutes Approval (Georgia Elliott)**

Request to approve the meeting summary of August 5, 2026 Regular Meeting.

(REQUEST TO APPROVE)

**6. Coral Springs Museum of Art Sublease Agreement (CON26-0003) (Michael McNally)**

Request to approve Sublease Agreement with the Coral Springs Museum of Art for the new museum gallery and offices at 3800 University Drive (Cornerstone) (CON26-0003).

Funding Source: Community Redevelopment Agency (CRA).

Strategic Goal: A Thriving, Resilient Business Community.

(REQUEST TO APPROVE)

**7. Public Safety Vehicle Rental Services (Brad Mock)**

Request to award the contract for RFP No. 26-C-141, Public Safety Vehicle Rental Services as Lead Agency for the Southeast Florida Governmental Purchasing Cooperative Group to Enterprise Leasing Company of Florida, LLC of Coconut Creek, Florida beginning August 5, 2026 through July 31, 2028, with the option to renew for two (2) additional two (2) year renewals. The estimated annual expenditure is \$225,000.

Funding Source: Approved Operating Budget.

Strategic Goal: An Innovative, High-Performing and Sustainable Organization.

(REQUEST TO AWARD)

**8. Neighborhood Partnership Agreement, The Kensington Glen Association, Inc. (NPP26-0002) (Tina Jou)**

Request to approve Neighborhood Partnership Agreement with The Kensington Glen Association Inc. (Kensington Glen) in the amount of \$5,000 and authorize the appropriate City officials to execute the approved agreement (NPP26-0002).

Funding Source: Approved Operating Budget.

Strategic Goal: An Attractive Community.

(REQUEST TO APPROVE, AUTHORIZE)



**9. Proclamation, 2026 Fentanyl Awareness and Education Day in Florida (City Commission)**

Request that the City Commission proclaim August 21, 2026, as Fentanyl Awareness and Education Day in the City of Coral Springs.

(REQUEST TO PROCLAIM)

**10. Uniforms for Police and Fire Departments (Brad Mock and John Whalen)**

Request to award RFP No. 26-G-242 for Uniforms for Police and Fire Departments to Galls, LLC of Lexington, Kentucky from August 19, 2026 through August 18, 2028 with an option to renew for two (2) additional two-year (2) terms for a potential cumulative total of six years. The estimated yearly expenditure is \$200,000.

Funding Source: Approved Operating Budget.

Strategic Goal: An Innovative, High-Performing and Sustainable Organization.

(REQUEST TO AWARD)

**11. Use of Forfeiture Funds (Brad Mock)**

Request to authorize the use of \$13,200 in Law Enforcement Trust Funds for the fiscal year 2026 donations, \$10,000 to Eagle's Haven/JAFCO Inc.; and \$3,200 to Canine Assisted Therapy (C.A.T.). Qualified 501 (c)(3) organizations.

Funding Source: Receiving Forfeiture to Expend.

Strategic Goal: A Family-Friendly Community.

(REQUEST TO AUTHORIZE)

**Policy Formation and Direction**

**12. Memorandum of Understanding (MOU) with Local 3080, Metro-Broward Professional Fire Fighters, IAFF (Dale Pazdra)**

Request to ratify the Memorandum of Understanding with Local 3080, Metro-Broward Professional Fire Firefighters, IAFF, District 11, Coral Springs for (Article 7 - Wages), (Article 9 - Paid Leave & Wellbeing Hours), (Article 21 - Overtime Distribution), (Article 23 - Promotion/Position Requirements), and (Article 34 - Medical Evaluations).

Funding Source: Not Applicable.

Strategic Goal: An Innovative, High-Performing and Sustainable Organization.

(REQUEST TO RATIFY)

**13. Appointment, Accessibility Advisory Group (Kathy Reul)**

Request to consider appointment of Bari Aronson to the Accessibility Advisory Group.

(REQUEST TO APPOINT)

**Commission Communications**

**City Manager Communications**

**City Attorney Communications**

**14. Settlement of Worker's Compensation Claim**

(REQUEST TO APPROVE)

**Adjournment**

**Next Regular Meeting: Wednesday, September 2, 2026, 6:30 p.m.**

If a person decides to appeal any decision made by the City Commission with respect to these matters, individual(s) must ensure that verbatim record of the proceedings is made. The record should include the testimony and evidence upon which the appeal is to be based.

Persons with disabilities who need an accommodation to participate in this proceeding should contact the City Clerk's Office at 954-344-1065 at least three (3) days in advance. If you are hearing or speech impaired, you may contact the Office of the City Clerk through the Florida Relay Service, 711.

**Public Comment (Coral Springs Municipal Code, Chapter 2, Article I, Sec. 2-2):**

The City Commission of the City of Coral Springs, at each regularly scheduled meeting (first and third Wednesdays), shall entertain public comment. Anyone desiring to address the City Commission must submit a written request to the City Clerk. City Commission meetings are a limited public forum and public comment is limited to matters pertinent to the City. Public comments will be held in the priority order in which they are received. Each request shall succinctly detail the matter to be brought before the City Commission; shall contain the address and phone number where the speaker can be reached if the need arises; and shall be dated and signed. Items on the agenda which are not designated as Public Hearings must be discussed during the public comment period. Waiver of rules. By majority vote, the City Commission may invite public discussion on any agenda item and thereby waive the proscriptions otherwise outlined in this section.

Decorum to be maintained. In every case where a speaker is recognized by the Mayor to discuss an agenda item, speaker shall step to the podium, state their name and address for the benefit of the City Clerk, and identify any group or organization speaker represents. Speaker shall then succinctly state their position regarding the item before the City Commission. Order shall be maintained at each City Commission meeting and the Mayor is hereby empowered to order from the room anyone who refuses to comply with the rules and regulations outlined in this section. The Police Chief or his authorized agent in attendance at the meeting shall carry out the order of the Mayor in this regard.

## Summary Sheet

Agenda Item: 1.

Meeting Date: August 19, 2026

**Subject:**

Presentation, Broward County Property Appraiser, Marty Kiar

**Funding Source:**

Not Applicable

**Placement:**

Recognitions/Proclamations/Presentations

**Presenting:**

Marty Kiar, Broward County Property Appraiser

# Summary Sheet

Agenda Item: 3.

Meeting Date: August 19, 2026

**Subject:**

Ordinance 2026-113, First Reading, Downtown Mixed-Use District Rezoning (ZR26-0001)  
(Tina Jou)

**Requested Action:**

Request to hold public hearing and quasi-judicial hearing and approve First Reading of Ordinance 2026-113 approving the rezoning of approximately 58.31 +/- acres of certain properties within the City's Community Redevelopment Area/Local Activity Center located west of Coral Hills Drive and south of NW 31st Court from Community Business (B-2), Medium Density Multiple-Family (RM-20), and Medical Center (MC) to Downtown Mixed-Use (DT-MU) Zoning District, and set Second Reading for Ordinance 2026-113 for the September 2, 2026 meeting. (ZR26-0001)

Funding Source: Not Applicable.

Strategic Goal: A Thriving, Resilient Business Community.

(REQUEST TO HOLD PUBLIC HEARING, SET SECOND READING)

**Funding Source:**

Not Applicable

**Placement:**

Public Hearings/Special Meeting Announcements

**Attachments:** [Summary Sheet](#)

[Ordinance 2026-113](#)

[#1 - Petitions ZR26-0001 & LDA26-0003](#)

[#2 - Aerial Map](#)

[#3 - Site Map](#)

[#4 - Existing & Proposed Zoning Maps](#)

[#5 - Letters of Support from Businesses/Property Owners](#)

[#6 - Letter of Support Economic Development Advisory Committee](#)

[#7 - Letter of Support from Director of Economic Development](#)

[#8 - Business Impact Estimate](#)

**Background / Description:**

The City of Coral Springs has long realized the potential for redevelopment within the Downtown and embarked on planning and visioning for the Community Redevelopment Area (CRA) with its inception in 2001. The Urban and Landscape Design Guidelines were adopted in 2002 and provided basic planning and design parameters for the development of a new Downtown.

**Presenting:**

Tina Jou

**City of Coral Springs  
City Commission Meeting Agenda Item  
Summary Sheet**

Meeting: August 19, 2026  
Department: Development Services/  
Community Development  
Initiated By: Tina Joulfa  
DOC ID: 3610  
DOC ID: 3609

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**SUBJECT:** Ordinance 2026-113 & Ordinance 2026-112: First Reading, Rezoning & Downtown Mixed-Use District Land Development Code Amendment (ZR26-0001 and LDA26-0003)

**PLACEMENT:** Public Hearing

**REQUESTED ACTION:** Request to hold public hearing and quasi-judicial hearing and approve First Reading of Ordinance 2026-113 approving the rezoning of approximately 58.31 +/- acres of certain properties within the City's Community Redevelopment Area/Local Activity Center located west of Coral Hills Drive and south of NW 31<sup>st</sup> Court from Community Business (B-2), Medium Density Multiple-Family (RM-20), and Medical Center (MC) to Downtown Mixed-Use (DT-MU) Zoning District, and set Second Reading for Ordinance 2026-113 for the September 2, 2026 meeting. Funding Source: Not Applicable. Strategic Goal: A Thriving, Resilient Business Community. (ZR26-0001) (REQUEST TO HOLD PUBLIC HEARING, SET SECOND READING)

Request to hold public hearing and approve First Reading of Ordinance 2026-112 amending numerous sections within Article XVII of Chapter 25 of the Land Development Code of the City of Coral Springs entitled "Downtown Mixed-Use (DT-MU) Zoning District," to make revisions to several provisions related to DT-MU development; and set Second Reading for Ordinance 2026-112 for the September 2, 2026 meeting. Funding Source: Not Applicable. Strategic Goal: A Thriving, Resilient Business Community. (LDA26-0003) (REQUEST TO HOLD PUBLIC HEARING, SET SECOND READING)

**PRIOR ACTION:**

|            |                                                                                                                                                                       |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 06/08/2026 | Planning & Zoning Board recommended a favorable recommendation (4-1) to the City Commission to rezone the remainder of the CRA to DT-MU and modifications to the LDC. |
| 04/22/2026 | Commission Retreat presentation including 3D model of existing development within DT-MU.                                                                              |
| 02/11/2026 | Commission and CRA Joint Workshop to discuss proposed changes to the DT-MU regulations.                                                                               |
| 08/19/2025 | Public meeting for businesses and property owners impacted by the rezoning including those within 400 feet of the proposed rezoning.                                  |
| 08/13/2025 | Architectural Review Committee reviewed recommendations of City staff and consultant.                                                                                 |
| 03/22/2025 | Public meeting with business and property owners to discuss project and obtain input.                                                                                 |
| 03/20/2025 | Public meeting with business owners to discuss project and obtain input.                                                                                              |
| 03/03/2025 | CRA Board meeting to update Board members on scope of project and findings.                                                                                           |
| 02/26/2025 | Commission Workshop to discuss scope of project and findings.                                                                                                         |

**City of Coral Springs  
City Commission Meeting Agenda Item  
Summary Sheet  
Meeting: August 19, 2026**

**Subject: Ordinance 2026-113 & Ordinance 2026-112: First Reading, Downtown Mixed-Use Zoning District and Rezoning (ZR26-0001 & LDA26-0003)**

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|            |                                                                                                                                            |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 10/04/2023 | Commission approved modifications to the CRA Master Plan.                                                                                  |
| 01/07/2018 | Commission adopted the rezoning of a portion of the Local Activity Center (LAC) to DT-MU.                                                  |
| 10/16/2017 | Planning and Zoning Board recommended a favorable recommendation to the City Commission of the rezoning of the four corners area to DT-MU. |
| 06/18/2014 | Commission approved modifications to CRA Master Plan to reflect updated economic conditions and potential new redevelopment opportunities. |
| 04/19/2005 | Adoption of Local Activity Center (LAC) Land Use and Development of Regional Impact (DRI) Statement.                                       |
| 2001-2003  | Establishment/Creation of the Community Redevelopment Agency (CRA) and Master Plan.                                                        |

**STAFF RECOMMENDATION:      THAT THE CITY COMMISSION:**

- 1.    HOLD THE PUBLIC HEARING AND QUASI-JUDICIAL HEARING AND APPROVE FIRST READING OF ORDINANCE 2026-113 APPROVING THE REZONING OF APPROXIMATELY 58.31 +/- ACRES OF CERTAIN PROPERTIES WITHIN THE CITY'S COMMUNITY REDEVELOPMENT AREA/LOCAL ACTIVITY CENTER LOCATED WEST OF CORAL HILLS DRIVE AND SOUTH OF NW 31<sup>ST</sup> COURT FROM COMMUNITY BUSINESS (B-2), MEDIUM DENSITY MULTIPLE-FAMILY (RM-20), AND MEDICAL CENTER (MC) TO DOWNTOWN MIXED-USE (DT-MU) ZONING DISTRICT; AND**
- 2.    HOLD THE PUBLIC HEARING AND APPROVE FIRST READING OF ORDINANCE 2026-112 AMENDING NUMEROUS SECTIONS WITHIN ARTICLE XVII OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE OF THE CITY OF CORAL SPRINGS ENTITLED "DOWNTOWN MIXED-USE (DT-MU) ZONING DISTRICT," TO MAKE REVISIONS TO SEVERAL PROVISIONS RELATED TO DT-MU DEVELOPMENT; AND**
- 3.    SET SECOND READING OF ORDINANCE 2026-113 & ORDINANCE 2026-112 FOR THE SEPTEMBER 2, 2026 CITY COMMISSION MEETING.**

**LOCATION:**      X   Specific (See Attachment #4)

**ATTACHMENTS:**

Ordinance 2026-113 & Ordinance 2026-112  
#1 – Petitions ZR26-0001 & LDA26-0003  
#2 – Aerial Map  
#3 – Site Map  
#4 – Existing & Proposed Zoning Maps  
#5 – Letters of Support from Business/Property Owners  
#6 – Letter of Support from Economic Development Advisory Committee  
#7 – Letter of Support from Director of Economic Development  
#8 – Business Impact Estimates



**City of Coral Springs  
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Commitment to the City's Downtown was further enforced with the adoption of the Local Activity Center (LAC) Land Use designation and Development of Regional Impact Statement in 2005. The LAC designation promotes "pedestrian activity, social life and civic activities within a sense of place unique to Coral Springs". The LAC allows for general uses, such as residential, office, schools, and a minimum of 3 acres of recreation and open space. Most importantly, the LAC encourages mixed-use development in order to help establish a vibrant, pedestrian-friendly atmosphere.

The Goals, Objectives, and Policies of the City's Comprehensive within the Local Activity Center Land Use, as well as the CRA Master Plan support the proposed amendment and rezoning. The CRA Master Plan includes recommendations for a mix of uses and development consistent with new urbanism techniques and sustainable development principles, as outlined in the Comprehensive Plan. Additionally, the CRA Master Plan encourages pedestrian, bicycle, and mass transit facilities to further strengthen future growth, while encouraging the use of shared parking facilities throughout the CRA.

In 2012, the City received a grant from the Smart Growth Partnership to audit the City's regulations with respect to focus on redeveloping the Downtown. In 2014, the CRA Master Plan was updated to reflect the changed development climate. At that time, the plan identified distinct districts within the Downtown for development of an integrated street network, new pedestrian paths and passageways, each with their own identity and character. It was later amended in 2023 to reflect current economic conditions and redevelopment opportunities as the CRA enters its last ten years prior to sunset in 2032.

In 2017, the City adopted the Downtown Mixed-Use (DT-MU) Zoning District. These regulations established the district and created the parameters for a downtown form-based code, which established a regulating plan to create a hierarchy in the district (Downtown Core, Downtown General and Downtown Edge), and lot types for proposed development. The regulations also allow for mixed-use, specifically a mix of residential and non-residential uses on the same parcel within the DT-MU.

At the same time, the City rezoned parcels with the Downtown Core and a portion of Downtown Edge from their existing Community Business (B-2), Medium Density Multiple-Family (RM-20), and Two-Family Dwelling (RD-8) to Downtown Mixed-Use (DT-MU) Zoning District. This area comprises the parcels around the Four Corners area and includes land generally east of Coral Hills Drive, west of NW 90<sup>th</sup> Avenue, north of NW 31<sup>st</sup> Court and south of Broken Woods Drive.

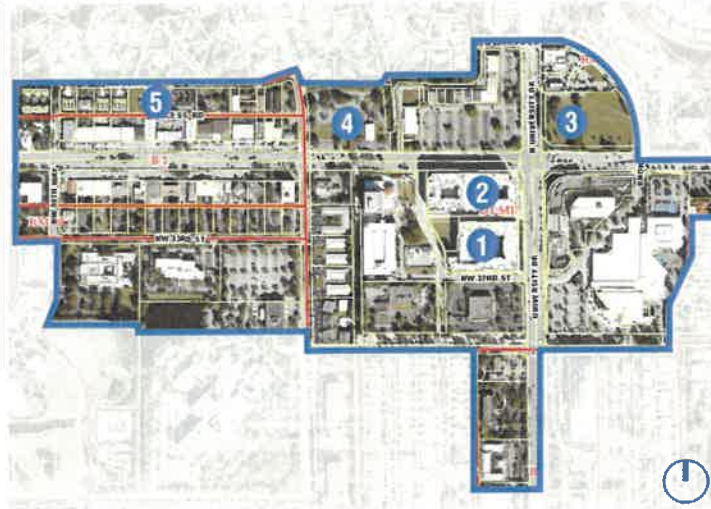
Since the adoption of these regulations, the City has approved site plans for several parcels within the DT-MU Zoning District creating just over 1,500 new residential units either approved or under review as shown in the graphic below. Based on current approvals and requests, 892 units remain in the DT-MU, which could be allocated for additional residential units.



**City of Coral Springs  
City Commission Meeting Agenda Item  
Summary Sheet  
Meeting: August 19, 2026**

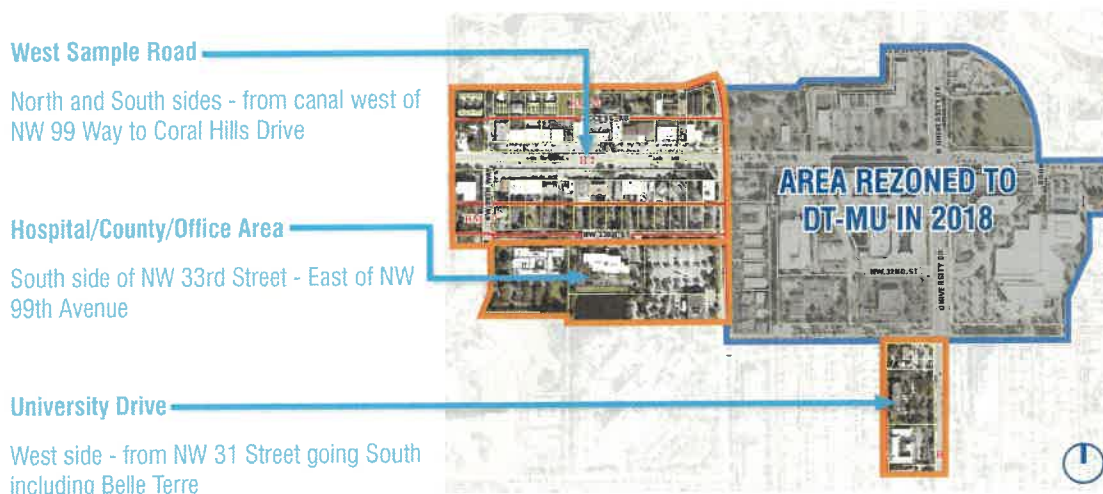
**Subject: Ordinance 2026-113 & Ordinance 2026-112: First Reading, Downtown Mixed-Use Zoning District and Rezoning (ZR26-0001 & LDA26-0003)**

| Residential Units in DT-MU |       |
|----------------------------|-------|
| Maximum Units              | 2,400 |
| Existing Units             | 121   |
| Approved                   |       |
| Cornerstone Ph I           | 353   |
| Cornerstone Ph II          | 351   |
| NE Corner                  | 377   |
| Under Review               |       |
| City Village Ph 1          | 300   |
| Capri Isles                | 6     |
| Units Allocated            | 1,508 |
| Remaining Units            | 892   |



## PHASE II – REZONE REMAINING PARCELS IN THE LAC

With the existing Downtown Core underway, the City embarked on updates to the DT-MU to include the remaining parcels located in the Local Activity Center (LAC) not included in the first phase of rezoning. The rezoning is accompanied by changes to the DT-MU Zoning District regulations and provides allowances for potential redevelopment and mixed-use throughout the LAC. The areas to be rezoned at this time include the areas defined below.



- West Sample Road – All parcels along Sample Road from Coral Hills Drive west to the canal just west of NW 99 Way and all parcels between NW 35<sup>th</sup> Street and NW 33<sup>rd</sup> Street.
- Hospital/County/Office Area – All parcels on the south side of NW 33<sup>rd</sup> Street between Coral Hills Drive and NW 99 Way.

**City of Coral Springs  
City Commission Meeting Agenda Item  
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Meeting: August 19, 2026**

**Subject: Ordinance 2026-113 & Ordinance 2026-112: First Reading, Downtown Mixed-Use Zoning District and Rezoning (ZR26-0001 & LDA26-0003)**

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- University Drive – All parcels on the west side of University Drive to the alley way to the west and south of NW 31<sup>st</sup> Court to the Belle Terre property.

The City solicited a Request for Proposals (RFP) for a consultant to assist in the rezoning and the creation of regulations for the remaining areas not included in the 2017 Land Development Code Amendment and Rezoning. This consultant has worked with City staff to hold public workshops with the City Commission, CRA Board, Architectural Review Board and several public engagement meetings with property owners, business owners and the public.

#### COMMUNITY INPUT

The City hosted public workshops with property and business owners within the LAC and met with the public and stakeholders on various Boards and Committees. These meetings included presentations explaining the pedestrian-oriented Downtown zoning code and an overview of the proposed regulations while providing several opportunities for property owners and business owners with the ability to ask questions and provide feedback. The following public meetings advertised for this process are provided below:

##### 2025 Meetings

|             |                                                                                                                                      |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------|
| February 26 | Staff/Consultant presented the scope of the project including proposed changes to the General and Edge districts.                    |
| March 3     | Staff/Consultant presented the scope of the project and initial analysis.                                                            |
| March 20    | Staff/Consultant held a public workshop to obtain input on the proposed future design of the General and Edge subdistricts.          |
| March 22    | Public meeting with business owners to discuss project and obtain input.                                                             |
| August 13   | Public meeting with business/property owners to discuss project and obtain input.                                                    |
| August 19   | Public meeting for businesses and property owners impacted by the rezoning including those within 400 feet of the proposed rezoning. |

##### 2026 Meetings

|             |                                                                                                                |
|-------------|----------------------------------------------------------------------------------------------------------------|
| February 11 | Staff/Consultant presented proposed changes to the DT-MU district at City Commission and CRA Joint Workshop.   |
| April 22    | City staff/Consultant presented proposed changes and provided a 3D model of existing development within DT-MU. |

Staff have also met with property owners interested in redeveloping their property to discuss opportunities based on the potential amendments. Revisions were made to the regulations based on comments received from the public, including clarifications to Master Parking Areas and updates to block size requirements, uses, and building types. Also added were changes based on existing approvals to provide additional flexibility for future site plans.

#### PROPOSED CHANGES TO THE DT-MU ZONING DISTRICT REGULATIONS

To implement these new regulations and be consistent with the underlying LAC Land Use, the City desires to establish regulations for Downtown Edge and Downtown General subdistricts and to rezone all remaining parcels within the LAC to the DT-MU Zoning District. These districts currently have a zoning classification inconsistent with the overall Vision and Land Use for the LAC and CRA. The proposed changes will further define development within the General and Edge sub-areas through the creation of specific requirements for these areas.

**City of Coral Springs  
City Commission Meeting Agenda Item  
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The proposed text amendment and rezoning focus on the two Sub-Districts not currently with a zoning designation of DT-MU:

- General: Moderate density with a medium intensity mix of uses
- Edge: Lowest mass and scale within the Downtown compatible with adjacent single family residential homes (those parcels located west of Coral Hills Drive)

It is important to note that existing buildings and uses can remain as is and property owners are not required to relocate or reconstruct existing buildings to comply with the regulations once adopted.

**PROPOSED CHANGES**

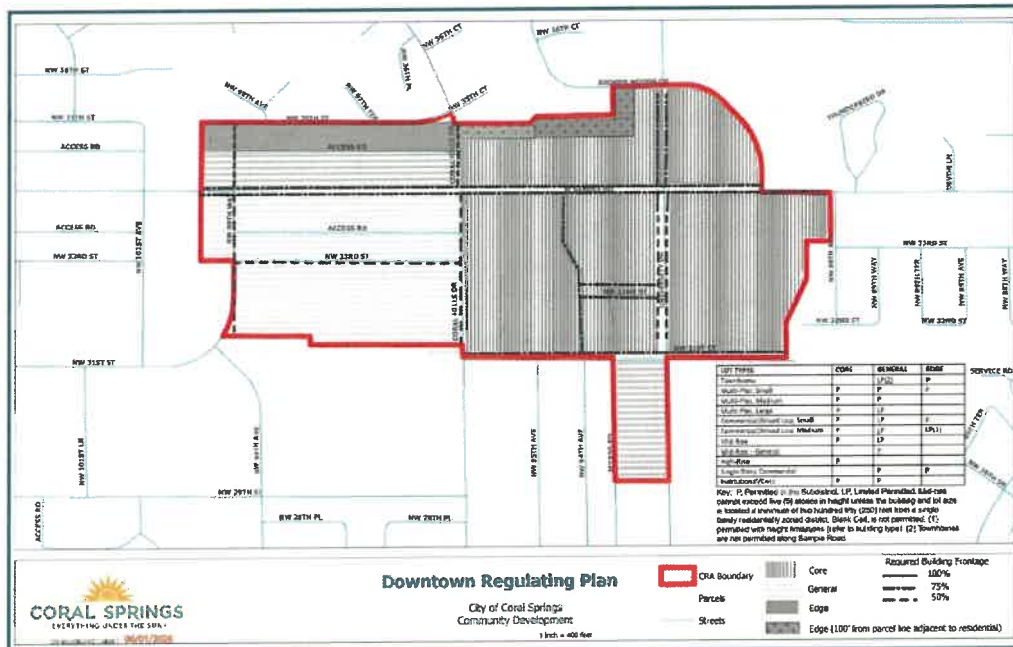
Below is a summary of proposed changes to the Land Development Code and DT-MU district regulations:

**Sec 250105 – Definitions**

- Add definitions for Craft Beverage Establishment use and Transportation Network Companies.

**Sec 2501049 – Downtown Regulating Plan**

- Reduce Required Building Frontage on NW 94<sup>th</sup> Avenue from 100% to 75%.
- Update lot type table.



***Proposed Regulating Plan***

**Sec 2501052 – Uses permitted**

- Retain density of 20 units per acre for multi-family and residential uses in General and Edge district west of Coral Hills Drive.

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- Add research and development, small scale manufacturing and assembly, e-commerce, micro-warehouses, and scientific technology less than 2,500 as a permitted use in all of DT-MU.

**Sec 2501053 – Conditional use**

- Allow density above 20 units per acre for multi-family and residential uses in General and Edge west of Coral Hills Drive as a conditional use.
- Add research and development, small scale manufacturing and assembly, e-commerce, micro-warehouses, and scientific technology between 2,500 and 5,000 SF as a conditional use in all of DT-MU.

**Sec 2501055 – Circulation**

- Establish street cross sections for Sample Road Master Parking and NW 33<sup>rd</sup> Street to be constructed by the City to extend the area for sidewalk cafés, public art, and landscaping, which will also allow for storefronts to be constructed up to the property line.
- Add Access Alleys and Paseos for connectivity between master parking and the back alleys.

**Sec 250158 – Building typologies**

- Allow for air rights over existing alleys with City approval.
- Create a range for first floor height in multi-story buildings.
- Establish a commercial liner requirement for primary streets.
- Clarify lots bifurcated by an alley to be considered through lots.
- Add language regarding private frontage and connectivity to proposed use.
- Establish specific setback requirements for master parking areas.
- Allow permanent structures within Master Parking with City approval if on City property.

**Sec 2501059 – DT-MU Building Type Table**

- Modify lot types for General and Edge:
  - Townhome, Multi-Plex, Large, Commercial/Mixed Use Small, Commercial Mixed Use, Medium, and Mid-Rise.
  - Create new Mid-Rise – General (MRG) lot type allowing for a maximum of 8 stories, (100') for non-residential uses adjacent to master parking on Sample Road and University Drive to be consistent with existing zoning as mandated by Senate Bill 180, which does not allow municipalities to adopt more restrictive code requirements until the bill expires in October 2027.

**Sec 2501060 – Landscape requirements**

- Landscape palettes (trees and shrubs) be consistent with existing development in DT-MU.

**Sec 2501061 – General design standards**

- Update standards for loading docks, truck parking, etc. and prohibiting outdoor storage.
- Clarify language with respect to lighting and fencing requirements.

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**Sec 2501062**

- Update on-street and metered parking, guest parking, gated residential parking, Transportation Network Companies, (i.e. Uber, Lyft, etc.) and on-street loading area regulations.

**General Updates**

- Minor changes to verbiage, deletion of extraneous language, and typographical edits to clarify language within the DT-MU.

**ANALYSIS**

Approval of this rezoning and amendments to the Land Development Code will allow the remaining parcels within the LAC to be rezoned to DT-MU. The proposed modifications are intended to accomplish the following:

- Meet the City's ongoing challenges by allowing for growth.
- Allow for various uses and provide clear vision for the urban landscape.
- Creates a consistent vision with the CRA on the Artwalk expansion and upgrading Master Parking to improve the public realm and outdoor seating on NW 33<sup>rd</sup> Street.
- Provide flexibility and viability for redevelopment.
- Allow property owners to improve façades with a form-based code.
- Provide a consistent land use and zoning which further delivers a cohesive aesthetic.

Revised regulations with specific requirements for the General and Edge sub-districts will enable property owners to utilize these requirements. The DT-MU district allows for more opportunities for parcels in Phase II to construct mixed-use developments and provides several lot types for each property owner to select as they contemplate changes to their building or property. Furthermore, the inclusion of mixed-use will allow each property owner to select the type of development they wish to construct within the guidelines established by the DT-MU.

The rezoning of these parcels does not require a property owner to immediately make any changes to their property. If the owner chooses to keep the building and use as they are, the owner does not need to make any changes. Only when the owner contemplates an expansion over 20%, or redevelopment of their site, will the new site plan follow DT-MU regulations.

Staff finds the proposed rezoning of the parcels in Phase II to DT-MU as well as the implementation of regulations focused on the Downtown General and Downtown Edge within the LDC are consistent with the City's Comprehensive Plan, LAC Land Use, DRI, and CRA Downtown Master Plan. Additionally, this District will further public purpose by promoting mixed-use development, pedestrian activity, and new opportunities for property owners to redevelop their property while continuing to encourage vibrant opportunities for more commercial and residential uses within the DT-MU.

**SUMMARY**

Staff recommends the Planning and Zoning Board forward a favorable recommendation to the City Commission for ZR26-0001 and LDA26-0003.

**City of Coral Springs  
City Commission Meeting Agenda Item  
Summary Sheet  
Meeting: August 19, 2026**

**Subject: Ordinance 2026-113 & Ordinance 2026-112: First Reading, Downtown Mixed-Use Zoning District and Rezoning (ZR26-0001 & LDA26-0003)**

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**INTERVENING ACTION FROM THE JUNE 8, 2026 PLANNING AND ZONING BOARD MEETING**

The Planning and Zoning Board forwarded a favorable recommendation (4-1, Schwartz nay) relative to ZR26-0001 and LDA26-0003 to rezone certain properties and amend Section 250105 and various sections within Article XVII of the Land Development Code to include definitions, development standards, and other requirements within the City's CRA/Local Activity Center.

Subsequent to the Planning and Zoning Board meeting, Staff discussed the proposed amendments with business and property owners located within Phase II of the Downtown Mixed-Use Zoning District. Discussion included permitted uses, height, parking, and opportunities for redevelopment. Letters of support have been provided from the business and property owners which have been included as attachments.

**ORDINANCE 2026-113**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA APPROVING THE REZONING OF APPROXIMATELY 58.31 +/- ACRES OF CERTAIN PROPERTIES WITHIN THE CITY'S COMMUNITY REDEVELOPMENT AREA/LOCAL ACTIVITY CENTER LOCATED WEST OF CORAL HILLS DRIVE AND SOUTH OF NW 31<sup>st</sup> COURT FROM COMMUNITY BUSINESS (B-2), MEDIUM DENSITY MULTIPLE-FAMILY (RM-20), AND MEDICAL CENTER (MC) TO DOWNTOWN MIXED-USE (DT-MU) ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (ZR26-0001)**

**WHEREAS**, Petition No. ZR26-0001 requests a rezoning of approximately 58.31 +/- acres of certain properties within the City's Community Redevelopment Area/Local Activity Center located west of Coral Hills Drive and south of NW 31<sup>st</sup> Court, said land being in the City of Coral Springs, Broward County, Florida, and more particularly described in Exhibit "A," attached hereto and incorporated herein (hereinafter referred to as "subject property)," from Community Business (B-2), Medium Density Multiple-Family (RM-20), and Medical Center (MC) to Downtown Mixed-Use (DT-MU); and

**WHEREAS**, the Planning and Zoning Board of the City of Coral Springs, after due notice and public hearing, found Petition No. ZR26-0001 in compliance with the Comprehensive Plan, and recommended that a rezoning to Downtown Mixed-Use (DT-MU) be approved; and

**WHEREAS**, the City Commission of the City of Coral Springs, after due notice, held public hearings, at which parties of interest, property owners and citizens had an opportunity to be heard relative to said rezoning; and

**WHEREAS**, the City Commission of the City of Coral Springs finds that a rezoning for the subject property to Downtown Mixed-Use (DT-MU) is consistent with and in furtherance of the Comprehensive Plan; and

**WHEREAS**, the City Commission of the City of Coral Springs, upon public hearing and deliberation, finds that the requested rezoning is in the best interests of the citizens of the City of Coral Springs; now, therefore

**BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA:**

**SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The rezoning of approximately 58.31 +/- acres of certain properties within the City's Community Redevelopment Area/Local Activity Center located west of Coral Hills Drive and south of NW 31<sup>st</sup> Court, and more particularly described in Exhibit "A," attached hereto and incorporated herein, from Community Business (B-2), Medium Density Multiple-Family (RM-20), and Medical Center (MC) to Downtown Mixed-Use (DT-MU), is hereby approved.

**SECTION 3.** The Director of Development Services is authorized and directed to make the appropriate changes on the District Zoning Map to effectuate the purposes and intents of this Ordinance.

**SECTION 4.** Effective Date. This Ordinance shall become effective upon the approval of the City Commission.

PASSED ON FIRST READING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

PASSED ON SECOND READING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
SCOTT BROOK, MAYOR

ATTEST:

\_\_\_\_\_  
GEORGIA ELLIOTT, CMC, CITY CLERK

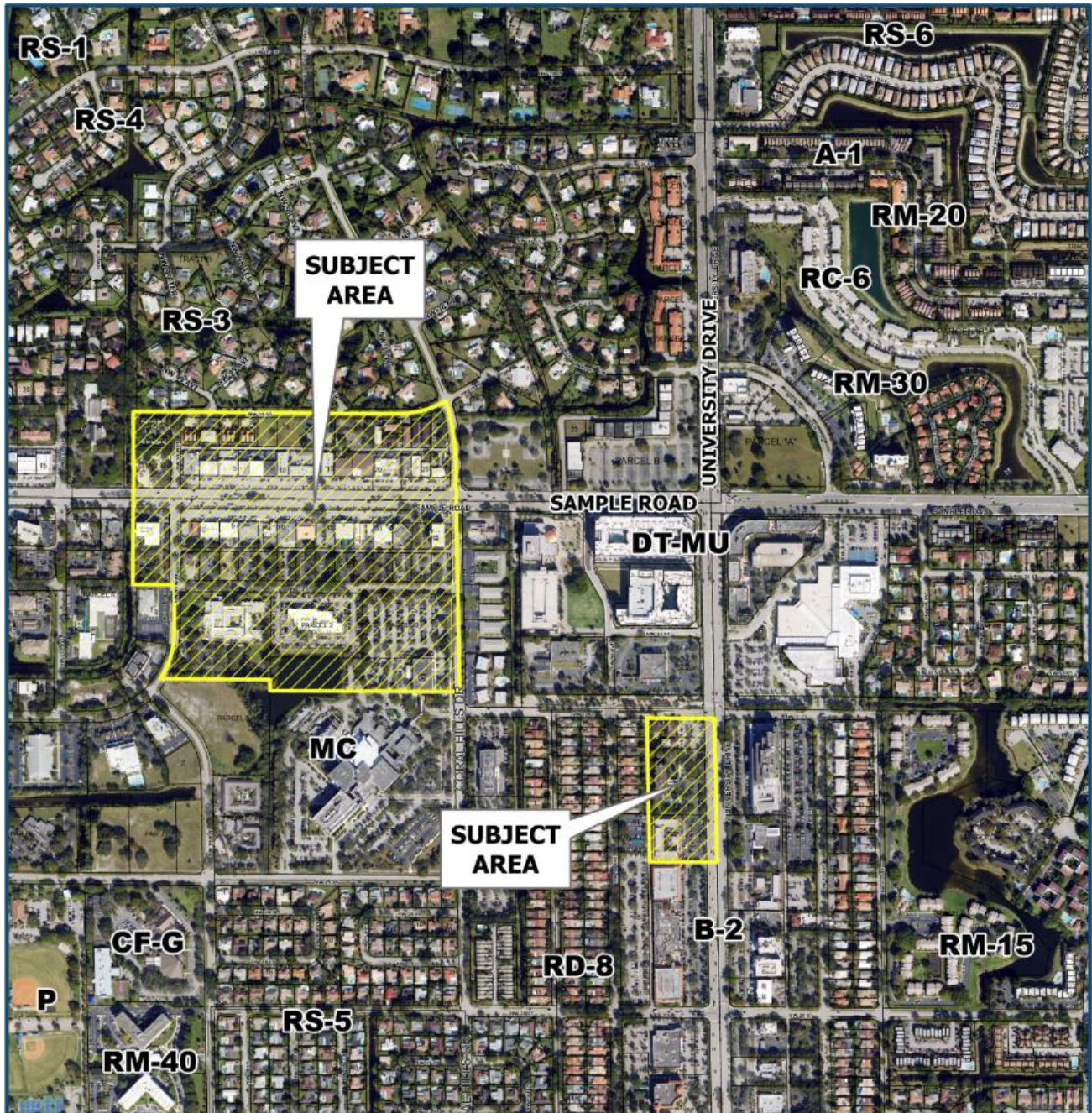
Unanimous \_\_\_\_  
Motion /2<sup>nd</sup>

Yes No

|      |      |                      |      |      |
|------|------|----------------------|------|------|
| ____ | ____ | MAYOR BROOK          | ____ | ____ |
| ____ | ____ | COMMISSIONER CERRA   | ____ | ____ |
| ____ | ____ | COMMISSIONER MCHUGH  | ____ | ____ |
| ____ | ____ | COMMISSIONER SIMMONS | ____ | ____ |



# EXHIBIT A

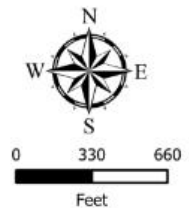


May 22, 2026



Subject Areas

**ZR26-0001**  
**WITHIN CITY'S COMMUNITY REDEVELOPMENT AREA (CRA)/LOCAL**  
**ACTIVITY CENTER**  
**WEST OF CORAL HILLS DRIVE, SOUTH OF NW 31ST COURT**  
**58.31+/- ACRES**



Page 05-22-202



**REZONING – (ZR) PETITION**  
**TITLE CERTIFICATE WILL BE REQUIRED AS PROOF OF OWNERSHIP**

Please type or print the following information:

Petitioner: CITY OF CORAL SPRINGS

Phone: 954-344-1160

Address: 9500 W SAMPLE ROAD, CORAL SPRINGS, FL 33065

Email Address: echang@coralsprings.gov

Petitioner's Relation to Subject Property:

Legal Description of Subject Property:

Certain properties within the CRA/LAC located west of Coral Hills Drive and south of NW 31st

Court. See attached Exhibit 1

Present Zoning: B-2, RM-20, MC

Requested Zoning: DT-MU

**(NOTE: if more than one zoning classification is requested, attach complete legal description for each zoning classification requested.)**

Reasons and justification for requested zoning:

Rezoning the associated parcels will provide property owners with a zoning district consistent with the existing Local Activity Center Land Use which allows for mixed-use development.

- ☐ Please provide two (2) 11"x17" sets of site plan of subject property
- ☐ CD containing digital copies of all documents in PDF file



**FOR USE WHEN PETITIONER IS OWNER OF SUBJECT PROPERTY**

This is to certify that I am the owner in fee simple of the property described in this Rezoning Petition. This further certifies that I have read this Petition, and the statements contained herein are true and correct to the best of my knowledge.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Owner's Name (Print or Type)

\_\_\_\_\_  
Address (Street, City)

\_\_\_\_\_  
Phone Number

Sworn to and subscribed before me, by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of Florida \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Personally, known to me, or

\_\_\_\_\_  
Produced identification

Type of identification: \_\_\_\_\_

\_\_\_\_\_  
DID take an oath, or

\_\_\_\_\_  
DID NOT take an oath

\*\*\*\*\*

**FOR USE WHEN PETITIONER IS NOT OWNER OF SUBJECT PROPERTY**

This is to certify that I am the owner of subject lands described above in this Rezoning Petition and that I have authorized \_\_\_\_\_ to act as agent for owner for the purpose of this Petition.

This further certifies that I have read this Petition, and the statements contained herein are true and correct to the best of my knowledge.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Owner's Name (Print or Type)

\_\_\_\_\_  
Address (Street, City) Phone Number

=====

Sworn to And Subscribed Before Me, By Means of ☐ Physical Presence or

☐ Online Notarization this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State Of Florida \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Personally, known to me, or

\_\_\_\_\_  
Produced identification

Type of identification: \_\_\_\_\_

\_\_\_\_\_  
DID take an oath, or

\_\_\_\_\_  
DID NOT take an oath

TO BE COMPLETED BY COMMUNITY DEVELOPMENT DIVISION

Accepted By: **ELIZABETH CHANG**

Section Number: \_\_\_\_\_

Date Accepted: **5/14/2026**

Petition #: **ZR26-0001**

**FEE: \$3,222.06 Plus recordation fee, property owner notification and legal advertising costs to be determined by City Clerk (954) 344-1065.**

Hover form fields for instructions.

## Land Development Code Amendment (LDA) Petition

### Petitioner Information

|                       |                         |
|-----------------------|-------------------------|
| City of Coral Springs | echang@coralsprings.gov |
| Name (or firm)        | Email                   |

### Amendment Information

Section 250105 (Definitions) and various sections within Article XVII (Downtown Mixed-Use (DT-MU) Zoning D  
Sections of the code to be amended

Proposed amendment

Amendment to DT-MU regulations to extend zoning to remainder of the Community Redevelopment Area  
(Phase II of DT-MU rezoning project).

Reason for amendment

To establish development regulations for the remainder of the CRA to be consistent with the City's Local  
Activity Center Land Use, which allows mixed-use development.

What is the public benefit of the proposed code amendment?

The updated regulations will allow property owners located with Phase II of the CRA to develop/redevelop  
their property to the highest and best use within the City's Downtown.

How does this code amendment(s) affect other portions of the code and/or the public?

Other portions of the code may be updated accordingly to be consistent, i.e. signs, architectural guidelines, etc. The public has already seen increased mixed-use developments in Phase I of the DT-MU project and Phase II includes the completion of the rezoning.

Does this amendment impact the cost of housing? ☐ Yes ☒ No

If yes what is the approximate increase per unit? \_\_\_\_\_

If this amendment impacts the cost of housing per unit, notify the Chief Planner.



