

City of Coral Springs Planning and Zoning Board Regular Meeting

Monday, March 13, 2023
6:30 p.m.

Chambers
9500 West Sample Road
Coral Springs, FL

Minutes

1. Call to Order

The regular meeting of the Planning and Zoning Board of the City of Coral Springs was called to order on Monday, March 13, 2023, at 6:30 p.m. by Chairman Ian Schwartz with Leslie May as recording secretary. The meeting was held in the Sawgrass Room, City Hall, 9500 West Sample Road, Coral Springs, Florida.

Roll Call

Board Member	Attendance
Ian Schwartz, Chairman	Present
Donald Campbell, Vice Chairman	Present
LaurieAnne Minoff	Not Present
Alexandra Matos	Not Present
Jose (Joe) E. Morera	Present
<i>A quorum was achieved.</i>	

City staff also in attendance: Sr. Deputy City Attorney Sherry Whitacre, Director of Development Services Julie Krolak, Assistant Director of Development Services Tina Jou, Zoning Manager Elizabeth Chang, and Planning Manager Jenna Lane.

2. Pledge of Allegiance

The pledge of allegiance was led by Chairman Schwartz.

3. Minutes of November 14, 2022

MOTION: Board Member Morera moved to forgo the reading of the November 14, 2023, meeting minutes and accept the minutes as written. Seconded by Vice Chair Campbell. The motion was passed, 3-0.

4. Announcements/Communications – It was noted that the announcements were listed on page 2 of the meeting’s supporting documentation.

5. Citizens Comments and Questions - none

6. Board Member Requests - Board Member Morera announced that the City of Coral Springs Art Festival was being held that weekend at The Walk in Coral Springs.

7. Public Hearing

SE22-0006

Petition of Coral Sample, LLC seeking to modify conditions of approval and Special Exceptions relative to SE19-0011 from Land Development Code Sections 2501058 (Building Typologies), 2501059 (DT-MU Building Type Table), and 250-1061 (General Design Standards) relative to maximum first floor heights for residential development, lot coverage, commercial private frontage, and storefront character requirement to accommodate the construction of a mixed use development consisting of 353 residential units and approximately 33,000 square feet for nonresidential use on the North Block (Parcel A); 351 residential units, approximately 17,330 square feet for nonresidential use (Parcel B), and a 144-unit hotel (Parcel C) on the South Block in the Downtown Mixed Use (DT-MU) Zoning District, located at the southwest corner of Sample Road and North University Drive, legally described as Parcels A, B, and C, Cornerstone Downtown Coral Springs

- Ms. Jou read petitions SE22-0006 into the record.
- Ms. Lane gave a staff presentation to the board on SE22-0006. A copy of staff's PowerPoint presentation was made a part of this meeting packet. Staff recommended a favorable recommendation relative to SE22-006 pursuant to conditions listed in the staff report included in meeting packet.
- Attorney Scott Backman, Petitioner representative, introduced himself. He gave a presentation pointing out details of the project supporting the petitioner's request. A copy of his PowerPoint presentation was made a part of this meeting packet.
- Public comment was opened. There were no comments from the public and the Public comment was closed.
- Petitioner and staff representatives fielded questions from the board.

MOTION:

Vice Chair Campbell moved to:

1. FORWARD A FAVORABLE RECOMMENDATION TO THE CITY COMMISSION RELATIVE TO SE22-0006 FOR SPECIAL EXCEPTION MODIFICATION, 2501058 (BUILDING TYPOLOGIES), 2501059 (DTMU BUILDING TYPE TABLE), AND 2501061 (GENERAL DESIGN STANDARDS) OF THE LAND DEVELOPMENT CODE WITH THE FOLLOWING CONDITIONS:
 - A. PETITIONER SHALL SUBMIT A PEDESTRIAN MAINTENANCE OF TRAFFIC (MOT) PLAN FOR REVIEW AND APPROVAL BY THE CITY ENGINEERING STAFF;
 - B. LANDSCAPE PLANT MATERIALS FOR THE NORTH BLOCK SHALL MATCH IN SIZE AND MATERIAL TO SOUTH BLOCK AT TIME OF INSTALLATION;
 - C. PETITIONER SHALL ENTER INTO AN AGREEMENT WITH THE CITY TO MONITOR THE LONG-TERM MAINTENANCE OF LANDSCAPING WITHIN THE RIGHTS-OF-WAY AND SUBMIT A CASH BOND IN THE AMOUNT OF

Planning and Zoning Board

This meeting was recorded, and the recording is on file in the Office of the City Clerk for five (5) years, pursuant to Florida Law and City Policy. These minutes are a permanent public record of the City of Coral Springs and are maintained in the Office of the City Clerk.