Signature of Petitioner

9500 W SAMPLE RD, CORAL SPRINGS  
Petitioner Address (Street, City, Phone)

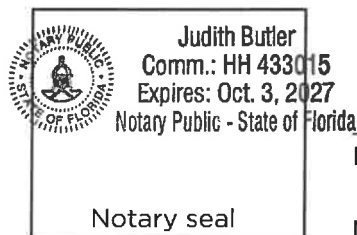
954-344-1160

### Notary Public

The foregoing instrument was acknowledged before me on 5/21/26

by means of: ☒ physical presence ☐ online notarization ☐ took an oath ☐ did NOT take an oath

☐ personally known ☐ produced identification ID type \_\_\_\_\_



Judith Butler 5/21/26  
Notary signature/date

My commission expires Oct. 3, 2027

Submit the following with this form.

- Two (2) 11" x 17" sets of site plans of subject property
- CD containing digital copies of all documents in PDF file
- \$4,960.03 fee plus recordation fee and legal advertising costs to be determined by City Clerk (954-344-1065)

### Community Development Division use only

Petition # LDA26-0003 Accepted by Elizabeth Chang Date accepted 5/14/2026



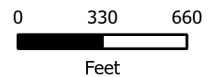


May 22, 2026

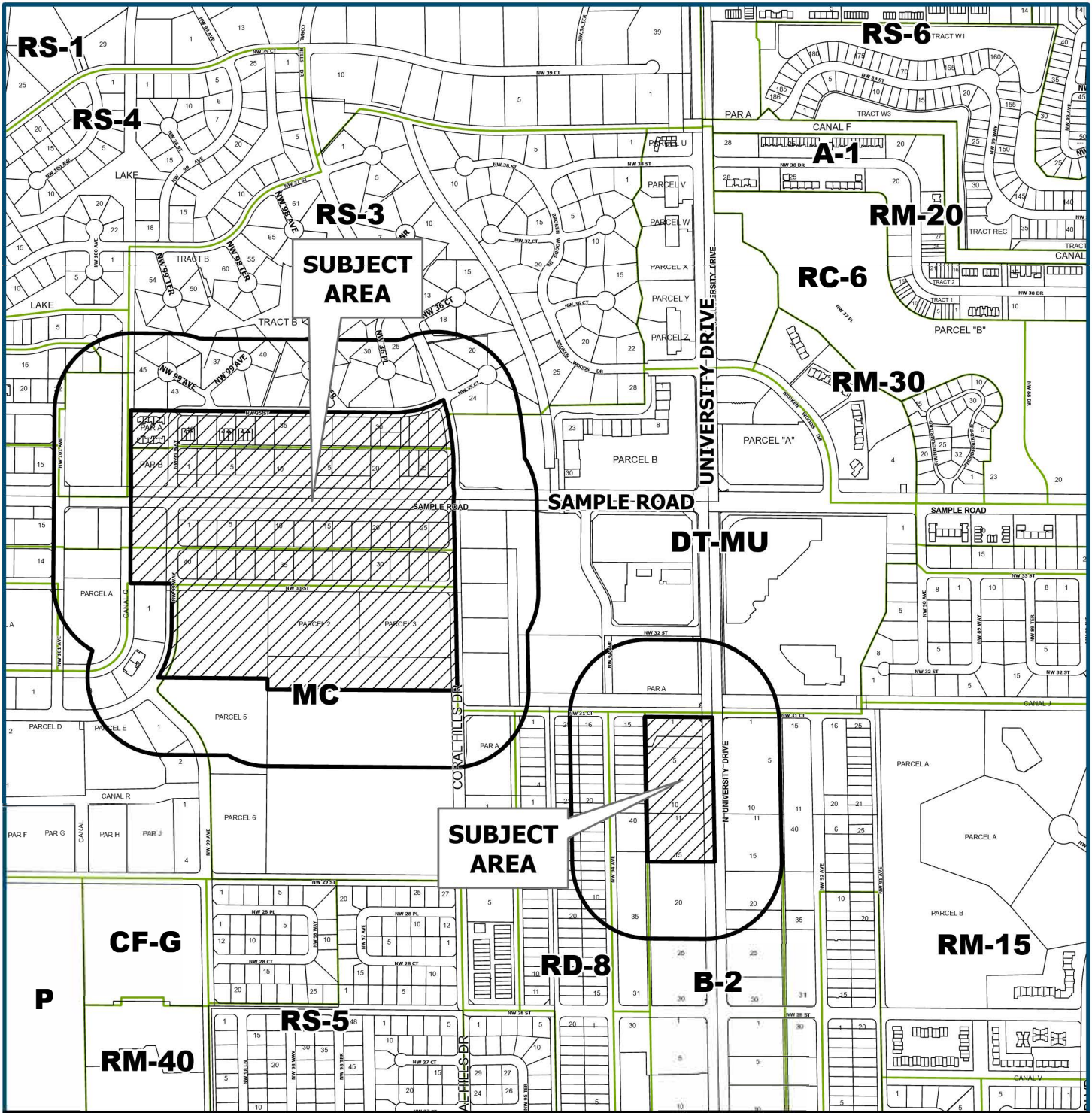


Subject Areas

**ZR26-0001**  
**WITHIN CITY'S COMMUNITY REDEVELOPMENT AREA (CRA)/LOCAL**  
**ACTIVITY CENTER**  
**WEST OF CORAL HILLS DRIVE, SOUTH OF NW 31ST COURT**  
**58.31+/- ACRES**







May 22, 2026

**ZR26-0001**  
**WITHIN CITY'S COMMUNITY REDEVELOPMENT AREA (CRA)/LOCAL**  
**ACTIVITY CENTER**  
**WEST OF CORAL HILLS DRIVE, SOUTH OF NW 31ST COURT**  
**58.31+/- ACRES**



Subject Areas

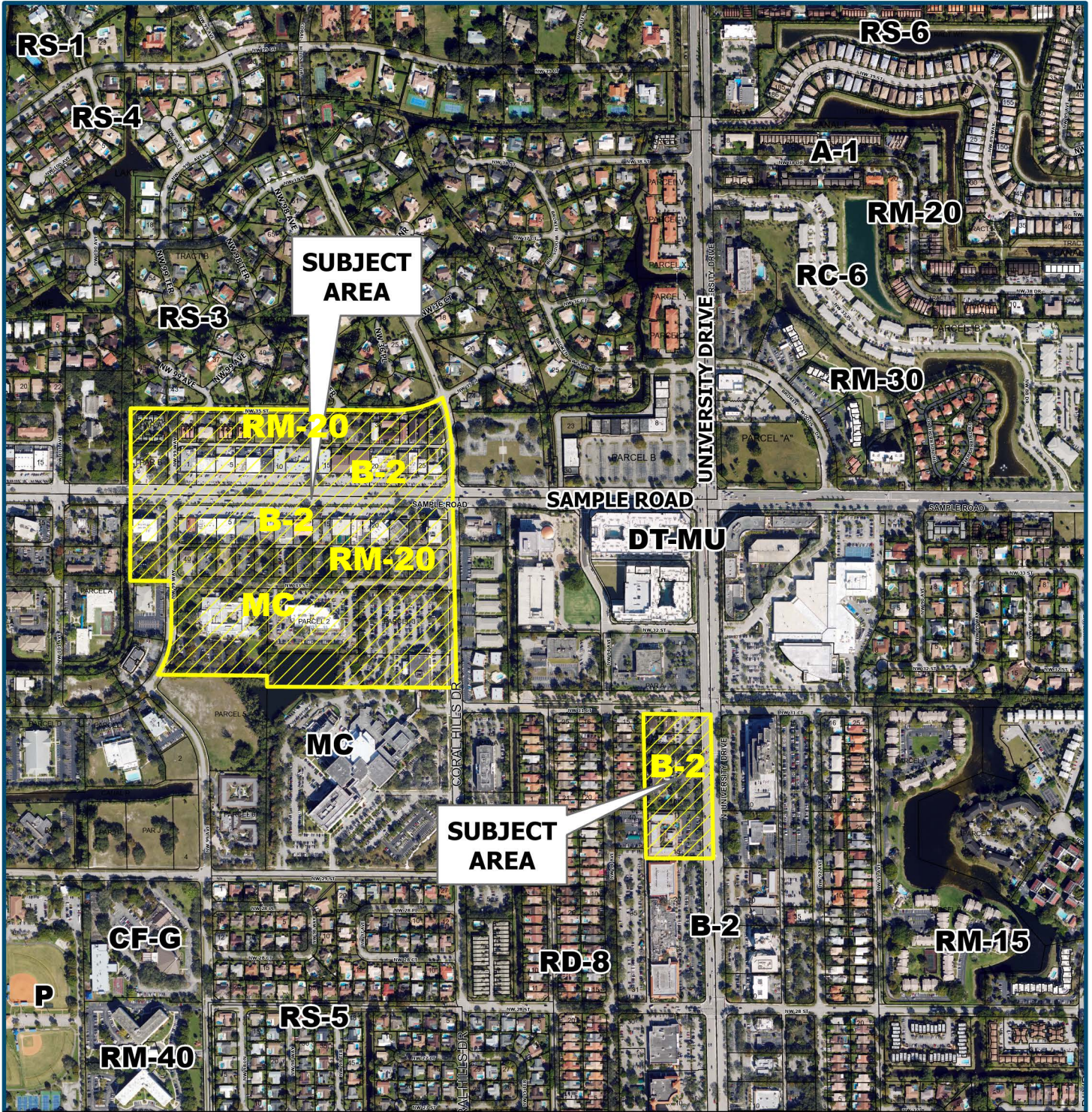
400' Buffer



0 330 660  
 Feet







May 22, 2026

## EXISTING ZONING FOR PHASE II - DOWNTOWN



Subject Areas



0 330 660  
Feet







May 22, 2026

## PROPOSED ZONING FOR PHASE II - DOWNTOWN



Subject Areas



0 330 660  
Feet





**Letter of Support – Downtown Mixed-Use Zoning District Expansion**

Dear Mayor and City Commissioners:

As a property owner within the Coral Springs Community Redevelopment Area (CRA), I am pleased to express my support for the extension of the Downtown Mixed-Use (DT-MU) Zoning District throughout the CRA.

The continued growth and redevelopment of Downtown Coral Springs is important to the success of the businesses and property owners who have invested in this area. The DT-MU zoning currently in place at Sample Road and University Drive has helped facilitate significant new residential and commercial development, contributing more than \$130 million in taxable value growth since 2018 and demonstrating the positive impact that thoughtful, flexible zoning can have on private investment and economic vitality.

Expanding the DT-MU throughout the CRA will provide property owners with greater flexibility to reinvest in and redevelop their properties with a mix of residential, retail, dining, entertainment, and other commercial uses. This flexibility is critical to attracting new investment, responding to changing market conditions, strengthening existing businesses, and creating additional opportunities for people to live, work, shop, dine, and gather downtown.

A vibrant, walkable downtown benefits the entire business community by bringing more residents, customers, visitors, and activity to the area while supporting long-term property values and continued private investment. As a stakeholder in Downtown Coral Springs, I believe the DT-MU expansion is an important step toward realizing the community's vision for a thriving downtown and positioning the area for continued economic success.

I respectfully encourage the City Commission to approve the extension of the Downtown Mixed-Use Zoning District throughout the CRA.

Sincerely,



Alex Lee,

Property Owner

9891 W Sample Rd,

Coral Springs, FL 33065



Dear Mayor and City Commissioners:

On behalf of the Coral Springs Community Redevelopment Agency (CRA) Board, I am pleased to express our support for expanding the Downtown Mixed-Use (DT-MU) Zoning District throughout the CRA.

The continued growth and redevelopment of Downtown Coral Springs are essential to the success of the businesses and property owners who have invested in the area. The DT-MU zoning currently in place near Sample Road and University Drive has helped facilitate significant residential and commercial development, contributing more than \$130 million in taxable value growth since 2018. This progress demonstrates the positive impact that thoughtful and flexible zoning can have on private investment and economic vitality.

Expanding the DT-MU Zoning District throughout the CRA would provide property owners with greater flexibility to reinvest in and redevelop their properties with an appropriate mix of residential, retail, dining, entertainment, and other commercial uses. This flexibility is critical to attracting new investment, responding to changing market conditions, supporting existing businesses, and creating more opportunities for people to live, work, shop, dine, and gather downtown.

A vibrant, walkable downtown benefits the entire community by attracting more residents, customers, and visitors while strengthening property values and encouraging continued private investment. The proposed expansion also aligns with the CRA's goals of promoting redevelopment, enhancing the appearance and functionality of the district, and supporting the long-term economic success of Downtown Coral Springs.

The CRA Board respectfully encourages the City Commission to approve the expansion of the DT-MU Zoning District throughout the CRA and advance the community's vision for a thriving, connected, and economically sustainable downtown.

Sincerely,

*Bernard T Moyle*

Bernard T Moyle (Aug 12, 2026 12:58:12 EDT)

**Bernard T. Moyle**

Board Chair

Coral Springs Community Redevelopment Agency

9500 W. Sample Road

Coral Springs, FL 33065

## **Letter of Support – Downtown Mixed-Use Zoning District Expansion**

Dear Mayor and City Commissioners:

As a business owner looking to invest within the Coral Springs Community Redevelopment Agency (CRA), I am pleased to express my support for the extension of the Downtown Mixed-Use (DT-MU) Zoning District throughout the CRA.

The continued growth and redevelopment of Downtown Coral Springs is important to the success of the businesses and property owners who have invested in this area. The DT-MU zoning currently in place at Sample Road and University Drive has helped facilitate significant new residential and commercial development, contributing more than \$130 million in taxable value growth since 2018 and demonstrating the positive impact that thoughtful, flexible zoning can have on private investment and economic vitality.

Expanding the DT-MU throughout the CRA District will provide property owners with greater flexibility to reinvest in and redevelop their properties with a mix of residential, retail, dining, entertainment, and other commercial uses. This flexibility is critical to attracting new investment, responding to changing market conditions, strengthening existing businesses, and creating additional opportunities for people to live, work, shop, dine, and gather downtown.

A vibrant, walkable downtown benefits the entire business community by bringing more residents, customers, visitors, and activity to the area while supporting long-term property values and continued private investment. As a stakeholder in Downtown Coral Springs, I believe the DT-MU expansion is an important step toward realizing the community's vision for a thriving downtown and positioning the area for continued economic success.

I respectfully encourage the City Commission to approve the extension of the Downtown Mixed-Use Zoning District throughout the CRA.

Sincerely,

**Vincent Aversa**

Vincent Aversa

Rooftop Springs LLC

Manager

9705 W Sample Rd (Property Address)

Signature:



Vinny Aversa (Aug 14, 2026 08:19:40 EDT)

Email: [vinny42684@gmail.com](mailto:vinny42684@gmail.com)





May 28, 2026

Tina Jou  
Director of Development Services  
9500 West Sample Road  
Coral Springs, FL 33065

Re: Letter of Support for the Approval of the Extension of the Downtown Mixed-Use Zoning District (DT-MU)

Dear Ms. Jou,

On behalf of the Economic Development Advisory Committee (EDAC), we express our strong support for the extension of the Downtown Mixed-Use (DT-MU) Zoning District throughout the Community Redevelopment Area (CRA).

Since its implementation at the four corners of Sample Road and University Drive, the DT-MU zoning designation has successfully encouraged private investment, facilitated the development of new residential and commercial projects, and contributed more than \$130 million in taxable value growth since 2018. This increase in property value strengthens the local tax base and provides additional resources that can be reinvested into infrastructure, public spaces, and amenities that further support economic growth.

Expanding the DT-MU zoning district throughout the CRA will create additional opportunities for property owners and developers to reinvest in aging properties and introduce a complementary mix of residential, retail, dining, office, entertainment, and hospitality uses. This flexibility is essential to fostering a vibrant downtown environment that attracts residents, visitors, entrepreneurs, and employers.

A thriving downtown serves as an economic engine for the community, driving job creation, supporting local businesses, increasing property values, and enhancing Coral Springs' competitiveness as a destination for investment. The extension of the DT-MU district aligns with the City's long-term economic development objectives by encouraging redevelopment, promoting walkability, and creating the type of mixed-use environment that today's workforce and businesses increasingly seek.

EDAC believes this zoning extension is a critical step toward realizing the vision of a dynamic, economically resilient downtown that benefits residents, businesses, and the broader Coral Springs community for years to come.

Best regards,

Chair, Economic Development Advisory Committee



May 28, 2026

Tina Jou  
Director of Development Services  
9500 West Sample Road  
Coral Springs, FL 33065

Re: Letter of Support for the Approval of the Extension of the Downtown Mixed-Use Zoning District (DT-MU)

Dear Ms. Jou,

The Economic Development Office supports the extension of the Downtown Mixed-Use (DT-MU) Zoning District throughout the Community Redevelopment Area (CRA). Currently located at the four corners of Sample Road and University Drive, the DT-MU has facilitated the development of new multifamily residential units and commercial space, contributing more than \$130 million in taxable value growth since 2018. This increase in tax base has generated additional revenues that enable the CRA to reinvest in the area through critical infrastructure and public improvement projects.

Expanding the DT-MU across the entire CRA will provide property owners with greater flexibility to redevelop their sites with a complementary mix of residential, commercial, entertainment, and dining uses. This zoning strategy supports the City's vision for a vibrant, walkable downtown that serves as a destination for residents, businesses, and visitors alike. Approval of this extension is a key step toward fostering continued investment, enhancing economic vitality, and creating an attractive urban environment that encourages people to live, work, shop, dine, and gather in Downtown Coral Springs.

Best regards,

*Kristi J. Bartlett*

Kristi J. Bartlett, CEcD, FRA-RP  
Director of Economic Development  
City of Coral Springs



## City of Coral Springs

### Business Impact Estimate Form

*This Business Impact Estimate Form is provided in accordance with **Section 166.041(4), Florida Statutes** and must be included in the agenda item backup for each proposed ordinance on first reading. A Business Impact Estimate Form must be prepared and posted on the City's website for each ordinance by the date that the notice of the proposed ordinance is published, regardless of whether the ordinance is exempted under Section A below. This Business Impact Estimate Form may be revised following its initial posting.*

Title and File ID # of proposed ordinance:

ORDINANCE 2026-113 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA APPROVING THE REZONING OF APPROXIMATELY 58.31 +/- ACRES OF CERTAIN PROPERTIES WITHIN THE CITY'S COMMUNITY REDEVELOPMENT AREA/LOCAL ACTIVITY CENTER LOCATED WEST OF CORAL HILLS DRIVE AND SOUTH OF NW 31st COURT FROM COMMUNITY BUSINESS (B-2), MEDIUM DENSITY MULTIPLE-FAMILY (RM-20), AND MEDICAL CENTER (MC) TO DOWNTOWN MIXED-USE (DT-MU) ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (7236 0001)

The provisions contained in this Section A constitute exemptions as provided in Section 166.041(4)(c). If one or more boxes are checked in Section A below, a business impact estimate is not required by state law for the proposed ordinance.

#### **Section A**

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the City;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
  - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
  - c. Sections 190.005 and 190.046;
  - d. Section 553.73, relating to the Florida Building Code; or
  - e. Section 633.202, relating to the Florida Fire Prevention Code.

If an exemption in Section A is applicable, then only Section A needs to be completed. If there is no exemption in Section A, Section B must be completed.



**Section B** This section with the business impact estimate must be completed if the proposed ordinance does not meet any of the exemptions in Section A.

1. A summary of the proposed ordinance which must include a statement of the public purpose (e.g., public health, safety, morals and welfare).

The proposed rezoning will rezone the Downtown Mixed-Use (DT-MU) Zoning District Phase II of the Community Redevelopment Area Master Plan(CRA) and include it in the Local Activity Center (LAC). The LAC encourages mixed-use development in order to help establish a vibrant, pedestrian-friendly atmosphere. CRA Master Plan encourages pedestrian, bicycle, and mass transit facilities to further strengthen future growth, while encouraging the use of shared parking facilities throughout the CRA. DT-MU Phase II will include the remaining parcels located in the Local Activity Center (LAC) not included in the first phase of rezoning. The rezoning is accompanied by changes to the DT-MU Zoning District regulations and provides allowances for potential redevelopment and mixed-use throughout the LAC. Approval of this rezoning and amendments to the Land Development Code will allow the remaining parcels within the LAC to be rezoned to DT-MU.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- a) An estimate of direct compliance costs that businesses may reasonably incur.

The proposed rezoning provides additional options for approved development in the Local Activity Center. It does not require business to incur additional costs.

- b) Any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

None, the proposed rezoning is optional and does not require businesses to incur additional costs.

(c) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees to cover such costs.

None, the proposed rezoning is optional and does not require businesses to incur additional costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The rezoning will affect approximately 210 parcels/businesses.

4. Additional information/methodology for preparation, if any:

N/A

Prepared by: George Soberon Asst. Dir. of Dev Servs  
Print name and title

George Soberon  
George Soberon (Aug 5, 2026 14:43:22 EDT)  
Signature and Date

# Coral Springs Business Impact Estimate Form (Blank Fillable Form)

Final Audit Report

2026-08-05

|                 |                                             |
|-----------------|---------------------------------------------|
| Created:        | 2026-08-05                                  |
| By:             | Matt Hoffman (mhoffman@coralsprings.gov)    |
| Status:         | Signed                                      |
| Transaction ID: | CBJCHBCAABAA1kBztS4Ua3D-m8K6FgmjgXXVkU12ByD |

## "Coral Springs Business Impact Estimate Form (Blank Fillable Form)" History

-  Web Form created by Matt Hoffman (mhoffman@coralsprings.gov)  
2025-04-02 - 8:30:31 PM GMT
-  Web Form filled in by George Soberon (gsoberon@coralsprings.gov)  
2026-08-05 - 6:43:22 PM GMT- IP address: 199.27.247.2
-  Email verification link emailed to George Soberon (gsoberon@coralsprings.gov)  
2026-08-05 - 6:43:26 PM GMT
-  Email viewed by George Soberon (gsoberon@coralsprings.gov)  
2026-08-05 - 6:43:47 PM GMT- IP address: 161.123.107.24
-  E-signature verified by George Soberon (gsoberon@coralsprings.gov)  
2026-08-05 - 6:43:48 PM GMT- IP address: 161.123.107.24
-  Agreement completed.  
2026-08-05 - 6:43:48 PM GMT

## Summary Sheet

Agenda Item: 4.

Meeting Date: August 19, 2026

**Subject:**

Ordinance 2026-112, First Reading, Downtown Mixed-Use Zoning District Land Development Code (LDA) (Tina Jou)

**Requested Action:**

Request to hold public hearing and approve First Reading of Ordinance 2026-112 amending numerous sections within Article XVII of Chapter 25 of the Land Development Code of the City of Coral Springs entitled "Downtown Mixed-Use (DT-MU) Zoning District," to make revisions to several provisions related to DT-MU development; and set Second Reading for Ordinance 2026-112 for the September 2, 2026 meeting. (LDA26-0003)

Funding Source: Not Applicable.

Strategic Goal: A Thriving, Resilient Business Community.

(REQUEST TO HOLD PUBLIC HEARING, SET SECOND READING)

**Funding Source:**

Not Applicable

**Placement:**

Public Hearings/Special Meeting Announcements

**Attachments:** [Summary Sheet](#)

[Ordinance 2026-112](#)

[#1 - Petitions ZR26-0001 & LDA26-0003](#)

[#2 - Aerial Map](#)

[#3 - Site Map](#)

[#4 - Existing & Proposed Zoning Maps](#)

[#5 - Letters of Support from Businesses/Property Owners](#)

[#6 - Letter of Support from Economic Development Advisory Committee](#)

[#7 - Letter of Support from Director of Economic Development](#)

[#8 - Business Impact Estimate](#)

**Background / Description:**

The City of Coral Springs has long realized the potential for redevelopment within the Downtown and embarked on planning and visioning for the Community Redevelopment Area (CRA) with its inception in 2001. The Urban and Landscape Design Guidelines were adopted in 2002 and provided basic planning and design parameters for the development of a new Downtown.

Commitment to the City's Downtown was further enforced with the adoption of the Local Activity Center (LAC) Land Use designation and Development of Regional Impact Statement in 2005. The LAC designation promotes "pedestrian activity, social life and civic activities within a sense of place unique to Coral Springs". The LAC allows for general uses, such as residential, office, schools, and a minimum of 3 acres of recreation and open space. Most importantly, the LAC encourages mixed-use development in order to help establish a vibrant, pedestrian-friendly atmosphere.



**Presenting:**  
Tina Jou

**City of Coral Springs  
City Commission Meeting Agenda Item  
Summary Sheet**

Meeting: August 19, 2026  
Department: Development Services/  
Community Development  
Initiated By: Tina Jou  
DOC ID: 3610  
DOC ID: 3609

13

**SUBJECT:** Ordinance 2026-113 & Ordinance 2026-112: First Reading, Rezoning & Downtown Mixed-Use District Land Development Code Amendment (ZR26-0001 and LDA26-0003)

**PLACEMENT:** Public Hearing

**REQUESTED ACTION:** Request to hold public hearing and quasi-judicial hearing and approve First Reading of Ordinance 2026-113 approving the rezoning of approximately 58.31 +/- acres of certain properties within the City's Community Redevelopment Area/Local Activity Center located west of Coral Hills Drive and south of NW 31<sup>st</sup> Court from Community Business (B-2), Medium Density Multiple-Family (RM-20), and Medical Center (MC) to Downtown Mixed-Use (DT-MU) Zoning District, and set Second Reading for Ordinance 2026-113 for the September 2, 2026 meeting. Funding Source: Not Applicable. Strategic Goal: A Thriving, Resilient Business Community. (ZR26-0001) (REQUEST TO HOLD PUBLIC HEARING, SET SECOND READING)

Request to hold public hearing and approve First Reading of Ordinance 2026-112 amending numerous sections within Article XVII of Chapter 25 of the Land Development Code of the City of Coral Springs entitled "Downtown Mixed-Use (DT-MU) Zoning District," to make revisions to several provisions related to DT-MU development; and set Second Reading for Ordinance 2026-112 for the September 2, 2026 meeting. Funding Source: Not Applicable. Strategic Goal: A Thriving, Resilient Business Community. (LDA26-0003) (REQUEST TO HOLD PUBLIC HEARING, SET SECOND READING)

**PRIOR ACTION:**

|            |                                                                                                                                                                       |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 06/08/2026 | Planning & Zoning Board recommended a favorable recommendation (4-1) to the City Commission to rezone the remainder of the CRA to DT-MU and modifications to the LDC. |
| 04/22/2026 | Commission Retreat presentation including 3D model of existing development within DT-MU.                                                                              |
| 02/11/2026 | Commission and CRA Joint Workshop to discuss proposed changes to the DT-MU regulations.                                                                               |
| 08/19/2025 | Public meeting for businesses and property owners impacted by the rezoning including those within 400 feet of the proposed rezoning.                                  |
| 08/13/2025 | Architectural Review Committee reviewed recommendations of City staff and consultant.                                                                                 |
| 03/22/2025 | Public meeting with business and property owners to discuss project and obtain input.                                                                                 |
| 03/20/2025 | Public meeting with business owners to discuss project and obtain input.                                                                                              |
| 03/03/2025 | CRA Board meeting to update Board members on scope of project and findings.                                                                                           |
| 02/26/2025 | Commission Workshop to discuss scope of project and findings.                                                                                                         |

**City of Coral Springs  
City Commission Meeting Agenda Item  
Summary Sheet  
Meeting: August 19, 2026**

**Subject: Ordinance 2026-113 & Ordinance 2026-112: First Reading, Downtown Mixed-Use Zoning District and Rezoning (ZR26-0001 & LDA26-0003)**

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|            |                                                                                                                                            |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 10/04/2023 | Commission approved modifications to the CRA Master Plan.                                                                                  |
| 01/07/2018 | Commission adopted the rezoning of a portion of the Local Activity Center (LAC) to DT-MU.                                                  |
| 10/16/2017 | Planning and Zoning Board recommended a favorable recommendation to the City Commission of the rezoning of the four corners area to DT-MU. |
| 06/18/2014 | Commission approved modifications to CRA Master Plan to reflect updated economic conditions and potential new redevelopment opportunities. |
| 04/19/2005 | Adoption of Local Activity Center (LAC) Land Use and Development of Regional Impact (DRI) Statement.                                       |
| 2001-2003  | Establishment/Creation of the Community Redevelopment Agency (CRA) and Master Plan.                                                        |

**STAFF RECOMMENDATION:      THAT THE CITY COMMISSION:**

- 1.    HOLD THE PUBLIC HEARING AND QUASI-JUDICIAL HEARING AND APPROVE FIRST READING OF ORDINANCE 2026-113 APPROVING THE REZONING OF APPROXIMATELY 58.31 +/- ACRES OF CERTAIN PROPERTIES WITHIN THE CITY'S COMMUNITY REDEVELOPMENT AREA/LOCAL ACTIVITY CENTER LOCATED WEST OF CORAL HILLS DRIVE AND SOUTH OF NW 31<sup>ST</sup> COURT FROM COMMUNITY BUSINESS (B-2), MEDIUM DENSITY MULTIPLE-FAMILY (RM-20), AND MEDICAL CENTER (MC) TO DOWNTOWN MIXED-USE (DT-MU) ZONING DISTRICT; AND**
- 2.    HOLD THE PUBLIC HEARING AND APPROVE FIRST READING OF ORDINANCE 2026-112 AMENDING NUMEROUS SECTIONS WITHIN ARTICLE XVII OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE OF THE CITY OF CORAL SPRINGS ENTITLED "DOWNTOWN MIXED-USE (DT-MU) ZONING DISTRICT," TO MAKE REVISIONS TO SEVERAL PROVISIONS RELATED TO DT-MU DEVELOPMENT; AND**
- 3.    SET SECOND READING OF ORDINANCE 2026-113 & ORDINANCE 2026-112 FOR THE SEPTEMBER 2, 2026 CITY COMMISSION MEETING.**

**LOCATION:      X      Specific (See Attachment #4)**

**ATTACHMENTS:**

Ordinance 2026-113 & Ordinance 2026-112  
#1 – Petitions ZR26-0001 & LDA26-0003  
#2 – Aerial Map  
#3 – Site Map  
#4 – Existing & Proposed Zoning Maps  
#5 – Letters of Support from Business/Property Owners  
#6 – Letter of Support from Economic Development Advisory Committee  
#7 – Letter of Support from Director of Economic Development  
#8 – Business Impact Estimates

**City of Coral Springs  
City Commission Meeting Agenda Item  
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**Subject: Ordinance 2026-113 & Ordinance 2026-112: First Reading, Downtown Mixed-Use Zoning District and Rezoning (ZR26-0001 & LDA26-0003)**

**SUBJECT: PETITION OF THE CITY OF CORAL SPRINGS TO REZONE 58.31 +/- ACRES OF CERTAIN PROPERTIES WITHIN THE CITY'S COMMUNITY REDEVELOPMENT AREA/LOCAL ACTIVITY CENTER LOCATED WEST OF CORAL HILLS DRIVE AND SOUTH OF NW 31<sup>ST</sup> COURT FROM COMMUNITY BUSINESS (B-2), MEDIUM DENSITY MULTIPLE-FAMILY (RM-20), AND MEDICAL CENTER (MC) TO DOWNTOWN MIXED-USE (DT-MU) ZONING DISTRICT. (ZR26-0001)**

**PETITION OF THE CITY OF CORAL SPRINGS AMENDING NUMEROUS SECTIONS WITHIN ARTICLE XVII OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE OF THE CITY OF CORAL SPRINGS ENTITLED “DOWNTOWN MIXED-USE (DT-MU) ZONING DISTRICT,” TO MAKE REVISIONS TO SEVERAL PROVISIONS RELATED TO DT-MU DEVELOPMENT. (LDA26- 0003)**

**BACKGROUND/PURPOSE:**

The City of Coral Springs has long realized the potential for redevelopment within the Downtown and embarked on planning and visioning for the Community Redevelopment Area (CRA) with its inception in 2001. The Urban and Landscape Design Guidelines were adopted in 2002 and provided basic planning and design parameters for the development of a new Downtown.



*(CRA) boundaries (138 acres total)*



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Commitment to the City's Downtown was further enforced with the adoption of the Local Activity Center (LAC) Land Use designation and Development of Regional Impact Statement in 2005. The LAC designation promotes "pedestrian activity, social life and civic activities within a sense of place unique to Coral Springs". The LAC allows for general uses, such as residential, office, schools, and a minimum of 3 acres of recreation and open space. Most importantly, the LAC encourages mixed-use development in order to help establish a vibrant, pedestrian-friendly atmosphere.

The Goals, Objectives, and Policies of the City's Comprehensive within the Local Activity Center Land Use, as well as the CRA Master Plan support the proposed amendment and rezoning. The CRA Master Plan includes recommendations for a mix of uses and development consistent with new urbanism techniques and sustainable development principles, as outlined in the Comprehensive Plan. Additionally, the CRA Master Plan encourages pedestrian, bicycle, and mass transit facilities to further strengthen future growth, while encouraging the use of shared parking facilities throughout the CRA.

In 2012, the City received a grant from the Smart Growth Partnership to audit the City's regulations with respect to focus on redeveloping the Downtown. In 2014, the CRA Master Plan was updated to reflect the changed development climate. At that time, the plan identified distinct districts within the Downtown for development of an integrated street network, new pedestrian paths and passageways, each with their own identity and character. It was later amended in 2023 to reflect current economic conditions and redevelopment opportunities as the CRA enters its last ten years prior to sunset in 2032.

In 2017, the City adopted the Downtown Mixed-Use (DT-MU) Zoning District. These regulations established the district and created the parameters for a downtown form-based code, which established a regulating plan to create a hierarchy in the district (Downtown Core, Downtown General and Downtown Edge), and lot types for proposed development. The regulations also allow for mixed-use, specifically a mix of residential and non-residential uses on the same parcel within the DT-MU.

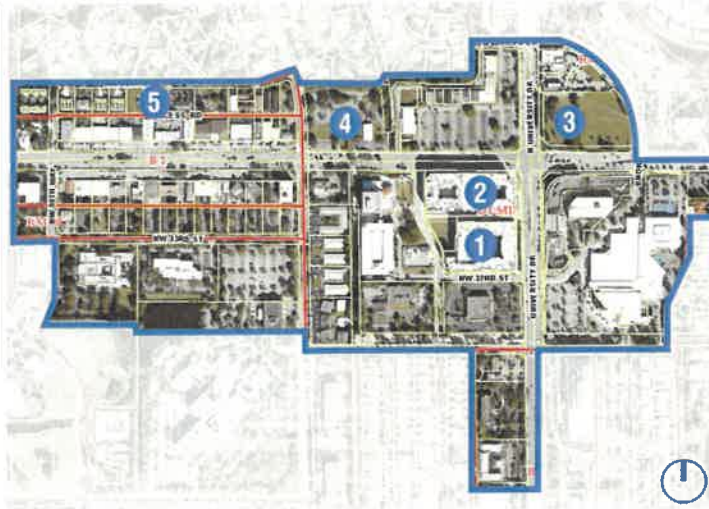
At the same time, the City rezoned parcels with the Downtown Core and a portion of Downtown Edge from their existing Community Business (B-2), Medium Density Multiple-Family (RM-20), and Two-Family Dwelling (RD-8) to Downtown Mixed-Use (DT-MU) Zoning District. This area comprises the parcels around the Four Corners area and includes land generally east of Coral Hills Drive, west of NW 90<sup>th</sup> Avenue, north of NW 31<sup>st</sup> Court and south of Broken Woods Drive.

Since the adoption of these regulations, the City has approved site plans for several parcels within the DT-MU Zoning District creating just over 1,500 new residential units either approved or under review as shown in the graphic below. Based on current approvals and requests, 892 units remain in the DT-MU, which could be allocated for additional residential units.

**City of Coral Springs**  
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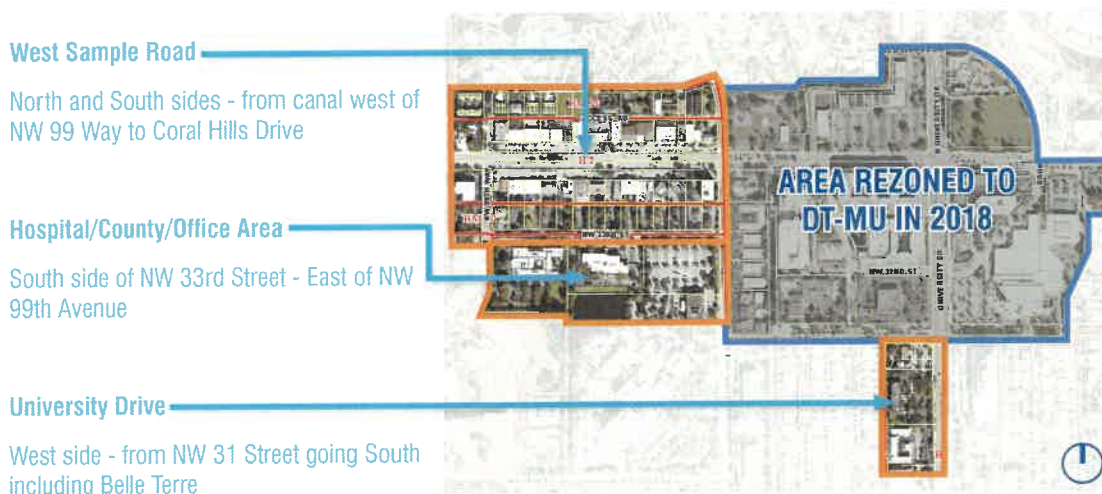
**Subject: Ordinance 2026-113 & Ordinance 2026-112: First Reading, Downtown Mixed-Use Zoning District and Rezoning (ZR26-0001 & LDA26-0003)**

| Residential Units in DT-MU |              |
|----------------------------|--------------|
| <b>Maximum Units</b>       | <b>2,400</b> |
| Existing Units             | 121          |
| <b>Approved</b>            |              |
| 1 Cornerstone Ph I         | 353          |
| 2 Cornerstone Ph II        | 351          |
| 3 NE Corner                | 377          |
| <b>Under Review</b>        |              |
| 4 City Village Ph 1        | 300          |
| 5 Capri Isles              | 6            |
| <b>Units Allocated</b>     | <b>1,508</b> |
| <b>Remaining Units</b>     | <b>892</b>   |



**PHASE II – REZONE REMAINING PARCELS IN THE LAC**

With the existing Downtown Core underway, the City embarked on updates to the DT-MU to include the remaining parcels located in the Local Activity Center (LAC) not included in the first phase of rezoning. The rezoning is accompanied by changes to the DT-MU Zoning District regulations and provides allowances for potential redevelopment and mixed-use throughout the LAC. The areas to be rezoned at this time include the areas defined below.



- West Sample Road – All parcels along Sample Road from Coral Hills Drive west to the canal just west of NW 99 Way and all parcels between NW 35<sup>th</sup> Street and NW 33<sup>rd</sup> Street.
- Hospital/County/Office Area – All parcels on the south side of NW 33<sup>rd</sup> Street between Coral Hills Drive and NW 99 Way.

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- University Drive – All parcels on the west side of University Drive to the alley way to the west and south of NW 31<sup>st</sup> Court to the Belle Terre property.

The City solicited a Request for Proposals (RFP) for a consultant to assist in the rezoning and the creation of regulations for the remaining areas not included in the 2017 Land Development Code Amendment and Rezoning. This consultant has worked with City staff to hold public workshops with the City Commission, CRA Board, Architectural Review Board and several public engagement meetings with property owners, business owners and the public.

#### COMMUNITY INPUT

The City hosted public workshops with property and business owners within the LAC and met with the public and stakeholders on various Boards and Committees. These meetings included presentations explaining the pedestrian-oriented Downtown zoning code and an overview of the proposed regulations while providing several opportunities for property owners and business owners with the ability to ask questions and provide feedback. The following public meetings advertised for this process are provided below:

##### 2025 Meetings

|             |                                                                                                                                      |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------|
| February 26 | Staff/Consultant presented the scope of the project including proposed changes to the General and Edge districts.                    |
| March 3     | Staff/Consultant presented the scope of the project and initial analysis.                                                            |
| March 20    | Staff/Consultant held a public workshop to obtain input on the proposed future design of the General and Edge subdistricts.          |
| March 22    | Public meeting with business owners to discuss project and obtain input.                                                             |
| August 13   | Public meeting with business/property owners to discuss project and obtain input.                                                    |
| August 19   | Public meeting for businesses and property owners impacted by the rezoning including those within 400 feet of the proposed rezoning. |

##### 2026 Meetings

|             |                                                                                                                |
|-------------|----------------------------------------------------------------------------------------------------------------|
| February 11 | Staff/Consultant presented proposed changes to the DT-MU district at City Commission and CRA Joint Workshop.   |
| April 22    | City staff/Consultant presented proposed changes and provided a 3D model of existing development within DT-MU. |

Staff have also met with property owners interested in redeveloping their property to discuss opportunities based on the potential amendments. Revisions were made to the regulations based on comments received from the public, including clarifications to Master Parking Areas and updates to block size requirements, uses, and building types. Also added were changes based on existing approvals to provide additional flexibility for future site plans.

#### PROPOSED CHANGES TO THE DT-MU ZONING DISTRICT REGULATIONS

To implement these new regulations and be consistent with the underlying LAC Land Use, the City desires to establish regulations for Downtown Edge and Downtown General subdistricts and to rezone all remaining parcels within the LAC to the DT-MU Zoning District. These districts currently have a zoning classification inconsistent with the overall Vision and Land Use for the LAC and CRA. The proposed changes will further define development within the General and Edge sub-areas through the creation of specific requirements for these areas.

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The proposed text amendment and rezoning focus on the two Sub-Districts not currently with a zoning designation of DT-MU:

- General: Moderate density with a medium intensity mix of uses
- Edge: Lowest mass and scale within the Downtown compatible with adjacent single family residential homes (those parcels located west of Coral Hills Drive)

It is important to note that existing buildings and uses can remain as is and property owners are not required to relocate or reconstruct existing buildings to comply with the regulations once adopted.

### PROPOSED CHANGES

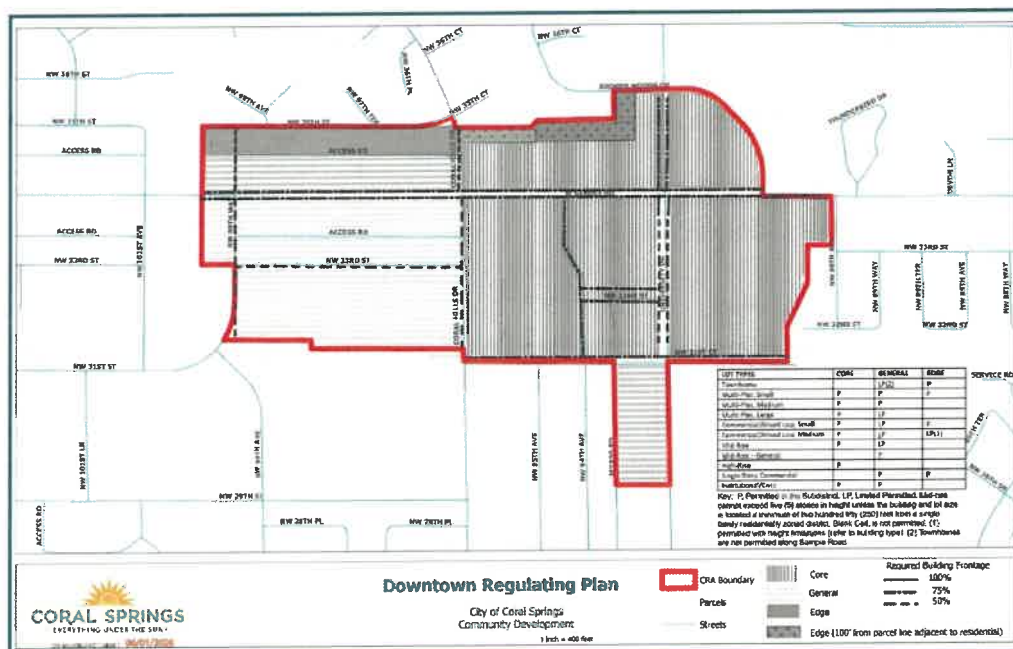
Below is a summary of proposed changes to the Land Development Code and DT-MU district regulations:

#### Sec 250105 – Definitions

- Add definitions for Craft Beverage Establishment use and Transportation Network Companies.

#### Sec 2501049 – Downtown Regulating Plan

- Reduce Required Building Frontage on NW 94<sup>th</sup> Avenue from 100% to 75%.
- Update lot type table.



#### *Proposed Regulating Plan*

#### Sec 2501052 – Uses permitted

- Retain density of 20 units per acre for multi-family and residential uses in General and Edge district west of Coral Hills Drive.



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- Add research and development, small scale manufacturing and assembly, e-commerce, micro-warehouses, and scientific technology less than 2,500 as a permitted use in all of DT-MU.

**Sec 2501053 – Conditional use**

- Allow density above 20 units per acre for multi-family and residential uses in General and Edge west of Coral Hills Drive as a conditional use.
- Add research and development, small scale manufacturing and assembly, e-commerce, micro-warehouses, and scientific technology between 2,500 and 5,000 SF as a conditional use in all of DT-MU.

**Sec 2501055 – Circulation**

- Establish street cross sections for Sample Road Master Parking and NW 33<sup>rd</sup> Street to be constructed by the City to extend the area for sidewalk cafés, public art, and landscaping, which will also allow for storefronts to be constructed up to the property line.
- Add Access Alleys and Paseos for connectivity between master parking and the back alleys.

**Sec 250158 – Building typologies**

- Allow for air rights over existing alleys with City approval.
- Create a range for first floor height in multi-story buildings.
- Establish a commercial liner requirement for primary streets.
- Clarify lots bifurcated by an alley to be considered through lots.
- Add language regarding private frontage and connectivity to proposed use.
- Establish specific setback requirements for master parking areas.
- Allow permanent structures within Master Parking with City approval if on City property.

**Sec 2501059 – DT-MU Building Type Table**

- Modify lot types for General and Edge:
  - Townhome, Multi-Plex, Large, Commercial/Mixed Use Small, Commercial Mixed Use, Medium, and Mid-Rise.
  - Create new Mid-Rise – General (MRG) lot type allowing for a maximum of 8 stories, (100') for non-residential uses adjacent to master parking on Sample Road and University Drive to be consistent with existing zoning as mandated by Senate Bill 180, which does not allow municipalities to adopt more restrictive code requirements until the bill expires in October 2027.

**Sec 2501060 – Landscape requirements**

- Landscape palettes (trees and shrubs) be consistent with existing development in DT-MU.

**Sec 2501061 – General design standards**

- Update standards for loading docks, truck parking, etc. and prohibiting outdoor storage.
- Clarify language with respect to lighting and fencing requirements.

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**Sec 2501062**

- Update on-street and metered parking, guest parking, gated residential parking, Transportation Network Companies, (i.e. Uber, Lyft, etc.) and on-street loading area regulations.

**General Updates**

- Minor changes to verbiage, deletion of extraneous language, and typographical edits to clarify language within the DT-MU.

**ANALYSIS**

Approval of this rezoning and amendments to the Land Development Code will allow the remaining parcels within the LAC to be rezoned to DT-MU. The proposed modifications are intended to accomplish the following:

- Meet the City's ongoing challenges by allowing for growth.
- Allow for various uses and provide clear vision for the urban landscape.
- Creates a consistent vision with the CRA on the Artwalk expansion and upgrading Master Parking to improve the public realm and outdoor seating on NW 33<sup>rd</sup> Street.
- Provide flexibility and viability for redevelopment.
- Allow property owners to improve façades with a form-based code.
- Provide a consistent land use and zoning which further delivers a cohesive aesthetic.

Revised regulations with specific requirements for the General and Edge sub-districts will enable property owners to utilize these requirements. The DT-MU district allows for more opportunities for parcels in Phase II to construct mixed-use developments and provides several lot types for each property owner to select as they contemplate changes to their building or property. Furthermore, the inclusion of mixed-use will allow each property owner to select the type of development they wish to construct within the guidelines established by the DT-MU.

The rezoning of these parcels does not require a property owner to immediately make any changes to their property. If the owner chooses to keep the building and use as they are, the owner does not need to make any changes. Only when the owner contemplates an expansion over 20%, or redevelopment of their site, will the new site plan follow DT-MU regulations.

Staff finds the proposed rezoning of the parcels in Phase II to DT-MU as well as the implementation of regulations focused on the Downtown General and Downtown Edge within the LDC are consistent with the City's Comprehensive Plan, LAC Land Use, DRI, and CRA Downtown Master Plan. Additionally, this District will further public purpose by promoting mixed-use development, pedestrian activity, and new opportunities for property owners to redevelop their property while continuing to encourage vibrant opportunities for more commercial and residential uses within the DT-MU.

**SUMMARY**

Staff recommends the Planning and Zoning Board forward a favorable recommendation to the City Commission for ZR26-0001 and LDA26-0003.

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**INTERVENING ACTION FROM THE JUNE 8, 2026 PLANNING AND ZONING BOARD MEETING**

The Planning and Zoning Board forwarded a favorable recommendation (4-1, Schwartz nay) relative to ZR26-0001 and LDA26-0003 to rezone certain properties and amend Section 250105 and various sections within Article XVII of the Land Development Code to include definitions, development standards, and other requirements within the City's CRA/Local Activity Center.

Subsequent to the Planning and Zoning Board meeting, Staff discussed the proposed amendments with business and property owners located within Phase II of the Downtown Mixed-Use Zoning District. Discussion included permitted uses, height, parking, and opportunities for redevelopment. Letters of support have been provided from the business and property owners which have been included as attachments.

**ORDINANCE NO. 2026-112**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, AMENDING NUMEROUS SECTIONS OF ARTICLE XVII OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE OF THE CITY OF CORAL SPRINGS ENTITLED "DOWNTOWN MIXED-USE (DT-MU) ZONING DISTRICT," TO MAKE REVISIONS TO SEVERAL PROVISIONS RELATED TO DT-MU DEVELOPMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, at its meeting of January 17, 2018, the City Commission adopted Ordinance 2017-115 establishing the Downtown Mixed-Use (DT-MU) Zoning District to ensure that it was developed in a manner supporting the Local Activity Center and Community Redevelopment Plan goals; and

**WHEREAS**, the City Commission is desirous of revising several provisions related to the DT-MU Development; and

**WHEREAS**, City staff has reviewed the existing sections of the Land Development Code that are affected, and has recommended certain revisions to accomplish the expansion goal and to make several revisions related to DT-MU development; and

**WHEREAS**, the City Commission accepts the recommendations of the City's professional staff and finds that the adoption of this Ordinance is in the best interests of the community;

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA:**

**SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** Article XVII, Chapter 25 of the Land Development Code of the City of Coral Springs entitled, "Downtown Mixed-Use (DT-MU) Zoning District", shall be amended to read as follows:

\* \* \* \*



**Sec. 2501047. Relationship to the Comprehensive Plan and Community Redevelopment Plan.**

The Downtown Mixed-Use (DT-MU) Zoning District assists in:

\* \* \* \*

- (3) The implementation of the Coral Springs Community Redevelopment Agency Master Plan, ~~adopted June 2014 and as may be~~ amended from time to time, which requires regulations by sub-district that address design, scale and appearance of developing within the Community Redevelopment Area.

**Sec. 2501049. Downtown Regulating Plan.**

The Downtown Regulating Plan (Map 1.0) is the principal tool for implementing the standards in this article and identifies the subdistricts, permitted building types and building frontage requirements.

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**Sec. 2501051. Eligibility requirements for Downtown General and Downtown Edge subdistricts.**

- (1) Eligibility. The Downtown Regulating Plan, set forth in this article, assigns three (3) subdistricts within the Downtown Mixed-Use (DT-MU) District. The Downtown General Zone and Downtown Edge Zone are hereby established with potential applicability to any property within those two (2) zones which meets the following eligibility requirements:

\* \* \* \*

- ~~(3) Although it is anticipated that DT MU General and Edge rezoning applications will be submitted on a voluntary basis by applicants, the city may, in addition to considering these applications, rezone property to Downtown General and/or Downtown Edge Districts. As a part of the voluntary rezone, an evaluation of the master parking shall be done to determine the availability of parking and site constraints, if any.~~

**Sec. 2501052. Uses permitted.**

In the Downtown Mixed-Use District (DT-MU) only the following uses shall be permitted:

- (1) Multi-family residential units (minimum floor area of a dwelling unit shall be five hundred (500) square feet) with a maximum density of twenty (20) units to the acre in General and Edge adjacent to General.
- (2) Residential, live/work, single family residential units with a maximum density of twenty (20) units to the acre in General and Edge adjacent to General.

\* \* \* \*

- (17) Veterinary and animal hospitals, subject to the following conditions and limitations:

\* \* \* \*

- (g) Such facility shall contain a ~~minimum~~ maximum of twenty-five hundred (2,500) square feet.

\* \* \* \*

- (28) Research and development, small-scale manufacturing and assembly, e-commerce, micro-warehouses, and scientific technology, limited to two thousand five hundred (2,500) square feet, including, but not limited to:

- (a) Artisan businesses:

1. Woodworking;
2. Handmade textiles;
3. Jewelry;



4. Bakery, cheese making, small-batch coffee roasting or specialty foods;
5. Pottery/glass studies; and
6. Candle making.

(b) Micro-enterprises:

1. Contractor shop;
  - i. Loading zones and parking areas for employees shall be adequately screened from public view from thoroughfares and adjacent residential districts.
2. Craft beverage production establishments. For purposes of this subsection, craft beverage production establishment shall mean a commercial business that produces alcoholic or non-alcoholic beverages in small batches, generally emphasizing quality, traditional, or innovative methods. These establishments often combine production with direct-to-customer sales, such as tasting rooms, or taprooms;
3. Furniture and upholstery repair;
4. Glass and mirror sales and service establishments (excluding automobile glass repair or replacement);
5. Medical and/or dental laboratory;
6. Recording studio;
7. Electronic equipment and component manufacturing;
8. Commercial radio or television broadcasting stations, studios, or offices;  
and
9. Technology centers (i.e., intelligence companies), except data centers.

(c) Manufacturing uses shall be consistent with manufacturing uses identified elsewhere in the Land Development Code as approved by the city manager or their designee.

(d) Uses shall be consistent with section 2501053(2), as amended from time to time, and as interpreted by the city manager or their designee.

**Sec. 2501052.1. Conditional use.**

The following uses shall only be conditionally permitted subject to the criteria listed below and the procedures and requirements provided elsewhere in this chapter:

\* \* \* \*

(7) Multi-family residential units (minimum floor area of a dwelling unit shall be five hundred (500) square feet) with a density above twenty (20) units to the acre in General and Edge adjacent to General subject to the following:

(a) minimum ten (10) percent non-residential square footage (except for Townhome)

(8) Residential, live/work residential units with a density above twenty (20) units to the acre in General and Edge adjacent to General subject to the following:

(a) minimum ten (10) percent non-residential square footage (except for Townhome)

(9) Research and development, small-scale manufacturing and assembly, e-commerce, micro warehouses, and scientific technology, greater than two thousand five hundred (2,500) square feet but less than five thousand (5,000) square feet, including, but not limited to:

(a) Artisan businesses:

1. Woodworking;
2. Handmade textiles;
3. Jewelry;
4. Bakery, cheese making, small-batch coffee roasting or specialty foods;
5. Pottery/glass studios; and
6. Candle making.

(b) Micro-enterprises:

1. Contractor shop;
  - i. Loading zones and parking areas for employees shall be adequately screened from public view from thoroughfares and adjacent residential districts.
2. Craft beverage production establishments. For purposes of this subsection, craft beverage production establishment shall mean a commercial business that produces alcoholic or non-alcoholic beverages in small batches, generally emphasizing quality, traditional, or innovative methods. These establishments often combine production with direct-to-customer sales, such as tasting rooms, or taprooms;
3. Furniture and upholstery repair;
4. Glass and mirror sales and service establishments (excluding automobile glass repair or replacement);
5. Medical and/or dental laboratory;
6. Recording studio;
7. Electronic equipment and component manufacturing;
8. Commercial radio or television broadcasting stations, studios, or offices; and
9. Technology centers (i.e., intelligence companies), except data centers.

(c) The petitioner shall submit a traffic statement from a registered professional engineer which identifies the impact of the project on the external roadway system. The traffic statement shall demonstrate the proposed project generates less than fifty (50) new external peak hour trips and shall be reviewed by the city, or the city's designee. If the peak hour trips exceed fifty (50), the petitioner may be required to submit additional data and/or traffic study. The city may secure an independent consultant

to review any statement or study submitted with said cost to be paid by the petitioner.

- (d) The petitioner may be required to submit a noise study by an acoustical consultant which determines that the noise generated to receiving land uses is within acceptable levels established by the noise ordinance. The noise study will be reviewed by the city, or the city's designee, and the cost shall be paid by the petitioner.

#### **Sec. 2501055. Circulation.**

In order to create a system of land subdivision and development which links one area to another, land should be organized by development blocks. When a proposed development is four (4) acres or greater for the core area, six (6) acres or greater for the general area a block configuration shall be required as part of the proposed development which requires the proposed development to construct a block assembly as part of the development. The following street cross sections shall be utilized for newly constructed streets within the DT-MU District and designed consistent with illustrations and tables found in this section.

- (1) Main Street. If the assembly of blocks is developed, at least one (1) street within The DT-MU core area shall be developed as a Main Street.

\* \* \* \*

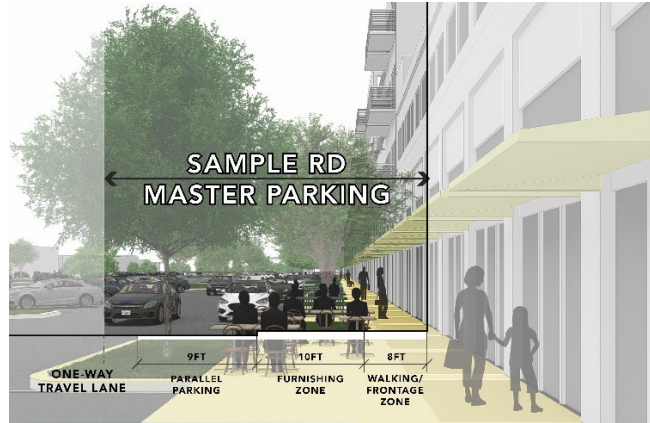
**Figure 1, Mainstreet Design**

| DESIGN PARAMETERS                                                                              | MIN | MAX |
|------------------------------------------------------------------------------------------------|-----|-----|
| Through Lanes (each direction)                                                                 | 1   | 1   |
| Left Turn Lanes                                                                                | —   | 1   |
| Through Lane(s) Width (ft.)                                                                    | 10  | 11  |
| Bike Lane Width (ft.) *                                                                        | 5   | 7   |
| Parking Lane Width (ft.) (1)                                                                   | 7   | 8   |
| Furnishing zone width (ft.) (refer to section <del>2514</del> 2501060, Landscape requirements) | 6   | —   |
| Walking zone width (ft.)                                                                       | 10  | —   |
| Frontage Zone Width<br>(Specific standards are located in the "private frontage" requirements) |     |     |

\*An alternate design for the right-of-way, with combined vehicular and bike lane with the use of sharrows can be requested and requires review by the city's traffic consultant and approval by the city manager, or their designee.

\* \* \* \*

- (2) Sample Road Master Parking. Sample Road shall retain the master parking areas between Sample Road and the building frontage.



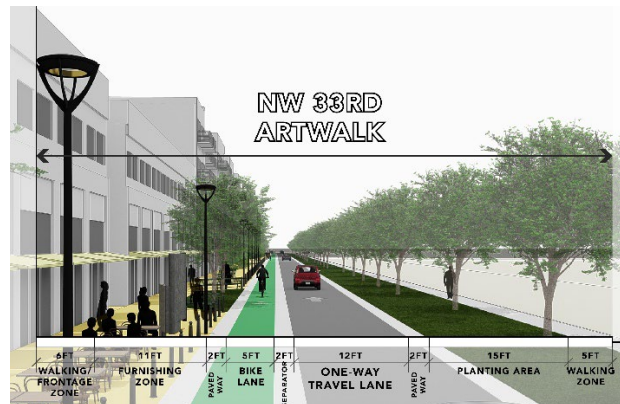
**Figure 2. Master Parking Design for Sample Road**

| <b><u>DESIGN PARAMETERS</u></b>                                                                       | <b><u>MIN</u></b> | <b><u>MAX</u></b> |
|-------------------------------------------------------------------------------------------------------|-------------------|-------------------|
| <u>Drive Aisle Lane(s)</u>                                                                            | <u>1</u>          | <u>1</u>          |
| <u>Left Turn Lanes</u>                                                                                | <u>N/A</u>        | <u>N/A</u>        |
| <u>Drive Aisle(s) Width (ft.)</u>                                                                     | <u>11</u>         | <u>18</u>         |
| <u>Bike Lane Width (ft.)</u>                                                                          | <u>N/A</u>        | <u>N/A</u>        |
| <u>Furnishing zone width (ft.) (refer to section 2501060, Landscape requirements)</u>                 | <u>6</u>          | <u>15</u>         |
| <u>Walking zone width (ft.)</u>                                                                       | <u>10</u>         | <u>20</u>         |
| <u>Frontage Zone Width</u><br>(Specific standards are located in the "private frontage" requirements) |                   |                   |

- (3) NW 33<sup>rd</sup> Street – NW 33<sup>rd</sup> Street Design shall be reconstructed and designed for one-way traffic with the north portion of the right-of-way used as a continuation



of the downtown ArtWalk. Overall design of roadway and ArtWalk to be completed entirely within the existing right-of-way designed by the CRA or city.



**Figure 3, Design for NW 33<sup>rd</sup> Street Facing East**

| <b><u>DESIGN PARAMETERS</u></b>                                                                              | <b><u>MIN</u></b> | <b><u>MAX</u></b> |
|--------------------------------------------------------------------------------------------------------------|-------------------|-------------------|
| <u>Through Lanes (each direction)</u>                                                                        | <u>1</u>          | <u>2</u>          |
| <u>Left Turn Lanes</u>                                                                                       | <u>N/A</u>        | <u>N/A</u>        |
| <u>Through Lane(s) Width (ft.)</u>                                                                           | <u>16</u>         | <u>24</u>         |
| <u>Bike Lane Width (ft.)</u>                                                                                 | <u>7</u>          | <u>=</u>          |
| <u>Parking Lane Width (ft.) (1)</u>                                                                          | <u>N/A</u>        | <u>N/A</u>        |
| <u>Linear Park Component</u>                                                                                 | <u>17</u>         | <u>24</u>         |
| <u>Swale and Existing Trees</u>                                                                              | <u>15</u>         | <u>20</u>         |
| <u>Walking Zone (ft.)</u>                                                                                    | <u>5</u>          | <u>10</u>         |
| <u>Frontage Zone Width</u><br><u>(Specific standards are located in the "private frontage" requirements)</u> |                   |                   |

The curb extension, also known as a bulb out, when provided, shall be designed to prevent any drainage issues between the parking stall and the adjacent bike lane.

(2)(4) Pedestrian streets are permitted within any of the subdistricts within the DT-MU.

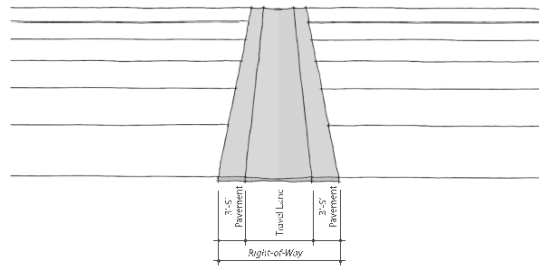


**Figure 2 4, Pedestrian Street Design**

| DESIGN PARAMETERS                                                                                      | MIN | MAX |
|--------------------------------------------------------------------------------------------------------|-----|-----|
| Through Lanes (each direction)                                                                         | 1   | 2   |
| Left Turn Lanes                                                                                        | —   | 1   |
| Through Lane(s) Width (ft.)                                                                            | 10  | 11  |
| Bike Lane Width (optional, not required)                                                               | 5   | 8   |
| Parking Lane Width (ft.) (1)                                                                           | 7   | 8   |
| Furnishing zone width (ft.) (refer to section <del>2514</del> <u>2501060</u> , Landscape requirements) | 6   | —   |
| Walking zone width (ft.)                                                                               | 6   | —   |
| Frontage Zone Width<br>(Specific standards are located in the "private frontage" requirements)         |     |     |

The curb extension, also known as a bulb out, when provided, shall be designed to prevent any drainage issues between the parking stall and the adjacent bike lane.

~~(3)(5)~~ Alleys, when designed are permitted within any subdistrict of the DT-MU.



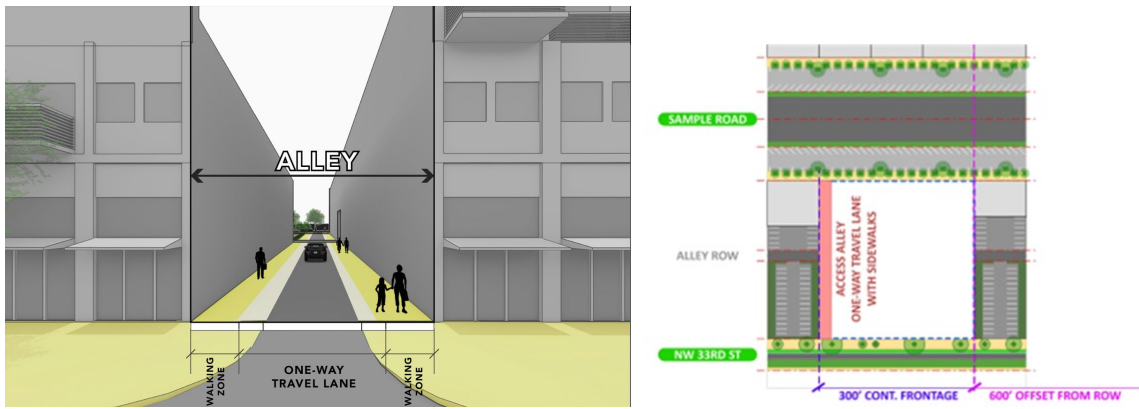
**Figure 3.5, Alleyway Illustration**

\* \* \* \*

(6) Access alleys are permitted within the Downtown General subdistrict to establish a break in the frontage zone if the six hundred (600) foot block length is exceeded. Access alleys provide one-way vehicular access from the master parking area (Sample Road and University Drive) to a right-of-way or alley and is required if:

- (a) the frontage zone width is three hundred (300) feet or greater; or
- (b) if the parcel is two (2) acres or greater.

| <b><u>DESIGN PARAMETERS</u></b>                          | <b><u>MIN</u></b> | <b><u>MAX</u></b> |
|----------------------------------------------------------|-------------------|-------------------|
| <u>Through Lane (one way direction)</u>                  | <u>1</u>          | <u>1</u>          |
| <u>Through Lane(s) Width (ft.)</u>                       | <u>10</u>         | <u>12</u>         |
| <u>Sidewalk width (ft.) *</u>                            | <u>4</u>          | <u>4</u>          |
| <u>Frontage Zone Width</u>                               | <u>300</u>        | <u>600</u>        |
| <u>*A minimum 4' sidewalk on either side is required</u> |                   |                   |

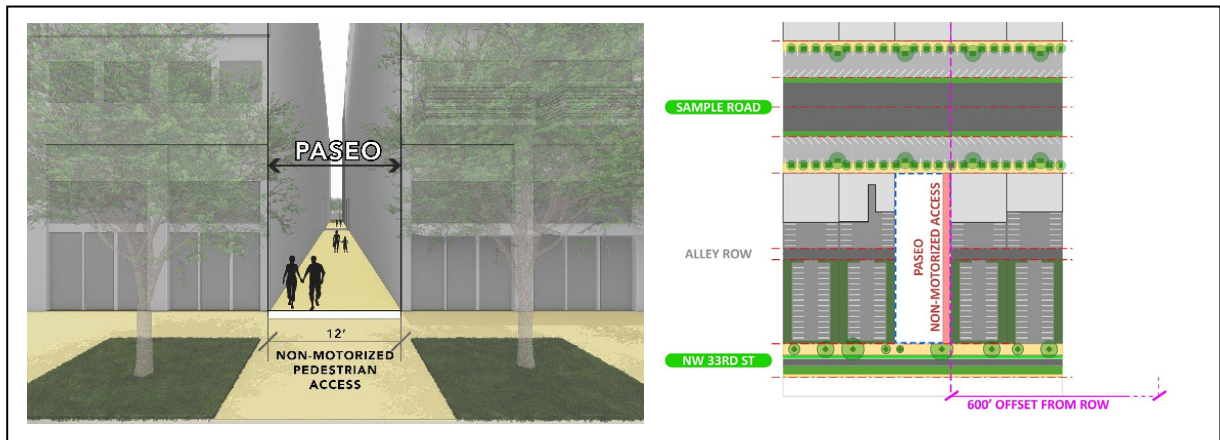


**Figure 6, Access Alley Configuration**

(7) Paseos are permitted within the Downtown General subdistrict to establish a break in the frontage zone if the six hundred (600) foot block length is exceeded. Paseos provide a pedestrian connection between the master parking areas (Sample Road and University Drive) to a right-of-way or alley and are required if:

- (a) the frontage zone width is less than two (2) acres; and
- (b) if the development is less than two (2) acres.

| <b><u>DESIGN PARAMETERS</u></b> | <b><u>MIN</u></b> | <b><u>MAX</u></b> |
|---------------------------------|-------------------|-------------------|
| <u>Walking zone width (ft.)</u> | <u>12</u>         | <u>12</u>         |

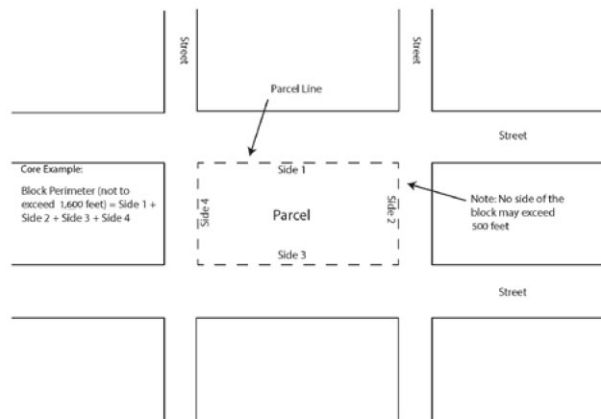


**Figure 7, Paseo Configuration**

**Sec. 2501056. Block length and perimeter.**

The block length shall range, shall be established, by subdistrict and is as follows:

| Subdistrict | Block Length (ft.) |      | Block Perimeter (ft.) |        |
|-------------|--------------------|------|-----------------------|--------|
|             | Min.               | Max. | Min.                  | Max.   |
| Core        | 300'               | 500' | 1,200'                | 1,600' |
| General     | 400'               | 600' | 1,600'                | 2,000' |
| Edge        | 500'               | 750' | —                     | 2,400' |



**Figure 4 8, Block configuration (Core example)**

\* \* \* \*

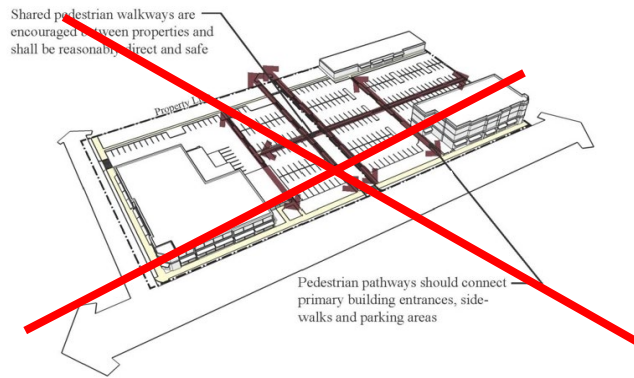
#### **Sec. 2501057. Pedestrian network standards.**

Pedestrian standards include two (2) components, circulation and design, in order to provide access to transit, neighborhoods and provide pedestrian connections to surrounding properties. as illustrated in Figure 5

- (1) The circulation and framework for the pedestrian standards are:
  - (a) One (1) of the following types of pedestrian facilities shall be placed along each side of a block if a roadway, paseo or access alley is not being constructed:

\* \* \* \*





**Figure 5 Pedestrian Standards**

**Sec. 2501058. Building typologies.**

Building types are permitted within the DT-MU when new and/or redevelopment occurs on any parcel. The use of the building typologies is to be consistent with the size, scale and character desired within the DT-MU. The following building typologies are permitted, by area:

- (1) Building lot type assembly.

\* \* \* \*

- (c) Use of air rights over alley. For developments along Sample Road with an alley parallel to Sample Road, a development can be built over the alley provided the clearance height under the building is eighteen (18) feet or higher. The owner must enter into an agreement with the city in order to build over the public right-of-way and comply with any other legal requirements or requirements imposed per the city manager or their designee.

- (2) *Building type parameters.* The following building lot type parameters are included in the table provided for each building type. Each standard is labeled by a letter (A, example) which directly relates to the table provided on each building type. Building types shall be consistently applied by and not permitted a variance to increase in building size, however, administrative zoning review committee may modify the standards as permitted in article IV, administrative zoning review committee and the relevant sections in this article. The categories for each building type parameter are described as follows:

\* \* \* \*

- (d) *Building height:* Provisions for permitted heights in stories. The maximum height for first floor residential development shall be between fourteen (14) feet and eighteen (18) feet and between twenty (20) feet and twenty-four (24) feet for non-residential. The maximum height for second story and higher shall not exceed ~~twelve (12)~~ fourteen (14) feet. An applicant may be permitted to increase the maximum floor height if the overall maximum height by building type is met and will be consistent with the floor height of other proposed buildings or for architectural

enhancement. Each building lot typology provides the range of height appropriate for the building type.

- (e) Commercial liner: In General subdistrict, for all building facades facing primary streets, the first floor must be commercial to activate the street frontage.

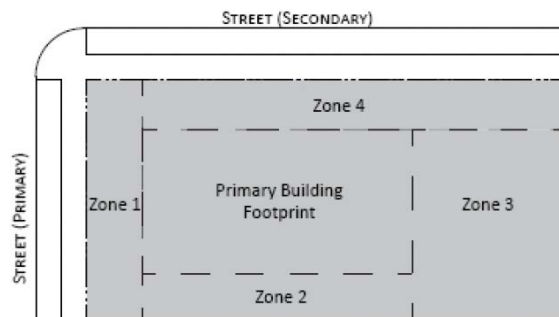
(3) *Parking Provisions*

\* \* \* \*

- (d) Zone 4: The right-of-way of any secondary ~~street~~ roadway, or adjacent to an access alley or paseo.

\* \* \* \*

- (e) On corner lots, the street (front) shall be the street with the higher classification. If both streets are of equal classification, the street (front) shall be the street abutting the front lot line. On through lots, the ~~director of development services~~ city manager or their designee shall determine which street or streets function as primary streets and which function as secondary streets. Lots located entirely in the Downtown General subdistricts dissected by an alley shall be considered through lots and both front and rear streets shall be considered primary streets. Limited access roads abutting lots shall not be considered primary streets for purposes of this section.



**Figure 6 2, Parking Zone Illustration**

- (4) Private frontages; refers to the area that is attached or integrated into the primary building. Each building type identifies the range of frontages permitted within that building type. If there are multiple frontages provided in the table, the applicant may choose what private frontage to provide per building. The private frontage area may count towards the calculation of the frontage build out requirement as identified in the regulating plan. The type of private frontage shall be consistent with the type of use adjacent to the building/façade where it is located (i.e., individual residential units shall utilize porch, stoop, or forecourt).
- (5) Master parking setback provisions. Building frontages in the Downtown General subdistrict which front Sample Road or University Drive must meet the following requirements:

- (a) Sample Road – the street setback shall be measured from the property line or measured sixty-five (65) feet from the right-of-way if the parcel includes the master parking area.
- (b) University Drive – the street setback shall be measured one hundred thirty-seven (137) feet from the right-of-way identified as the building setback line as identified in the Coral Springs University Drive, Addition 2 Subdivision, as recorded in the official records of Broward County, Plat Book 62, Page 4.
- (c) Areas within the master parking area not utilized by vehicular traffic may be used for outdoor seating, landscaping and temporary shade structures if an accessible route is provided. For permanent structures, the owner must enter into an agreement with the city in order to build on or over public property and comply with any other legal requirements or requirements imposed per the city manager, or their designee.

#### **Sec. 2501059. DT-MU Building Type Table.**

The following building types are permitted, by subdistrict as listed:

| LOT TYPES                    | CORE | GENERAL       | EDGE          |
|------------------------------|------|---------------|---------------|
| Townhome                     |      | <u>LP</u> (2) | P             |
| Multi-Plex, Small            | P    | P             | P             |
| Multi-Plex, Medium           | P    | P             |               |
| Multi-Plex, Large            | P    | <u>LP</u>     |               |
| Commercial/Mixed-Use, Small  | P    | <u>LP</u>     | P             |
| Commercial/Mixed-Use, Medium | P    | <u>LP</u>     | <u>LP</u> (1) |
| Mid-Rise                     | P    | LP            |               |
| <u>Mid-Rise – General</u>    |      | <u>P</u>      |               |
| High-Rise                    | P    |               |               |
| Single Story Commercial      |      | P             | P             |
| Institutional/Civic          | P    | P             |               |

Key:

P, Permitted in the Subdistrict.

LP, Limited Permitted.

Mid-rise cannot exceed five (5) stories in height unless the building and lot size is located a minimum of two hundred fifty (250) feet from a single family residentially zoned district.

Blank Cell, is not permitted.

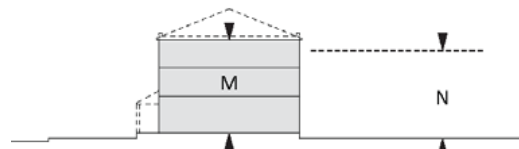
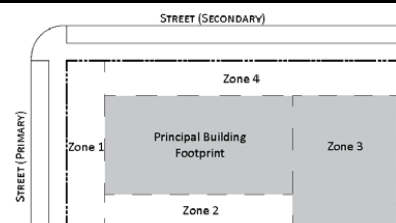
~~One (1) p~~ Permitted with height limitations (refer to building type).

(2) Townhomes are not permitted along Sample Road.

## TH TOWNHOUSE –

A building lot located on a fee simple lot and designed to accommodate a building with sidewalls on both side building lot lines and a private garden to the rear.

| LOT REQUIREMENTS                 | MIN                                        | MAX                      | LOT REQUIREMENTS AND BUILDING ENVELOPE |
|----------------------------------|--------------------------------------------|--------------------------|----------------------------------------|
| A - Lot Width (ft.)              | 15 ^                                       | 25^                      |                                        |
| B - Lot Depth (ft.)              | 80                                         | 120                      |                                        |
| C - Lot Size (sf.)               | 1,600                                      | 3,500                    |                                        |
| D - Lot Coverage (%)             | —                                          | 60                       |                                        |
| BUILDING ENVELOPE                | MIN                                        | MAX                      |                                        |
| E - Street Setback (ft.)         | Refer to specific street type for setback: |                          |                                        |
| Sample Road                      | <del>40</del> <u>N/A</u>                   | <del>25</del> <u>N/A</u> |                                        |
| University Drive                 | N/A                                        | N/A                      |                                        |
| <u>NW 33<sup>rd</sup> Street</u> | <u>5</u>                                   | <u>10</u>                |                                        |
| Secondary Roads                  | 10                                         | 25                       |                                        |
| F - Side Setback (ft.)           | 0*, **                                     | —                        |                                        |
| G - Rear Setback (ft.)           | 15                                         | —                        |                                        |
| H - Frontage Buildout (%)        | Regulating Plan                            |                          |                                        |
| ACC STR ENVELOPE                 | MIN                                        | MAX                      | ACCESSORY STRUCTURE ENVELOPE           |
| I - Street Setback (ft.)         | 30                                         |                          |                                        |
| J - Side Setback (ft.)           | 10                                         | --                       |                                        |
| K - Rear Setback (ft.)           | 10                                         | —                        |                                        |
| L - Building Footprint (sf.)     | —                                          | 800                      |                                        |
| BUILDING HEIGHT                  | MIN                                        | MAX                      |                                        |
| M - Principal Building (st.)     | 1                                          | 3                        |                                        |
| N - Accessory Structure(s) (ft.) | —                                          | 30                       |                                        |

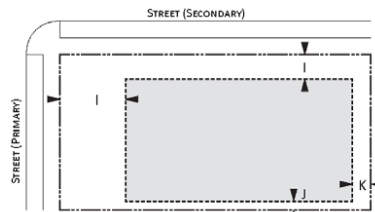
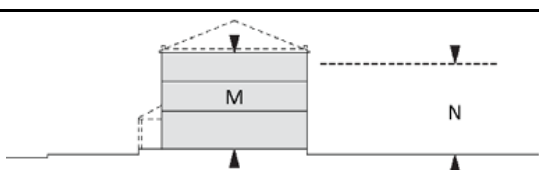
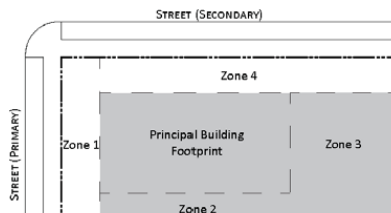
| PARKING PROVISIONS                                                                 |        |                                                                                    |
|------------------------------------------------------------------------------------|--------|------------------------------------------------------------------------------------|
| Location                                                                           | Zone 3 | BUILDING HEIGHT                                                                    |
| PRIVATE FRONTAGES                                                                  |        |  |
| Required                                                                           | P, S   |                                                                                    |
| △ End Unit may be up to 10' Minimum unit width shall be 10'.                       |        |                                                                                    |
| *10' Separation required from adjacent detached building.                          |        |                                                                                    |
| ** No more than 8 units may be attached without an additional side setback of 20'. |        | PARKING LOCATION                                                                   |
|                                                                                    |        |  |

## MS MULTI-PLEX SMALL

A building lot type is with a medium structure that consists of 3-6 side and/or stacked dwelling units typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized family home that occupies most of its building lot width and is setback from the sidewalk.

| LOT REQUIREMENTS | MIN | MAX | <div><div>STREET (PRIMARY)</div><div><div><div>STREET (SECONDARY)</div><div><div><div><div><div><div>E(min)</div><div>E</div><div>E(max)</div><div>H</div></div><div><div>F</div><div>F</div><div>F</div><div>E(min)</div></div><div><div>G</div><div>G</div><div>G</div></div></div></div><div><div>A</div><div>B</div></div></div></div></div></div></div> |
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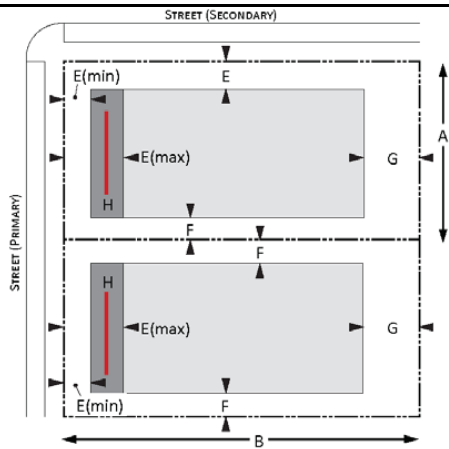
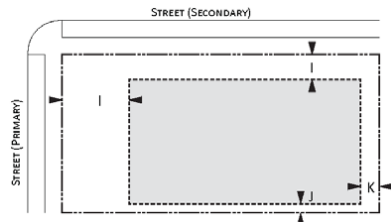
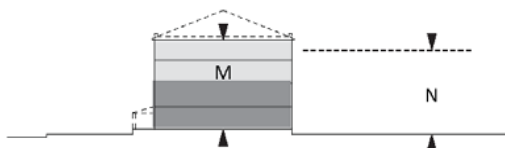
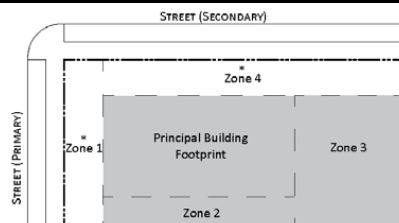


|                                                                                      |                 |     |                                                                                                                           |
|--------------------------------------------------------------------------------------|-----------------|-----|---------------------------------------------------------------------------------------------------------------------------|
| H - Frontage Buildout (%)                                                            | Regulating Plan |     | <b>ACCESSORY STRUCTURE ENVELOPE</b><br> |
| ACC STR ENVELOPE                                                                     | MIN             | MAX |                                                                                                                           |
| I - Street Setback (ft.)                                                             | 30              |     |                                                                                                                           |
| J - Side Setback (ft.)                                                               | 10              | --  |                                                                                                                           |
| K - Rear Setback (ft.)                                                               | 10              | —   |                                                                                                                           |
| L - Building Footprint (sf.)                                                         | —               | 800 |                                                                                                                           |
| BUILDING HEIGHT                                                                      | MIN             | MAX |                                                                                                                           |
| M - Principal Building (st.)                                                         | 1               | 3   |                                                                                                                           |
| N - Accessory Structure(s) (ft.)                                                     | —               | 30  |                                                                                                                           |
| PARKING PROVISIONS                                                                   |                 |     |                                                                                                                           |
| Location                                                                             | Zones 2 and 3   |     | <b>BUILDING HEIGHT</b><br>              |
| PRIVATE FRONTAGES                                                                    |                 |     |                                                                                                                           |
| Required                                                                             | P, F, S         |     |                                                                                                                           |
| *10' Separation required from adjacent detached building.                            |                 |     |                                                                                                                           |
| ** When adjacent to single family zoning, the rear setback must be a minimum of 25'. |                 |     | <b>PARKING LOCATION</b><br>           |
|                                                                                      |                 |     |                                                                                                                           |
|                                                                                      |                 |     |                                                                                                                           |
|                                                                                      |                 |     |                                                                                                                           |
|                                                                                      |                 |     | *Zone 1 permitted in existing conditions only.                                                                            |

### MM MULTI-PLEX MEDIUM

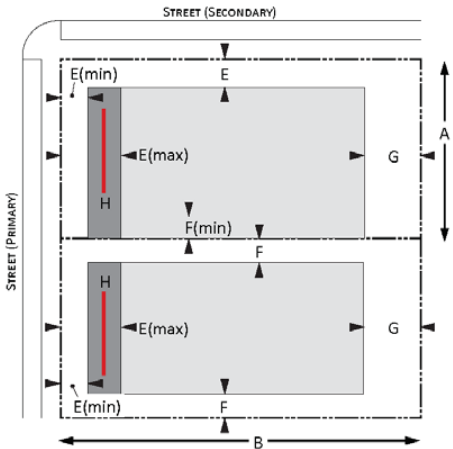
A building lot ~~that type with~~ a medium to large type structure that consists of 7-12 side and/or stacked dwelling units typically with one shared entry ~~of or~~ individual entries along the front. This type has the appearance of an estate home that occupies most of its building lot width and is placed close to the sidewalk.