50% OF THE FAIR MARKET VALUE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C/O);

- D. PETITIONER SHALL RECORD A DOCUMENT(S) PROVIDING FOR CROSS-ACCESS AND CROSS-PARKING BETWEEN BOTH BUILDINGS WITH BROWARD COUNTY OFFICIAL RECORDS PRIOR TO CERTIFICATE OF OCCUPANCY;
- E. RESTRICT DELIVERY TRUCKS FROM PARKING AND IDLING ON NW 94TH AVENUE AND NW 32ND STREET;
- F. TRASH COLLECTION SHALL BE IN ACCORDANCE WITH WASTE PRO RECOMMENDATIONS;
- G. DEVELOPMENT SHALL HAVE PROPERTY MANAGER/FACILITIES MANAGER WITH ONE POINT OF CONTACT FOR ENTIRE SITE FOR WASTE COLLECTION;
- H. PETITIONER SHALL ENTER INTO A RIGHT-OF-WAY AGREEMENT FOR PAVERS AND OTHER RIGHTS-OF-WAY IMPROVEMENTS WITHIN CITY RIGHTS-OF-WAY PRIOR TO CERTIFICATE OF OCCUPANCY;
- I. ANY REQUIRED RIGHTS-OF-WAY IMPROVEMENTS SHALL BE PERMITTED PRIOR TO VERTICAL PERMIT FOR THE PROJECT, AND RECEIVE CERTIFICATES OF COMPLETION PRIOR TO CERTIFICATE OF OCCUPANCY FOR EITHER BUILDING;
- J. OWNER SHALL ENTER INTO A SECURITY AGREEMENT, INCLUDING TRESPASS/BARRING PROGRAM, WITH CITY FOR ENTIRE MANAGED SPACE (PRE AND POST CONSTRUCTION);
- K. MASTER SIGNAGE PROGRAM SHALL BE ADOPTED TO ADDRESS SIGNAGE THROUGHOUT THE ENTIRE DEVELOPMENT;
- L. PROJECT SHALL BE SUBSTANTIALLY DEVELOPED ACCORDING TO THE ATTACHED SITE PLAN WITH THE CONDITIONS DESCRIBED IN THIS MEMORANDUM; AND
- M. UPON SUBSTANTIAL COMPLETION, THE SPECIAL EXCEPTION SHALL RUN WITH THE LAND AND MAY BE TRANSFERRABLE FROM ONE OWNER TO ANOTHER.

Seconded by Board Member Morera. The motion passed, 3-0.

8. Old Business - none

9. New Business - none

10. Report of the Chair - none

Planning and Zoning Board

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11. Report of the City Attorney - none

12. Adjournment

The meeting adjourned at 7:20 p.m.

Leslie May, Recording Secretary

Planning and Zoning Board

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PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS

#	PROJECT NAME	PROJECT #	STATUS*	LOCATION
1	<u>BAIS CHAYA DORMITORY</u> Residential Dormitory: 17,442 SF Project Contact: Chabad Lubavitch Community Center, Inc. Phone: (954) 520-3844	1-DRC-14	UC	3935 UNIVERSITY DRIVE Legal: Parcel A, Broken Woods Village, together with a portion of Tract 24 of Section 15, Township 48 South, Florida Fruit Land's Company Subdivision No.2 Folio#: 484115100030
2	<u>SAFE AND SECURE STORAGE</u> Project Contact: Shamrock Building Systems Phone: (770) 745-4822	8-DRC-17	UC	11700 NW 41ST STREET Legal: Parcel A, Greater Coral Springs Research & Development Park Addition 3 Folio#: 484118050010
3	<u>LOGAR VILLAGE</u> Project Contact: Robert McIntire Phone: 954-748-5661	DRC17-0019	APP	1521-1571 NW 94TH AVENUE Legal: Lots 18, 29, & 20, Coral Springs University Drive Sub Addition No. 1 Folio#: 484128011750, 484128011760, 484128011770
4	<u>MCDONALD'S (2nd Drive-thru Lane & Façade Renovations)</u> Project Contact: CPH, Inc. Phone: 239-332-5499	DRCM17-0024	UC	630 UNIVERSITY DRIVE Legal: Parcel F, Oak Wood Folio #: 484133024685
5	<u>MCDONALD'S (2nd Drive-thru Lane & Façade Renovations)</u> Project Contact: CPH, Inc. Phone: 239-332-5499	DRCM17-0025	UC	5741 CORAL RIDGE DRIVE Legal: Portion of Parcel F, Wyndham Heights Folio #: 484108120064
6	<u>RAMBLEWOOD SQUARE</u> (146,740 sf – existing; 96,975 sf – demolish; 97,022 sf – new) Project Contact: Christina Bilenki Phone: 561-405-3323	DRC17-0020	UC	1201-1327 UNIVERSITY DRIVE Legal: Portions of Parcels J & K, Ramblewood South Folio #: 484127036280
7	<u>CORAL SPRINGS COMMERCE CENTER II</u> Project Contact: Michael Gai Phone: 954-647-2365	DRC17-0023 DRCM18-0014	C	4100-4270 CORAL RIDGE DRIVE Legal: Parcel A, Coral Springs R & D Electrical Park Folio#: 484118040010
8	<u>7 ELEVEN GAS STATION</u> Project Contact: Lifetime Property, LLC Phone:407-954-5915	DRC20-0004	UC	4550 UNIVERSITY DRIVE Legal: Portion of Parcel A, Coral Springs Hills Folio# 484116010691
9	<u>CHAI CENTER @ THE SHOPPES AT HERON LAKES</u> Project Contact: Benny Shuflita Phone: (954) 341-9511	DRCM21-0001	UC	5761 CORAL RIDGE DRIVE Legal: Portion of Parcel F, Wyndham Heights Folio #: 484108120061
10	<u>MARANATHA CHURCH</u> Project Contact: Luisa F. Moreno Phone: (614) 282-6466	DRCM18-0025	UC	3901 CORAL SPRINGS DRIVE Legal: Lot 7 & 8, Block H, Deer Run Springs Folio#: 484116091840
11	<u>TURTLE RUN ENTRY WALLS</u> Project Contact: Tamara Peacock Phone: 954-728-8000	DRCM18-0030/31 DRCM18-0033/34 DRCM20-0004/05	APP	Folio#: 484113012563, 484113012720, 484113012590, 484113012630, 484113012610, 484113012721
12	<u>SUNSET TRAILS TOWNHOMES</u>	DRC19-0001	UC	Legal: Windsor Square & Wyndham Lakes

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PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS

	Project Contact: Lindsay Murphy Phone: (561) 366-1100			Plaza Folio#: 484107110020, 484107110010, 484107030010
13	<u>MULTITECH GAMES USA INC WAREHOUSES</u> Project Contact: Glen Hanks Phone: (954) 752-8860	DRC19-0004	APP	4020-4030 NW 124th AVE Legal: Portion of Parcel D, Commerce Park of Coral Springs Folio#: 484118130040
14	<u>7- ELEVEN AND FLORA FOODS MIXED USE DEVELOPMENT</u> Project Contact: Deena Gray Phone: (954) 527-2443	DRC19-0005	UC	12327-12335 W SAMPLE ROAD 12339-12341 W SAMPLE ROAD Legal: Lots 12 & 13, Block A, Greater Coral Springs R & D Park Addition Folio#: 484118020133, 484118020134, 484118020131, 484118020136, 484118020135, 484118020132
15	<u>WESTSIDE MAINTENANCE COMPLEX/FIRE ACADEMY RENOVATIONS</u> Project Contact: Daniel Davila Phone: (954) 730-0707	DRC19-0006	C	4121-4181 NW 121ST AVENUE 4150-4180 NW 120TH AVENUE Legal: Parcel F, Greater Coral Springs Research & Development Park Addition 3 Folio#: 484118110020, 484118110010, 484118050060, 484118150040
16	<u>METROPOLITAN AT CORAL SQUARE</u> Project Contact: Deena Gray Phone: (954) 527-2443	DRC19-0003 DRCM21-0009	UC	9000-9010 RAMBLEWOOD DRIVE Legal: Portion of Parcel H, Ramblewood South Folio#: 484127036261
17	<u>WATERSIDE TOWNHOMES AT FOREST HILLS</u> Project Contact: Jez Webb Phone: (954) 260-2525	DRC19-0008	P	RIVERSIDE DRIVE Legal: Parcel A, with Lots 1-9, Fordan Trace FOLIO#: 484122180010 - 484122180140
18	<u>CORNERSTONE DOWNTOWN</u> Project Contact: Scott Backman Phone: (954) 815-1513	DRC18-0007 DRC21-0007	UC (South) P (North)	3300 UNIVERSITY DRIVE Legal: Parcels A, B, & C, Cornerstone Downtown Coral Springs FOLIO#: 484121010017, 484121010021
19	<u>MCDONALD'S (2nd Drive-thru Lane & Façade Renovations)</u> Project Contact: Kathy Fontaine Phone: (954) 426-5144	DRCM20-0006	APP	11655 W SAMPLE ROAD Legal: Portion of Parcel A, Castlewood FOLIO#: 484117061481
20	<u>CORAL SPRINGS POLICE MEMORIAL</u> Project Contact: CPZ ARCHITECTS Phone: (954) 792-8525	DRCM20-0008	APP	2855 CORAL SPRINGS DRIVE Legal: Parcel A, Coral Springs Municipal Complex FOLIO#: 484121310010
21	<u>STUDIO75 SHOWROOM</u> Project Contact: Patrick O. Soares Phone: (561) 603-8395	DRCM20-0002	APP	12362 WILES ROAD Legal: Lot 3, Wiles Road Center FOLIO#: 484118080030
22	<u>FIRE STATION #64</u> Project Contact: Jayson Hall Phone: (954) 792-8525	DRC20-0003	APP	600 RAMBLEWOOD DRIVE Legal: Portion of Parcel D, Ramblewood South

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PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS

				FOLIO# 484127036211
23	<u>EXETER PARKING MODIFICATIONS</u> Project Contact: Brooks Stickler Phone: (407) 424-1677	DRC21-0001	C	SITE #1: 4000-4030 NW 126 AVE SITE #2: 3550 NW 126 AVE Legal: Parcel A, Coral Springs R & D Electrical Park FOLIO#: 484118040010
24	<u>EAGLE TRACE RECREATION CENTER RENOVATIONS</u> Project Contact: MAYRA TELLEZ Phone: (954) 566-3885	DRCM21-0002	APP	1000 EAGLE TRACE BLVD W Legal: Portion of Parcel A, Eagle Trace First Addition FOLIO#: 484131030020
25	<u>LOWE'S ADDITION</u> Project Contact: Scott K. Stannard Phone: (813) 885-2032	DRCM21-0003	P	3651 TURTLE CREEK DRIVE Legal: Parcel A, Turtle Run First Addition FOLIO#: 484113040010
26	<u>CHEVRON GAS STATION IMPROVEMENTS</u> Project Contact: Boris Belfer Phone:	DRC21-0003	P	7801 WEST SAMPLE ROAD Legal: Parcel Y, Coral Springs Sample Road Commercial FOLIO#: 484114030220
27	<u>CITY VILLAGE</u> Project Contact: Michael Rahael Phone: (954) 753-9500	DRC21-0004	P	9301 WEST SAMPLE ROAD FOLIO#: 484116100320, 484116100010, 484116100020, 484116100040, 484116100060, 484116100080, 484116100110, 484116100120, 484116100150, 484116100170, 484116100190, 484116100210, 484116100220, 484116100230, 484116100240, 484116100300, 484116100322, 484116100310, 484116100330, 484116170020, 484116170010
28	<u>POPEYE'S LOUISIANA KITCHEN</u> Project Contact: Matthew Scott Phone: (561) 405-3350	DRC21-0004	C	10721 W ATLANTIC BOULEVARD Legal: Portions of Parcels LL & MM, Cypress Run FOLIO#: 484129029950
29	<u>CORAL ROCK PLAZA FAÇADE RENOVATIONS</u> Project Contact: Ronald Schiffer Phone: (954) 492-5175	DRCM21-0006	UC	1300 N UNIVERSITY DRIVE Legal: Parcel E, Maplewood FOLIO#: 484128036110
30	<u>SYNERGY THERMAL FOILS ADDITION</u> Project Contact: Alejandra Molina-Jackson Phone: (561) 839-2837	DRCM21-0007	APP	12175 NW 39 STREET Legal: Lots 3 & 4, Greater Coral Springs Research & Development Park Addition II FOLIO#: 484118030030
31	<u>7-ELEVEN SITE MODIFICATIONS (UNIVERSITY & WESTVIEW)</u> Project Contact: Paul Mazillo Phone: (727) 398-1020	DRCM21-0008	APP	5615 UNIVERSITY DRIVE Legal: Portion of Parcel A, Park Ridge Plaza FOLIO#: 484110100014
32	<u>KRAEER FUNERAL HOME</u>	DRC21-0005	APP	1655 UNIVERSITY DRIVE