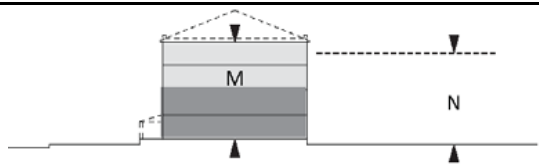
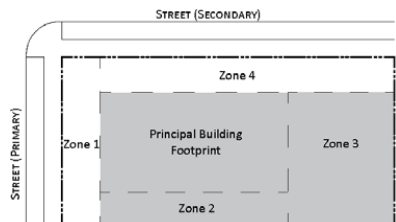
| LOT REQUIREMENTS     | MIN   | MAX                                | LOT REQUIREMENTS AND BUILDING ENVELOPE |
|----------------------|-------|------------------------------------|----------------------------------------|
| A - Lot Width (ft.)  | 80    | <del>120</del> <u>300</u>          |                                        |
| B - Lot Depth (ft.)  | 80    | 180                                |                                        |
| C - Lot Size (sf.)   | 9,000 | <del>20,000</del><br><u>87,120</u> |                                        |
| D - Lot Coverage (%) | —     | 80                                 |                                        |

| BUILDING ENVELOPE                                                                   |  | MIN                                        | MAX               |    |                                                                                      |
|-------------------------------------------------------------------------------------|--|--------------------------------------------|-------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| E - Street Setback (ft.)                                                            |  | Refer to specific street type for setback: |                   |                                                                                      |                                                                                      |
| Sample Road                                                                         |  | <del>10</del> N/A                          | <del>20</del> N/A |                                                                                      |                                                                                      |
| University Drive                                                                    |  | <del>10</del> N/A                          | <del>20</del> N/A |                                                                                      |                                                                                      |
| NW 33 <sup>rd</sup> Street                                                          |  | 10                                         | 20                |                                                                                      |                                                                                      |
| Secondary Roads                                                                     |  | 10                                         | 20                |                                                                                      |                                                                                      |
| F - Side Setback (ft.)                                                              |  | 0*                                         | 10                |                                                                                      |                                                                                      |
| G - Rear Setback (ft.)                                                              |  | 10*                                        | —                 |                                                                                      |                                                                                      |
| H - Frontage Buildout (%)                                                           |  | Regulating Plan                            |                   |                                                                                      |                                                                                      |
| ACC STR ENVELOPE                                                                    |  | MIN                                        | MAX               |   |                                                                                      |
| I - Street Setback (ft.)                                                            |  | 30                                         |                   |                                                                                      |                                                                                      |
| J - Side Setback (ft.)                                                              |  | 10                                         | --                |                                                                                      |                                                                                      |
| K - Rear Setback (ft.)                                                              |  | 10                                         | —                 |                                                                                      |                                                                                      |
| L - Building Footprint (sf.)                                                        |  | —                                          | 800               |                                                                                      |                                                                                      |
| BUILDING HEIGHT(4)                                                                  |  | MIN                                        | MAX               |                                                                                      |  |
| M - Principal Building (st.)                                                        |  | 2                                          | 4                 |                                                                                      |                                                                                      |
| N - Accessory Structure(s) (ft.)                                                    |  | —                                          | 30                |                                                                                      |                                                                                      |
| PARKING PROVISIONS                                                                  |  |                                            |                   |  |                                                                                      |
| Location                                                                            |  | Zones 2 and 3                              |                   |                                                                                      |                                                                                      |
| PRIVATE FRONTAGES                                                                   |  |                                            |                   |                                                                                      |                                                                                      |
| Required                                                                            |  | P, F, S                                    |                   |                                                                                      |                                                                                      |
| * When adjacent to single family zoning, the rear setback must be a minimum of 25'. |  |                                            |                   |                                                                                      |                                                                                      |
|                                                                                     |  |                                            |                   |                                                                                      |                                                                                      |
|                                                                                     |  |                                            |                   |                                                                                      |                                                                                      |
|                                                                                     |  |                                            |                   |                                                                                      |                                                                                      |
|                                                                                     |  |                                            |                   | BUILDING HEIGHT                                                                      |                                                                                      |
|                                                                                     |  |                                            |                   | PARKING LOCATION                                                                     |                                                                                      |
|                                                                                     |  |                                            |                   | *Zone 1 permitted in existing conditions only.                                       |                                                                                      |

## ML MULTI-PLEX LARGE

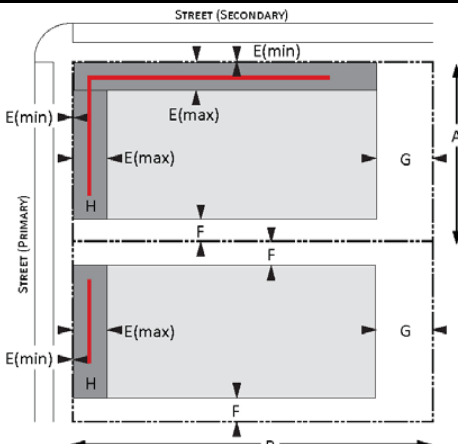
A building lot ~~that~~ type with a medium to large type structure that consists of 13—20 side and/or stacked dwelling units typically with one shared entry ~~of~~ or individual entries along the front. This type has the appearance of an estate home that occupies most of its building lot width and is placed close to the sidewalk.

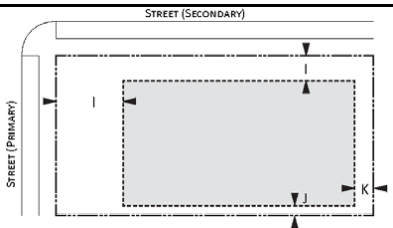
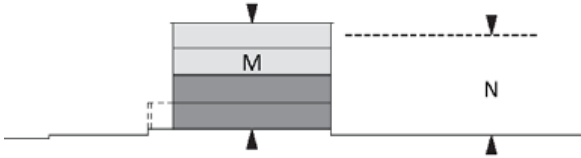
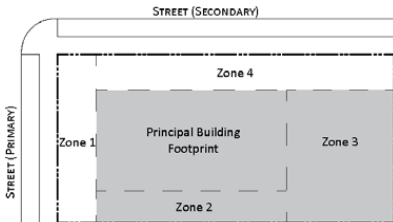
| LOT REQUIREMENTS                 | MIN                                        | MAX                              | LOT REQUIREMENTS AND BUILDING ENVELOPE                                             |
|----------------------------------|--------------------------------------------|----------------------------------|------------------------------------------------------------------------------------|
| A - Lot Width (ft.)              | 40                                         | <del>150</del> <u>600</u>        |  |
| B - Lot Depth (ft.)              | 100                                        | 300                              |                                                                                    |
| C - Lot Size (sf.)               | 4,000                                      | <del>40,000</del> <u>183,000</u> |                                                                                    |
| D - Lot Coverage (%)             | —                                          | 90                               |                                                                                    |
| BUILDING ENVELOPE                | MIN                                        | MAX                              |                                                                                    |
| E - Street Setback (ft.)         | Refer to specific street type for setback: |                                  |                                                                                    |
| Sample Road                      | <del>10</del> <u>N/A</u>                   | <del>20</del> <u>N/A</u>         |                                                                                    |
| University Drive                 | <del>10</del> <u>N/A</u>                   | <del>20</del> <u>N/A</u>         |                                                                                    |
| <u>NW 33<sup>rd</sup> Street</u> | <u>10</u>                                  | <u>20</u>                        |                                                                                    |
| Secondary Roads                  | 10                                         | 20                               |                                                                                    |
| F - Side Setback (ft.)           | 5                                          | —                                |                                                                                    |
| G - Rear Setback (ft.)           | 15                                         | —                                |                                                                                    |
| H - Frontage Buildout (%)        | Regulating Plan                            |                                  |                                                                                    |
| ACC STR ENVELOPE                 | MIN                                        | MAX                              | ACCESSORY STRUCTURE ENVELOPE                                                       |
| I - Street Setback (ft.)         | 30                                         |                                  |                                                                                    |
| J - Side Setback (ft.)           | 10                                         | --                               |                                                                                    |
| K - Rear Setback (ft.)           | 10                                         | —                                |                                                                                    |
| L - Building Footprint (sf.)     | —                                          | 800                              |                                                                                    |
| BUILDING HEIGHT                  | MIN                                        | MAX                              |                                                                                    |
| M - Principal Building (st.)     | 2                                          | 5*                               |                                                                                    |
| N - Accessory Structure(s) (ft.) | —                                          | 30                               |                                                                                    |
| PARKING PROVISIONS               |                                            |                                  |                                                                                    |
| Location                         | Zones 2 and 3                              |                                  |                                                                                    |
| PRIVATE FRONTAGES                |                                            |                                  | BUILDING HEIGHT                                                                    |
| Required                         | P, F, S                                    |                                  |                                                                                    |

|                                                                                                                                                                                                             |                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|                                                                                                                                                                                                             |  |
| * If the frontage zone width in Downtown General is less than 300 feet or less than 2 acres in size. All parcels north of Sample Road shall have a maximum height of 4 stories.                             |                                                                                    |
|                                                                                                                                                                                                             | <b>PARKING LOCATION</b>                                                            |
| *If frontage zone width in Downtown General is greater than 300 feet and greater than 2 acres in size, the maximum height shall be the maximum height of the building type or 5 stories, whichever is less. |  |
|                                                                                                                                                                                                             | *Zone 1 permitted in existing conditions only.                                     |

### CS COMMERCIAL/MIXED-USE-SMALL

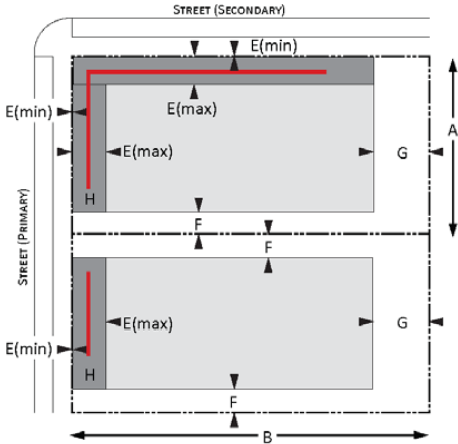
A building lot located and designed to accommodate a multistory building with commercial, office and/or multiple dwellings in any story that is designed for smaller lot sizes.

| LOT REQUIREMENTS                 | MIN                                        | MAX                               | LOT REQUIREMENTS AND BUILDING ENVELOPE                                              |
|----------------------------------|--------------------------------------------|-----------------------------------|-------------------------------------------------------------------------------------|
| A - Lot Width (ft.)              | 16                                         | <del>60</del> <u>200</u>          |  |
| B - Lot Depth (ft.)              | 80                                         | <del>140</del> <u>305</u>         |                                                                                     |
| C - Lot Size (sf.)               | <del>1,280</del><br><u>13,500</u>          | <del>8,400</del><br><u>61,000</u> |                                                                                     |
| D - Lot Coverage (%)             | —                                          | 90                                |                                                                                     |
| BUILDING ENVELOPE                | MIN                                        | MAX                               |                                                                                     |
| E - Street Setback (ft.)         | Refer to specific street type for setback: |                                   |                                                                                     |
| Sample Road                      | 10 <u>***</u>                              | 30                                |                                                                                     |
| University Drive                 | 10 <u>***</u>                              | 20                                |                                                                                     |
| <u>NW 33<sup>rd</sup> Street</u> | <u>10</u>                                  | <u>20</u>                         |                                                                                     |
| Secondary Roads                  | 10                                         | 20                                |                                                                                     |
| F - Side Setback (ft.)           | 0                                          | 6                                 |                                                                                     |
| G - Rear Setback (ft.)           | 5*                                         | —                                 |                                                                                     |
| H - Frontage Buildout (%)        | Regulating Plan                            |                                   |                                                                                     |
| ACC STR ENVELOPE                 | MIN                                        | MAX                               | ACCESSORY STRUCTURE ENVELOPE                                                        |
| I - Street Setback (ft.)         | 30                                         |                                   |                                                                                     |
| J - Side Setback (ft.)           | 10                                         | --                                |                                                                                     |

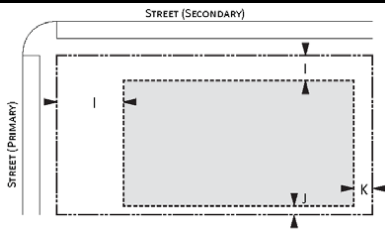
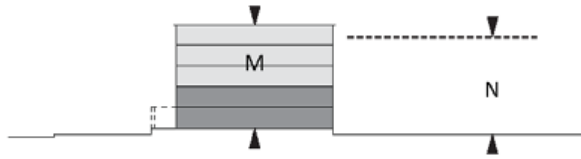
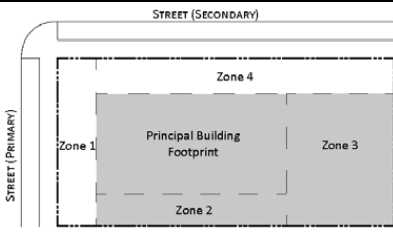
|                                                                                                                                                                                                                                                                                                                                                                                                                 |               |            |                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------|----------------------------------------------------------------------------------------------------------------|
| K - Rear Setback (ft.)                                                                                                                                                                                                                                                                                                                                                                                          | 10            | —          |                              |
| L - Building Footprint (sf.)                                                                                                                                                                                                                                                                                                                                                                                    | —             | 800        |                                                                                                                |
| <b>BUILDING HEIGHT</b>                                                                                                                                                                                                                                                                                                                                                                                          | <b>MIN</b>    | <b>MAX</b> |                                                                                                                |
| M - Principal Building (st.)                                                                                                                                                                                                                                                                                                                                                                                    | 2             | 4 **       |                                                                                                                |
| N - Accessory Structure(s) (ft.)                                                                                                                                                                                                                                                                                                                                                                                | —             | 30         |                                                                                                                |
| <b>PARKING PROVISIONS</b>                                                                                                                                                                                                                                                                                                                                                                                       |               |            | <b>BUILDING HEIGHT</b><br>   |
| Location                                                                                                                                                                                                                                                                                                                                                                                                        | Zones 2 and 3 |            |                                                                                                                |
| <b>PRIVATE FRONTAGES</b>                                                                                                                                                                                                                                                                                                                                                                                        |               |            |                                                                                                                |
| Required                                                                                                                                                                                                                                                                                                                                                                                                        | P, S, F, C    |            |                                                                                                                |
| *When adjacent to single family zoning, the rear setback must be a minimum of 25'.                                                                                                                                                                                                                                                                                                                              |               |            |                                                                                                                |
| ***No setback required if adjacent to Master Parking Per Section 2501058(5).                                                                                                                                                                                                                                                                                                                                    |               |            | <b>PARKING LOCATION</b><br> |
| <u>** If the frontage zone width in Downtown General is less than 300 feet or less than 2 acres in size. All parcels north of Sample Road shall have a maximum height of 2 stories.</u><br><u>** If frontage zone width in Downtown General is greater than 300 feet and greater than 2 acres in size, the maximum height shall be the maximum height of the building type or 4 stories, whichever is less.</u> |               |            |                                                                                                                |

## CM COMMERCIAL/MIXED-USE-MEDIUM

A building lot located and designed to accommodate a multistory building with commercial, office and/or multiple dwellings in any story that is designed for average lot sizes.

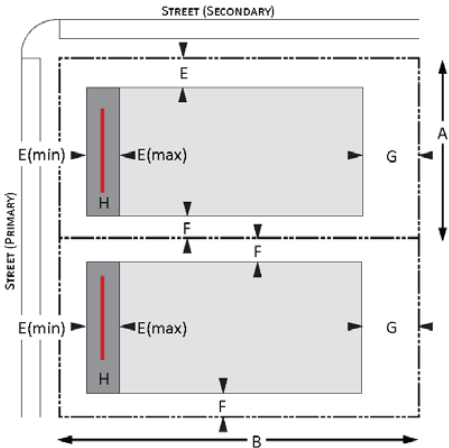
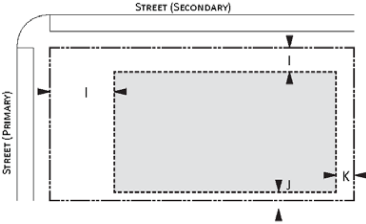
| LOT REQUIREMENTS           | MIN                                        | MAX                       | LOT REQUIREMENTS AND BUILDING ENVELOPE                                               |
|----------------------------|--------------------------------------------|---------------------------|--------------------------------------------------------------------------------------|
| A - Lot Width (ft.)        | 60                                         | <del>120</del> <u>600</u> |                                                                                      |
| B - Lot Depth (ft.)        | —                                          | 500                       |                                                                                      |
| C - Lot Size (sf.)         | —                                          | 150,000                   |                                                                                      |
| D - Lot Coverage (%)       | —                                          | 90                        |                                                                                      |
| BUILDING ENVELOPE          | MIN                                        | MAX                       |  |
| E - Street Setback (ft.)   | Refer to specific street type for setback: |                           |                                                                                      |
| Sample Road ***            | 10                                         | 30                        |                                                                                      |
| University Drive           | 0                                          | 20                        |                                                                                      |
| NW 33 <sup>rd</sup> Street | <u>10</u>                                  | <u>20</u>                 |                                                                                      |



|                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |     |                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----|--------------------------------------------------------------------------------------|
| Secondary Roads                                                                                                                                                                                                                                                                                                                                                                                                            | 10              | 20  |                                                                                      |
| F - Side Setback (ft.)                                                                                                                                                                                                                                                                                                                                                                                                     | 0               | —   |                                                                                      |
| G - Rear Setback (ft.)                                                                                                                                                                                                                                                                                                                                                                                                     | 10*             | —   |                                                                                      |
| H - Frontage Buildout (%)                                                                                                                                                                                                                                                                                                                                                                                                  | Regulating Plan |     |                                                                                      |
| ACC STR ENVELOPE                                                                                                                                                                                                                                                                                                                                                                                                           | MIN             | MAX |                                                                                      |
| I - Street Setback (ft.)                                                                                                                                                                                                                                                                                                                                                                                                   | 30              |     | ACCESSORY STRUCTURE ENVELOPE                                                         |
| J - Side Setback (ft.)                                                                                                                                                                                                                                                                                                                                                                                                     | 10              | --  |    |
| K - Rear Setback (ft.)                                                                                                                                                                                                                                                                                                                                                                                                     | 10              | —   |                                                                                      |
| L - Building Footprint (sf.)                                                                                                                                                                                                                                                                                                                                                                                               | —               | 800 |                                                                                      |
| BUILDING HEIGHT                                                                                                                                                                                                                                                                                                                                                                                                            | MIN             | MAX |                                                                                      |
| M - Principal Building (st.)                                                                                                                                                                                                                                                                                                                                                                                               | 2               | 5** |                                                                                      |
| N - Accessory Structure(s) (ft.)                                                                                                                                                                                                                                                                                                                                                                                           | —               | 30  | BUILDING HEIGHT                                                                      |
| PARKING PROVISIONS                                                                                                                                                                                                                                                                                                                                                                                                         |                 |     |                                                                                      |
| Location                                                                                                                                                                                                                                                                                                                                                                                                                   | Zones 2 and 3   |     |                                                                                      |
| PRIVATE FRONTAGES                                                                                                                                                                                                                                                                                                                                                                                                          |                 |     |                                                                                      |
| Required                                                                                                                                                                                                                                                                                                                                                                                                                   | P, S, F, C      |     |                                                                                      |
| *When adjacent to single family zoning, the rear setback must be a minimum of 25'.                                                                                                                                                                                                                                                                                                                                         |                 |     |   |
| **If adjacent to a single family residential zoning district and within the edge district, this building type may not exceed 4 stories in height.                                                                                                                                                                                                                                                                          |                 |     |                                                                                      |
| ***No setback required if adjacent to Master Parking Per Section 2501058(5).                                                                                                                                                                                                                                                                                                                                               |                 |     |                                                                                      |
| PARKING LOCATION                                                                                                                                                                                                                                                                                                                                                                                                           |                 |     |                                                                                      |
| <p><u>** If the frontage zone width in Downtown General is less than 300 feet or less than 2 acres in size. All parcels north of Sample Road shall have a maximum height of 2 stories.</u></p> <p><u>** If frontage zone width in Downtown General is greater than 300 feet and greater than 2 acres in size, the maximum height shall be the maximum height of the building type or 4 stories, whichever is less.</u></p> |                 |     |                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |     |  |

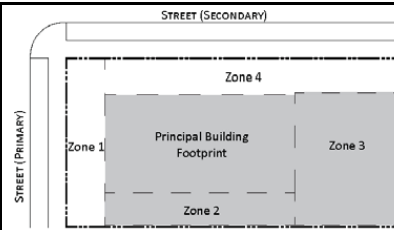
## MR MID-RISE

This building type is a medium to large sized structure, 4—8 stories tall, built on a large lot that typically incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses; or may be a single-use building, typically service or residential. This type is a primary component of an urban downtown providing high-density buildings.

| LOT REQUIREMENTS                                                            |  | MIN                                        | MAX     | LOT REQUIREMENTS AND BUILDING ENVELOPE<br> |
|-----------------------------------------------------------------------------|--|--------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------|
| A - Lot Width (ft.)                                                         |  | 120                                        | 300-600 |                                                                                                                              |
| B - Lot Depth (ft.)                                                         |  | —                                          | 500     |                                                                                                                              |
| C - Lot Size (sf.)                                                          |  | —                                          | 150,000 |                                                                                                                              |
| D - Lot Coverage (%)                                                        |  | —                                          | 90      |                                                                                                                              |
| BUILDING ENVELOPE                                                           |  | MIN                                        | MAX     | <b>ACCESSORY STRUCTURE ENVELOPE</b><br>  |
| E - Street Setback (ft.)                                                    |  | Refer to specific street type for setback: |         |                                                                                                                              |
| Sample Road**                                                               |  | 5                                          | 30      |                                                                                                                              |
| University Drive **                                                         |  | 10                                         | 20      |                                                                                                                              |
| NW 33 <sup>rd</sup> Street                                                  |  | 10                                         | 20      |                                                                                                                              |
| Secondary Roads                                                             |  | 5                                          | 15      |                                                                                                                              |
| F - Side Setback (ft.)                                                      |  | 0                                          | —       |                                                                                                                              |
| G - Rear Setback (ft.)                                                      |  | 10                                         | —       |                                                                                                                              |
| H - Frontage Buildout (%)                                                   |  | Regulating Plan                            |         |                                                                                                                              |
| ACC STR ENVELOPE                                                            |  | MIN                                        | MAX     |                                                                                                                              |
| I - Street Setback (ft.)                                                    |  | N/A                                        | N/A     |                                                                                                                              |
| J - Side Setback (ft.)                                                      |  | N/A                                        | N/A     |                                                                                                                              |
| K - Rear Setback (ft.)                                                      |  | N/A                                        | N/A     |                                                                                                                              |
| L - Building Footprint (sf.)                                                |  | N/A                                        | N/A     |                                                                                                                              |
| BUILDING HEIGHT                                                             |  | MIN                                        | MAX     | <b>PARKING LOCATION</b>                                                                                                      |
| M - Principal Building (st.)                                                |  | 4                                          | 8*      |                                                                                                                              |
| N - Accessory Structure(s) (ft.)                                            |  | —                                          | —       |                                                                                                                              |
| PARKING PROVISIONS                                                          |  |                                            |         |                                                                                                                              |
| Location                                                                    |  | Zones 2 and 3                              |         |                                                                                                                              |
| PRIVATE FRONTAGES                                                           |  |                                            |         |                                                                                                                              |
| Required                                                                    |  | P, F, S, C                                 |         |                                                                                                                              |
|                                                                             |  |                                            |         |                                                                                                                              |
| **No setback required if adjacent to Master Parking Per Section 2501058(5). |  |                                            |         |                                                                                                                              |

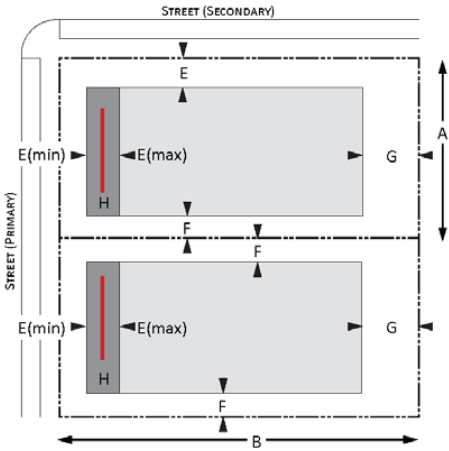
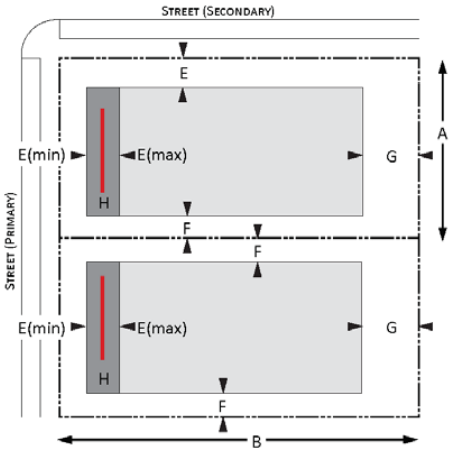
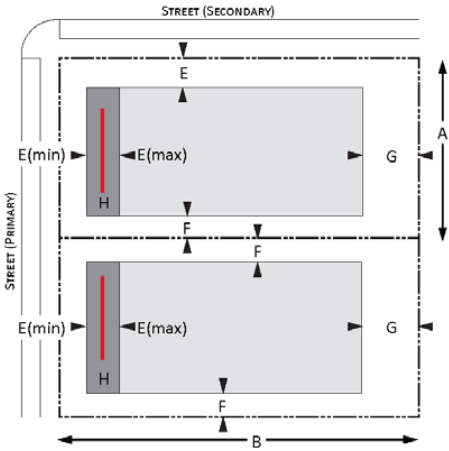
\* If the frontage zone width in Downtown General is less than 300 feet or less than 2 acres in size. All parcels north of Sample Road shall have a maximum height of 2 stories.

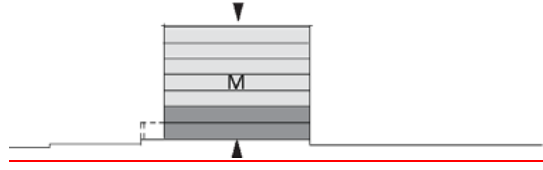
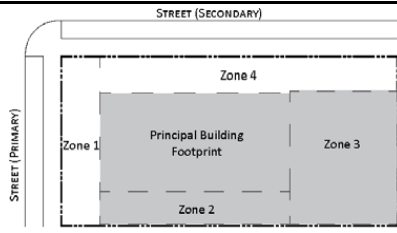
\*If frontage zone width in Downtown General is greater than 300 feet and greater than 2 acres in size, the maximum height shall be the maximum height of the building type or 4 stories, whichever is less.



## MRG MID-RISE - GENERAL

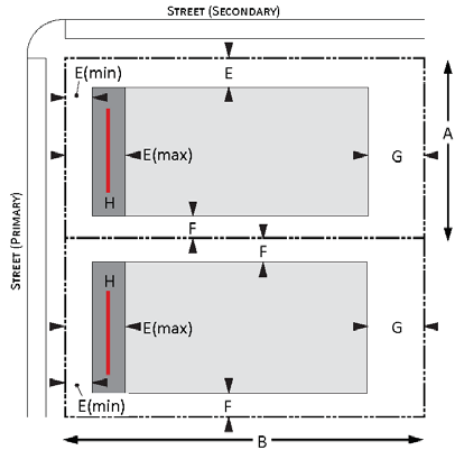
This building type is a medium to large sized structure, 4—8 stories tall, built on a large lot that typically incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor commercial or may be a single-use building. No residential units permitted. This building type can only be used on that portion of parcels directly between Master Parking on Sample Road or University Drive and the alley running parallel to Sample Road/University Drive in the Downtown General Subdistrict.

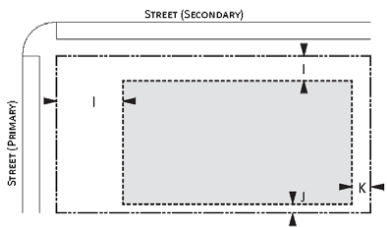
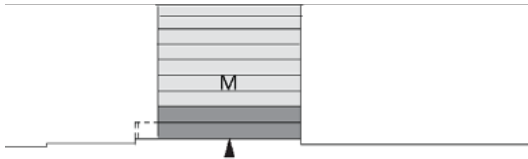
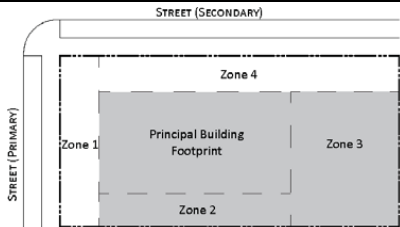
| LOT REQUIREMENTS             | MIN                                        | MAX     | LOT REQUIREMENTS AND BUILDING ENVELOPE                                              |
|------------------------------|--------------------------------------------|---------|-------------------------------------------------------------------------------------|
| A - Lot Width (ft.)          | 135                                        | 600     |  |
| B - Lot Depth (ft.)          | =                                          | 135     |                                                                                     |
| C - Lot Size (sf.)           | =                                          | 150,000 |                                                                                     |
| D - Lot Coverage (%)         | =                                          | 90      |                                                                                     |
| BUILDING ENVELOPE            | MIN                                        | MAX     |                                                                                     |
| E - Street Setback (ft.)*    | Refer to specific street type for setback: |         |  |
| Sample Road                  | 0                                          | 30      |                                                                                     |
| University Drive             | 0                                          | 20      |                                                                                     |
| NW 33 <sup>rd</sup> Street   | N/A                                        | N/A     |                                                                                     |
| Secondary Roads              | 5                                          | 15      |                                                                                     |
| F - Side Setback (ft.)       | 0                                          | =       |                                                                                     |
| G - Rear Setback (ft.)       | 10                                         | =       |                                                                                     |
| H - Frontage Buildout (%)    | Regulating Plan                            |         |                                                                                     |
| ACC STR ENVELOPE             | MIN                                        | MAX     | ACCESSORY STRUCTURE ENVELOPE                                                        |
| I - Street Setback (ft.)     | N/A                                        | N/A     |  |
| J - Side Setback (ft.)       | N/A                                        | N/A     |                                                                                     |
| K - Rear Setback (ft.)       | N/A                                        | N/A     |                                                                                     |
| L - Building Footprint (sf.) | N/A                                        | N/A     |                                                                                     |
| BUILDING HEIGHT              | MIN                                        | MAX     |                                                                                     |

|                                                                                   |                      |             |                                                                                    |
|-----------------------------------------------------------------------------------|----------------------|-------------|------------------------------------------------------------------------------------|
| <u>M - Principal Building (st.)</u>                                               | <u>4</u>             | <u>8 **</u> |                                                                                    |
| <u>N - Accessory Structure(s) (ft.)</u>                                           | <u>=</u>             | <u>=</u>    |                                                                                    |
| <b><u>PARKING PROVISIONS</u></b>                                                  |                      |             |                                                                                    |
| <u>Location</u>                                                                   | <u>Zones 2 and 3</u> |             | <b><u>BUILDING HEIGHT</u></b>                                                      |
| <b><u>PRIVATE FRONTAGES</u></b>                                                   |                      |             |  |
| <u>Required</u>                                                                   | <u>C</u>             |             |                                                                                    |
|                                                                                   |                      |             |                                                                                    |
| <u>*No setback required if adjacent to Master Parking Per Section 2501058(5).</u> |                      |             | <b><u>PARKING LOCATION</u></b>                                                     |
| <u>**Maximum height shall be 100 feet.</u>                                        |                      |             |  |

## HR HIGH-RISE

The High-Rise building lot is a large sized structure with portions or all of the building more than eight stories tall, built on a large lot that typically incorporates structured parking. It is used to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses. This type is a primary component of an urban downtown providing high-density buildings.

| LOT REQUIREMENTS         | MIN                                        | MAX     | LOT REQUIREMENTS AND BUILDING ENVELOPE                                               |
|--------------------------|--------------------------------------------|---------|--------------------------------------------------------------------------------------|
| A - Lot Width (ft.)      | 120                                        | 450     |                                                                                      |
| B - Lot Depth (ft.)      | 200                                        | 450     |                                                                                      |
| C - Lot Size (sf.)       | 24,000                                     | 202,500 |                                                                                      |
| D - Lot Coverage (%)     | —                                          | 90      |                                                                                      |
| BUILDING ENVELOPE        | MIN                                        | MAX     |                                                                                      |
| E - Street Setback (ft.) | Refer to specific street type for setback: |         |  |
| Sample Road              | 15                                         |         |                                                                                      |
| University Drive         | 15                                         | 20      |                                                                                      |
| Secondary Roads          | 10                                         | 20      |                                                                                      |
| F - Side Setback (ft.)   | 0                                          | —       |                                                                                      |

|                                  |                 |     |                                                                                                                           |
|----------------------------------|-----------------|-----|---------------------------------------------------------------------------------------------------------------------------|
| G - Rear Setback (ft.)           | 10              | —   |                                                                                                                           |
| H - Frontage Buildout (%)        | Regulating Plan |     |                                                                                                                           |
| ACC STR ENVELOPE                 | MIN             | MAX |                                                                                                                           |
| I - Street Setback (ft.)         | N/A             | N/A |                                                                                                                           |
| J - Side Setback (ft.)           | N/A             | N/A |                                                                                                                           |
| K - Rear Setback (ft.)           | N/A             | N/A | <b>ACCESSORY STRUCTURE ENVELOPE</b><br> |
| L - Building Footprint (sf.)     | N/A             | N/A |                                                                                                                           |
| BUILDING HEIGHT                  | MIN             | MAX |                                                                                                                           |
| M - Principal Building (st.)     | 4               |     |                                                                                                                           |
| N - Accessory Structure(s) (ft.) | —               | —   |                                                                                                                           |
| PARKING PROVISIONS               |                 |     | <b>BUILDING HEIGHT</b><br>              |
| Location                         | Zones 2 and 3   |     |                                                                                                                           |
| PRIVATE FRONTAGES                |                 |     |                                                                                                                           |
| Required                         | P, S, F, C      |     |                                                                                                                           |
|                                  |                 |     |                                                                                                                           |
|                                  |                 |     | <b>PARKING LOCATION</b><br>           |
|                                  |                 |     |                                                                                                                           |
|                                  |                 |     |                                                                                                                           |
|                                  |                 |     |                                                                                                                           |
|                                  |                 |     |                                                                                                                           |

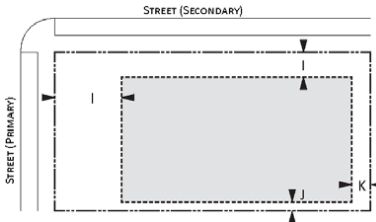
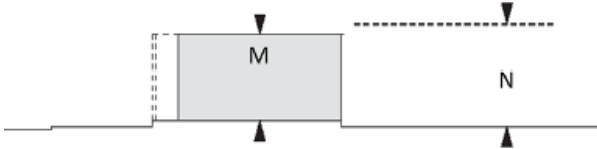
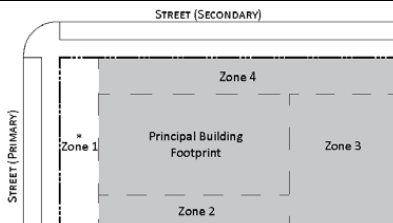
## SC SINGLE STORY COMMERCIAL BUILDING

A building lot located and designed to accommodate single use office and retail.

| LOT REQUIREMENTS         | MIN                                        | MAX    | LOT REQUIREMENTS AND BUILDING ENVELOPE |
|--------------------------|--------------------------------------------|--------|----------------------------------------|
| A - Lot Width (ft.)      | 50                                         | 300    |                                        |
| B - Lot Depth (ft.)      | 100                                        | 300    |                                        |
| C - Lot Size (sf.)       | 7,500                                      | 90,000 |                                        |
| D - Lot Coverage (%)     | —                                          | 60     |                                        |
| BUILDING ENVELOPE        | MIN                                        | MAX    |                                        |
| E - Street Setback (ft.) | Refer to specific street type for setback: |        |                                        |

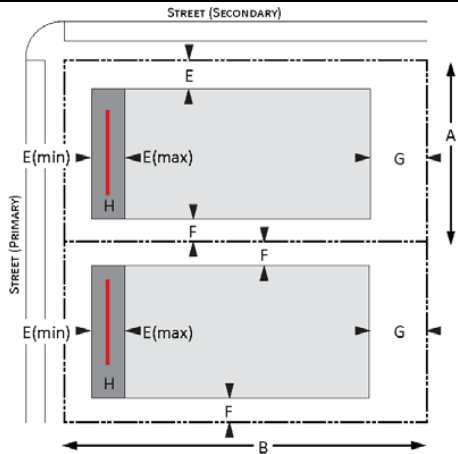
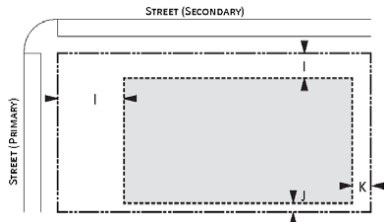
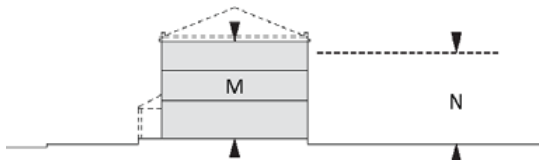
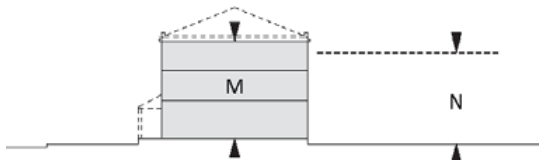
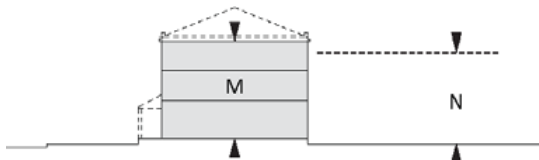
The diagram illustrates a building lot with its dimensions and setbacks. The lot is bounded by 'STREET (PRIMARY)' on the left and 'STREET (SECONDARY)' on the top. The building footprint is a rectangle with setbacks labeled E(min), E(max), F, G, and H. The lot width is labeled A. The lot depth is labeled B. The building height is labeled M.



|                                                                                   |                  |     |                                                                                                                           |                                                                                                                 |
|-----------------------------------------------------------------------------------|------------------|-----|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Sample Road                                                                       | 10*              | 50  |                                                                                                                           |                                                                                                                 |
| University Drive                                                                  | 0                | 50  |                                                                                                                           |                                                                                                                 |
| NW 33 <sup>rd</sup> Street                                                        | 10               | 20  |                                                                                                                           |                                                                                                                 |
| Secondary Roads                                                                   | 10               | 20  |                                                                                                                           |                                                                                                                 |
| F - Side Setback (ft.)                                                            | 0                | —   |                                                                                                                           |                                                                                                                 |
| G - Rear Setback (ft.)                                                            | 15               | —   |                                                                                                                           |                                                                                                                 |
| H - Frontage Buildout (%)                                                         | Regulating Plan  |     |                                                                                                                           |                                                                                                                 |
| ACC STR ENVELOPE                                                                  | MIN              | MAX | <b>ACCESSORY STRUCTURE ENVELOPE</b><br> |                                                                                                                 |
| I - Street Setback (ft.)                                                          | 30               |     |                                                                                                                           |                                                                                                                 |
| J - Side Setback (ft.)                                                            | 10               | --  |                                                                                                                           |                                                                                                                 |
| K - Rear Setback (ft.)                                                            | 10               | —   |                                                                                                                           |                                                                                                                 |
| L - Building Footprint (sf.)                                                      | —                | 800 |                                                                                                                           |                                                                                                                 |
| BUILDING HEIGHT                                                                   | MIN              | MAX |                                                                                                                           |                                                                                                                 |
| M - Principal Building (st.)                                                      | 1                | 1   |                                                                                                                           |                                                                                                                 |
| N - Accessory Structure(s) (ft.)                                                  | —                | 30  | <b>BUILDING HEIGHT</b><br>            |                                                                                                                 |
| PARKING PROVISIONS                                                                |                  |     |                                                                                                                           | <b>PARKING LOCATION</b><br> |
| Location                                                                          | Zones 2, 3 and 4 |     |                                                                                                                           |                                                                                                                 |
| PRIVATE FRONTAGES                                                                 |                  |     |                                                                                                                           |                                                                                                                 |
| Required                                                                          | C                |     |                                                                                                                           |                                                                                                                 |
|                                                                                   |                  |     |                                                                                                                           |                                                                                                                 |
|                                                                                   |                  |     |                                                                                                                           |                                                                                                                 |
|                                                                                   |                  |     |                                                                                                                           |                                                                                                                 |
| <u>*No setback required if adjacent to Master Parking Per Section 2501058(5).</u> |                  |     | <u>*Zone 1 allowed in (going to permit in existing conditions)</u>                                                        |                                                                                                                 |

## CV CIVIC-INSTITUTION

A building lot located and designed to accommodate a building containing public or civic uses such as community services, day care, education, government, places of worship, or social services.

| LOT REQUIREMENTS                                                                                       | MIN                                        | MAX | LOT REQUIREMENTS AND BUILDING ENVELOPE                                               |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------|-----|--------------------------------------------------------------------------------------|
| A - Lot Width (ft.)                                                                                    | Established by max. block length           |     |    |
| B - Lot Depth (ft.)                                                                                    | —                                          | —   |                                                                                      |
| C - Lot Size (sf.)                                                                                     | —                                          | —   |                                                                                      |
| D - Lot Coverage (%)                                                                                   | —                                          | 90  |                                                                                      |
| BUILDING ENVELOPE                                                                                      | MIN                                        | MAX |                                                                                      |
| E - Street Setback (ft.)                                                                               | Refer to specific street type for setback: |     |  |
| Sample Road                                                                                            | 10 **                                      | 30  |                                                                                      |
| University Drive                                                                                       | 0                                          | 20  |                                                                                      |
| NW 33 <sup>rd</sup> Street                                                                             | 0                                          | 30  |                                                                                      |
| Secondary Roads                                                                                        | 0                                          | 30  |                                                                                      |
| F - Side Setback (ft.)                                                                                 | 10                                         | —   |                                                                                      |
| G - Rear Setback (ft.)                                                                                 | 15                                         | —   |                                                                                      |
| H - Frontage Buildout (%)                                                                              | Regulating Plan                            |     |                                                                                      |
| ACC STR ENVELOPE                                                                                       | MIN                                        | MAX |                                                                                      |
| I - Street Setback (ft.)                                                                               | 30                                         |     |                                                                                      |
| J - Side Setback (ft.)                                                                                 | 10                                         | --  |                                                                                      |
| K - Rear Setback (ft.)                                                                                 | 10                                         | —   |                                                                                      |
| L - Building Footprint (sf.)                                                                           | —                                          | 800 |                                                                                      |
| BUILDING HEIGHT                                                                                        | MIN                                        | MAX |                                                                                      |
| M - Principal Building (st.)                                                                           | 1                                          | *   |  |
| N - Accessory Structure(s) (ft.)                                                                       | —                                          | 30  |                                                                                      |
| PARKING PROVISIONS                                                                                     |                                            |     |  |
| Location                                                                                               | Zones 2, 3 and 4                           |     |                                                                                      |
| PRIVATE FRONTAGES                                                                                      |                                            |     |  |
| Required                                                                                               | None                                       |     |                                                                                      |
| *Maximum building shall be consistent with the max. building heights permitted within the subdistrict. |                                            |     |                                                                                      |

|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                    | <b>PARKING LOCATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>**No setback required if adjacent to Master Parking Per Section 2501058(5).</b> | <p>The diagram illustrates a rectangular 'Principal Building Footprint' situated at the corner of two streets: 'STREET (PRIMARY)' on the left and 'STREET (SECONDARY)' on the top. The area surrounding the building is divided into four zones: 'Zone 1' is to the left of the building, 'Zone 2' is below the building, 'Zone 3' is to the right of the building, and 'Zone 4' is above the building. A small asterisk is located within Zone 1.</p> |

\* \* \* \*

### Sec. 2501060. Landscape requirements.

- (1) Landscape buffers between land uses within the DT-MU:

\* \* \* \*

- (3) Furnishing zones and landscape standards:

\* \* \* \*

- (c) Landscape palette shall be consistent with existing development within the DT-MU.

### Sec. 2501061. General design standards.

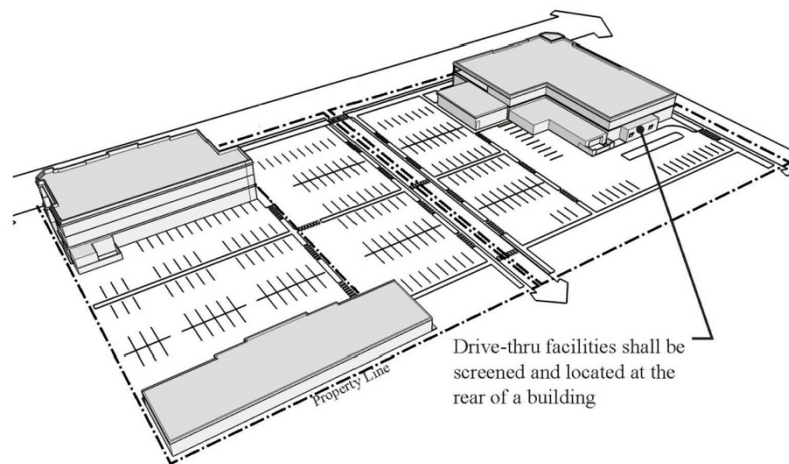
The following standards apply to all buildings that are located within a Mixed-Use development area:

\* \* \* \*

- (3) *Drive-through facilities, when permitted must be designed as outlined:*

- (a) Drive-through facilities shall only be located at the rear of a building as illustrated in Figure 7 10.

\* \* \* \*

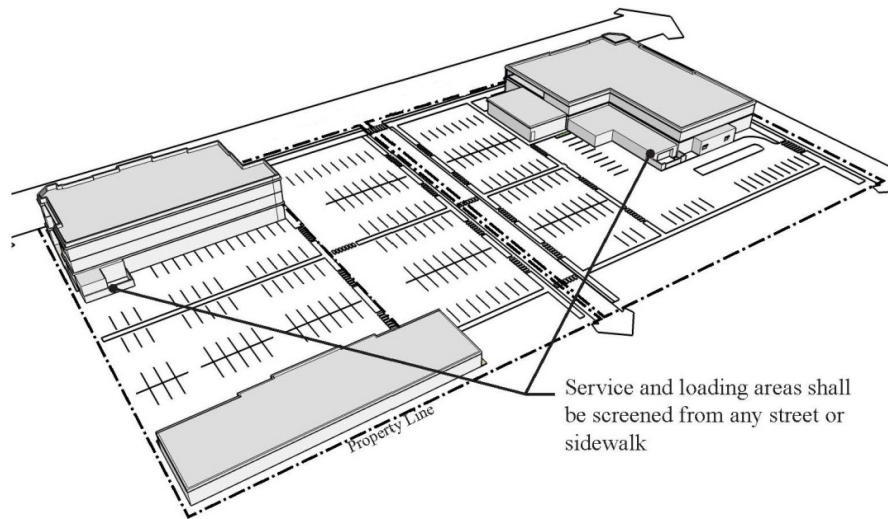


**Figure 7 10, Drive-Through facilities**

(4) *Screening requirements.*

- (a) Loading docks, truck parking, ~~outdoor storage~~, utility meters, HVAC equipment, trash dumpsters, trash compactors, and other service functions shall not be visible from any street or sidewalk or adjacent residential area as illustrated in Figure 8 10. Outdoor storage is not allowed.
- (b) ~~These facilities may~~ Loading docks, truck parking, trash dumpsters, trash compactors, and other service functions shall be incorporated into the overall design of the principal building, using screening walls of compatible material, style, color, texture, pattern, trim and details whether these service functions are attached or detached from the principal building. The trash area shall be air conditioned or appropriately ventilated within a building and shall be a minimum of twenty-eight (28) feet tall and seventeen and one-half (17 ½ ) feet wide to allow for the collection of trash completely internal to the building unless otherwise determined by the City Manager or their designee that an alternate method of trash operation is suitable for the site.
- (b)(c) The screening wall shall be one (1) foot higher than the largest object being screened, but not more than ten (10) feet high, on all sides where access is not needed and no higher than eight (8) feet when the area being screened is adjacent to existing single family zoned area(s) planned or built. An opaque gate, with the same height as the wall, shall be included where access is needed.
- (c)(d) Building equipment at ground level shall be placed on the parking lot side of the building away from view from any streets, sidewalks and residential areas. The mechanical equipment shall be screened from view by fencing, vegetation, or parapet walls (if located on a roof) using the same materials as the principal building; (i.e., stone, brick or stucco). The screening shall

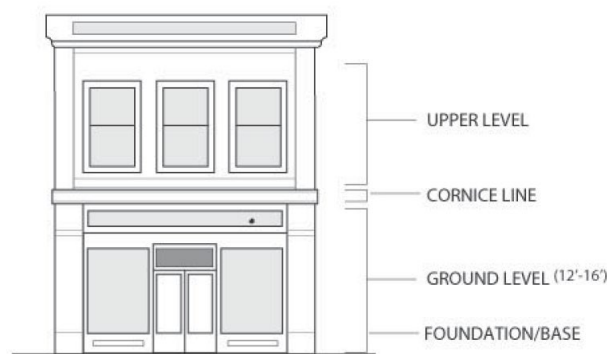
be at least equal to the width and height of the equipment to be screened from view.



**Figure 8 11, Screening Areas**

(5) *Building façade.*

- (a) Buildings shall provide a foundation or base, typically from ground to bottom of the lower windowsills, with changes in volume or material as illustrated in Figure 9 12. A clear visual division shall be maintained between the ground level floor and upper floors with either a cornice line or awning from twelve (12) feet to sixteen (16) feet above base floor elevation or grade, whichever height applies to the proposed development.

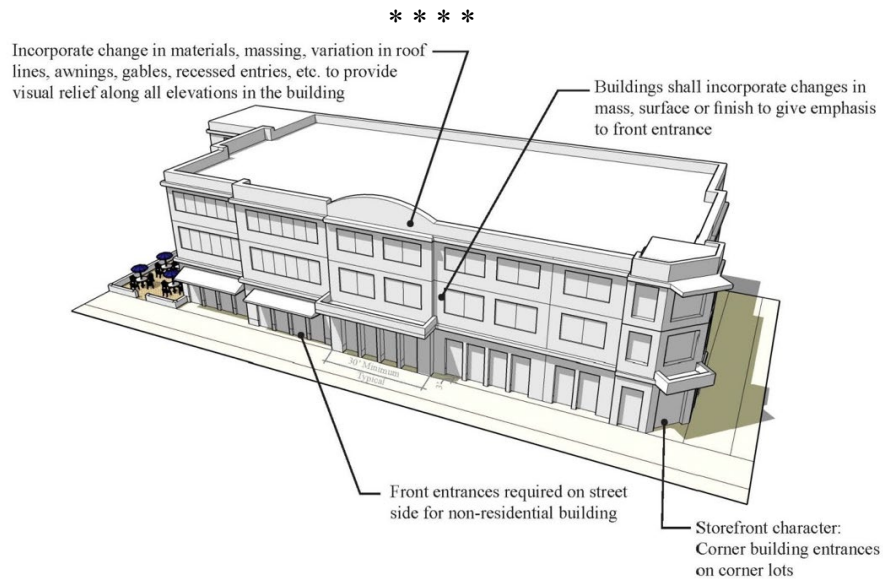


**Figure 9 12, Building Façade**

(6) *Building features.*

- (a) All buildings shall utilize at least three (3) of the following design features to provide visual relief along all elevations of the building as illustrated in Figure 10 13 and Figure 11 14:



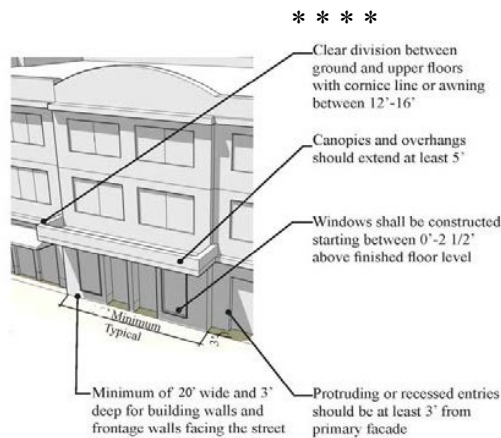


**Figure 40 13, Building features and storefront character**

\* \* \* \*

(9) *Storefront character.*

- (a) Commercial and Mixed-Use buildings shall express a “storefront character” as illustrated in Figure 40 13, in addition to the private frontage requirements. This guideline is met by providing all of the following architectural features, as illustrated in Figure 40 14, along the street building frontage, as applicable.



**Figure 44 14, Building features**

\* \* \* \*

- (11) *Lighting.* Exterior lighting shall be designed with cut-off luminaries that are directed downward and away from other property so as to eliminate glare and

light spillage to other property. Lighting for alleys and paseos shall be provided for pedestrian and vehicular safety. All proposed street lighting shall be Streetworks PMM Mesa LED lighting or similar if approved by the city manager, or their designee.

- (12) Fencing. When fencing for a residential unit faces a right-of-way, the maximum height of fencing shall be four (4) feet as measured from the adjacent sidewalk.

## Sec. 2501062. Parking requirements.

The DT-MU District provides for the following parking standards:

- (1) Off-street parking requirements are established by using the following parking rates, by relevant land use:

**Table 1.0 DT-MU Parking Calculations**

| Land Use          | Parking Generation Rate                                  |
|-------------------|----------------------------------------------------------|
| General Office    | <u>2.0</u> <del>2.84</del> parking spaces per 1,000 sf.  |
| Government Office | <u>2.36</u> <del>4.15</del> parking spaces per 1,000 sf. |
| Commercial Retail | <u>2.43</u> <del>2.94</del> parking spaces per 1,000 sf. |
| Residential       | <u>1.5</u> <del>1.38</del> parking spaces per unit       |
| Hotel             | 1.00 parking spaces per room                             |
| Library           | <u>2.28</u> <del>2.6</del> parking spaces per 1,000 sf.  |
| School            | 0.10 parking space per student                           |
| Movie Theatres    | <u>0.20</u> <del>0.15</del> parking space per seat       |

\* \* \* \*

- (2) Shared parking. An applicant may also be permitted for additional parking reductions that were established in “Downtown Coral Springs Mixed-Use District Shared Parking Study”, ~~dated June 18, 2015~~ as amended from time to time. This study recommended specific parking rate calculations by area within the Coral Springs Community Redevelopment Area. An applicant may utilize additional reductions for development and redevelopment based on mix of uses and hours of operation. These tables may be updated from time to time and are available in the development services department and on the city’s website. An applicant may run the parking ratio analysis online, however, the final reduction and analysis shall be confirmed by the development services department. The tables are located at <http://www.coralsprings.org> <https://www.coralsprings.gov>.

- (3) On-street parking and metered parking. On-street parking and metered parking cannot be used as required guest parking for residential development and is to be used by patrons of the non-residential uses and temporary parking.
- (4) Guest parking. A minimum of ten percent (10%) shall be designated for guest parking and delineated through surface markings and signage.
- (5) Gated residential parking. If residential parking is gated and/or separated from non-residential parking in Mixed-Use developments, the petitioner shall provide a parking study showing that the off-street parking can accommodate all uses if the off-site parking areas are not shared.
- (6) Transportation Network Companies (TNC), taxis, or autonomous parking. One drop-off/pick-up space shall be provided for every two hundred (200) units in a multi-family development. In addition, one (1) drop-off/pick-up parking space shall be provided for every ten thousand (10,000) square feet of restaurant and retail space in a Mixed-Use or non-residential development. For purposes of this subsection, Transportation Network Companies (TNC) shall mean any company or persons offering ride-booking services whereby the company offering the service picks up a passenger(s) upon request or utilizes electronic or other means of communication to connect Persons using their personal vehicles with passengers.
- (7) On-street parking loading area. The city manager, or their designee, may authorize use of on-street parking areas in off-peak times for non-residential loading if the location of the building loading area is not within two hundred (200) feet of the use.

**SECTION 3.** Repeal of Conflicting Ordinances. All prior ordinances or resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 4.** Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court or competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

**SECTION 5.** Inclusion in Code. It is the intention of the City Commission of the City of Coral Springs, Florida, that the provisions of this Ordinance shall become and be made a part of the Land Development Code of the City of Coral Springs; and that the sections of this ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 6.** Effective Date. This Ordinance shall become effective upon the approval of the City Commission.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

PASSED ON SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
SCOTT BROOK, MAYOR

ATTEST:

\_\_\_\_\_  
GEORGIA ELLIOTT, CMC, CITY CLERK

Unanimous \_\_\_\_\_  
Motion /2<sup>nd</sup>

Yes No

|       |       |                      |       |       |
|-------|-------|----------------------|-------|-------|
| _____ | _____ | MAYOR BROOK          | _____ | _____ |
| _____ | _____ | COMMISSIONER CERRA   | _____ | _____ |
| _____ | _____ | COMMISSIONER MCHUGH  | _____ | _____ |
| _____ | _____ | COMMISSIONER SIMMONS | _____ | _____ |



**REZONING – (ZR) PETITION**  
**TITLE CERTIFICATE WILL BE REQUIRED AS PROOF OF OWNERSHIP**

Please type or print the following information:

Petitioner: CITY OF CORAL SPRINGS

Phone: 954-344-1160

Address: 9500 W SAMPLE ROAD, CORAL SPRINGS, FL 33065

Email Address: echang@coralsprings.gov

Petitioner's Relation to Subject Property:

Legal Description of Subject Property:

Certain properties within the CRA/LAC located west of Coral Hills Drive and south of NW 31st

Court. See attached Exhibit 1

Present Zoning: B-2, RM-20, MC

Requested Zoning: DT-MU

**(NOTE: if more than one zoning classification is requested, attach complete legal description for each zoning classification requested.)**

Reasons and justification for requested zoning:

Rezoning the associated parcels will provide property owners with a zoning district consistent with the existing Local Activity Center Land Use which allows for mixed-use development.

- ☐ Please provide two (2) 11"x17" sets of site plan of subject property
- ☐ CD containing digital copies of all documents in PDF file

**FOR USE WHEN PETITIONER IS OWNER OF SUBJECT PROPERTY**

This is to certify that I am the owner in fee simple of the property described in this Rezoning Petition. This further certifies that I have read this Petition, and the statements contained herein are true and correct to the best of my knowledge.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Owner's Name (Print or Type)

\_\_\_\_\_  
Address (Street, City)

\_\_\_\_\_  
Phone Number

Sworn to and subscribed before me, by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of Florida \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Personally, known to me, or

\_\_\_\_\_  
Produced identification

Type of identification: \_\_\_\_\_

\_\_\_\_\_  
DID take an oath, or

\_\_\_\_\_  
DID NOT take an oath

\*\*\*\*\*

**FOR USE WHEN PETITIONER IS NOT OWNER OF SUBJECT PROPERTY**

This is to certify that I am the owner of subject lands described above in this Rezoning Petition and that I have authorized \_\_\_\_\_ to act as agent for owner for the purpose of this Petition.

This further certifies that I have read this Petition, and the statements contained herein are true and correct to the best of my knowledge.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Owner's Name (Print or Type)

\_\_\_\_\_  
Address (Street, City) Phone Number

=====

Sworn to And Subscribed Before Me, By Means of ☐ Physical Presence or

☐ Online Notarization this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State Of Florida \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Personally, known to me, or

\_\_\_\_\_  
Produced identification

Type of identification: \_\_\_\_\_

\_\_\_\_\_  
DID take an oath, or

\_\_\_\_\_  
DID NOT take an oath

TO BE COMPLETED BY COMMUNITY DEVELOPMENT DIVISION

Accepted By: **ELIZABETH CHANG**

Section Number: \_\_\_\_\_

Date Accepted: **5/14/2026**

Petition #: **ZR26-0001**

**FEE: \$3,222.06 Plus recordation fee, property owner notification and legal advertising costs to be determined by City Clerk (954) 344-1065.**



Hover form fields for instructions.

## Land Development Code Amendment (LDA) Petition

### Petitioner Information

City of Coral Springs

echang@coralsprings.gov

Name (or firm)

Email

### Amendment Information

Section 250105 (Definitions) and various sections within Article XVII (Downtown Mixed-Use (DT-MU) Zoning D

Sections of the code to be amended

Proposed amendment

Amendment to DT-MU regulations to extend zoning to remainder of the Community Redevelopment Area (Phase II of DT-MU rezoning project).

Reason for amendment

To establish development regulations for the remainder of the CRA to be consistent with the City's Local Activity Center Land Use, which allows mixed-use development.

What is the public benefit of the proposed code amendment?

The updated regulations will allow property owners located with Phase II of the CRA to develop/redevelop their property to the highest and best use within the City's Downtown.

How does this code amendment(s) affect other portions of the code and/or the public?

Other portions of the code may be updated accordingly to be consistent, i.e. signs, architectural guidelines, etc. The public has already seen increased mixed-use developments in Phase I of the DT-MU project and Phase II includes the completion of the rezoning.

Does this amendment impact the cost of housing? ☐ Yes ☒ No

If yes what is the approximate increase per unit? \_\_\_\_\_

If this amendment impacts the cost of housing per unit, notify the Chief Planner.



Signature of Petitioner

9500 W SAMPLE RD, CORAL SPRINGS  
Petitioner Address (Street, City, Phone)

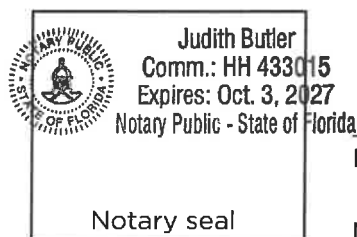
954-344-1160

## Notary Public

The foregoing instrument was acknowledged before me on 5/21/26

by means of: ☒ physical presence ☐ online notarization ☐ took an oath ☐ did NOT take an oath

☐ personally known ☐ produced identification ID type \_\_\_\_\_



Judith Butler 5/21/26  
Notary signature/date

My commission expires Oct. 3, 2027

Submit the following with this form.

- Two (2) 11" x 17" sets of site plans of subject property
- CD containing digital copies of all documents in PDF file
- \$4,960.03 fee plus recordation fee and legal advertising costs to be determined by City Clerk (954-344-1065)

## Community Development Division use only

Petition # LDA26-0003 Accepted by Elizabeth Chang Date accepted 5/14/2026





May 22, 2026



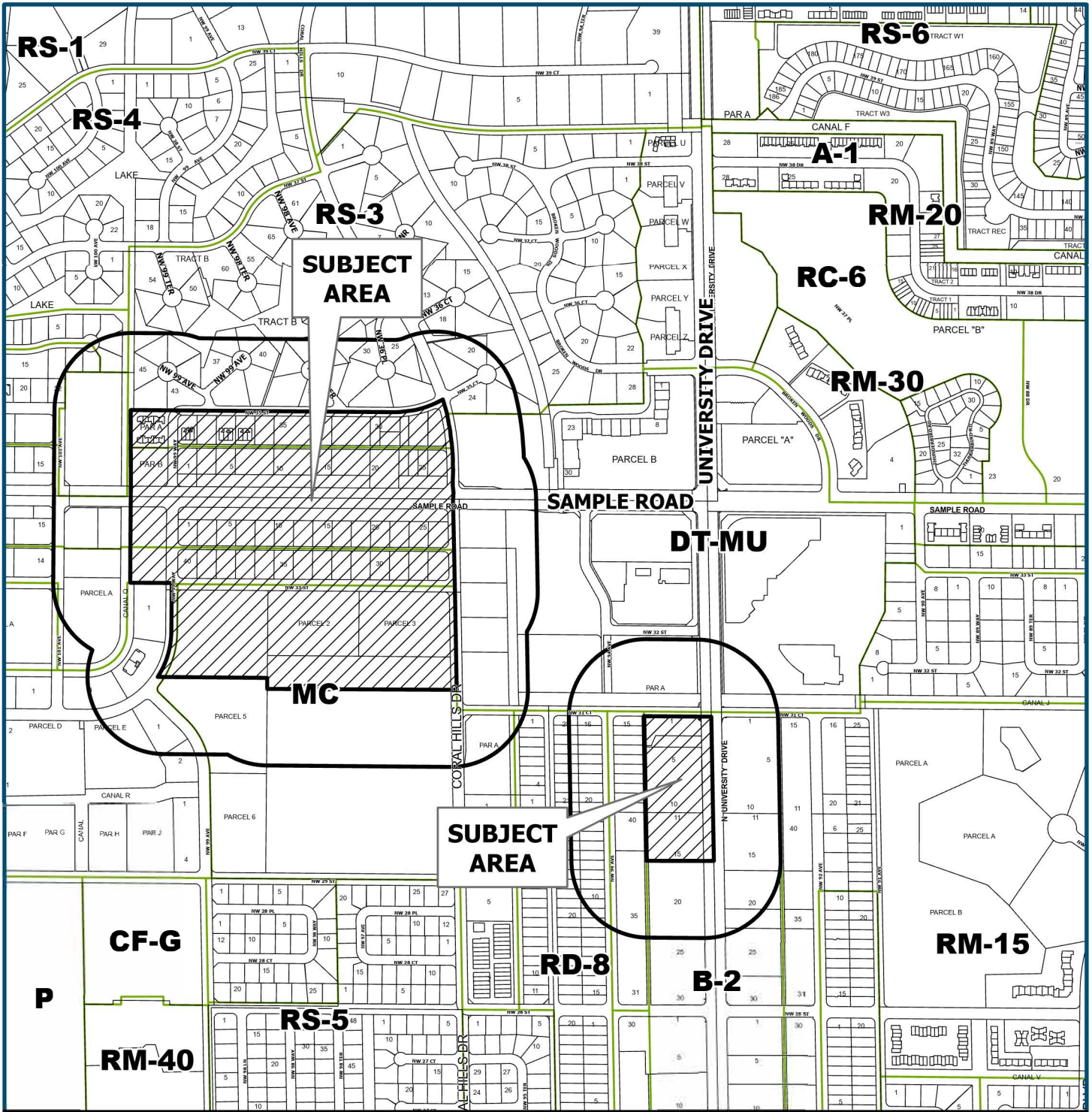
Subject Areas

**ZR26-0001**  
**WITHIN CITY'S COMMUNITY REDEVELOPMENT AREA (CRA)/LOCAL**  
**ACTIVITY CENTER**  
**WEST OF CORAL HILLS DRIVE, SOUTH OF NW 31ST COURT**  
**58.31+/- ACRES**



0 330 660  
Feet





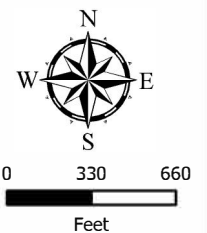
May 22, 2026



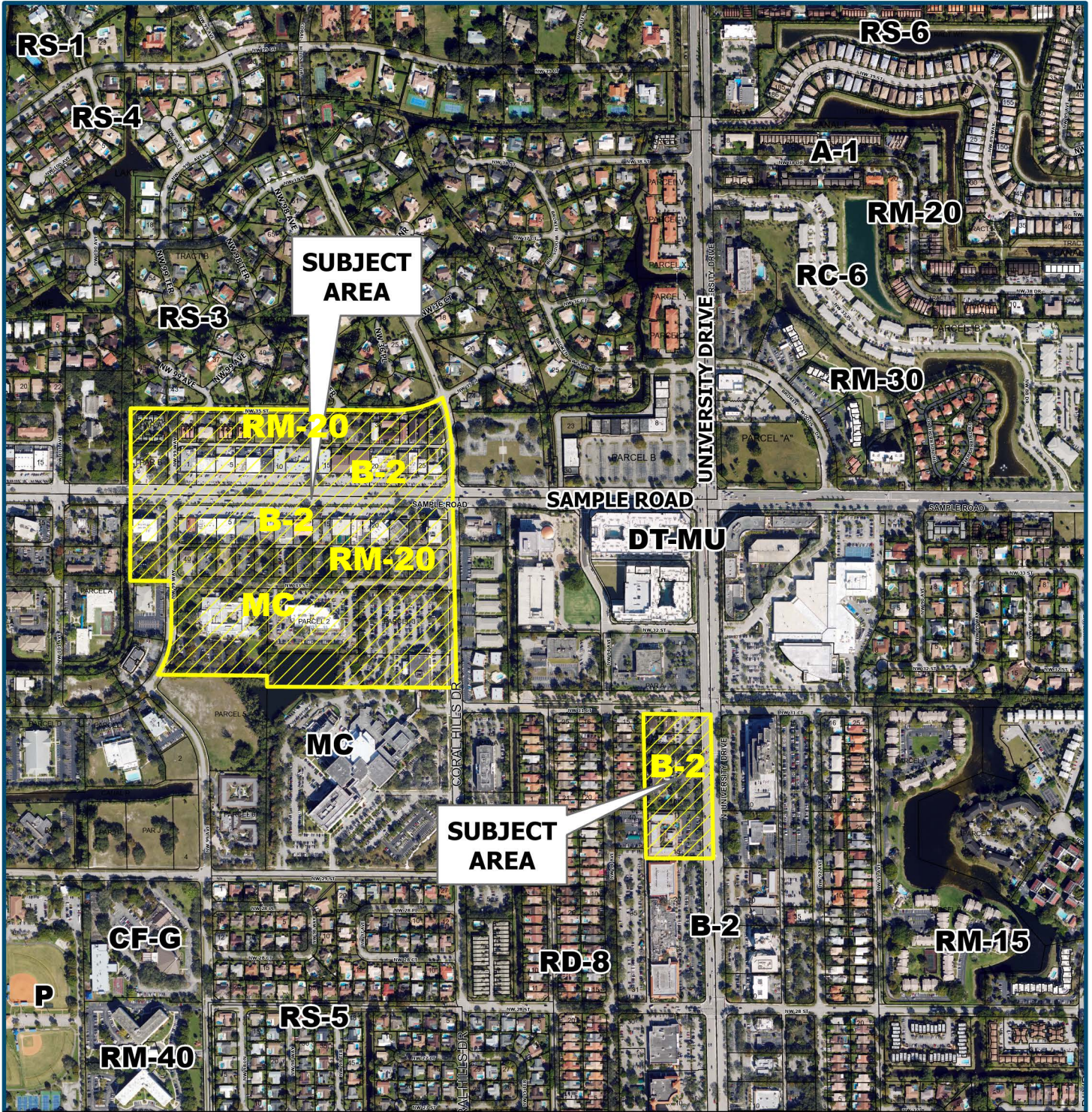
Subject Areas

400' Buffer

**ZR26-0001**  
**WITHIN CITY'S COMMUNITY REDEVELOPMENT AREA (CRA)/LOCAL**  
**ACTIVITY CENTER**  
**WEST OF CORAL HILLS DRIVE, SOUTH OF NW 31ST COURT**  
**58.31+/- ACRES**







May 22, 2026

## EXISTING ZONING FOR PHASE II - DOWNTOWN



Subject Areas



0 330 660  
Feet







May 22, 2026

## PROPOSED ZONING FOR PHASE II - DOWNTOWN



Subject Areas



0 330 660  
Feet





**Letter of Support – Downtown Mixed-Use Zoning District Expansion**

Dear Mayor and City Commissioners:

As a property owner within the Coral Springs Community Redevelopment Area (CRA), I am pleased to express my support for the extension of the Downtown Mixed-Use (DT-MU) Zoning District throughout the CRA.

The continued growth and redevelopment of Downtown Coral Springs is important to the success of the businesses and property owners who have invested in this area. The DT-MU zoning currently in place at Sample Road and University Drive has helped facilitate significant new residential and commercial development, contributing more than \$130 million in taxable value growth since 2018 and demonstrating the positive impact that thoughtful, flexible zoning can have on private investment and economic vitality.

Expanding the DT-MU throughout the CRA will provide property owners with greater flexibility to reinvest in and redevelop their properties with a mix of residential, retail, dining, entertainment, and other commercial uses. This flexibility is critical to attracting new investment, responding to changing market conditions, strengthening existing businesses, and creating additional opportunities for people to live, work, shop, dine, and gather downtown.

A vibrant, walkable downtown benefits the entire business community by bringing more residents, customers, visitors, and activity to the area while supporting long-term property values and continued private investment. As a stakeholder in Downtown Coral Springs, I believe the DT-MU expansion is an important step toward realizing the community's vision for a thriving downtown and positioning the area for continued economic success.

I respectfully encourage the City Commission to approve the extension of the Downtown Mixed-Use Zoning District throughout the CRA.

Sincerely,



Alex Lee,

Property Owner

9891 W Sample Rd,

Coral Springs, FL 33065



Dear Mayor and City Commissioners:

On behalf of the Coral Springs Community Redevelopment Agency (CRA) Board, I am pleased to express our support for expanding the Downtown Mixed-Use (DT-MU) Zoning District throughout the CRA.

The continued growth and redevelopment of Downtown Coral Springs are essential to the success of the businesses and property owners who have invested in the area. The DT-MU zoning currently in place near Sample Road and University Drive has helped facilitate significant residential and commercial development, contributing more than \$130 million in taxable value growth since 2018. This progress demonstrates the positive impact that thoughtful and flexible zoning can have on private investment and economic vitality.

Expanding the DT-MU Zoning District throughout the CRA would provide property owners with greater flexibility to reinvest in and redevelop their properties with an appropriate mix of residential, retail, dining, entertainment, and other commercial uses. This flexibility is critical to attracting new investment, responding to changing market conditions, supporting existing businesses, and creating more opportunities for people to live, work, shop, dine, and gather downtown.

A vibrant, walkable downtown benefits the entire community by attracting more residents, customers, and visitors while strengthening property values and encouraging continued private investment. The proposed expansion also aligns with the CRA's goals of promoting redevelopment, enhancing the appearance and functionality of the district, and supporting the long-term economic success of Downtown Coral Springs.

The CRA Board respectfully encourages the City Commission to approve the expansion of the DT-MU Zoning District throughout the CRA and advance the community's vision for a thriving, connected, and economically sustainable downtown.

Sincerely,

*Bernard T Moyle*

[Bernard T Moyle \(Aug 12, 2026 12:58:12 EDT\)](#)

**Bernard T. Moyle**

Board Chair

Coral Springs Community Redevelopment Agency

9500 W. Sample Road

Coral Springs, FL 33065

## **Letter of Support – Downtown Mixed-Use Zoning District Expansion**

Dear Mayor and City Commissioners:

As a business owner looking to invest within the Coral Springs Community Redevelopment Agency (CRA), I am pleased to express my support for the extension of the Downtown Mixed-Use (DT-MU) Zoning District throughout the CRA.

The continued growth and redevelopment of Downtown Coral Springs is important to the success of the businesses and property owners who have invested in this area. The DT-MU zoning currently in place at Sample Road and University Drive has helped facilitate significant new residential and commercial development, contributing more than \$130 million in taxable value growth since 2018 and demonstrating the positive impact that thoughtful, flexible zoning can have on private investment and economic vitality.

Expanding the DT-MU throughout the CRA District will provide property owners with greater flexibility to reinvest in and redevelop their properties with a mix of residential, retail, dining, entertainment, and other commercial uses. This flexibility is critical to attracting new investment, responding to changing market conditions, strengthening existing businesses, and creating additional opportunities for people to live, work, shop, dine, and gather downtown.

A vibrant, walkable downtown benefits the entire business community by bringing more residents, customers, visitors, and activity to the area while supporting long-term property values and continued private investment. As a stakeholder in Downtown Coral Springs, I believe the DT-MU expansion is an important step toward realizing the community's vision for a thriving downtown and positioning the area for continued economic success.

I respectfully encourage the City Commission to approve the extension of the Downtown Mixed-Use Zoning District throughout the CRA.

Sincerely,

**Vincent Aversa**

Vincent Aversa

Rooftop Springs LLC

Manager

9705 W Sample Rd (Property Address)

Signature:



Vinny Aversa (Aug 14, 2026 08:19:40 EDT)

Email: [vinny42684@gmail.com](mailto:vinny42684@gmail.com)



May 28, 2026

Tina Jou  
Director of Development Services  
9500 West Sample Road  
Coral Springs, FL 33065

Re: Letter of Support for the Approval of the Extension of the Downtown Mixed-Use Zoning District (DT-MU)

Dear Ms. Jou,

On behalf of the Economic Development Advisory Committee (EDAC), we express our strong support for the extension of the Downtown Mixed-Use (DT-MU) Zoning District throughout the Community Redevelopment Area (CRA).

Since its implementation at the four corners of Sample Road and University Drive, the DT-MU zoning designation has successfully encouraged private investment, facilitated the development of new residential and commercial projects, and contributed more than \$130 million in taxable value growth since 2018. This increase in property value strengthens the local tax base and provides additional resources that can be reinvested into infrastructure, public spaces, and amenities that further support economic growth.

Expanding the DT-MU zoning district throughout the CRA will create additional opportunities for property owners and developers to reinvest in aging properties and introduce a complementary mix of residential, retail, dining, office, entertainment, and hospitality uses. This flexibility is essential to fostering a vibrant downtown environment that attracts residents, visitors, entrepreneurs, and employers.

A thriving downtown serves as an economic engine for the community, driving job creation, supporting local businesses, increasing property values, and enhancing Coral Springs' competitiveness as a destination for investment. The extension of the DT-MU district aligns with the City's long-term economic development objectives by encouraging redevelopment, promoting walkability, and creating the type of mixed-use environment that today's workforce and businesses increasingly seek.

EDAC believes this zoning extension is a critical step toward realizing the vision of a dynamic, economically resilient downtown that benefits residents, businesses, and the broader Coral Springs community for years to come.

Best regards,

Chair, Economic Development Advisory Committee



May 28, 2026

Tina Jou  
Director of Development Services  
9500 West Sample Road  
Coral Springs, FL 33065

Re: Letter of Support for the Approval of the Extension of the Downtown Mixed-Use Zoning District (DT-MU)

Dear Ms. Jou,

The Economic Development Office supports the extension of the Downtown Mixed-Use (DT-MU) Zoning District throughout the Community Redevelopment Area (CRA). Currently located at the four corners of Sample Road and University Drive, the DT-MU has facilitated the development of new multifamily residential units and commercial space, contributing more than \$130 million in taxable value growth since 2018. This increase in tax base has generated additional revenues that enable the CRA to reinvest in the area through critical infrastructure and public improvement projects.

Expanding the DT-MU across the entire CRA will provide property owners with greater flexibility to redevelop their sites with a complementary mix of residential, commercial, entertainment, and dining uses. This zoning strategy supports the City's vision for a vibrant, walkable downtown that serves as a destination for residents, businesses, and visitors alike. Approval of this extension is a key step toward fostering continued investment, enhancing economic vitality, and creating an attractive urban environment that encourages people to live, work, shop, dine, and gather in Downtown Coral Springs.

Best regards,

*Kristi J. Bartlett*

Kristi J. Bartlett, CEcD, FRA-RP  
Director of Economic Development  
City of Coral Springs





## City of Coral Springs

### Business Impact Estimate Form

*This Business Impact Estimate Form is provided in accordance with **Section 166.041(4), Florida Statutes** and must be included in the agenda item backup for each proposed ordinance on first reading. A Business Impact Estimate Form must be prepared and posted on the City's website for each ordinance by the date that the notice of the proposed ordinance is published, regardless of whether the ordinance is exempted under Section A below. This Business Impact Estimate Form may be revised following its initial posting.*

Title and File ID # of proposed ordinance:

ORDINANCE 2026-112 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, AMENDING NUMEROUS SECTIONS OF ARTICLE XVII OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE OF THE CITY OF CORAL SPRINGS ENTITLED "DOWNTOWN MIXED-USE (DT-MU) ZONING DISTRICT," TO MAKE REVISIONS TO SEVERAL PROVISIONS RELATED TO DT-MU DEVELOPMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. (LDA26-0003)

The provisions contained in this Section A constitute exemptions as provided in Section 166.041(4)(c). If one or more boxes are checked in Section A below, a business impact estimate is not required by state law for the proposed ordinance.

#### **Section A**

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the City;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The proposed ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
  - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
  - c. Sections 190.005 and 190.046;
  - d. Section 553.73, relating to the Florida Building Code; or
  - e. Section 633.202, relating to the Florida Fire Prevention Code.

If an exemption in Section A is applicable, then only Section A needs to be completed. If there is no exemption in Section A, Section B must be completed.

**Section B** This section with the business impact estimate must be completed if the proposed ordinance does not meet any of the exemptions in Section A.

1. A summary of the proposed ordinance which must include a statement of the public purpose (e.g., public health, safety, morals and welfare).

The proposed ordinance will make changes to the Downtown Mixed-Use (DT-MU) Zoning District regulations and provide allowances for potential redevelopment and mixed-use throughout the Local Activity Center (LAC). This will update the DT-MU Phase II to include the remaining parcels located in the Local Activity Center (LAC) not included in the first phase of rezoning. Approval of this rezoning and amendments to the Land Development Code will allow the remaining parcels within the LAC to be rezoned to DT-MU. These changes include recommendations for a mix of uses and development consistent with new urbanism techniques and sustainable development principles. Additionally, encourages pedestrian, bicycle, and mass transit facilities to further strengthen future growth, while encouraging the use of shared parking facilities throughout the Community Redevelopment Area (CRA).

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- a) An estimate of direct compliance costs that businesses may reasonably incur.

The proposed ordinance provides additional options for approved development in the Local Activity Center. It does not require business to incur additional costs.

- b) Any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

None, the proposed ordinance is optional and does not require businesses to incur additional costs.

(c) An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees to cover such costs.

None, the proposed ordinance is optional and does not require businesses to incur additional costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The rezoning will affect approximately 210 parcels/businesses.

4. Additional information/methodology for preparation, if any:

N/A

Prepared by: George Soberon Asst. Dir. of Dev Servs  
Print name and title

George Soberon  
George Soberon (Aug 5, 2026 14:41:00 EDT)  
Signature and Date

# Coral Springs Business Impact Estimate Form (Blank Fillable Form)

Final Audit Report

2026-08-05

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2026-08-05                                   |
| By:             | Matt Hoffman (mhoffman@coralsprings.gov)     |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAAV5DR34TVA0GmYPXbi1y37ZSUaKpVxVwC |

## "Coral Springs Business Impact Estimate Form (Blank Fillable Form)" History

-  Web Form created by Matt Hoffman (mhoffman@coralsprings.gov)  
2025-04-02 - 8:30:31 PM GMT
-  Web Form filled in by George Soberon (gsoberon@coralsprings.gov)  
2026-08-05 - 6:41:00 PM GMT- IP address: 199.27.247.2
-  Email verification link emailed to George Soberon (gsoberon@coralsprings.gov)  
2026-08-05 - 6:41:03 PM GMT
-  Email viewed by George Soberon (gsoberon@coralsprings.gov)  
2026-08-05 - 6:43:38 PM GMT- IP address: 213.188.88.5
-  E-signature verified by George Soberon (gsoberon@coralsprings.gov)  
2026-08-05 - 6:43:39 PM GMT- IP address: 213.188.88.5
-  Agreement completed.  
2026-08-05 - 6:43:39 PM GMT

## Summary Sheet

Agenda Item: 5.

Meeting Date: August 19, 2026

**Subject:**

Minutes Approval (Georgia Elliott)

**Requested Action:**

Request to approve the meeting summary of August 5, 2026 Regular Meeting.  
(REQUEST TO APPROVE)

**Placement:**

Consent

**Attachments:** [Summary of August 5, 2026 Regular Meeting](#)



**CITY OF CORAL SPRINGS, FLORIDA**

**CORAL SPRINGS CITY COMMISSION  
REGULAR MEETING**

**DRAFT SUMMARY**

Wednesday, August 5, 2026  
9:00 AM

Commission Chambers, City Hall  
9500 West Sample Road  
Coral Springs, FL 33065

**Call to Order**

Mayor Brook called the meeting to order at 9:07 a.m.

**Roll Call**

Mayor Scott Brook  
Commissioner Shawn Cerra  
Commissioner Joshua Simmons (Departed at 12:12 p.m.)  
Commissioner Joseph McHugh

Also in attendance:  
City Manager Catherine Givens  
City Attorney John Hearn  
City Clerk Georgia Elliott

**Moment of Silence**

**Pledge of Allegiance**

**City of Coral Springs Summer Interns**

**Recognitions/Proclamations/Presentations**

1. **Presentation, Broward County Cardiac Scan Program  
(Broward County Mayor Mark Bogen)**  
This Item was removed from the agenda.
2. **Recognition, Fire Department Rapid Intervention Team (RIT) 2026 Palm Beach  
State Invitational Championship  
(John Whalen)**  
The City Commission recognized the Fire Department's Rapid Intervention Team (RIT) for 1st Place Victory at the 2026 Palm Beach State Invitational Rapid Intervention Team Competition Championship.
3. **Recognition, 2025 Fire Department Employees of the Year  
(John Whalen)**  
The City Commission recognized the Fire Department's Employees of the Year for

2025.

**4. Recognition, Venezuela Deployment Team  
(Mayor Brook)**

The City Commission recognized the seven individuals who deployed to Venezuela for search and rescue efforts as part of USAR Florida Task Force 2.

**5. Recognition, Retiring Marjory Stoneman Douglas Educators Diana Haneski, Raymond Haneski, and River  
(City Commission)**

The City Commission recognized Diana Haneski, Ray Haneski, and River for their many years of exemplary service to our students.

**6. Recognition, Samuel Poeana, Coral Springs Chick-Fil-A Operator  
(City Commission)**

The City Commission recognized Samuel Poeana for his work as the operator of the Coral Springs Chick-Fil-A.

**7. Proclamation, Smart Irrigation Month  
(Chad Maraj)**

The City Commission proclaimed the month of July 2026 as "Smart Irrigation Month" in the City of Coral Springs.

**8. Recognition, Summer Internship Program  
(Kathy Reul)**

The City Commission recognized the Coral Springs Summer Internship Program and the students who participated.

**Public Comment**

- Eleanor Schnell urged the Commission to reconsider the significant increase in sports fees.
- Dr. Brian Leo introduced himself and noted Cleveland Clinic's expanding presence in Coral Springs at 5701 North University Drive.
- Sheila Cusick shared concerns regarding short-term rentals, Invitation Homes, previously offered City programs, and the use of E-Bikes and E-Scooters.
- Denise Fatigate, President of Coral Springs Youth Soccer, provided feedback regarding Parks and Recreation and Youth Volunteer Programs and emphasized the need for Sports Coalition meetings.
- Ryan Teixeira provided feedback regarding communication with Parks and Recreation.
- Jennifer Levi raised concerns regarding Item 22 and requested additional time for resident participation before a vote is taken.
- Alice Zendel Simon shared concerns with Item 22, asking for the vote to be postponed until after November 2026.
- Robert Fogel provided comments regarding several agenda items.
- Curt Tiefenbrun spoke in opposition to Florida Amendment 3.
- Gene Andersen addressed concerns regarding data centers in the community.
- Robert Tacher of the Coral Springs Basketball Club spoke in opposition to the recreational fee increase.

- Joe Morera shared concerns with Consent Item 10.
- Merry Gaeta expressed concerns regarding Item 22 and opposed the proposed recreational fee increase. Colin Thomas, President of the Coral Springs Flag Football Club, spoke in opposition to the recreational fee increase.

**Public Hearings/Special Meeting Announcements: None.**

**Consent**

Items 10 and 20 were pulled from the Consent Agenda.

**Motion:** To approve Consent Items 9, 11–19, and 32.

**Result:** Passed 4 – 0 (Unanimously)

**Mover:** Commissioner Cerra

**Second:** Commissioner Simmons

**9. Minutes Approval (Georgia Elliott)**

Request to approve the meeting summaries of June 17, 2026 Regular Meeting and July 2, 2026 City Commission Special Meeting: TRIM & Non-Ad Valorem.  
(REQUEST TO APPROVE)

**10. Clinic Services Lease (Kathy Reul)**

Request to approve the agreement to lease space for Clinic Services to North Broward Hospital District d/b/a Broward Health of Fort Lauderdale, Florida retroactively from August 1, 2026 through July 31, 2029. The first-year expenditure is estimated at \$123,264 with a 3% increase for each annual renewal thereafter.