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PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS

	<u>ADDITION</u> Project Contact: Jordy Sopourn Phone: (954) 753-0018			Legal: Lot 7, 8, & 9, Block K, Coral Springs University Drive Sub Addition No. 1 FOLIO#: 484128011890, 484128011910
33	<u>IMAGINE CHARTER SCHOOL</u> <u>ADDITION</u> Project Contact: Jose Saye Phone:	DRC21-0006	C	9001 WESTVIEW DRIVE Legal: Park Ridge Plaza FOLIO#: 484110100010
34	<u>ALDI</u> Project Contact: Jordan Ford Phone: (561) 640-8000	DRCM21-0011	UC	645 UNIVERSITY DRIVE Legal: Portion of Parcel S, Shadow Wood FOLIO#: 484134026013
35	<u>KIWANIS PARK AND COMMUNITY CENTER</u> Project Contact: Jayson Hall Phone: (954) 792-8525	DRCM21-0013	APP	520 RAMBLEWOOD DRIVE Legal: Portion of Parcel D, Ramblewood South FOLIO#: 484127036213
36	<u>DECORAL</u> Project Contact: Matthew Kiziah Phone: (954) 591-2504	DRC21-0008	P	SW CORNER OF NW 39TH STREET/CORAL RIDGE DRIVE Legal: Parcel A, Greater Coral Springs Research & Development Park FOLIO#: 484118010010
37	<u>DIVIETO RISTORANTE</u> Project Contact: Eduardo Namnum Phone: (786) 541-1793	DRCM21-00014	UC	2729 UNIVERSITY DRIVE Legal: Lots 5, 6, & 7, Coral Springs University Drive Sub FOLIO #: 484121021750
38	<u>FLOOR AND DÉCOR</u> Project Contact: Scott Backman Phone: (561) 405-3325	DRCM21-0016	C	11711 W SAMPLE ROAD Legal: Portion of Parcel D, Greater Coral Springs Research & Development Park FOLIO #: 484118010040
39	<u>DENTAL OFFICE</u> Project Contact: Kristin DiPierro Phone: (954) 202-7000	DRC21-0009	APP	11264 WILES ROAD Legal: Lot 6, Block G, Beachwood Heights FOLIO #: 484117101300
40	<u>LANDANA TOWNHOMES</u> Project Contact: Mikki Ulrich (Deni Land Surveyor) Phone: (954) 973-7966	DRC22-0002	P	NW 28th DRIVE FOLIO #: 484122000070
41	<u>OSPREY WAREHOUSES</u> Project Contact: Michael Carr Phone: (954) 320-2120	DRC22-0003	APP	12000-12100 NW 39TH STREET Legal: Parcel O, Greater Coral Springs Research & Development Park FOLIO #: 484118010141
42	<u>CAPRI ISLES TOWNHOMES</u> Project Contact: Dr. Haytham Mahmoud, PE Phone: (239) 405-5159	DRC22-0004	P	9630 NW 35th STREET Legal: Townhomes of Capri Isles Condo FOLIO #: 484116BJ0070 - 484116BJ0120
43	<u>TARGET DRIVE-UP/PICK-UP</u> <u>EXPANSION</u> Project Contact: Katie Fitzjarrald Phone: (772) 794-4130	DRCM22-0005	P	9600 WESTVIEW DRIVE Legal: Portion of Parcel A, North Springs Plaza FOLIO #: 484109100010
44	<u>CHICK-FIL-A DRIVE-THRU AND</u> <u>SITE MODIFICATIONS</u>	DRC22-0005	P	1341 UNIVERSITY DRIVE Legal: Parcel L, Ramblewood South