Funding Source: Approved Operating Budget.

Strategic Goal: An Innovative, High-Performing and Sustainable Organization.

(REQUEST TO APPROVE)

Director Reul explained the item and fielded questions from the Commission. Discussion ensued.

**Motion:** To approve.

**Result:** Passed 4 – 0 (Unanimously)

**Mover:** Commissioner McHugh

**Second:** Commissioner Simmons

**11. Digital Workspace Solutions for Printers and Copiers (Miguel Machuca)**

Request to award OMNIA Partners for Digital Workspace Solutions to **Konica Minolta Business Solutions U.S.A., Inc.** of Ramsey, NJ from June 17, 2026, through May 31, 2030, with the option to renew for five (5) additional one-year periods through May 31, 2035; and to authorize the Purchasing Manager to execute and approve all renewals. The estimated annual expenditure is \$250,000.

Funding Source: General Operating Funds.

Strategic Goal: An Innovative, High-Performing and Sustainable Organization.

(REQUEST TO AWARD, AUTHORIZE)

**12. Interlocal Agreement Between Broward County and The City of Coral Springs for Cost Share Support of Broward Water Partnership Conservation Pay**

**Program (Chad Maraj)**

Request to approve the Interlocal Agreement with Broward County to provide cost sharing support of the Water Conservation Incentives Program, including media outreach and water saving plumbing fixture rebates.

Funding Source: Water and Sewer Fund.

Strategic Goal: An Active, Healthy Community.

(REQUEST TO APPROVE)

**13. Resolution 2026-028, Approval of Roads for Economic Vitality (REV) Cycle 1 Grant Application for NW 123<sup>rd</sup> Avenue Mobility Project (Tina Jou)**

Request to approve 2026 Roads for Economic Vitality (REV) Cycle 1 grant applications for the NW 123<sup>rd</sup> Avenue Mobility Project and adopt Resolution 2026-028 supporting the REV grant application to the Broward Metropolitan Planning Organization (MPO); commit up to \$271,656.41 in local funding for the NW 123<sup>rd</sup> Avenue Mobility Project; and authorize transmittal to the appropriate review agencies. (CON26-0004)

Funding Source: Future Operating Budget.

Strategic Goal: A Family Friendly Community.

(REQUEST TO APPROVE, ADOPT, COMMIT, AUTHORIZE)

**14. First Amendment to Grant of Easement and Pre-Closing Escrow Agreement, Life Time (CON26-0005) (Tina Jou)**

Request to approve the First Amendment to Grant of Easement for an existing access easement, as recorded in Broward County Official Records Book 24338, Page 250; and approve associated Pre-Closing Escrow Agreement; generally located north on Heron Bay Boulevard and west of Coral Ridge Drive, Portion of Parcel A, Heron Bay One.

Funding Source: Not Applicable.

Strategic Goal: A Thriving, Resilient Business Community.

(REQUEST TO APPROVE)

**15. Renewal, Interlocal Agreement with Broward County for Building Inspection Support Services (Alex Hernandez)**

Request to renew an Interlocal Agreement with Broward County for Emergency/Nonguaranteed Supplemental Support Building Code Services to be Performed by the Broward County Building Code Division of the Public Works and Environmental Services Department, effective October 1, 2026 through September 30, 2031. There is no expense to the City except when these crucial services are provided. The estimated annual expenditure is \$30,000.

Funding Source: Approved Operating Budget.

Strategic Goal: An Innovative, High-Performing and Sustainable Organization.

(REQUEST TO RENEW)

**16. Technology Products and Services (Stephen Dyer)**

Request to award contract No. 26-D-176M for Technology Products and Services under the Sourcewell Contract No. 121923-SHI to **SHI International, Corp.** of Somerset, New Jersey from August 5, 2026, through February 27, 2028. The estimated annual expenditure is \$300,000.

Funding Source: Approved Operating Budget.

Strategic Goal: An Innovative, High-Performing and Sustainable Organization.

(REQUEST TO AWARD)

**17. Water Treatment Plant Filter Media Replacement (Chad Maraj)**

Request to award ITB No. 26-B-260F, Water Treatment Plant Filter Media Replacement to **C & C Environmental Services, Inc.** of Portsmouth, Ohio, in the amount of \$460,000; and to authorize the Purchasing Manager to approve change orders that are within the designated procurement authority up to \$75,000.

Funding Source: Approved Capital Budget.

Strategic Goal: An Innovative, High-Performing and Sustainable Organization.

(REQUEST TO AWARD, AUTHORIZE)

**18. Estoppel and Agreement between the City of Coral Springs and Atrium TRS I, LP. (John Hearn)**

Request the City Commission approve the Estoppel and Agreement with Atrium TRS I, LP.

Funding Source: Not Applicable.

Strategic Goal: A Thriving, Resilient Business Community.

(REQUEST TO APPROVE)

**19. Repair Services for Vehicles and Operating Equipment (Chad Maraj)**

Request to approve the increase of the estimated annual expenditure from \$75,000 to \$150,000 for Contract No. 22-C-191, Repair Services for Vehicles and Operating Equipment through the Lake County Contract No. 21-0714G with **Ten-8 Fire and Safety, LLC** of Bradenton, Florida from August 5, 2026 through September 30, 2026.

Funding Source: Approved Capital Budget.

Strategic Goal: An Innovative, High-Performing and Sustainable Organization.

(REQUEST TO APPROVE)

**20. Resolution 2026-029, Allocation for School Resource Officer at Coral Springs Charter School (Brad Mock)**

Request to approve and adopt Resolution 2026-029, allocating public funds for a school resource officer at Coral Springs Charter School.

Funding Source: Approved Operating Budget.

Strategic Goal: A Family-Friendly Community.

(REQUEST TO APPROVE, ADOPT)

Chief Mock and City Manager Givens explained the item and fielded questions from the Commission.

**Motion:** To approve and adopt.

**Result:** Passed 4 – 0 (Unanimously)

**Mover:** Commissioner McHugh

**Second:** Commissioner Simmons

**32. Encroachment Easement Agreement between the City of Coral Springs and North Broward Hospital District d/b/a Broward Health. (Tina Jou)**

Request the City Commission approve the Encroachment Easement Agreement between the City of Coral Springs and North Broward Hospital District d/b/a Broward Health.



Funding Source: Not Applicable.  
Strategic Goal: A Thriving, Resilient Business Community.  
(REQUEST TO APPROVE)

## **Policy Formation and Direction**

### **21. The Second Amendment (“Facilities Amendment”) to the Interlocal Agreement for Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County, Florida. (Chad Maraj)**

Request to consider the Second Amendment (“Facilities Amendment”) to the Interlocal Agreement for Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County, Florida (“ILA”) entered into by the City of Coral Springs, Broward County, a political subdivision of the State of Florida (“County”), and other member municipalities of the Solid Waste Authority of Broward County (“SWA”).

Funding Source: Not Applicable.

Strategic Goal: An Innovative, High-Performing and Sustainable Organization.

(REQUEST TO CONSIDER)

Director Maraj explained the item. City Attorney Hearn clarified agreement details. Sam May of the Solid Waste Authority provided additional contract clarification. Attorney Jamie Cole outlined key provisions. Discussion followed, and City Attorney Hearn addressed Commission questions.

**Motion:** To approve.

**Result:** Passed 4 – 0 (Unanimously)

**Mover:** Commissioner Simmons

**Second:** Commissioner Cerra

### **22. Professional Architecture/Engineering Design Services for Coral Springs Sportsplex (Rob Hunter)**

Request to award LOI #26-A-201, Professional Architecture/Engineering Design Services for Coral Springs Sportsplex to PBK Architects Florida, Inc. of Saint Petersburg, Florida for the initial design phase of thirty percent (30%) design milestone in the amount of \$1,171,988. Additional design phases will be awarded contingent upon available funding and approval by the City Commission; and to authorize the Purchasing Manager to approve change orders that are within the designated procurement authority up to \$75,000.

Funding Source: Approved Capital Budget.

Strategic Goal: An Active, Healthy Community.

(REQUEST TO AWARD, AUTHORIZE)

Director Hunter presented the item and responded to Commission questions. Following discussion and legal guidance from City Attorney Hearn, the Commission expressed openness to inviting potential investors to a future workshop, emphasized the City’s commitment to transparency, and thanked staff for their work on the project.

**Motion:** To continue the item to a date uncertain.

**Result:** Passed 4 – 0 (Unanimously)

**Mover:** Commissioner McHugh

**Seconders:** Commissioner Simmons

*A recess was taken at 11:17 a.m. and resumed at 11:22 a.m.*

*Commissioner Simmons was absent from the dais during voting on Items 23 through 25.*

- 23. Computer Equipment, Peripherals, and Related Services (Stephen Dyer)**  
Request to renew the NASPO (National Association of State Procurement Officials) Contract for Computer Equipment, Peripherals, and Related Services via State of Florida Participating Addendum #43210000-23-NASPO-ACS to **Dell Marketing LP** of Round Rock, Texas, and **Hewlett Packard Enterprise Company** of Spring, Texas from August 5, 2026, through June 30, 2027. The estimated annual expenditure is \$900,000.  
Funding Source: Approved Capital Budget.  
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.  
(REQUEST TO RENEW)

Director Dyer explained the item and fielded questions from the Commission.

**Motion:** To renew.

**Result:** Passed 3 – 0 (Unanimously)

**Mover:** Commissioner Cerra

**Seconders:** Commissioner McHugh

- 24. Credit Card Processing Services (Miguel Machuca)**  
Request to waive the competitive procurement process consistent with Section 2-305.1(7) of the City's Procurement Code to ratify the automatic three (3) year renewal terms and amend Contract No. 19-A-123M for Credit Card Processing Services with **Paymentus Corporation** of Charlotte, North Carolina and to accept American Express and Discover credit card payments through August 22, 2027; and to authorize automatic three (3) years renewal terms thereafter. The estimated annual expenditure for processing fees this year is \$275,000. The annual expenditure will vary year by year depending on the amount of credit card transactions that are processed.  
Funding Source: Approved Operating Budget.  
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.  
(REQUEST TO WAIVE, AMEND, AUTHORIZE)

Mr. Machuca explained the item. Director Dyer fielded questions from the Commission.

**Motion:** To waive, amend, and authorize.

**Result:** Passed 3 – 0 (Unanimously)

**Mover:** Commissioner Cerra

**Seconders:** Commissioner McHugh

- 25. Resolution 2026–027, Interlocal Agreement between Broward County and the City of Coral Springs for HOME funds for Purchase Assistance Program FY**

**2025/2026 (Tina Jou)**

Request to adopt Resolution 2026-027 approving the Interlocal Agreement between Broward County and the City of Coral Springs for HOME Investment Partnership funding for FY 2025/2026; authorize the appropriate City Officials to execute the agreement and transmit the resolution to Broward County Home Consortium.

Funding Source: Receiving Grant to Expend.

Strategic Goal: A Family-Friendly Community.

(REQUEST TO ADOPT, APPROVE, AND AUTHORIZE)

Director Jou explained the item and fielded questions from the Commission.

**Motion:** To adopt.

**Result:** Passed 3 – 0 (Unanimously)

**Mover:** Commissioner McHugh

**Second:** Commissioner Cerra

**26. Fire Equipment, Supplies, and Services (John Whalen)**

Request to approve an increase of the estimated annual expenditure from \$400,000 to \$1,305,000 for Contract No. 22-G-301, Fire Equipment, Supplies, and Services through the Lake County, Florida Contract, Bid No. 22-730 with Fisher Scientific Company, LLC of Tampa, Florida from August 5, 2026 through July 31, 2027.

Funding Source: Approved Capital and Approved Operating Budget.

Strategic Goal: An Innovative, High Performing and Sustainable Organization.

(REQUEST TO APPROVE)

Chief Whalen explained the item.

*Commissioner Simmons returned to the dais at 11:29 p.m.*

**Motion:** To approve.

**Result:** Passed 4 – 0 (Unanimously)

**Mover:** Commissioner Cerra

**Second:** Commissioner McHugh

**27. Appointment, Community Involved Government Committee (Michael McNally)**

Request to consider appointment of Jennifer Petigrow to the Community Involved Government Committee.

(REQUEST TO APPOINT)

Deputy City Manager McKeone explained the item.

**Motion:** To appoint.

**Result:** Passed 4 – 0 (Unanimously)

**Mover:** Commissioner Simmons

**Second:** Commissioner Cerra

**28. Appointments, Naming Rights Committee (Rob Hunter)**

A. Request to consider reappointment of Alan Paley to the Veterans Coalition Representative seat of the Naming Rights Committee.

(REQUEST TO REAPPOINT)

- B. Request to consider reappointment of Tina Jou to the Director of Development Services seat of the Naming Rights Committee.  
(REQUEST TO REAPPOINT)
- C. Request to consider the reappointment of Robert Hunter to the Director of Parks and Recreation seat of the Naming Rights Committee.  
(REQUEST TO REAPPOINT)
- D. Request to consider the reappointment of Dale Pazdra to the Representative from the City Manager's Office seat of the Naming Rights Committee.  
(REQUEST TO REAPPOINT)
- E. Request to consider the appointments of Chad Maraj to the Director of Public Works seat and Zachary Roseboom to the Fire Chief or designee seat of the Naming Rights Committee.  
(REQUEST TO APPOINT)

Director Hunter explained the item.

**Motion:** To reappoint and appoint Items A through E.

**Result:** Passed 4 – 0 (Unanimously)

**Mover:** Commissioner Cerra

**Second:** Commissioner Simmons

**29. Appointment, Unsafe Structures Board (Alexander Hernandez)**

Request to consider appointment of Thomas Serrano to the Citizen with Experience in Social Problems seat of the Unsafe Structures Board.  
(REQUEST TO APPOINT)

Chief Building Official Hernandez explained the item.

**Motion:** To appoint.

**Result:** Passed 4 – 0 (Unanimously)

**Mover:** Commissioner Cerra

**Second:** Commissioner McHugh

**30. Reappointments, Charter School Advisory Board (April Wyche)**

- A. Request to consider reappointment of Shane Johnson to the Business Representative seat of the Charter School Advisory Board.  
(REQUEST TO REAPPOINT)
- B. Request to consider reappointment of Raymond Lefevre to the Educational Representative seat of the Charter School Advisory Board.  
(REQUEST TO REAPPOINT)
- C. Request to consider reappointment of John Grimaldi to the Business Representative seat of the Charter School Advisory Board.  
(REQUEST TO REAPPOINT)

Ms. Wyche explained the item.

**Motion:** To reappoint.

**Result:** Passed 4 – 0 (Unanimously)

**Mover:** Commissioner Simmons

**Second:** Commissioner Cerra

**31. Reappointments, Financial Advisory Committee (Kim Moskowitz)**

- A. Request to consider reappointment of Beverly Provost to the Financial Advisory Committee.  
(REQUEST TO REAPPOINT)
- B. Request to consider reappointment of Nicole Gonzalez-Cumberbatch to the Financial Advisory Committee.  
(REQUEST TO REAPPOINT)

Deputy City Manager Krolak explained the item.

**Motion:** To reappoint.

**Result:** Passed 4 – 0 (Unanimously)

**Mover:** Commissioner Cerra

**Second:** Commissioner McHugh

**Commission Communications**

- Contact information and office hours were provided by the Commission.
- Past and upcoming events were highlighted.
- Requested Commission participation and City advertising for a Sports Coalition meeting to be held before January 2027. City Manager Givens confirmed.
- Wished students and teachers a safe and successful school year.
- Thanked staff for their efforts in the successful Fourth of July event and recognized Coral Springs History staff for the Bus Tour.
- Welcomed Ember and Vine to the City of Coral Springs and recognized its August 3 ribbon-cutting and grand opening.
- Emphasized safe E-Bike operation and the importance of parents using designated student drop-off areas.
- Thanked staff for their responsiveness and prioritization to timely responses to emails from the community.
- Thanked Florida Lieutenant Governor Jarrid Collins for visiting the City's Public Safety Building.
- Thanked first responders for their continued dedication to the community.
- Thanked the seven USAR Florida Task Force 2 members deployed to Venezuela for search and rescue efforts and recognized their families for their support.
- Acknowledged public comments and emphasized the importance of fiscal transparency and the City's commitment to working collaboratively with the community.
- Shared a positive IT Workday experience and thanked George Garcia for his patience and professionalism.
- Expressed appreciation to fellow Commission members for their hard work and dedication to the community.

**City Manager's Communication**

- Invited Chief Mock and Flock Safety Public Affairs Officer Jalen Johnson, to provide an overview of the City's use of the Flock Camera System and responded to Commission questions.
- Past and upcoming events were highlighted to include Budget and Brews, August 14 and 17, Town Hall: Vision in Motion, August 19, Virtual Budget Academy, August 19, Public Forum: Property Tax Amendment, August 25.
- Invited the community to find all City events on the City's webpage:



[www.coral Springs.gov/Events](http://www.coral Springs.gov/Events).

- Thanked the Coral Springs Police Department for its continued support of and participation in the Summer Youth Program.
- Extended best regards to students and teachers for a successful school year.

#### **City Attorney's Communication**

- Reported on Judge David Frank's order regarding the language of Amendment 3 and noted that the State has ten days (August 24, 2026) to revise the language.
- Staff to provide the Commission with a copy of the judge's order.

#### **Adjournment**

There being no further business, the meeting was adjourned at approximately 12:22 p.m.

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**Georgia Elliott, CMC**  
**City Clerk**

**These minutes are a permanent public record of the City of Coral Springs maintained in the Office of the City Clerk.**

## Summary Sheet

Agenda Item: 6.

Meeting Date: August 19, 2026

**Subject:**

Coral Springs Museum of Art Sublease Agreement (CON26-0003) (Michael McNally)

**Requested Action:**

Request to approve Sublease Agreement with the Coral Springs Museum of Art for the new museum gallery and offices at 3800 University Drive (Cornerstone) (CON26-0003).

Funding Source: Community Redevelopment Agency (CRA).

Strategic Goal: A Thriving, Resilient Business Community.

(REQUEST TO APPROVE)

**Funding Source:**

Community Redevelopment Agency (CRA)

**Placement:**

Consent

**Attachments:** [Summary Sheet](#)

[Sublease Agreement](#)

**City of Coral Springs  
City Commission Meeting Agenda Item  
Summary Sheet**

Meeting: August 19, 2026  
Department: City Manager's Office  
Initiated By: Julie Krolak  
DOC ID: #####

**SUBJECT:** Coral Springs Museum of Art Sublease Agreement (CON26-0003)

**PLACEMENT:** Consent

**REQUESTED ACTION** Request to approve Sublease Agreement with the Coral Springs Museum of Art for the new museum gallery and offices at 3800 University Drive (Cornerstone). Funding Source: Community Redevelopment Agency (CRA). Strategic Goal: A Thriving, Resilient Business Community. (CON26-0003) (REQUEST TO APPROVE)

**PRIOR ACTION:**

03/25/2026 Commission approved Lease Agreement Second Amendment amending sublease allowances and insurance requirements for the Coral Springs Museum of Art.  
08/06/2025 Commission approved Lease Agreement First Amendment amending tenant plan due dates and exhibits for the Coral Springs Museum of Art.  
12/20/2023 Commission approved Lease Agreement for the Coral Springs Museum of Art.

**STAFF RECOMMENDATION: THAT THE CITY COMMISSION:**

**APPROVE SUBLEASE AGREEMENT WITH THE CORAL SPRINGS MUSEUM OF ART FOR NEW MUSEUM GALLERY AND OFFICES AT 3800 UNIVERSITY DRIVE (CORNERSTONE).**

**LOCATION:** Specific – 3800 University Drive

**ATTACHMENTS:**

#1 – Sublease Agreement with Coral Springs Museum of Art

**City of Coral Springs  
Commission Meeting Agenda Item  
Summary Sheet  
Meeting: August 19, 2026**

**Subject: Museum Sublease Agreement (CON26-0003)**

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**BACKGROUND**

The Cornerstone Downtown Coral Springs (“Cornerstone”) project includes a mix of retail/commercial and residential apartments located at the southwest corner of University Drive and Sample Road. Both residential portions of the project are complete, and retail tenant buildouts are underway.

In December 2023 the City Commission approved the lease agreement for approximately 8,200 square feet of leasable area on the first floor fronting Sample Road for the Coral Springs Museum of Art (CSMART) gallery. The lease was later amended in 2025 to reflect updates to tenant plans due date and exhibits, and 2026 for sublease allowances.

**REQUEST**

Staff has been working to reassign the CSMART liquor license to the new location within Cornerstone; however, the state requires the license holder be a party to the lease. The proposed sublease agreement will allow the Coral Springs Museum of Art to sublease the space in order to obtain the license.

A companion item will be considered by the Museum Board of Directors at their August 19, 2026 meeting.

The City Attorney’s Office has approved the agreement amendment as to form.

**RECOMMENDATION**

Staff recommends approval of the sublease agreement with the Coral Springs Museum of Art.

## **SUBLEASE AGREEMENT**

THIS SUBLEASE AGREEMENT ("Sublease") is made this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between the CITY OF CORAL SPRINGS, a Florida municipal corporation ("CITY") and the CORAL SPRINGS MUSEUM OF ART ("SUBLESSEE").

**WHEREAS**, CITY is the lessee of 3800 University Drive, Coral Springs, Florida 33065 ("Property"); and

**WHEREAS**, CITY desires to sublet the Property for the purpose of operating a museum of art to SUBLESSEE now therefore

**IN CONSIDERATION** of the foregoing recitals and mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

### **SECTION 1. RECITALS**

The foregoing recitals are true and correct and are hereby incorporated into this Agreement.

### **SECTION 2. TERMS AND CONDITIONS**

- a) CITY hereby subleases the Property to SUBLESSEE. In consideration thereof, SUBLESSEE agrees to pay CITY the sum of \$1 per year.
- b) The Term of this Sublease shall be for one (1) calendar year from the date executed by CITY. The Sublease shall automatically renew year-to-year unless otherwise terminated by CITY or if the lease of the Property which is being sublet to SUBLESSEE is terminated.
- c) SUBLESSEE accepts the premises in its "as-is" condition.

### **SECTION 3. SEVERABILITY**

Should any part, term or provision of this Sublease Agreement be by the courts decided to be illegal or in conflict with any law of the State, the validity of the remaining portions or provisions shall not be affected thereby.

**SECTION 4.** This Sublease Agreement shall become effective upon approval by the City Commission.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]



**IN WITNESS WHEREOF**, CITY OF CORAL SPRINGS and the CORAL SPRINGS MUSEUM OF ART have executed this Agreement the day and year first above written.

ATTEST:

**CITY OF CORAL SPRINGS, FLORIDA**

\_\_\_\_\_  
GEORGIA ELLIOTT, CMC, City Clerk

\_\_\_\_\_  
SCOTT BROOK, Mayor

APPROVED AS TO FORM:

*Andrew B. Dunkiel*

\_\_\_\_\_  
ANDREW B. DUNKIEL  
Deputy City Attorney

**CORAL SPRINGS MUSEUM OF ART**

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

Title: \_\_\_\_\_

Print Name: \_\_\_\_\_

# CSMART Sublease

Final Audit Report

2026-08-14

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2026-08-14                                   |
| By:             | Cynthia Brown (cbrown@coralsprings.gov)      |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAAz5r712_-ejLix8nOy_5amKJEgifuEk6M |

## "CSMART Sublease" History

-  Document created by Cynthia Brown (cbrown@coralsprings.gov)  
2026-08-14 - 12:20:51 PM GMT- IP address: 199.27.247.2
-  Document emailed to Andrew Dunkiel (adunkiel@coralsprings.gov) for signature  
2026-08-14 - 12:21:06 PM GMT
-  Email viewed by Andrew Dunkiel (adunkiel@coralsprings.gov)  
2026-08-14 - 12:34:58 PM GMT- IP address: 199.27.247.2
-  Document e-signed by Andrew Dunkiel (adunkiel@coralsprings.gov)  
Signature Date: 2026-08-14 - 4:21:48 PM GMT - Time Source: server- IP address: 107.127.13.38 - Signature Appearance Selected: MOBILE\_IMAGE
-  Agreement completed.  
2026-08-14 - 4:21:48 PM GMT

## Summary Sheet

Agenda Item: 7.

Meeting Date: August 19, 2026

**Subject:**

Public Safety Vehicle Rental Services (Brad Mock)

**Requested Action:**

Request to award the contract for RFP No. 26-C-141, Public Safety Vehicle Rental Services as Lead Agency for the Southeast Florida Governmental Purchasing Cooperative Group to Enterprise Leasing Company of Florida, LLC of Coconut Creek, Florida beginning August 5, 2026 through July 31, 2028, with the option to renew for two (2) additional two (2) year renewals. The estimated annual expenditure is \$225,000.

Funding Source: Approved Operating Budget.

Strategic Goal: An Innovative, High-Performing and Sustainable Organization.

(REQUEST TO AWARD)

**Funding Source:**

Approved Operating Budget

**Term Or Effective Date:**

September 1, 2026 through August 31, 2028

**Placement:**

Consent

**Attachments:** [Summary Sheet](#)

[#1 - Agreement](#)

[#2 – List of Proposers and Selection Committee](#)

**Background / Description:**

The City of Coral Springs Police Department requires rental vehicles in support of its daily public safety operations. The contract is structured to allow vehicles to be exchanged frequently based on operational needs.

As lead agency for the Southeast Florida Governmental Purchasing Cooperative Group, the City of Coral Springs issued a Request for Proposals on behalf of the following participating member agencies:

- City of Boynton Beach
- City of Coconut Creek
- Town of Davie
- City of Delray Beach
- City of Hallandale Beach
- City of Hillsboro Beach
- City of Hollywood
- City of Homestead
- City of Miami Gardens

- City of Miami Shores
- City of Miramar
- City of North Miami Beach
- Palm Beach Sheriff's Office
- City of Plantation
- City of Sunny Isles Beach
- City of Sunrise
- City of Wilton Manors

One proposal was received by Enterprise Leasing Company of Florida, LLC (Enterprise). Following a thorough review of the submission, City staff determined it to be in the best interest of the City and cooperative member agencies to negotiate contract pricing, terms, and conditions directly with Enterprise. Staff has determined that the proposed monthly rates for the available vehicle categories are fair and reasonable.

The contract with Enterprise Leasing Company of Florida, LLC offers several notable advantages:

- Enterprise maintains a broad inventory of vehicles available for selection, including sedans, sport utility vehicles (SUVs), and pickup trucks.
- Rental offices are conveniently located throughout Palm Beach, Broward, and Miami-Dade counties, with all participating agencies authorized to utilize any location within the Tri-County area.
- A single point of contact is provided to streamline service and communication for all cooperative member agencies.
- Proposed costs are competitive, as confirmed through staff's review of comparable Enterprise contracts in the region.

The Police Department and Purchasing Division staff recommend awarding the Contract for RFP No. 26-C-141, Public Safety Vehicle Rental Services to Enterprise Leasing Company of Florida, LLC of Coconut Creek, Florida, as Lead Agency for the Southeast Florida Governmental Purchasing Cooperative Group (Co-op), for an initial two-year term beginning September 1, 2026 through August 31, 2028, with the option to renew for two (2) additional two (2) year renewals. The estimated annual expenditure is \$225,000.

**Presenting:**  
Brad Mock

**City of Coral Springs  
City Commission Meeting Agenda Item  
Summary Sheet**

Meeting: August 19, 2026  
Department: Financial Services  
Initiated By: Ryan Hinsz  
DOC ID: 3505

**SUBJECT:** Public Safety Vehicle Rental Services (Brad Mock)

**PLACEMENT:** Consent

**REQUESTED ACTION:** Request to award the contract for RFP No. 26-C-141, Public Safety Vehicle Rental Services as Lead Agency for the Southeast Florida Governmental Purchasing Cooperative Group to **Enterprise Leasing Company of Florida, LLC** of Coconut Creek, Florida beginning September 1, 2026 through August 31, 2028, with the option to renew for two (2) additional two (2) year renewals. The estimated annual expenditure is \$225,000.  
**(INCLUDE CONTRACT START/TERM DATES)** Funding Source: Approved Operating Budget.  
Strategic Goal: An Innovative, High-Performing and Sustainable Organization.  
(REQUEST TO AWARD)

**ATTACHMENTS:** #1 – Agreement  
#2 – List of Proposers and Selection Committee

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**City of Coral Springs  
Commission Meeting Agenda Item  
Summary Sheet  
Meeting: August 19, 2026**

**Subject: Public Safety Vehicle Rental Services**

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# MASTER PROGRAM AGREEMENT

EAN Services, LLC ("EAN") and

City of Coral Springs ("Company or Customer")

| Agreement Details                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |                                                                                                                            |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>Brands</b>                                   | Enterprise Rent-A-Car and National Car Rental (the "Brands")                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                            |                                                                                                                            |
| <b>Term</b>                                     | This Agreement is entered into on the date of the last signature set forth below (the "Execution Date") and shall end 5 years after the Effective Date (as defined below), unless otherwise terminated by either party by providing thirty days' prior written notice or as otherwise provided for in the General Terms and Conditions (the "Term").                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                                                                                                                            |
| <b>Rates</b>                                    | The vehicle rental rates extended under this Agreement are set forth on the attached applicable Schedule (the "Rates") and are available for booking Business Use rentals by (i) employees of Company and (ii) employees of Participating Company Affiliates which enter into a Participating Agreement with EAN ("Eligible Renters"). Government entities which are members of the Southeast Florida Government Purchasing Cooperative Group may, upon approval of the Company, purchase from this Agreement by executing a Participating Addendum with EAN in form and substance as set forth in Schedule 2 hereto (each, a "Participating Company Affiliate" and collectively, the "Participating Company Affiliates"), using the Account Number(s) provided by EAN. The Rates may be modified in accordance with the terms set forth in the applicable Schedule for such Rates.                              |                            |                                                                                                                            |
| <b>Effective Date</b>                           | If Company executes this Agreement between the first (1 <sup>st</sup> ) and the twenty-third (23 <sup>rd</sup> ) day of a calendar month, the Rates and any applicable protection products or other optional products will become effective on the first (1 <sup>st</sup> ) day of the following month, and if Company executes this Agreement between the twenty-fourth (24 <sup>th</sup> ) and the last day of a calendar month, the Rates and any applicable protection products or other optional products will become effective on the first (1 <sup>st</sup> ) day of the second succeeding calendar month (in each case, the "Effective Date") (for example, if Company executes this Agreement on January 3 <sup>rd</sup> , the Effective Date will be February 1 <sup>st</sup> and if Company executes this Agreement on January 25 <sup>th</sup> , the Effective Date will be March 1 <sup>st</sup> ). |                            |                                                                                                                            |
| <b>Protection Products and Additional Terms</b> | The applicable Schedule sets forth any protection products or other optional products or services included in the Rates and the terms thereof, as well as any additional terms applicable to Company under this Agreement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |                                                                                                                            |
| <b>EAN Status</b>                               | Company agrees to recommend the Brands as a preferred option to its personnel.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                            |                                                                                                                            |
| <b>Account Number(s)</b>                        | Car Rental Program: L41U167 (coverage exclusive); XZ41CSP (coverage inclusive)<br>Personal Use: XZ41CSL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                            |                                                                                                                            |
| <b>Customer Contact</b>                         | Gio Vullo<br>gvullo@coralsprings.gov<br>2801 Coral Springs Drive<br>Coral Springs, FL 33065                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>EAN Account Manager</b> | Christina Gonzalez, Account Manager Senior<br>christina.gonzalez@em.com<br>600 Corporate Park Drive<br>St. Louis, MO 63105 |
| <b>Agreement</b>                                | These Agreement Details together with the attached General Terms and Conditions and the Schedule(s) attached hereto, all of which are incorporated herein by reference, form the entire agreement between EAN and Company. Additional Schedules may be added by mutual written agreement of the undersigned from time to time. Terms used but not defined herein have the meanings given them in the General Terms and Conditions. EAN enters into this Agreement for itself and as agent for the Renting Entities.                                                                                                                                                                                                                                                                                                                                                                                              |                            |                                                                                                                            |

The undersigned hereby confirms that it is authorized to sign this Agreement on behalf of Company and binds Company to the terms of this Agreement.

**EAN**

**Company**

Signature: Jeffrey Cowan  
Jeffrey Cowan (Aug 10, 2026 13:20:49 CDT)

Name: Jeffrey Cowan

Title: Assistant Secretary

Date: Aug 10, 2026

Signature: \_\_\_\_\_

Name: Scott Brook

Title: Mayor

Date: \_\_\_\_\_

APPROVED AS TO FORM:

Sherry Whitacre  
Sherry Whitacre (Aug 10, 2026 15:00:42 EDT)  
 SHERRY WHITACRE, Senior Deputy City Attorney

## Master Program Agreement General Terms and Conditions

### Definitions.

**Agreement** shall mean the Master Program Agreement, comprised of the Agreement Details, the Schedules and these General Terms and Conditions. Terms used but not defined in these General Terms and Conditions mean as set forth in the Agreement Details and Schedules.

**Additional Authorized Driver** shall have the meaning set forth in the applicable Rental Contract and for Business Use rentals shall also include the employer and any fellow employee(s) of the Eligible Renter.

**Affiliate** means any entity that owns directly or indirectly, is owned by, or is under common control with another entity.

**Business Use** means rentals which are paid for (including through reimbursement), in whole or in part, by Company or its Affiliates.

**Franchisees** means EAN's network of independently owned franchisees and licensees operating locations under the Brands.

**Location Surcharges** means surcharges in addition to the Rate that vary depending on the originating location of rental, as set forth on one or more Schedules and which are determined by and may be changed or modified in the sole discretion of EAN on written notice.

**Rental Contract** means any agreement between Company or an Eligible Renter and Renting Entity for the rental of a vehicle.

**Rates** means the rates which differ by rental type, brand and location as set out in the Schedule(s), increased in accordance with this Agreement.

**Renting Entity** means the provider of the rental, which is the EAN Affiliate or Franchisee operating the facility where the rental originates, as identified in the Rental Contract and available upon request. Each Renting Entity (not EAN) is a principal for purposes of this Agreement.

**Rental Program and Rates.** Each Renting Entity will make vehicles available to Eligible Renters for rental for Business Use at the Rates provided in the Agreement when the Eligible Renter makes an advance reservation, subject to availability. Rates apply to locations operating under the Brands in the jurisdictions set forth in the applicable Schedule(s). To be eligible for the Rates, eligible rentals must be made through an EAN approved booking channel using the Account Number(s) assigned by EAN to Company. Location Surcharges in a Schedule shall apply to all Schedules unless otherwise noted. Except as expressly provided in this Agreement, Rates do not include applicable taxes, fees, surcharges, licensing fees, refueling, drop-off, no-show, delivery, youthful driver, additional driver, pickup charges, one-way charges, or any optional products (including but not limited to additional equipment, winter tires, towing capability, or diesel exhaust fluid). Rates may not apply in certain cities during special events and during peak demand/major holiday periods, and Rates do not apply in Manhattan, NY Boroughs, and certain other NYC Tri-State Area locations from 12:00am Friday to 11:59pm Sunday. In such cases EAN may require a financial guarantee and the location's standard, undiscounted daily rates shall apply. Damage Waiver ("DW") and Liability Protection ("LP"), if included in the Rate, shall not apply for rentals of exotics, high line, and premium selection vehicles (each determined by EAN). Vehicles shall not be driven across the U.S.-Canada or U.S.-Mexico borders without Renting Entity's prior written consent. Rental rates may be available for Eligible Renters in car classes and/or jurisdictions not scheduled under the Agreement when Company's Account Number is used, and such rates shall be as quoted at the time of reservation through the EAN designated booking channel(s) and exclude DW and LP unless the rate quote specifies otherwise. In general, DW and LP are not included in Rates unless and to the extent set forth in the Agreement, the Rate quote or if the Eligible Renter elects to purchase one or both at the origin of the rental (where available).

**Entire Agreement; Amendment; Conflicts; Signature.** This Agreement (which supersedes any existing business or truck rental agreement) sets forth the entire understanding between the parties with respect to the subject matter hereof and may only be amended in a written document signed by each party. To the extent of a conflict between the terms of the Agreement Details and a Schedule, the terms of the Schedule prevail. To the extent of a conflict between the terms of the Agreement Details or a Schedule and these General Terms and Conditions, the terms of the Agreement Details or Schedule prevail. This Agreement may be executed in any number of counterparts and each counterpart is deemed an original, but all such counterparts together constitute but one and the same agreement. Notices shall be delivered to the physical addresses set forth in the Agreement Details; however, EAN may provide all notices (except for notices of default) via email.

**Eligible Renters/Rental Contracts.** In order to rent, Eligible Renters must meet the normal renter qualifications of the Renting Entity and shall enter into the applicable Rental Contract of the Renting Entity, which will govern the applicable vehicle rental. Except as otherwise set forth on a Schedule attached hereto, each Eligible Renter and Additional Authorized Driver must be at least 21 years of age. If no rental contract is executed but an Eligible Renter or Additional Authorized Driver operates a vehicle, such individual and Company shall be deemed to have entered into the Renting Entity's standard rental contract at the time of the rental. Optional products are subject to the terms and conditions of the applicable Rental Contract and any applicable insurance policy. Vehicles may only be used as specified in the applicable Rental Contract, and EAN or the applicable Renting Entity reserves the right to prohibit other use cases in its sole discretion. Company may be required to confirm the status of any person claiming to be an Eligible Renter or Additional Authorized Driver and whether the rental was Business Use. If Company does not confirm rental type or status, any optional products will be voided for such rental. Company is responsible for controlling access to/

of Account Number(s) and booking tools. EAN cannot guarantee the type of rental vehicle, and Renting Entity determines the vehicles within each class. Vehicle classes may be restricted by driver's age. A rental day is any 24-hour period or portion thereof.

**Termination.** In addition to any other termination rights in this Agreement, (i) EAN and Company may terminate this Agreement in the event of a breach of the Agreement (including nonpayment) by the other, which breach is not cured within thirty days after notice of same, and (ii) EAN may terminate this agreement in the event Company fails to meet the Volume Benchmark (as defined on the applicable Schedule) and the parties cannot agree on a revised rate structure reflecting same.

**Payment and Company Responsibility - Business Use Rentals.** Unless paid at the time of rental by an Eligible Renter, Company shall pay and reimburse EAN for any and all Rates, Location Surcharges or other amounts owed under a Rental Contract for a Business Use rental (including, without limitation, for amounts arising from traffic violations, tolls, parking fines and fees, excess amounts, vehicle damage and loss not covered by any applicable DW, and reimbursement for third party demands, claims and losses not covered by any applicable LP, including attorney's fees, collectively "Unpaid Business Use Charges"). Amounts already paid shall be deducted and Company shall pay and reimburse EAN for all outstanding Unpaid Business Use Charges within thirty days of receipt of invoice. For amounts not paid by Company within thirty days after the date due, Company shall pay a late charge of 1.5% per month (18% per annum) on the unpaid amount not to exceed the maximum legal rate. EAN may, from time to time, and upon notice to Company, offset any amounts that are owed to EAN or any Renting Entity by Company against amounts owed by EAN or any Renting Entity to Company.

**Insurance.** The Schedules may include certain insurance that Company is required to maintain on all Business Use rental vehicles during the Term; provided, however, any such insurance shall only apply to the extent DW and LP do not.

**Direct Billing.** If EAN and Company have agreed to a direct billing arrangement, Company will ensure the direct billing code provided by EAN is only accessible by Eligible Renters and is not available to or accessible by the general public. In the event EAN identifies irregular or suspicious rental activity, Company shall cooperate with EAN to investigate such activity. If EAN determines in its sole and absolute discretion that such activity is attributable to non-Eligible Renters, then EAN shall have the right (but not any obligation) to take such actions as may be necessary or appropriate to control the activity, including but not limited to suspending this Agreement, and/or cancelling and re-issuing Account Numbers and other direct billing code(s). Except to the extent of fault on the part of EAN, Company shall be responsible for all amounts owed pursuant to, arising out of, or in connection with a rental by any non-Eligible Renter (including, without limitation, amounts arising from traffic violations, tolls, parking fines and fees, vehicle damage and loss, and reimbursement for third party demands, claims and losses, including attorneys' fees) and shall promptly pay EAN all such amounts upon demand.

**Compliance with Laws; Data; Confidentiality.** EAN, Company and the Renting Entity shall comply with all laws (including without limitation data protection laws) applicable to their respective businesses; EAN and Renting Entities may use any information provided by Company, its affiliates, and Eligible Renters for its own administrative and customer service purposes and for any other purpose set forth in this Agreement, to the extent permitted by law, the relevant Rental Contract (including any master rental agreement), and the Enterprise Holdings privacy policy. Company shall maintain the confidentiality of the pricing and the terms of this Agreement. If renter data is transferred to EAN or Affiliates by Company (such as for loyalty program enrollment), Company shall ensure it is transferred in accordance with applicable laws and EAN is entitled to rely on Company's instructions to send Eligible Renters a welcome email.

**INDIRECT, CONSEQUENTIAL AND PUNITIVE DAMAGES.** NONE OF EAN, RENTING ENTITIES OR COMPANY SHALL BE LIABLE TO ONE ANOTHER FOR ANY LOSS OF REVENUE, PROFITS OR GOODWILL OR FOR ANY OTHER INDIRECT, CONSEQUENTIAL, SPECIAL OR PUNITIVE DAMAGES OR LOSSES RESULTING FROM A BREACH OF THIS AGREEMENT OR ANY SERVICES PROVIDED HEREUNDER.

**Assignment.** Company may not assign or otherwise transfer any of its rights or obligations under this Agreement without the prior written consent of EAN, which shall not be unreasonably withheld or delayed.

**Governing Law and Venue.** Except as otherwise set forth in a Schedule, this Agreement and all claims relating to it are governed by the laws of Florida without regard to its conflict of laws rules or principles. Rental Contracts are governed by the laws of the jurisdiction in which they are executed, or for Emerald Club rentals, the laws of the country in which the rental originates. Except as provided in the Agreement, the parties shall bring any claim or action arising under the Agreement only in the Court of Broward County, Florida. Notwithstanding the foregoing, a Renting Entity or Company can bring any claim or action arising under a Rental Contract in the jurisdiction set forth in the relevant Rental Contract.

**Master Program Agreement  
Schedule 1  
Car Rental Program**

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**This Schedule 1 applies to rentals of car classes set forth on the Rate table(s) below. In addition to the terms and conditions set forth in this Agreement, the following terms and conditions apply to this Schedule 1.**

**Rate Changes:** Subject to the General Terms and Conditions, the Rates shall be in effect for twenty-four (24) months from the Effective Date (as defined above) and thereafter may be modified by EAN upon 30 days' prior written notice to Company. For each successive two (2) year renewal term, the Rates are subject to increase in accordance with the preceding two-year's Consumer Price Index (CPI) for All urban Consumers, All Items (1982-1984). In no event shall the price adjustment exceed five (5) percent.

**Personal Use Benefit:** In addition, EAN is offering Eligible Renters the opportunity for a discount of up to 5% off publicly available retail rates when renting cars from the Enterprise Rent-A-Car or National Car Rental brands for personal use. To access applicable personal use rates and/or book, use Account Number shown on the first page hereof (or such other Account Number provided by EAN to Company). Note that the terms and conditions of this Agreement shall not apply to personal use rentals, which shall be governed solely by the terms and conditions of the applicable Rental Contract.

**Weekly and Monthly Rates:** For rentals by the same Eligible Renter, weekly rates are seven (7) times the Daily Rate for the Vehicle Class rented, and the monthly rate will be thirty (30) times the Daily Rate for the Vehicle Class rented.

**Mileage/Kilometers:** For all rentals, any mileage/kilometer fees charged by the renting location from which the rental originates will apply.

In the State of Florida, Rates include free miles up to 3,500 miles per rental for all vehicle classes except pickup trucks, cargo vans and 12- and 15-passenger vans, each of which include 150 free miles per day, 750 free miles per week, and 3,000 free miles per month, as applicable. Any additional miles will incur an additional charge of \$0.25 per mile.