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PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS

	Project Contact: Nicole Cianchetti Phone: (407) 701-0961			FOLIO#: 484127036290
45	<u>DOWNTOWN CORAL SPRINGS (NORTHEAST CORNER OF SAMPLE AND UNIVERSITY)</u> Project Contact: Julian Bobilev Phone: (954) 527-2485	DRC22-0006	P	3451 UNIVERSITY DRIVE Legal: Portion of Parcel A, Coral Springs Village Green FOLIO#: 484115032123
46	<u>HABITAT FOR HUMANITY (SOUTH)</u> Project Contact: John Rinaldi Phone: (954) 788-3400	DRC22-0007	P	3630 RIVERSIDE DRIVE Legal: Lots 7, 8, & 9, Block Y, Coral Springs Sub No. 1 FOLIO#: 484114015500
47	<u>HABITAT FOR HUMANITY (NORTH)</u> Project Contact: John Rinaldi Phone: (954) 788-3400	DRC22-0008	P	RIVERSIDE DRIVE Legal: Lots 1, 2, & 3, Block Y, Coral Springs Sub No. 1 FOLIO#: 484114015440, 484114015450, 484114015460
48	<u>ATLANTIC SPRINGS CONDOS GATES</u> Project Contact: Victoria Nunez Phone: (954) 344-7013	DRCM22-0012	APP	11299 W ATLANTIC BLVD Legal: Atlantic Springs Condo Folio: 484132ACMULT
49	<u>VISCONTI CONDOMINIUM BULK TRASH ENCLOSURE</u> Project Contact: Kevin Bruns Phone: (954) 472-5953	DRCM22-0013	P	9000 W ATLANTIC BLVD Legal: Visconti Condo Folio: 484134BDMULT
50	<u>ST. MARY'S BELL TOWER</u> Project Contact: Juan Justiniano/Justin Architects, P.A. Phone: (954) 771-2724	DRCM22-0014	APP	1400 RIVERSIDE DRIVE Legal: Portion of Parcel A, Ramblewood South Folio: 484127036181
51	<u>FOUNDRY TRAILER STORAGE</u> Project Contact: Foundry Commercial Acquisitions, LLC c/o Scott Backman Phone: (561) 405-3325	DRC22-0009	P	South of Wiles Road, East of Sawgrass Expressway Folio: 484118000200, 484118000150
52	<u>WASTE TRANSFER STATION</u> Project Contact: FOF Coral Springs Owner, LLC Phone: (561) 405-3325	DRCM22-0015	P	12600 WILES ROAD Folio: 484118000172
53	<u>CHABAD SYNAGOGUE ADDITION</u> 3,324 SF Addition Project Contact: Chabad Lubavitch Community Center, Inc Phone: (954) 867-4684	DRC22-0010	P	3925 N UNIVERSITY DRIVE Legal: Parcel A, Broken Woods Village, w/ Portions of Tract 24, Section 15-48-41, Florida Fruit Lands Co Sub No. 2 Folio: 484115100010
54	<u>SAWGRASS STORAGE</u> Truck/Trailer Storage Project Contact:	DRC22-0011	P	12101 NW 42nd STREET Legal: Parcel F, Greater Coral Springs Research & Development