**Vehicle Classes:** This Agreement shall apply to all rentals hereunder; provided, however, that DW and third party liability, if included in the Rate, shall not apply for vehicle classes not listed herein or for rentals of exotics and high line vehicles, including, without limitation, vehicles available through the Exotic Car Collection by Enterprise and the National Premier Selection, the makes and models of which may be changed from time to time by the applicable Renting Entity in its sole discretion; and provided, further, that any third party liability insurance prescribed by the applicable Canadian province shall apply. For vehicle classes not listed herein, all National brand locations will apply up to a 15% discount off of the then-current rates the Renting Entity charges its business customers, which rate varies from time to time, differs by Renting Entity location, and is provided at the time the reservation is made, and rates for all Enterprise brand locations will be determined by the applicable Renting Entity in its sole determination.

**Bulk Rental Transactions:** Requests for multiple or bulk rentals from the same location will be considered by EAN on a case-by-case basis and may be subject to cancellation fees, no-show fees, additional charges, and/or surcharges. Prior approval from your account representative is required.

**Waive Youthful Driver Surcharge:** EAN agrees to waive the youthful driver surcharge for Eligible Renters who are twenty-one (21) to twenty-four (24) years old renting for Business Use pursuant to this Agreement.

DRIVER PROTECTION PRODUCTS WHEN RENTING WITH ACCOUNT NUMBER L41U167:

**Damage Waiver (DW):** Not included in Rates

**Liability Protection (LP):** Not included in Rates

For rentals originating and terminating in the United States and Puerto Rico, the Company shall maintain throughout the Term of this Agreement, at its expense, Physical Damage Insurance (Collision & Comprehensive: Actual cash value of the applicable vehicle) and Commercial Automobile Liability Insurance with limits of at least \$1,000,000 combined single limit covering all vehicles rented for Business Use pursuant to this Agreement; provided that such coverage shall only apply to the extent any DW or liability protection is not applicable.

For rentals originating and terminating in Canada, each applicable Renting Entity has arranged for motor vehicle liability insurance with an authorized insurer, to provide coverage in accordance with the standard automobile insurance policy, to at least the minimum limits for third party liability prescribed by the applicable province, territory, or other jurisdiction. To the extent required by law, the insurance may also provide for limited Accident Benefits and Uninsured/Unidentified Motorist Coverage. Company (for Business Use rentals) shall maintain throughout the Term of this Agreement, at its expense, Physical Damage Insurance (Actual cash value of the applicable vehicle) and Commercial Automobile Liability Insurance (including Uninsured/Underinsured Motorist Coverage and No-Fault Protection/Accident Benefits where required by law) covering all vehicles rented for Business Use pursuant to this Agreement, with limits of at least \$1,000,000 combined single limit. Provincial or other laws determine minimum limits and priority of coverage for motor vehicle liability insurance. See terms and conditions of applicable Rental Contract.

Certificate of insurance evidencing such coverage shall be furnished to EAN as reasonably requested from time to time.

DRIVER PROTECTION PRODUCTS WHEN RENTING WITH ACCOUNT NUMBER XZ41CSP:

**Damage Waiver (DW):** For Enterprise brand rentals to Eligible Renters in the State of Florida for Business Use only, Rates include DW (may be described as LDW or CDW in the applicable Rental Contract), with no retained responsibility, upon the terms and subject to the limitations set forth in the applicable Rental Contract. Company will advise Eligible Renters that DW applies to their Business Use rentals only. Company will verify that a rental was a Business Use rental in the event of an accident or in the event the vehicle suffers loss or damage. If the Company cannot provide such verification, the applicable Renting Entity is not obligated to provide DW and may void DW.

**Liability Protection (LP):** For Enterprise brand rentals in the State of Florida to Eligible Renters for Business Use only, Rates include Liability Protection for accidents arising out of the operation or use of the rental vehicle with a combined single limit of \$1,000,000 upon the terms and subject to the limitations set forth in the Rental Contract and in the insurance policy which provides coverage. Unless required by law, Liability Protection excludes any protection afforded under: first party benefits; personal injury protection; medical payments; no-fault; and uninsured or underinsured motorist. Liability Protection provides no coverage for physical damage to, or theft of, the rental vehicle. Insurer and policy terms are subject to change without prior notice to Company. Company will advise Eligible Renters that the Liability Protection described herein applies to their Business Use rentals only. Company will verify that a rental was a Business Use rental in the event they are involved in an accident. If Company cannot provide such verification, the applicable Renting Entity is not obligated to provide Liability Protection and may void Liability Protection. For Personal Use rentals on all rates and discounts, the limits of liability described in the paragraph above do not apply. In these instances, Liability Protection for third party claims, if applicable, will be as specified in the applicable Rental Contract.

For rentals originating and terminating in the United States and Puerto Rico (unless otherwise indicated), the Company shall maintain throughout the Term of this Agreement, at its expense, Physical Damage Insurance (Collision & Comprehensive: Actual cash value of the applicable vehicle) and Commercial Automobile Liability Insurance with limits of at least \$1,000,000 combined single limit covering all vehicles rented for Business Use pursuant to this Agreement; provided that such coverage shall only apply to the extent any DW or liability protection is not applicable.

For rentals originating and terminating in Canada, each applicable Renting Entity has arranged for motor vehicle liability insurance with an authorized insurer, to provide coverage in accordance with the standard automobile insurance policy, to at least the minimum limits for third party liability prescribed by the applicable province, territory, or other jurisdiction. To the extent required by law, the insurance may also provide for limited Accident Benefits and Uninsured/Unidentified Motorist Coverage. Company (for Business Use rentals) shall maintain throughout the Term of this Agreement, at its expense, Physical Damage Insurance (Actual cash value of the applicable vehicle) and Commercial Automobile Liability Insurance (including Uninsured/Underinsured Motorist Coverage and No-Fault Protection/Accident Benefits where required by law) covering all vehicles rented for Business Use pursuant to this Agreement, with limits of at least \$1,000,000 combined single limit. Provincial or other laws determine minimum limits and priority of coverage for motor vehicle liability insurance. See terms and conditions of applicable Rental Contract.

Certificate of insurance evidencing such coverage shall be furnished to EAN as reasonably requested from time to time.

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**The following Rates apply to car rentals originating and terminating from the same location operating under the applicable Brands in the United States (including Puerto Rico) and Canada.**

**(Account Numbers: L41U167; XZ41CSP)**



**Rates for rental transactions originating and terminating at a National brand location,  
except as provided for herein, are as follows:**

For rentals in the United States, Puerto Rico, and Canada, the renting location from which the rental originates will apply a ten percent (10%) discount off the standard, undiscounted daily, weekly, and monthly rates charged at all the participating National brand locations ("Rate Discount").



**Rates for rental transactions originating and terminating at an Enterprise brand location,  
except as provided for herein, are as follows:**

For rentals in the United States, Puerto Rico, and Canada, the renting location from which the rental originates will apply a five percent (5%) discount off the standard, undiscounted daily, weekly, and monthly rates charged at all the participating Enterprise brand Home-City and Airport locations ("Rate Discount").

**Rates for rental transactions at Enterprise brand locations in South Florida are as follows  
when renting with Account Number L41U167:**

| VEHICLE<br>SIPP<br>CODES | VEHICLE CLASS          | DAILY<br>RATES |
|--------------------------|------------------------|----------------|
| ICAR                     | Intermediate           | \$26.67        |
| FCAR                     | Full Size              | \$29.53        |
| PCAR                     | Premium                | \$35.23        |
| LCAR                     | Luxury                 | \$36.40        |
| MVAR                     | Minivan                | \$35.93        |
| CFAR                     | Compact SUV            | \$29.97        |
| IFAR                     | Intermediate SUV       | \$31.00        |
| SFAR                     | Standard SUV           | \$34.93        |
| FFAR                     | Large SUV              | \$46.93        |
| SPAR                     | 1/4 ton Standard Truck | \$36.47        |
| PPAR                     | ½ ton Full Size Truck  | \$39.63        |
| PGAR                     | Premium Crossover      | \$40.60        |
| PFAR                     | Premium SUV            | \$53.40        |

Any location surcharges listed in this Agreement do not apply to the location(s) above.

**Rates for rental transactions at Enterprise brand locations in South Florida are as follows  
when renting with Account Number XZ41CSP:**

| VEHICLE<br>SIPP<br>CODES | VEHICLE CLASS          | DAILY<br>RATES |
|--------------------------|------------------------|----------------|
| ICAR                     | Intermediate           | \$31.82        |
| FCAR                     | Full Size              | \$34.96        |
| PCAR                     | Premium                | \$40.11        |
| LCAR                     | Luxury                 | \$41.53        |
| MVAR                     | Minivan                | \$40.87        |
| CFAR                     | Compact SUV            | \$34.23        |
| IFAR                     | Intermediate SUV       | \$36.03        |
| SFAR                     | Standard SUV           | \$39.83        |
| FFAR                     | Large SUV              | \$53.23        |
| SPAR                     | 1/4 ton Standard Truck | \$41.83        |
| PPAR                     | ½ ton Full Size Truck  | \$44.50        |
| PGAR                     | Premium Crossover      | \$46.13        |
| PFAR                     | Premium SUV            | \$58.06        |

Any location surcharges listed in this Agreement do not apply to the location(s) above.

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**International Rates:** The rates, terms and conditions below apply at Enterprise Rent-A-Car and National Car Rental branded locations in countries not otherwise specifically scheduled under this Agreement. Where a country has a specific Rate Schedule, the rates, terms and conditions set forth in such Schedule shall govern in lieu of the below.

**BPRI Rates:**

- a. In countries not specifically scheduled under this Agreement, Company's Eligible Renters have the opportunity to book BPRI Rates (defined below) – to book use Account Number listed on Schedule 1. For clarity, BPRI Rates are not applicable or available in any country that has a specific rate schedule under this Agreement.
  - b. "BPRI Rates" means daily rental rates for the Brands, which are inclusive of Damage Waiver (or a comparable product) where offered by the Renting Entity with an excess or deductible in an amount determined by the Renting Entity. BPRI Rates for rentals also include any minimum third party liability insurance or other form of financial responsibility as may be required by law in the applicable jurisdiction (priority and applicability of coverage is regulated by the controlling jurisdictional law).
  - c. BPRI Rates are subject to change on January 1<sup>st</sup> each year (or such other time as EAN may determine in its sole discretion) without notice.
  - d. BPRI Rates are subject to the terms and conditions at the Renting Entity location.
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**PARTICIPATING ADDENDUM  
TO MASTER PROGRAM AGREEMENT**

**Schedule 2**

THIS PARTICIPATING ADDENDUM (this "Addendum") is entered into this \_\_\_\_\_ (the "PA Effective Date") by and between EAN Services, LLC ("EAN") and the Participating Company Affiliate signatory hereto ("Participating Company Affiliate").

WHEREAS, EAN and \_\_\_\_\_ ("Company") entered into a Master Program Agreement dated \_\_\_\_\_ (the "Master Agreement"), pursuant to which EAN and its Affiliates agreed to provide certain vehicle rental services to Participating Company Affiliate, as defined in the Master Agreement, under the Enterprise Rent-A-Car and National Car Rental brand names;

WHEREAS, the Master Agreement is intended to provide the framework for guaranteeing to Participating Company Affiliate the volume pricing agreed to by EAN and Company and to set forth the terms and conditions of vehicle rental transactions thereunder;

WHEREAS, Participating Company Affiliate desires to enter into this Addendum to take advantage of the negotiated pricing under, and to evidence its acceptance of the terms and conditions of, the Master Agreement; and

WHEREAS, all capitalized terms used but undefined herein shall have the meanings given to such terms in the Master Agreement.

NOW, THEREFORE, EAN and Participating Company Affiliate agree as follows:

1. Effective as of the PA Effective Date, Participating Company Affiliate hereby accepts and agrees to all of the terms and conditions of the Master Agreement as if it were an original signatory thereto, and all references to the term "Company" in the Master Agreement shall be deemed to mean the Participating Company Affiliate executing this Addendum.
2. Eligible Renters must use the Account Number(s) assigned by EAN to the Participating Company Affiliate (\_\_\_\_\_ for National and Enterprise brand Business Use rentals and \_\_\_\_\_ for National and Enterprise brand personal use rentals) when making the reservation for the rental.
3. Pursuant to the General Terms and Conditions of the Master Agreement, Participating Company Affiliate shall be responsible for any and all payments owed by Eligible Renters under a Rental Contract entered into pursuant to the terms of the Master Agreement.
4. This Addendum and the Master Agreement together with its exhibits, set forth the entire agreement between EAN and Participating Company Affiliate with respect to the subject matter hereof. This Addendum may be terminated by either EAN or Participating Company Affiliate by providing no less than thirty (30) days' prior written notice to the other party, but all obligations of the parties arising prior to such termination shall survive and continue in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto have caused this Addendum to be executed as of the PA Effective Date.

**EAN SERVICES, LLC**

**PARTICIPATING COMPANY AFFILIATE**

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

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

Name: Authorized Officer

Name: \_\_\_\_\_

Title: Secretary or Assistant Secretary

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**1. Please provide contact information.**

| For Your Agency/Organization:        |                                           |                    |  |
|--------------------------------------|-------------------------------------------|--------------------|--|
| Agency/Organization                  |                                           |                    |  |
| Contact Name:                        |                                           |                    |  |
| Address:                             |                                           |                    |  |
| Phone:                               |                                           |                    |  |
| Email:                               |                                           |                    |  |
| For the Original Contracting Entity: |                                           | For the Contractor |  |
| Entity:                              | City of Coral Springs                     | Contractor:        |  |
| Name:                                | Ryan Hinsz                                | Name:              |  |
| Address:                             | 9500 W Sample Rd, Coral Springs, FL 33065 | Address:           |  |
| Phone:                               | 954-344-1100                              | Phone:             |  |
| Email:                               | purchasing@coralsprings.gov               | Email:             |  |

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| Original Contract ID/Reference #: | 26-C-141F                           |
| Original Contract Award Date:     | August 19th, 2026                   |
| Contract Term:                    | September 1, 2026 - August 31, 2028 |
| Your Acquisition Timeframe:       |                                     |

**2. Please select which Rate Set you will be utilizing on this agreement:**

|                                               |                              |                             |
|-----------------------------------------------|------------------------------|-----------------------------|
| Rate Set A – No insurance coverage:           | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Rate Set B – Includes Damage Waiver coverage: | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

For the product's or service's you wish to acquire, provide the following information:

| Estimated Quantity Required: | Unit Price Per Original Contract: | Estimated Timeframe the item will be required: |    |
|------------------------------|-----------------------------------|------------------------------------------------|----|
|                              | \$                                |                                                |    |
| Estimated Total Value:       |                                   |                                                | \$ |

**ADDENDUM TO AGREEMENT BETWEEN THE CITY OF CORAL SPRINGS AND  
EAN SERVICES, LLC**

**THIS IS AN ADDENDUM**, dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and  
between:

**CITY OF CORAL SPRINGS, FLORIDA**

a municipal corporation  
9500 West Sample Road  
Coral Springs, Florida 33065  
(hereinafter referred to as “CITY”)

and

**EAN SERVICES LLC.**

a limited liability company  
5105 Johnson Road  
Coconut Creek, Florida 33073  
(hereinafter referred to as “CONTRACTOR”)

**WHEREAS**, CITY and CONTRACTOR entered into an Agreement (hereinafter “Agreement”) for undercover short term vehicle rental services for CITY and which, through Participating Addendums, may, with consent from CONTRACTOR and CITY, also be used by members the Southeast Florida Governmental Purchasing Cooperative Group; and

**WHEREAS**, it is necessary to include additional provisions; and

**WHEREAS**, this Addendum is being entered into between CITY and CONTRACTOR and shall supplement the terms of the Agreement as between CITY and CONTRACTOR only; accordingly, nothing in this Addendum shall apply to any Participating Company Affiliate or any Participating Addendum as those terms are defined in the Agreement,

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the parties agree as follows:

**SECTION 1.**            **RECITALS**

The foregoing recitals are true and correct and are hereby incorporated into this Agreement.

**SECTION 2.**            **RECORDS AND AUDIT**

2.01    CONTRACTOR shall maintain adequate books and records necessary for an accurate determination of the records CONTRACTOR is required to maintain by the Agreement. The books and records related to the Agreement may be audited by internal auditors of CITY by

providing thirty (30) days' written notice to CONTRACTOR. Such audit may occur during reasonable business hours during the term of the Agreement and for three (3) months thereafter. All costs of audit shall be paid for by CITY. To the extent permitted by law, all information learned or discovered as a result of any audit shall be kept confidential by CITY, and shall only be disclosed where required by law and only to the extent required by law. CONTRACTOR and its Affiliates have no duty to maintain any data related to a rental pursuant to the Agreement for more than twenty-four (24) months beyond the date of each such rental hereunder.

**2.02 IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT THE CITY OF CORAL SPRINGS, GEORGIA ELLIOTT, CMC, CITY CLERK, 9500 WEST SAMPLE ROAD, CORAL SPRINGS, FLORIDA 33065, [GELLIOTT@CORALSPRINGS.GOV](mailto:GELLIOTT@CORALSPRINGS.GOV), TELEPHONE NUMBER (954) 344-1074.**

2.03 CONTRACTOR understands, acknowledges and agrees that CONTRACTOR shall, pursuant to Section 119.0701, Florida Statutes, as amended from time to time, do the following:

- (1) Keep and maintain public records required by CITY to perform the service.
- (2) Upon request from CITY'S custodian of public records, provide CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law or CITY policy.
- (3) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if CONTRACTOR does not transfer the records to CITY.
- (4) Upon completion of the contract, transfer, at no cost, to CITY all public records in possession of CONTRACTOR or keep and maintain public records required by CITY to perform the service. If CONTRACTOR transfers all public records to CITY upon completion of the contract, CONTRACTOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If CONTRACTOR keeps and maintains public records upon completion of the contract, CONTRACTOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to CITY, upon request from CITY'S custodian of public records, in a format that is compatible with the information technology systems of CITY.

## 2.04 NONCOMPLIANCE OF CONTRACTOR

(1) A request to inspect or copy public records relating to a CITY'S contract for services must be made directly to CITY. If CITY does not possess the requested records, CITY shall immediately notify CONTRACTOR of the request, and CONTRACTOR must provide the records to CITY or allow the records to be inspected or copied within a reasonable amount of time.

(2) If CONTRACTOR does not comply with CITY'S request for records, CITY shall enforce the contract provisions in accordance with the contract.

(3) If CONTRACTOR fails to provide the public records to CITY within a reasonable time, CONTRACTOR may be subject to penalties under Section 119.10, Florida Statutes.

(4) If a civil action is filed against CONTRACTOR to compel production of public records relating to a CITY'S contract for services, the court shall assess an award against CONTRACTOR the reasonable costs of enforcement.

### **SECTION 3.** INSURANCE

3.01 CONTRACTOR shall secure and maintain, at its own expense, and keep in effect during the full term of this Agreement, a policy or policies of insurance, which must include the following coverages and minimum limits of liability:

(1) Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoremen's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of two hundred thousand and xx/100 dollars (\$200,000.00) per accident. CONTRACTOR agrees to be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

(2) Commercial Automobile Liability Insurance for all owned, non-owned and hired automobiles and other vehicles used by CONTRACTOR in the performance of the obligations of this Agreement with the following minimum limits of liability with no restrictive endorsements:

\$1,000,000.00 Combined Single Limit, per occurrence, Bodily Injury & Property Damage

(3) Comprehensive General Liability (occurrence form) with the following minimum limits of liability with no restrictive endorsements:

\$1,000,000.00 Combined Single Limit, per occurrence, Bodily Injury & Property Damage. Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- (a) Premises and Operations.
- (b) Independent Contractors.
- (c) Product and Completed Operations Liability.
- (d) Broad Form Property Damage.
- (e) Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement contained in this Agreement.
- (f) Owner's or Contractor's Protective Liability.

**3.02 UPON CONTRACT EXECUTION, CONTRACTOR SHALL SUBMIT TO CITY COPIES OF ITS CERTIFICATE(S) OF INSURANCE EVIDENCING THE REQUIRED COVERAGES AND SPECIFICALLY PROVIDING THAT CITY OF CORAL SPRINGS IS AN ADDITIONAL NAMED INSURED OR ADDITIONAL INSURED WITH RESPECT TO THE REQUIRED COVERAGES AND THE OPERATIONS OF CONTRACTORS UNDER THE AGREEMENT.** Insurance companies selected must be acceptable to CITY. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to CITY by certified mail.

3.03 These insurance requirements shall not relieve or limit the liability of CONTRACTOR. CITY does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect CONTRACTOR's interests or liabilities but are merely minimum requirements established by CITY's Risk Manager. CITY reserves the right to require any other insurance coverages that CITY deems necessary depending upon the risk of loss and exposure to liability.

3.04 The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the State of Florida, with the minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

3.05 CONTRACTOR shall require each of its sub-contractors of any tier to maintain the insurance required herein (except as respects limits of coverage for employers and public liability insurance which may not be less than One Million (\$1,000,000) Dollars for each category), and CONTRACTOR shall provide verification thereof to CITY upon request of CITY.

3.06 All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against CITY with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

3.07 CONTRACTOR shall ensure that any company issuing insurance to cover the requirements contained in this Agreement agrees that they shall have no recourse against CITY for payment or assessments in any form on any policy of insurance.



3.08 The clauses "Other Insurance Provisions" and "Insured Duties in the Event of an Occurrence, Claim or Suit" as it appears in any policy of insurance in which CITY is named as an additional named insured shall not apply to CITY. CITY shall provide written notice of occurrence within fifteen (15) working days of CITY's actual notice of such an event.

3.09 CONTRACTOR shall not commence performance of its obligations under this Agreement until after it has obtained all of the minimum insurance herein described and the same has been approved.

3.10 Violation of the terms of this Section and its subparts shall constitute a breach of the Agreement and CITY, at its sole discretion, may cancel the Agreement and all rights, title and interest of CONTRACTOR shall thereupon cease and terminate.

#### **SECTION 4. INDEMNIFICATION**

4.01 The parties agree that one percent (1%) of the total compensation paid to CONTRACTOR for services rendered during the term of this Agreement shall be construed as specific consideration for the indemnification agreement stated as follows: CONTRACTOR agrees to indemnify, defend, save and hold CITY, its officers, agents and employees, harmless from any and all third party claims, damages, liability, losses, causes of action of any nature whatsoever, which may arise out of or in connection with this Agreement and which result from CONTRACTOR's gross negligence or willful acts or the breach of this Agreement by CONTRACTOR.

4.02 Subject to Section 4.06, CONTRACTOR shall pay all third party claims, losses, liens, settlements or judgments of any nature whatsoever in connection with its indemnification obligations under this Section 4, including but not limited to, reasonable attorney's fees and costs to defend all claims or suits, in the name of CITY when applicable and shall pay all costs and judgments which may issue thereon.

4.03 CONTRACTOR shall consult with CITY in the selection of legal counsel to conduct any defense in any such proceeding and all costs and fees associated therewith shall be the responsibility of CONTRACTOR in accordance with this Section 4.

4.04 Such indemnification shall not be limited to the amount of comprehensive general liability insurance which CONTRACTOR is required to obtain under this Agreement. Nothing contained herein is intended nor shall be construed to waive CITY's rights and immunities under the common law or Section 768.28, Florida Statutes, as amended from time to time and the limits provided for therein.

4.05 PATENT AND COPYRIGHT INDEMNIFICATION: CONTRACTOR shall indemnify, save and hold harmless, CITY, its officers, agents and employees from all claims, damages, losses, liabilities and expenses arising out of an alleged infringement of copyrights, patent rights, the unauthorized or unlicensed use of any material, property or other work in connection with the performance of the services provided pursuant to this Agreement.

4.06 CONTRACTOR's maximum liability, whether arising in contract, tort, or breach of statutory duty or otherwise in connection with its indemnification obligations under the Agreement shall not exceed the aggregate amount of \$1,000,000.00.

## **SECTION 5.**                    **SCRUTINIZED COMPANIES**

CONTRACTOR understands that pursuant to Section 287.135, a company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with CITY if CONTRACTOR is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, as amended, or is engaged in a boycott of Israel. Additionally, CONTRACTOR understands that if the consideration for this Agreement exceeds one million dollars at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, and CONTRACTOR is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, Florida Statutes, as amended, or is engaged in business operations in Syria, that CONTRACTOR is ineligible to, and may not bid on, submit a proposal for, or enter into or renew a contract with CITY.

By entering into this Agreement, CONTRACTOR certifies that CONTRACTOR and its principals and/or owners are not listed on the Scrutinized Companies that Boycott Israel List, Scrutinized Companies with Activities in Sudan List, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List or is engaged in business operations with Syria.

In the event that CONTRACTOR is placed on the Scrutinized Companies that Boycott Israel List, engaged in a boycott of Israel, Scrutinized Companies with Activities in the Sudan List, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or is engaged in business operations with Syria, CITY may immediately terminate this Agreement without any liability to CONTRACTOR notwithstanding any other provision in this Agreement to the contrary.

## **SECTION 6.**                    **GOVERNING LAW; VENUE**

6.01 The validity, construction and effect of this Agreement shall be governed by the laws of the State of Florida.

6.02 Any claim, objection or dispute arising out of the terms of this Agreement shall be litigated in the Seventeenth Judicial Circuit in and for Broward County, Florida.

## **SECTION 7.**                    **FORCE MAJEURE AND APPROPRIATION**

7.01 In no event shall either party be responsible or liable for any failure or delay in the performance of its obligations hereunder arising out of or caused by, directly or indirectly, forces beyond its control, including, without limitation: epidemic/pandemic/viral or communicable disease outbreak; quarantines; accidents; acts of war or terrorism; civil or military disturbances; nuclear or natural catastrophes (including floods, fires, earthquakes, tornadoes, tropical storms, and hurricanes) or other acts of God; any National, State, County or Local State of Emergency or any act, order, or requirement of any governmental authority; interruptions, loss or malfunctions

of utilities, communications or computer (software and hardware) services; or any other similar causes beyond the control of the party; it being understood that the impaired party shall use reasonable efforts to resume performance as soon as practicable under the circumstances.

7.02 CITY'S performance and obligation to pay under this Agreement is contingent upon appropriation by the Coral Springs City Commission.

## **SECTION 8.**            **E-VERIFY**

In accordance with Section 448.095, *Florida Statutes*, CONTRACTOR agrees as follows:

(a) CONTRACTOR agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. CONTRACTOR shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. CITY may immediately terminate this Agreement for a breach of this subparagraph.

(b) CONTRACTOR shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. CONTRACTOR shall retain a copy of the affidavit for the term of this Agreement and all renewals thereafter, and in accordance with all other Sections of this Agreement. CITY may immediately terminate an Agreement for a breach of this subparagraph.

(c) CITY shall terminate this Agreement if CITY has a good faith belief that CONTRACTOR is in violation of Section 448.09(1), *Florida Statutes*.

(d) CONTRACTOR shall terminate any agreement with any subcontractor if CONTRACTOR has a good faith belief that the subcontractor is in violation of Section 448.09(1), *Florida Statutes*. CITY may immediately terminate this Agreement for a breach of this subparagraph.

(e) CITY shall notify and order CONTRACTOR to immediately terminate a contract with a subcontractor if CITY has a good faith belief that CONTRACTOR's subcontractor knowingly violated this Section, but CONTRACTOR have otherwise complied with this Section. CITY may immediately terminate this Agreement for a breach of this subparagraph.

(f) A contract terminated pursuant to this Section is not a breach of contract and shall not be considered as such.

(g) CONTRACTOR shall be liable for any and all additional costs incurred by CITY as a result of a termination for this Section.

## **SECTION 9.**            **CONFLICT**

In the event of conflict between this Agreement and the terms and conditions set forth in any Exhibit attached hereto, the terms of this Agreement shall control. Except as to pricing, any term,

condition, or webpage link to any terms or conditions contained in any Exhibit attached hereto shall have no force or effect.

**SECTION 10.** This Addendum shall become effective upon execution by CITY.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

**IN WITNESS WHEREOF**, the CITY OF CORAL SPRINGS and EAN SERVICES LLC have hereunto set their hands and seals on the dates written below.

ATTEST:

**CITY OF CORAL SPRINGS, FLORIDA**

\_\_\_\_\_  
GEORGIA ELLIOTT, CMC, City Clerk

\_\_\_\_\_  
SCOTT BROOK, Mayor

APPROVED AS TO FORM:

*Sherry Whitacre*  
Sherry Whitacre (Aug 10, 2026 15:00:42 EDT)

\_\_\_\_\_  
SHERRY WHITACRE  
Senior Deputy City Attorney

**EAN SERVICES, LLC**

By: Jeffrey Cowan  
Jeffrey Cowan (Aug 10, 2026 13:20:49 CDT)

Title: Assistant Secretary

Print Name: Jeffrey Cowan



# Agreement - City of Coral Springs

Final Audit Report

2026-08-10

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2026-08-10                                   |
| By:             | Ryan Hinsz (rhinsz@coralsprings.gov)         |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAA2gDMptrWY1G7cqquOW9g18XwJfKXumYK |

## "Agreement - City of Coral Springs" History

-  Document created by Ryan Hinsz (rhinsz@coralsprings.gov)  
2026-08-10 - 2:34:59 PM GMT- IP address: 104.203.240.34
-  Document emailed to saleconfirmation@em.com for signature  
2026-08-10 - 2:38:43 PM GMT
-  Email viewed by saleconfirmation@em.com  
2026-08-10 - 3:10:10 PM GMT- IP address: 104.47.55.126
-  Signer saleconfirmation@em.com entered name at signing as Jeffrey Cowan  
2026-08-10 - 6:20:47 PM GMT- IP address: 65.197.19.243
-  Document e-signed by Jeffrey Cowan (saleconfirmation@em.com)  
Signature Date: 2026-08-10 - 6:20:49 PM GMT - Time Source: server- IP address: 65.197.19.243 - Signature Appearance Selected: TYPE
-  Document emailed to swhitacre@coralsprings.gov for signature  
2026-08-10 - 6:20:51 PM GMT
-  Email viewed by swhitacre@coralsprings.gov  
2026-08-10 - 6:59:35 PM GMT- IP address: 161.123.89.215
-  Signer swhitacre@coralsprings.gov entered name at signing as Sherry Whitacre  
2026-08-10 - 7:00:40 PM GMT- IP address: 199.27.247.2
-  Document e-signed by Sherry Whitacre (swhitacre@coralsprings.gov)  
Signature Date: 2026-08-10 - 7:00:42 PM GMT - Time Source: server- IP address: 199.27.247.2 - Signature Appearance Selected: TYPE
-  Agreement completed.  
2026-08-10 - 7:00:42 PM GMT

**PROPOSERS  
RFP NO. 26-C-141  
UNDERCOVER VEHICLE RENTAL SERVICES  
FOR S.E. FLORIDA GOVT. PURCHASING COOPERATIVE GROUP**

**Enterprise Leasing Co. of Florida, LLC**

5105 Johnson Road

Coconut Creek, FL 33073

Contact: Christopher Pennant

Telephone: 314-928-3940

Email: [Christopher.V.Pennant@em.com](mailto:Christopher.V.Pennant@em.com)

Evaluation Committee Members:

Robin Brunetto, Senior Purchasing Assistant

Sgt. Eric Jomant, Coral Springs Police

Sgt. Giovanni Vullo, Coral Springs Police

## Summary Sheet

Agenda Item: 8.

Meeting Date: August 19, 2026

**Subject:**

Neighborhood Partnership Agreement, The Kensington Glen Association, Inc. (NPP26-0002)  
(Tina Jou)

**Requested Action:**

Request to approve Neighborhood Partnership Agreement with The Kensington Glen Association Inc. (Kensington Glen) in the amount of \$5,000 and authorize the appropriate City officials to execute the approved agreement (NPP26-0002).

Funding Source: Approved Operating Budget.

Strategic Goal: An Attractive Community.

(REQUEST TO APPROVE, AUTHORIZE)

**Funding Source:**

Approved Operating Budget

**Placement:**

Consent

**Attachments:** [Summary Sheet](#)

[#1 - Location Map](#)

[#2 - Neighborhood Partnership Agreement](#)

**Background / Description:**

The aim of the Neighborhood Partnership Program Policy is to enhance the aesthetic quality of the neighborhoods with the help of residents. As part of this policy, the City provides matching grant money for Home and Condo Owner Associations for neighborhood improvement projects visible from public rights-of-way. To partner with the City, the neighborhood or homeowners association must enter into an agreement with the City, so all parties are cognizant of their responsibilities. Associations must select licensed contractors for their improvement projects and all work must comply with the City's Codes and Ordinances. Associations must submit a minimum of three estimates and project costs are analyzed for competitiveness using established fair market values. Staff also reviews projects to ensure they incorporate best practices and green principles, such as use of Florida Friendly species, limited use of non-drought tolerant plants, targeted irrigation and use of low voltage lighting.

**Presenting:**

Tina Jou

**City of Coral Springs  
City Commission Meeting Agenda Item  
Summary Sheet**

Meeting: August 19, 2026  
Department: Development Services/  
Community Development  
Initiated By: Tina Jones  
DOC ID: 3647

**SUBJECT:** Neighborhood Partnership Agreement, The Kensington Glen Association, Inc. (NPP26-0002)

**PLACEMENT:** Consent

**REQUESTED ACTION:** Request to approve Neighborhood Partnership Agreement with The Kensington Glen Association Inc. (Kensington Glen) in the amount of \$5,000 and authorize the appropriate City officials to execute the approved agreement. Funding Source: Approved Operating Budget. Strategic Goal: An Attractive Community. (NPP26-0002) (REQUEST TO APPROVE, AUTHORIZE)

**LOCATION:** Kensington Circle and NW 50th Street

**PRIOR ACTION:**

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| February 18, 2026 | Commission approved the 146 <sup>th</sup> formal partnership expending \$423,985.71 (37%) City dollars matched by \$711,453.28 (63%) from associations.                       |
| August 6, 2025    | Commission approved the 145 <sup>th</sup> formal partnership expending \$422,685.71 (37%) City dollars matched by \$710,153.28 (63%) from associations.                       |
| April 16, 2025    | Commission approved the 144 <sup>rd</sup> formal partnerships expending \$417,685.71 (37%) City dollars matched by \$705,153.28 (63%) from associations.                      |
| April 2, 2014     | City Commission approved revisions to the Neighborhood Partnership Policy handbook to amend requirements for associations and ongoing maintenance.                            |
| February 19, 2014 | Commission approved amended Neighborhood Partnership Policy to increase the maximum grant amount to \$5,000 for all single-family and multi-family residential neighborhoods. |
| July 18, 2006     | Revisions to the Neighborhood Partnership Program – amended the criteria to require NatureScape planting and code required plantings.                                         |
| May 20, 1997      | Commission Approval of the Neighborhood Partnership Policy.                                                                                                                   |

**STAFF RECOMMENDATION: THAT THE CITY COMMISSION:**

- 1. APPROVE A NEIGHBORHOOD PARTNERSHIP AGREEMENT WITH THE KENSINGTON GLEN ASSOCIATION, INC. C/O NEXT GENERATION MANAGEMENT SERVICES IN THE MATCHING AMOUNT OF \$5,000 FOR THE UPGRADING OF THE (5) MONUMENT SIGNS; AND**
- 2. AUTHORIZE APPROPRIATE CITY OFFICIALS TO EXECUTE AGREEMENT.**

**ATTACHMENTS**

- #1 – Location Map
- #2 – Neighborhood Partnership Agreement

**City of Coral Springs  
City Commission Meeting Agenda Item  
Summary Sheet  
Meeting: August 19, 2026**

**Subject: Neighborhood Partnership Agreement – The Kensington Glen Association, Inc.  
(NPP26-0002)**

---

**PURPOSE:**

The Neighborhood Partnership Program embodies the City of Coral Springs' vision of being "the premier community in which to live, work and raise a family." Investing in our neighborhoods is key to the City's Mission of providing "an innovative sustainable, high-performing organization that...measure(s) progress based on economic...factors improving the quality of life for the residents, businesses and visitors of the diverse community we serve". Partnering with neighborhood groups to fund improvements allows the City of Coral Springs to align to the strategic goal of being "An Attractive Community".

During the February 27, 2013 City Commission workshop, City staff suggested using Neighborhood Partnership funds to help associations mitigate damage to their landscaping caused by White Fly infestation. The City Commission encouraged staff to pursue this course of action and several partnerships were approved to mitigate and replace hedges decimated by Whitefly. On February 14, 2014, the Commission approved increasing the funds used for associations from \$2,000 to \$5,000 to assist these properties. On April 14, 2014, the Commission approved the revision of the Neighborhood Partnership Policy handbook to amend requirements for Associations and ongoing maintenance.

The aim of the Neighborhood Partnership Program Policy is to enhance the aesthetic quality of the neighborhoods with the help of residents. As part of this policy, the City provides matching grant money for Home and Condo Owner Associations for neighborhood improvement projects visible from public rights-of-way. To partner with the City, the neighborhood or homeowners association must enter into an agreement with the City, so all parties are cognizant of their responsibilities. Associations must select licensed contractors for their improvement projects and all work must comply with the City's Codes and Ordinances. Associations must submit a minimum of three estimates and project costs are analyzed for competitiveness using established fair market values. Staff also reviews projects to ensure they incorporate best practices and green principles, such as use of Florida Friendly species, limited use of non-drought tolerant plants, targeted irrigation and use of low voltage lighting.

The Neighborhood Partnership Program has been very successful since its inception:

1. 3,028 total partnerships (146 of which were formal partnerships).
2. 122 "Slice of the Springs" neighborhood meetings over the past 27 years.
3. Three nationally recognized neighborhoods: Forest Hills, Meadow/Dells and Shadow Wood.

As stipulated within the program, all matching grant applications are reviewed and approved by a selection committee with representatives from Parks and Recreation, Police, Community Development and Code Compliance. The improvement project, as described below, meets the criteria for grant approval.

**City of Coral Springs  
City Commission Meeting Agenda Item  
Summary Sheet  
Meeting: August 19, 2026**

**Subject: Neighborhood Partnership Agreement – The Kensington Glen Association, Inc.  
(NPP26-0002)**

---

**ANALYSIS:**

The Kensington Glen Association, Inc. is upgrading the five monument signs located at the two public entrances to the Kensington Glen community along Kensington Circle and NW 50th Street. The community is proposing to upgrade the design with new signage/lettering to enhance the aesthetics of the community's entryways. The five monument signs will be maintained by the community and will be visible from the public right-of-way. The proposed plans have been pre-approved by Community Development. The landscaping is not part of the NPP; however, the community is ensuring the monument signs include surrounding landscaping.

*Figure 1: Typical monument sign on north and south sides of Remsberg Drive and Kensington Circle*





**City of Coral Springs  
City Commission Meeting Agenda Item  
Summary Sheet  
Meeting: August 19, 2026**

**Subject: Neighborhood Partnership Agreement – The Kensington Glen Association, Inc.  
(NPP26-0002)**

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*Figure 2: Monument sign on north side of Coral Springs Drive and Remsberg Drive*



*Figure 3: Monument signs on northeast and southeast corners of Coral Ridge Drive and NW 50<sup>th</sup> Street*



City of Coral Springs  
City Commission Meeting Agenda Item  
Summary Sheet  
Meeting: August 19, 2026

**Subject: Neighborhood Partnership Agreement – The Kensington Glen Association, Inc.  
(NPP26-0002)**

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*Figure 4: Rendering of proposed, upgraded monument signs*



*Figure 5: Rendering of proposed, upgraded monument signs*



**City of Coral Springs  
City Commission Meeting Agenda Item  
Summary Sheet  
Meeting: August 19, 2026**

**Subject: Neighborhood Partnership Agreement – The Kensington Glen Association, Inc.  
(NPP26-0002)**

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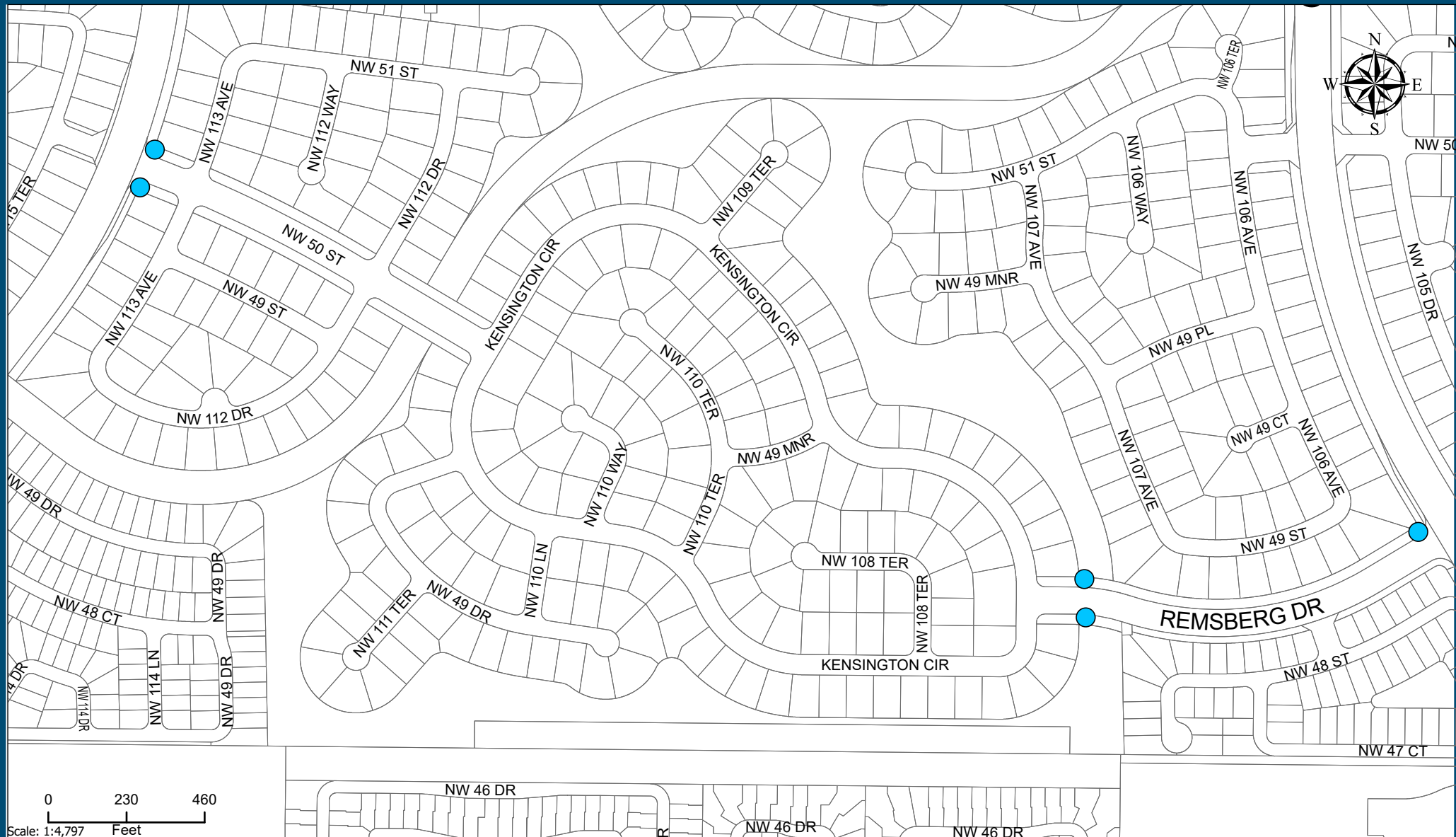
The Neighborhood Partnership Grant Selection Committee reviewed the Kensington Glen Association, Inc. partnership application on August 6, 2026, and recommended the application for funding. This project will enhance the appearance of the individual neighborhood while contributing to an overall improvement of the aesthetics of the City. The total cost of the project is \$10,000.