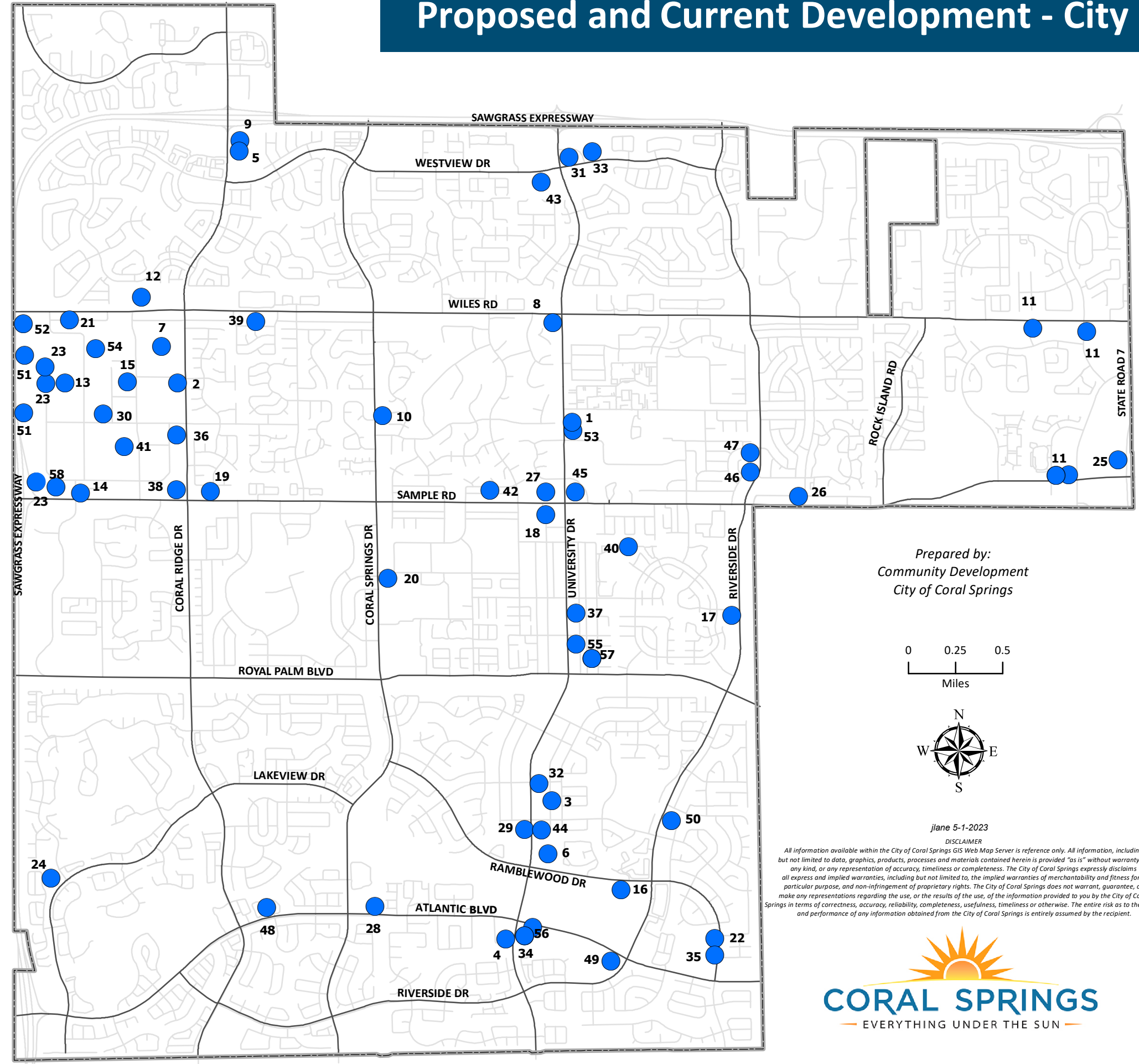
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PROPOSED/CURRENT DEVELOPMENT IN CORAL SPRINGS