The agreement has been reviewed and approved as to form by the City Attorney's Office.

**CONCLUSION:**

Staff recommends approval of the grant request. If the grant is approved, the project will be the 147<sup>th</sup> formal partnership agreement between the City of Coral Springs and Coral Springs' neighborhoods.





# Neighborhood Partnership Program

## Kensington Glen

NPP26-0002

August 2026

- Legend**
- Parcels
  - Project Area



**NEIGHBORHOOD PARTNERSHIP PROGRAM AGREEMENT BETWEEN  
THE CITY OF CORAL SPRINGS AND  
THE KENSINGTON GLEN ASSOCIATION, INC.**

**THIS AGREEMENT**, made and entered into this \_\_\_\_ day of August, 2026 (hereinafter “Effective Date”) by and between:

**CITY OF CORAL SPRINGS**  
a Florida Municipal Corporation  
9500 West Sample Road  
Coral Springs, Florida 33065  
(hereinafter referred to as “CITY”)

and

**THE KENSINGTON GLEN  
ASSOCIATION, INC.**  
a Florida not-for-profit corporation  
c/o Next Generation Management Services LLC  
13790 NW 44<sup>th</sup> Street, Suite 102  
Sunrise, Florida 33325  
(hereinafter referred to as “GRANTEE”)

**WITNESSETH:**

**WHEREAS**, at the May 20, 1997, City Commission meeting, the City approved the Neighborhood Partnership Program, as amended, (hereinafter referred to as “Program”) to provide grants for qualified not-for-profit corporations to complete specified projects, which program and project constitute a public purpose; and

**WHEREAS**, at the August 19, 2026 meeting of the City Commission, the City Commission approved a Neighborhood Partnership grant for the GRANTEE; and

**WHEREAS**, CITY and GRANTEE desire to enter into an Agreement;

**NOW, THEREFORE**, in consideration of the mutual covenants described herein, and other good and valuable consideration, which the parties hereby determine to be sufficient, the parties agree as follows:

**SECTION 1.** The aforementioned “Whereas” clauses are true and correct and hereby ratified and confirmed and incorporated herein.

## **SECTION 2.**            **TERM AND PURPOSE OF GRANT**

2.01    This Agreement shall be effective upon the execution by both parties and shall terminate upon the completion of the project under this Agreement and the submittal of required reports; however, the GRANTEE agrees and acknowledges that the Maintenance Plan, and Indemnification provisions shall survive the term of the Agreement.

2.02    CITY and GRANTEE agree the funds allocated under this Agreement are for the sole purpose of upgrading the five (5) monument signs located at the two (2) public entrances to the Kensington Glen community along the North and South side of Remsberg Drive and Kensington Circle, the North side of Coral Springs Drive at Remsberg Drive, and the Northeast and Southeast corners of Coral Ridge Drive and NW 50<sup>th</sup> Street. CITY and GRANTEE agree to complete the Project as specifically identified in Exhibit "1," attached hereto and incorporated herein.

## **SECTION 3.**            **PROJECT**

GRANTEE agrees to perform, or supervise the work performed as a part of the Project. The parties hereto agree that the Project shall be as defined in Exhibit "1," including the materials to be utilized for the project. GRANTEE acknowledges that CITY representative(s) may periodically observe and/or inspect the work being done for the project to ensure that work is being completed consistent with the terms and conditions of this Agreement. GRANTEE thereafter shall complete their project within ninety (90) calendar days of receiving notification from CITY.

## **SECTION 4.**            **FUNDING**

4.01 City hereby awards GRANTEE a grant in the amount of Five Thousand and xx/100 Dollars (\$5,000.00). GRANTEE hereby agrees to match, at minimum, 100% of CITY'S contribution. GRANTEE will contribute Five Thousand Dollars (\$5,000.00). The estimated total value is as indicated in Exhibit "2," attached hereto and incorporated herein. GRANTEE shall receive the grant funds from City in accordance with the following schedule: Two Thousand Five Hundred and xx/100 Dollars (\$2,500.00) upon approval and execution of this Agreement by City; Two Thousand Five Hundred and xx/100 Dollars (\$2,500.00) upon completion of the project and receipt and acceptance of all required reports by City.

4.02    Said funds shall be used solely for the purposes outlined in this Agreement. A copy of the budget of approved expenses is attached hereto and incorporated herein as Exhibit "2."

4.03    The use of any funds received from CITY pursuant to this Agreement by GRANTEE for any purpose other than that stated herein and/or the misrepresentation of any information on the application for funding submitted by GRANTEE shall constitute a material breach of this Agreement, in which case one hundred percent (100%) of all grant monies paid to GRANTEE by CITY shall become immediately due and payable in full.



## **SECTION 5.**                    **SUBMISSION OF FINANCIAL REPORT BY GRANTEE**

5.01    Within thirty (30) calendar days after the completion of the project specified herein, GRANTEE shall submit a written report to CITY with GRANTEE detailing the following information:

          (1)     Statement of all expenses for the program. Original itemized invoices of said expenses shall be provided to CITY upon request.

          (2)     A certification that the funds received from CITY have been expended in accordance with this Agreement and that all expenses incurred were solely for the purpose of the approved grant activity.

5.02    This financial information shall be compiled on Exhibit “3.”

## **SECTION 6.**                    **MAINTENANCE PLAN FOR PROJECT**

6.01    GRANTEE acknowledges that the CITY is desirous of promoting long-term success of projects by approving Projects, which will require minimum ongoing maintenance by GRANTEE.

6.02    GRANTEE shall be responsible for the maintenance of any and all improvements funded for the Project. The maintenance plan is attached hereto as Exhibit “4” and incorporated herein. The terms related to the maintenance plan shall survive the term of the Agreement.

## **SECTION 7.**                    **APPLICABLE LAWS**

The GRANTEE shall comply with all applicable laws and ordinances. GRANTEE shall, at their own expense, secure and pay for all permits and be responsible for all other fees or charges associated with the performance of the project or any other activities under this Agreement, unless otherwise designated as part of this Agreement.

## **SECTION 8.**                    **INDEMNIFICATION**

GRANTEE shall indemnify, defend, save and hold harmless the CITY, its officers, agents and employees, from all claims, damages, losses, liabilities and expenses direct, indirect or consequential, arising out of or alleged to have arisen out of or in consequence of the performance of this Agreement. GRANTEE shall pay all claims, losses, liens, fines, settlements or judgments of any nature whatsoever in connection with the foregoing indemnification including, but not limited to reasonable attorney's fees, paralegal expenses and court and arbitration costs. This indemnification shall survive the term of this Agreement.

## **SECTION 9.**                    **TERMINATION**

9.01    In the event GRANTEE shall default in or violate any of the terms, obligations, restrictions or conditions of this Agreement, CITY may, upon written notice to GRANTEE,

terminate this Agreement effective immediately. In the event of such termination, one hundred percent (100%) of all grant monies paid to GRANTEE by CITY shall become immediately due and payable in full and CITY may hold GRANTEE liable for any and all damages sustained by CITY arising out of such default. All grant monies due CITY shall be submitted to CITY by cashier's check within thirty (30) calendar days of written notice of termination.

9.02 Notwithstanding the above, CITY may provide GRANTEE with the opportunity to take the necessary corrective action to cure any default. If Grantee does not take the required corrective action within fifteen (15) calendar days of Grantee's receipt of the written notice, this Agreement shall terminate without any further notice. The corrective action must be acceptable to the City in order to avoid termination hereunder.

#### **SECTION 10.           INDEPENDENT CONTRACTOR**

GRANTEE and its employees, volunteers and agents shall be and remain independent contractors and not agents or employees of CITY with respect to all of the acts and services performed by and under the terms of this Agreement.

#### **SECTION 11.           AUDIT**

CITY reserves the right to audit the records of GRANTEE at any time during the performance and term of the Agreement and for a period of three (3) years after completion and acceptance by GRANTEE. GRANTEE shall allow CITY to inspect, examine and review the records of GRANTEE at any and all times during normal business hours during the term of the Agreement.

#### **SECTION 12.           ASSIGNMENT**

GRANTEE shall not assign, or transfer its rights, title or interests in the Agreement nor shall GRANTEE delegate any of the duties and obligations undertaken by GRANTEE without CITY'S prior written approval.

#### **SECTION 13.           GOVERNING LAW; VENUE**

The validity, construction and effect of this Agreement shall be governed by the laws of the State of Florida. Any claim, objection or dispute arising out of the terms of this Agreement shall be litigated in the Seventeenth Judicial Circuit in and for Broward County, Florida.

#### **SECTION 14.           SEVERABILITY**

Should any part, term or provision of this Agreement be by the courts decided to be invalid, illegal or in conflict with any law of this State, the validity of the remaining portions or provisions shall not be affected thereby.

**SECTION 15.**        **NOTICE**

All notices or other communications required by this Agreement shall be in writing and deemed delivered upon mailing by registered or certified mail, return receipt requested, hand-delivery, overnight courier, facsimile or email to the following persons and addresses:

CITY:            Catherine Givens, City Manager  
City of Coral Springs  
9500 West Sample Road  
Coral Springs, Florida 33065  
Facsimile: (954) 344-1043

With copy to:    Tina Jou, Director of Development Services  
City of Coral Springs  
9500 West Sample Road  
Coral Springs, Florida 33065  
Facsimile: (954) 344-1181

GRANTEE:        Gil Sternbach, President  
The Kensington Glen Association, Inc.  
c/o Next Generation Management Services LLC  
13790 NW 44<sup>th</sup> Street, Suite 102  
Sunrise, Florida 33325

**SECTION 16.**        **ENTIRE AGREEMENT**

This Agreement contains the entire understanding of the parties relating to the subject matter hereof superseding all prior communications between the parties whether oral or written, and this Agreement may not be altered, amended, modified or otherwise changed nor may any of the terms hereof be waived, except by a written instrument executed by both parties. The failure of a party to seek redress for violation of or to insist on strict performance of any of the covenants of this Agreement shall not be construed as a waiver or relinquishment for the future of any covenant, term, condition or election but the same shall continue and remain in full force and effect.

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**IN WITNESS WHEREOF**, the CITY OF CORAL SPRINGS and THE KENSINGTON GLEN ASSOCIATION, INC. c/o NEXT GENERATION MANAGEMENT SERVICES LLC, have executed this Agreement on the day and year first above written.

ATTEST

**CITY OF CORAL SPRINGS, FLORIDA**

\_\_\_\_\_  
GEORGIA ELLIOTT, CMC, City Clerk

\_\_\_\_\_  
SCOTT BROOK, Mayor

APPROVED AS TO FORM

*Vanessa Dragutinovic*

\_\_\_\_\_  
VANESSA DRAGUTINOVIC  
Assistant City Attorney

**THE KENSINGTON GLEN  
ASSOCIATION, INC.  
c/o NEXT GENERATION  
MANAGEMENT SERVICES LLC**

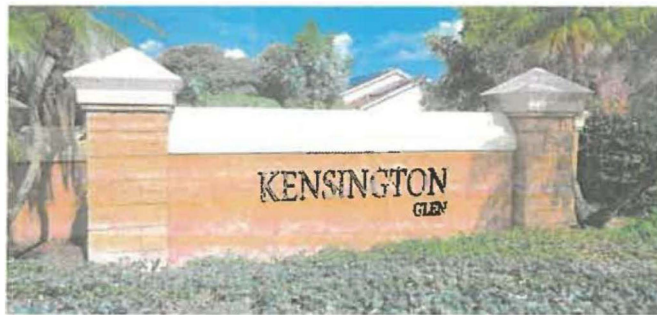
*Gil Sternbach*  
\_\_\_\_\_  
Gil Sternbach, President

**Exhibit “1”  
Project Description**

The Kensington Glen Association, Inc. will be upgrading the five (5) monument signs located at the two (2) public entrances to the Kensington Glen community along Kensington Circle and along NW 50<sup>th</sup> Street.



North (left) and South (right) side of Remsberg Drive at Kensington Circle.



North side of Coral Springs Drive at Remsberg Drive.



Northeast (left) and Southeast (right) corners of Coral Ridge Drive and NW 50<sup>th</sup> Street.

**Note: Permits and permit fees, if applicable, are the responsibility of the Association.**



**Exhibit “2”  
Expense Budget**

|                                                |                    |
|------------------------------------------------|--------------------|
|                                                | Expenditures       |
| City of Coral Springs Neighborhood Partnership | <b>\$5,000.00</b>  |
| The Kensington Glen Association, Inc.          | <b>\$5,000.00</b>  |
| <b>TOTAL</b>                                   | <b>\$10,000.00</b> |

**Exhibit “3”  
Financial Information**

**Final Report  
The Kensington Glen Association, Inc.**

- 1) Statement of all fees and revenues to the project and the individual sources of the revenues.

See Invoice

- 2) Statement of all expenses for the program. (Original itemized invoices may be requested).

See Invoice

I, Gil Sternbach, President of The Kensington Glen Association, Inc., certify that the funds received from the City of Coral Springs presented to The Kensington Glen Association, Inc. have been expended in accordance with the Agreement and that all expenses incurred are solely for the purpose of the approved grant.

*Gil Sternbach*

**Exhibit “4”**  
**Maintenance Plan**

The Kensington Glen Association, Inc. will ensure proper maintenance for the proposed monument walls. Maintenance shall include, but not be limited to, pressure cleaning, painting, replacement of damaged lettering, and repair of lighting as needed.

## Summary Sheet

Agenda Item: 9.

Meeting Date: August 19, 2026

**Subject:**

Proclamation, 2026 Fentanyl Awareness and Education Day in Florida (City Commission)

**Requested Action:**

Request that the City Commission proclaim August 21, 2026, as Fentanyl Awareness and Education Day in the City of Coral Springs.

(REQUEST TO PROCLAIM)

**Placement:**

Consent

**Background / Description:**

Fentanyl is a highly potent synthetic opioid, 50 times stronger than heroin and 100 times stronger than morphine. While it is legally prescribed for severe pain, it is increasingly being mixed into illicit street drugs and counterfeit pills, often without the user's knowledge, making it a leading cause of accidental overdose deaths. In 2022, Florida recorded more than 5,000 fentanyl-related deaths — second in the nation only to California.

In response, the Florida Legislature enacted House Bill 259 in 2025, sponsored by Senator Tina Polsky and Representative Anne Gerwig, designating August 21 of each year as "Fentanyl Awareness and Education Day" in Florida. The law encourages local governments, schools, and communities to educate themselves about the dangers of fentanyl and the steps we can take to protect ourselves and one another.

**Requested By:**

(Blank)

**Accepting:**

Consent Item - No one is accepting the proclamation in person.

## Summary Sheet

Agenda Item: 10.

Meeting Date: August 19, 2026

**Subject:**

Uniforms for Police and Fire Departments (Brad Mock and John Whalen)

**Requested Action:**

Request to award RFP No. 26-G-242 for Uniforms for Police and Fire Departments to Galls, LLC of Lexington, Kentucky from August 19, 2026 through August 18, 2028 with an option to renew for two (2) additional two-year (2) terms for a potential cumulative total of six years. The estimated yearly expenditure is \$200,000.

Funding Source: Approved Operating Budget.

Strategic Goal: An Innovative, High-Performing and Sustainable Organization.

(REQUEST TO AWARD)

**Funding Source:**

Approved Operating Budget

**Placement:**

Consent

**Attachments:** [Agenda Summary Sheet](#)

[#1 – Proposer List and Evaluation Committee](#)

[#2 – Tabulation](#)

**Presenting:**

Chief Brad Mock and Chief John Whalen

**City of Coral Springs  
City Commission Meeting Agenda Item  
Summary Sheet**

Meeting: August 19, 2026  
Department: Financial Services  
Initiated By: Yasmin Teja  
DOC ID: 3685

**SUBJECT:** Uniforms for Police and Fire Departments  
(Chief Brad Mock and Chief John Whalen)

**PLACEMENT:** Consent

**REQUESTED ACTION:** Request to award RFP No. 26-G-242 for Uniforms for Police and  
**(INCLUDE CONTRACT** Fire Departments to **Galls, LLC** of Lexington, Kentucky from  
**START/TERM DATES)** August 19, 2026 through August 18, 2028 with an option to renew  
for two (2) additional two-year (2) terms for a potential cumulative  
total of six years. The estimated yearly expenditure is \$200,000.  
Funding Source: Approved Operating Budget.  
Strategic Goal: An Innovative, High-Performing and Sustainable  
Organization. (REQUEST TO AWARD)

**ATTACHMENTS:** #1 – Proposer List and Evaluation Committee  
#2 – Tabulation

**BACKGROUND / DESCRIPTION:**

The Police Department and the Coral Springs-Parkland Fire Department have an ongoing need to purchase uniforms for personnel. These uniforms are required to outfit newly hired employees and to replace uniforms that have become worn or damaged through regular use.

The Police Department and the Coral Springs-Parkland Fire Department developed detailed specifications and requirements, which were incorporated into the Request for Proposal (RFP) documents to solicit qualified vendors to provide these goods and services.

The City received two (2) proposals from the firms listed below:

- Galls, LLC
- Global Trading, Inc.

The Evaluation Committee met on August 5, 2026 to discuss the proposals received for the Uniforms for Police and Fire Departments. The Evaluation Committee ranked Galls, LLC of Lexington, Kentucky as the highest ranked proposer.

The Police Department and the Coral Springs-Parkland Fire Department and the Purchasing Division staff recommend awarding RFP No. 26-G-242 for Uniforms for Police and Fire Departments to Galls, LLC of Lexington, Kentucky from August 19, 2026 through August 18, 2028 with an option to renew for two (2) additional two-year (2) terms for a potential cumulative total of six years. The estimated yearly expenditure is \$200,000.



**PROPOSERS**  
**RFP NO. 26-G-242**  
**UNIFORMS FOR POLICE AND FIRE DEPARTMENTS**

|                                                                                                                                                                                                  |                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>GALLS, LLC</b><br>1340 Russell Cave Road<br>Lexington, KY 40505<br>Contact: Dustin McDulin, CFO<br>Phone: 844-464-2557<br>Email: <a href="mailto:bidreview@galls.com">bidreview@galls.com</a> | <b>Global Trading, Inc.</b><br>7500 NW 25 Street, Unit 12<br>Miami, FL 33122<br>Contact: Viraj Wikramanayake<br>Phone: (754) 240-9005<br>Email: <a href="mailto:accounting@gtim.com">accounting@gtim.com</a> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Evaluation Committee Members**

**Voting Members:**

Adam Schreibman, Captain, Coral Springs-Parkland Fire Department  
Patricia Walker, Project Support Specialist, Coral Springs-Parkland Fire Department  
Robert Thomas, Battalion Chief, Coral Springs-Parkland Fire Department  
Erin Kafka, Purchasing Assistant, Coral Springs Police Department  
Robin Brunetto, Senior Purchasing Assistant, Coral Springs Police Department

**Tabulation**

**Uniforms for Police and Fire Departments, RFP NO. 26-G-242**

**Opened: 1-Jul-26**

| <b>No.</b> | <b>Department</b>                 | <b>Galls, LLC</b><br>1340 Russell Cave Road<br>Lexington, KY 40505<br>Contact: Dustin McDulin, CFO<br>Phone: 844-464-2557<br>Email: bidreview@galls.com | <b>Global Trading, Inc.</b><br>7500 NW 25 Street, Unit 12<br>Miami, FL 33122<br>Contact: Viraj Wikramanayake<br>Phone: (754) 240-9005<br>Email: accounting@gtim.com |
|------------|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | Police Department<br>Items 1 - 32 | \$105,085.70                                                                                                                                            | \$181,295.65                                                                                                                                                        |
| 2          | Fire Department<br>Items 1 - 62   | \$86,703.80                                                                                                                                             | \$89,373.54                                                                                                                                                         |
|            | <b>TOTAL</b>                      | <b>\$191,789.50</b>                                                                                                                                     | <b>\$270,669.19</b>                                                                                                                                                 |

**Award**

## Summary Sheet

Agenda Item: 11.

Meeting Date: August 19, 2026

**Subject:**

Use of Forfeiture Funds (Brad Mock)

**Requested Action:**

Request to authorize the use of \$13,200 in Law Enforcement Trust Funds for the fiscal year 2026 donations, \$10,000 to Eagle's Haven/JAFCO Inc.; and \$3,200 to Canine Assisted Therapy (C.A.T.). Qualified 501 (c)(3) organizations.

Funding Source: Receiving Forfeiture to Expend.

Strategic Goal: A Family-Friendly Community.

(REQUEST TO AUTHORIZE)

**Funding Source:**

Receiving Forfeiture to Expend

**Placement:**

Consent

**Attachments:** [SUMMARY SHEET](#)

**Background / Description:**

\$10,000 - Authorize the fiscal year 2026 donation in the amount of \$10,000 to Eagle's Haven/JAFCO Inc., a qualified 501 (c)(3) organization = which provides support services, education, and wellness activities to the Parkland/Coral Springs Community. The appropriate State expenditure account will be used. (REQUEST TO AUTHORIZE)

\$3,200 - Authorize the expenditures of Law Enforcement Trust Funds to be utilized for donation to Canine Assisted Therapy (C.A.T.) a qualified 501 (c)(3) organization. The appropriate State expenditure account will be used. (REQUEST TO AUTHORIZE)

**Presenting:**

Brad Mock

**City of Coral Springs  
City Commission Meeting Agenda Item  
Summary Sheet**

Meeting: August 19, 2026  
Department: Police  
Initiated By: Brad Mock

DOC ID:

**SUBJECT:** Forfeiture Funds

**PLACEMENT:** Consent

**REQUESTED ACTION:** Request to authorize the use of \$13,200.00 in Law Enforcement  
**(INCLUDE CONTRACT** Trust Funds for the fiscal year 2026 donations, \$10,000.00 to  
**START/TERM DATES)** Eagle's Haven / JAFCO Inc. and \$3,200.00 to Canine Assisted  
Therapy (C.A.T.). Qualified 501 (c)(3) organizations. (REQUEST  
TO AUTHORIZE)

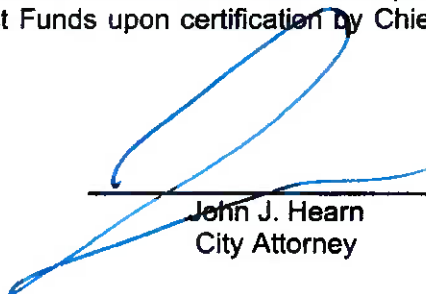
**PROJECT REVIEWED BY** N/A  
**OR INCLUDED IN:**

**ATTACHMENTS:** Request / Brochures / Program Flyer

**BACKGROUND / DESCRIPTION:**

|             |                                                                                                                                                                                                                                                                                                                                     |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| \$10,000.00 | Authorize the fiscal year 2026 donation in the amount of \$10,000.00 to Eagle's Haven / JAFCO Inc., a qualified 501 (c)(3) organization which provides support services, education, and wellness activities to the Parkland/Coral Springs Community. The appropriate State expenditure account will be used. (REQUEST TO AUTHORIZE) |
| \$3,200.00  | Authorize the expenditure of Law Enforcement Trust Funds to be utilized for donation to Canine Assisted Therapy (C.A.T.) a qualified 501 (c)(3) organization. The appropriate State expenditure account will be used. (REQUEST TO AUTHORIZE)                                                                                        |

City Attorney John J. Hearn has reviewed and finds the requests appear to be allowable expenses of Law Enforcement Trust Funds upon certification by Chief of Police and approval of the City Commission.

  
\_\_\_\_\_  
John J. Hearn  
City Attorney

**City of Coral Springs  
Commission Meeting Agenda Item  
Summary Sheet  
Meeting: August 19, 2026**

**Subject: Forfeiture Funds**

---

Staff will continue to look for grant funding for future capital projects along with other programs suitable for trust fund expenditures.

**I, Brad Mock, Chief of Police, certify that all funds from the above request will be utilized for law enforcement purposes and complies with the requirements of the State of Florida Forfeiture Guidelines and/or the Department of Justice/Treasury Forfeiture Guidelines, where applicable. The above request has been reviewed and approved by the Office of the City Attorney.**

  
\_\_\_\_\_  
**Brad Mock  
Chief of Police**

## Summary Sheet

Agenda Item: 12.

Meeting Date: August 19, 2026

**Subject:**

Memorandum of Understanding (MOU) with Local 3080, Metro-Broward Professional Fire Fighters, IAFF (Dale Pazdra)

**Requested Action:**

Request to ratify the Memorandum of Understanding with Local 3080, Metro-Broward Professional Fire Firefighters, IAFF, District 11, Coral Springs for (Article 7 - Wages), (Article 9 - Paid Leave & Wellbeing Hours), (Article 21 - Overtime Distribution), (Article 23 - Promotion/Position Requirements), and (Article 34 - Medical Evaluations).

Funding Source: Not Applicable.

Strategic Goal: An Innovative, High-Performing and Sustainable Organization.  
(REQUEST TO RATIFY)

**Funding Source:**

Not Applicable

**Placement:**

Policy Formation and Direction

**Attachments:** [Summary Sheet](#)

[MOU Amending Article\(s\): 7, 9, 21, 21 and 34 - Document Forthcoming](#)

[Member Voting Results - Document Forthcoming](#)

**Background / Description:**

On October 15, 2025, the City Commission ratified the Collective Bargaining Agreement between the City of Coral Springs and Local 3080, Metro-Broward Professional Fire Fighters, IAFF, District 11, Coral Springs which expires on January 18, 2029.

Following the implementation of the new Collective Bargaining Agreement, city management met with the union in May 2026 to jointly clarify the intent and language contained in select articles.

Management is recommending all proposed language changes be ratified effective immediately.

- **Article 7 – Wages:**

- Fire Equipment Technician pay scale has been corrected, the intent was to include the position with the job family and pay scale for Lieutenant, Fire Inspection Lieutenant, Fire Inspector II and Community Paramedic I.
- Fire Inspector Standby Pay – clarifies eligibility criteria for experienced individuals who transfer to the Community Risk Reduction Division (CRR) and explains eligible employees qualify for standby pay after completing ninety (90) days of position probation.
- Firefighter Paramedic – establishes new hire pay provisions to allow experienced



new hires to be offered starting pay rates above the minimum of the Firefighter/Paramedic pay range:

- New Hires with 1 to 3 years of experience serving in a Firefighter/Paramedic position prior to joining Coral Springs shall be offered a starting pay rate that is 6% above the established minimum pay scale for a Firefighter Paramedic.
- New Hires with 4 or more years of Firefighter/Paramedic experience or currently serve at the rank of Lieutenant or higher shall be offered a starting pay rate that is 12% above the established minimum pay scale for a Firefighter/Paramedic.
- Days Schedule Bi-weekly Stipend – clarifies employees who have a position change that results in a re-assignment to the day (non-shift) work schedule after the start of the Fiscal Year will receive a bi-weekly stipend which is calculated based on the incumbent's current base salary.
- **Article 9 – Paid Leave and Wellbeing Hours:**
  - Includes wording to clarify the process that will be followed by Human Resources to administer pro-rating of Wellbeing Hours for employees who are transferred from Shift to Non-Shift or Non-Shift to Shift work schedules.
- **Article 21 – Overtime Distribution:**
  - Includes procedures that will be followed for employees who voluntarily accept overtime classified as emergency overtime. Also clarifies employees who accept emergency overtime will automatically move to the bottom of the mandatory overtime eligibility list.
- **Article 23 – Promotion/Position Requirements:**
  - Includes procedures to address situations when employees on the promotion eligibility list do not want to be considered (or decline) a promotion. Also clarifies that if all remaining eligible members decline an offer of promotion, the list will immediately terminate, and a new promotional process shall be announced.
- **Article 34 – Medical Evaluations:**
  - Includes additional wording to clarify which aorta areas are included in the Ultrasound medical screening process.

**Presenting:**  
Dale Pazdra

## Summary Sheet

Agenda Item: 12

Meeting Date: 08-19-26

**Subject:** Memorandum of Understanding (MOU) with Local 3080, Metro-Broward Professional Fire Fighters, IAFF (Dale Pazdra)

**Requested Action:** Request to ratify the Memorandum of Understanding with Local 3080, Metro-Broward Professional Fire Fighters, IAFF, District 11, Coral Springs for (Article 7 - Wages), (Article 9 - Paid Leave & Wellbeing Hours), (Article 21 - Overtime Distribution), (Article 23 - Promotion/Position Requirements), and (Article 34 - Medical Evaluations).

Funding Source: Not Applicable.

Strategic Goal: An Innovative, High-Performing and Sustainable Organization.  
(REQUEST TO RATIFY)

**Funding Source:** Not Applicable

**Placement:** Policy Formation and Direction

**Attachments:**

[#1 - MOU Amending Article\(s\): 7, 9, 21, 23 and 34](#)

[#2 - Member Voting Results](#)

**Presenting:** Dale Pazdra, Deputy City Manager

**Background / Description:** On October 15, 2025, the City Commission ratified the Collective Bargaining Agreement between the City of Coral Springs and Local 3080, Metro-Broward Professional Fire Fighters, IAFF, District 11, Coral Springs which expires on January 18, 2029.

Following the implementation of the new Collective Bargaining Agreement, city management met with the union in May 2026 to jointly clarify the intent and language contained in select articles.

Management is recommending all proposed language changes be ratified effective immediately.

- **Article 7 – Wages:**

- *Fire Equipment Technician* pay scale has been corrected, the intent was to include the position with the job family and pay scale for Lieutenant, Fire Inspection Lieutenant, Fire Inspector II and Community Paramedic I.
- *Fire Inspector Standby Pay* – clarifies eligibility criteria for experienced individuals who transfer to the Community Risk Reduction Division (CRR) and explains eligible employees qualify for standby pay after completing ninety (90) days of position probation.
- *Firefighter Paramedic* – establishes new hire pay provisions to allow experienced new hires to be offered starting pay rates above the minimum of the Firefighter/Paramedic pay range:
  - New Hires with 1 to 3 years of experience serving in a Firefighter/Paramedic position prior to joining Coral Springs shall be offered a starting pay rate that is 6% above the established minimum pay scale for a Firefighter Paramedic.
  - New Hires with 4 or more years of Firefighter/Paramedic experience or currently serve at the rank of Lieutenant or higher shall be offered a starting pay rate that is 12% above the established minimum pay scale for a Firefighter/Paramedic.

- *Days Schedule Bi-weekly Stipend* – clarifies employees who have a position change that results in a re-assignment to the day (non-shift) work schedule after the start of the Fiscal Year will receive a bi-weekly stipend which is calculated based on the incumbent's current base salary.
- **Article 9 – Paid Leave and Wellbeing Hours:**
  - Includes wording to clarify the process that will be followed by Human Resources to administer pro-rating of Wellbeing Hours for employees who are transferred from Shift to Non-Shift or Non-Shift to Shift work schedules.
- **Article 21 – Overtime Distribution:**
  - Includes procedures that will be followed for employees who voluntarily accept overtime classified as emergency overtime. Also clarifies employees who accept emergency overtime will automatically move to the bottom of the *mandatory* overtime eligibility list.
- **Article 23 – Promotion/Position Requirements:**
  - Includes procedures to address situations when employees on the promotion eligibility list do not want to be considered (or decline) a promotion. Also clarifies that if all remaining eligible members decline an offer of promotion, the list will immediately terminate, and a new promotional process shall be announced.
- **Article 34 – Medical Evaluations:**
  - Includes additional wording to clarify which aorta areas are included in the Ultrasound medical screening process.

# Document Forthcoming

# Document Forthcoming

## Summary Sheet

Agenda Item: 13.

Meeting Date: August 19, 2026

**Subject:**

Appointment, Accessibility Advisory Group (Kathy Reul)

**Requested Action:**

Request to consider appointment of Bari Aronson to the Accessibility Advisory Group.  
(REQUEST TO APPOINT)

**Placement:**

Policy Formation and Direction

**Attachments:** [#1 - Aronson, Bari](#)

**Background / Description:**

The Accessibility Advisory Group's (AAG) purpose is to advise the City of Coral Springs on accessibility needs and fosters community engagement through education, advocacy, and community collaboration.

#1 - Aronson, Bari

- Only applied to this group
- Not currently serving on another committee
- Video: Yes



## Boards, Committees and Groups Application Form

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### Profile

Are you 18 years of age or older?

☒ Yes ☐ No

Bari

First Name

Middle  
Initial

Aronson

Last Name

Email Address

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Alternate Phone

Teacher

Occupation

Which Boards would you like to apply for?

Accessibility Advisory Group: Submitted

Which seat would you like to apply for? \*

☒ Local Planning Agency Member

Please identify the member of the Commission who recommended and nominated you for appointment for the committee.

None Selected

Length of Residence in Coral Springs

17 years

Length of Time as a Business Person in Coral Springs

---

### Interests & Experiences

## NOTICE TO NEW APPLICANTS

Applicants who are new to the board or committee appointment process are requested to submit a brief video—no longer than 90 seconds—describing how their background, experience, and interests align with the mission and responsibilities of the board or committee to which they are applying.

Please note: This requirement does not apply to individuals seeking reappointment.

If you require assistance in recording your video, please contact the City Clerk's Office at (954) 344-1065.

New Applicant Video Upload  
Link:

Upload a Resume

---

## Supplemental Questions

**Do you have any relatives employed by the City? If yes, please state name(s):**

No

**Are you aware of any potential conflict of interest that may arise from your serving on this/these boards? If yes, please explain:**

No

**Do you have monies owed to the City that are delinquent? If yes, please explain:**

No

**Do you have any pending code violations relating to property owned by you in the City? If yes, please explain:**

No

**Do you have any violations relating to other City codes? If yes, please list:**

No

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## Certification

## Ethical Conduct Affirmation

---

**As a volunteer of the City of Coral Springs I am required to conduct myself ethically and fairly while representing the city. I acknowledge my personal responsibility to adhere to the city's policies, codes, ordinances and core values of teamwork, respect, accountability, innovation, leadership, and superior service. Additionally, I am committed to exhibiting professional conduct as a volunteer and understand my actions must support positive collaboration, teamwork and promote community pride. Failure to exhibit professional conduct may result in suspension or being removed from a volunteer assignment.**

---

☒ I Agree

## Florida's Sunshine Laws (Chapter 286, Florida Statutes)

---

**I acknowledge that I have read the following statement: If appointed to this board or committee, Florida's Sunshine laws will apply to your participation. Upon appointment, you will receive additional information relating to Florida's Sunshine laws. If you have questions related to Florida's Sunshine laws, please contact the City Clerk at 954-344-1065.**

---

☒ I Agree

**I hereby certify that all statements made in this application are true and complete. Permission is granted to the City of Coral Springs to investigate and verify criminal history and any information provided on this and successive documents completed for purposes of my appointment to the City Board or Committee. In return for consideration of my application, I release any person who provides information pertaining to me from all claims or liabilities that might otherwise result from such information or opinions.**

---

☒ I Agree

**Signature (Please type full name)**

---

Bari Aronson

**Date**

---

5/12/2026

# Bari Aronson

---

## PROFESSIONAL EXPERIENCE

Broward County Schools, 2023 – Present  
FDLRS HRD Specialist

### Responsibilities

- Participate in planning, learning, implementing, and evaluating meetings, conferences, coaching sessions, and other professional learning offerings focusing on increasing student achievement.
- Coordination and delivery of professional learning in a variety of settings and formats including school-based Professional Learning Communities, online courses, webinars and online conferencing, and face-to-face professional learning.
- Design and develop quality products to support FDLRS initiatives and professional learning events.
- Ensure accessibility as it relates to devices, programs, and websites.
- Stay informed on the Individuals with Disabilities Education Act Section 504 of the Rehabilitation Act, Americans with Disabilities Act (ADA), Section 508 Compliance for ADA, World Wide Web Consortium Standards (W3C).
- Perform and promote all activities in compliance with non-discrimination policies of The School Board of Broward County, Florida.
- Participate in training programs offered to enhance the individual skills and proficiency related to job responsibilities.
- Ensure adherence to safety rules and procedures.
- Follow federal and state laws, as well as School Board policies.

Broward County Schools, 2019 – 2023  
Florida Inclusion Network Facilitator

### Responsibilities

- Collaborated with all districts and schools to provide customized services and supports ensuring all students with disabilities have the same educational, social, and future opportunities as their peers.
- Facilitated the implementation of Best Practices for Inclusive Education through:
  - Data-driven, student-focused planning and problem solving across districts and schools to determine the current state of District compliance.
  - Data-driven professional development and technical assistance to increase knowledge and skills of district and school personnel.
  - Coaching and resources for district and school personnel to build and sustain capacity.
  - Sharing information to build collaborative relationships between families, schools, and districts.

- Well versed in the Inclusive Scheduling Process, District and School Best Practices for Inclusive Education, and Plan for Inclusive Education.
- Identified areas of improvement and implemented immediate solutions on a district wide basis.
- Worked collaboratively in cross-functional teams to provide direct and indirect support to school staff to ensure equal access for students with disabilities.
- Developed and conducted specialized trainings for district staff, school staff, and support staff on the inclusion of students with disabilities.
- Provided effective communication and customer service with school administrators, parents/guardians, district staff, and the community.
- Developed reports in EdPlan and Learning Across Broward (LAB) for school and district use.
- Performed and promoted all activities in compliance with non-discrimination policies of The School Board of Broward County, Florida.
- Participated in training programs offered to enhance the individual skills and proficiency related to job responsibilities.
- Ensured adherence to safety rules and procedures.
- Followed federal and state laws, as well as School Board policies.

Broward County Schools, 2017 – 2019  
ESE Curriculum Program Specialist

#### Responsibilities

- Coordinate the development, implementation, and evaluation of effective educational curriculum/services and/or programs which promote academic achievement as well as student growth and wellbeing which may include but not be limited to student services, health services, exceptional student services or other initiatives as assigned.
- Serve as a liaison between the schools, parents, community agencies, government programs, and/or district personnel to support the effective implementation of education programs, policies, and procedures which enhance the learning process as well as student growth and wellbeing.
- Effectively and accurately communicate to school personnel, parents, and the community about applicable policies, procedures, programs, curricula, and instructional techniques designed to address individual student and/or school needs.
- Provide instructional support, technical assistance, and ongoing staff development for faculty and staff on policies, procedures, curricula, and/or program organization.
- Identify issues which need to be addressed on a district-wide basis and plan strategies to improve curricula, programs, and services that support student achievement.
- Facilitate the design, selection, and evaluation of effective instructional materials, equipment, and textbooks.
- Assisted with the required revisions to the Support facilitation procedural manual.
- Assisted schools with processes and procedures for out of county/state transfer students with Individualized Educational Plans (IEPs), Manifestation Determination meetings, matriculation processes, and transportation accommodation requests.

- Provided on-site support to school ESE Specialists.
- Attended sensitive IEP meetings to provide additional support for the process.
- Participated in training programs offered to enhance the individual skills and proficiency related to job responsibilities.

Boca Raton Society for the Disabled, 2013 – 2017  
Executive Director

Responsibilities:

- Developed Twin Palm Center programs and provide executive leadership and daily operational oversight for all community outreach programs including executing fundraisers and special events.
- Financial management and grant processes.
- Maintain compliance with Agency for Health Care Administration (AHCA) licensing requirements as well as city, county, and State compliance in all areas of business.
- Manage 2 staff and 20 volunteers including engagement and support to all staff to accomplish targeted improvements of clients.
- Gather, analyze, and present data, including compiling documented analysis and quality control of financial data entry activities to the Board of Directors.
- Oversight of the building/facility.
- Served as a member of the City Council Advisory Board for People with Disabilities in Boca Raton.

Sandpiper Shores Elementary School (PBCPS), 2010–2013  
Exceptional Student Education (ESE) Coordinator and  
504 Coordinator Alternate

Responsibilities:

- Coordinated the planning, development, and management of the ESE program.
- Managed 10 teachers, 4 therapists and 15 Paraprofessionals.
- Provided support to all staff to accomplish targeted improvements/goals of students.
- Participated in the development and implementation of mainstreaming procedures and development of individual educational programs for ESE students.
- Participated in the evaluation of students.
- Assisted in the development and implementation of data reporting systems to parents, school administrators and district personnel.
- Completed reports for local and state educational agencies.
- Participated in the MTSS process.
- Assisted in the development and maintenance of program evaluation procedures.
- Participated in initial Section 504 meeting to determine eligibility.
- Participated in Section 504 update meetings.
- Monitored and reported potential issues as they arise, especially regarding legal compliance.
- Remained current on research, accommodation practices related to students with disabilities laws and regulations.
- Participated in training programs offered to enhance the individual skills and proficiency



related to job responsibilities.

- Developed and implemented strategies to improve programs and services that support Section 504 students and their parents/guardians.
- Provided support to teachers regarding concerns arising out of Section 504 compliance.

Auburndale Elementary School (MDCPS), 2008–2010  
Special Education Program Specialist

Responsibilities:

- Coordinated the planning, development, and management of the ESE program.
- Managed staff including 13 teachers, 7 therapists and 17 Paraprofessionals.
- Provided support to all staff to accomplish targeted improvements/goals of students.
- Developed and implemented mainstreaming procedures.
- Participated in the development of individual educational programs for ESE students.
- Participated in the evaluation of student progress.
- Developed and implemented data reporting local and state educational agencies.
- Monitored and reported potential issues as they arise, especially in regard to legal compliance.
- Remained current on research, accommodation practices related to students with disabilities laws and regulations.
- Participate in training programs offered to enhance the individual skills and proficiency related to job responsibilities.

MDCPS Region Office V, 2005-2008  
ESE Placement Specialist

Responsibilities:

- Performed duties and responsibilities delegated by the Exceptional Student Education Instructional Supervisor such as: Serve as the LEA for conferences, eligibility, IEP revision and placement meetings for elementary, middle and high school levels.
- Maintained current knowledge and interpretation of Miami-Dade County Special Education Programs and procedures, best practices, and other local, state, and national rules, regulations, policies, and procedures.
- Served as case manager for conferences, staffings, IEP meetings, and other placement meetings; and maintained accurate legal records for compliance audits.
- Coordinated ESE curriculum in schools and interpreted student needs for educational planning and placement for all grade levels.
- Maintained knowledge about strategies and interventions relevant to ESE programs.
- Provided in-service training for teachers and staff regarding ESE issues.
- Served as a resource to administrators, counselors, and teachers regarding ESE issues.
- Monitored and reported potential issues as they arise, especially regarding legal compliance.
- Remained current on research, accommodation practices related to students with disabilities laws and regulations.
- Participate in training programs offered to enhance the individual skills and proficiency related to job responsibilities.

Allapattah Middle School (MDCPS), 1997-2005  
Exceptional Student Education Teacher

## **ACADEMIC PREPARATION**

Nova Southeastern University, (All but Dissertation)  
Doctoral Degree in Instructional Technology & Distance Education

Nova Southeastern University, 10/2002  
Master's Degree in Educational Leadership

University of Florida, 05/1995  
Bachelor's Degree in Elementary Education, specialization in Special Education

## **PROFESSIONAL QUALIFICATIONS**

### **Certifications and Accreditations:**

Educational Leadership (K.-12), Florida  
Specific Learning Disabilities (K.-12), Florida  
Elementary Level (K-6), Florida  
Assistant Principal Preparation Program (Certificate available upon request)  
LEA Certification

### **COMPUTER SKILLS:**

Microsoft Office Suite  
Immersive Reader  
Whiteboard  
Web Page Design  
Smart Draw  
Video production  
Adobe Connect

### **PROFESSIONAL PRESENTATIONS:**

Developing an Individual Education Plan  
Differentiated Instruction  
Implementing Accommodations  
Using Access Points in the General Education Classroom  
Academic and Behavior Strategies  
ESOL procedures  
Inclusion Models  
Failure Free Reading program  
Reading Strategies  
Behavior Modification Program

References Furnished upon request.

## Summary Sheet

Agenda Item: 14.

Meeting Date: August 19, 2026

**Subject:**

Settlement of Worker's Compensation Claim

**Requested Action:**

(REQUEST TO APPROVE)

**Placement:**

City Attorney Communications