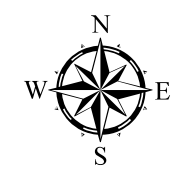
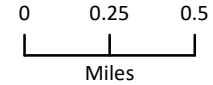
	Phone:			Folio: 484118000210
55	<u>FIFTH THIRD BANK RENOVATION</u> Parking Lot Modification Project Contact: Lance Brannock Phone: (859) 287-3823	DRCM23-0001	P	2525 N UNIVERSITY DRIVE Legal: Lots 1, 2, & 3, Block J, Coral Springs University Drive Sub Folio: 484121021901
56	<u>NISSAN CUSTOMER LOUNGE EXPANSION</u>	DRCM23-0005	P	9350 W ATLANTIC BLVD Legal: Parcel S Shadow Wood 80-38 B Folio: 484134026021
57	<u>TOLEDO TOWNHOMES</u>	DRC23-0001	P	1601 & 1581 NW 94 AVE Legal: Folio: 484128011730, 484128011740
58	<u>SENTRY SELF STORAGE EXPANSION</u>	DRC23-0003	P	12375 W SAMPLE RD Legal: GREATER CORAL SPRINGS RESEARCH & DEVELOPMENT PARK ADD 66-50 B Folio: 4841 18 02 0100

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Proposed and Current Development - City of Coral Springs (May 2023)



Prepared by:
Community Development
City of Coral Springs



jlane 5-1-2023

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Map ID	PROJECT NAME
1	BAIS CHAYA DORMITORY
2	SAFE AND SECURE STORAGE
3	LOGAR VILLAGE
4	MCDONALD'S (2nd Drive-thru Lane & Façade Renovations)
5	MCDONALD'S (2nd Drive-thru Lane & Façade Renovations)
6	RAMBLEWOOD SQUARE
7	CORAL SPRINGS COMMERCE CENTER II
8	7-ELEVEN GAS STATION (N. UNIVERSITY DRIVE)
9	CHAI CENTER @ THE SHOPPES AT HERON LAKES (Proposed Playground)
10	MARANATHA CHURCH
11	TURTLE RUN ENTRY WALLS
12	SUNSET TRAILS TOWNHOMES
13	MULTITECH GAMES USA INC
14	7- ELEVEN AND FLORA FOODS MIXED USE DEVELOPMENT
15	WESTSIDE MAINTENANCE COMPLEX
16	METROPOLITAN AT CORAL SQUARE
17	WATERSIDE TOWNHOMES AT FOREST HILLS
18	CORNERSTONE DOWNTOWN
19	MCDONALD'S (2nd Drive-thru Lane & Façade Renovations)
20	CORAL SPRINGS POLICE MEMORIAL
21	STUDIO75 SHOWROOM
22	FIRE STATION #64
23	EXETER PARKING MODIFICATIONS
24	EAGLE TRACE RECREATION CENTER RENOVATIONS
25	LOWE'S ADDITION
26	CHEVRON GAS STATION IMPROVEMENTS
27	CITY VILLAGE
28	POPEYES LOUISIANA KITCHEN
29	CORAL ROCK PLAZA FAÇADE RENOVATIONS
30	SYNERGY THERMAL FOILS ADDITION
31	7-ELEVEN SITE MODIFICATIONS (UNIVERSITY & WESTVIEW)
32	KRAEER FUNERAL HOME ADDITION
33	IMAGINE CHARTER SCHOOL ADDITION
34	ALDI
35	KIWANIS PARK AND COMMUNITY CENTER
36	DECORAL
37	DIVIETO RISTORANTE
38	FLOOR AND DÉCOR
39	DENTAL OFFICE
40	LANDANA TOWNHOMES
41	OSPREY WAREHOUSES
42	CAPRI ISLES TOWNHOMES
43	TARGET DRIVE PICK UP/PICK UP EXPANSION
44	CHICK FIL-A DRIVE-THRU AND SITE MODIFICATIONS
45	DOWNTOWN CORAL SPRINGS (Northeast Corner of Sample and University)
46	HABITAT FOR HUMANITY (SOUTH)
47	HABITAT FOR HUMANITY (NORTH)
48	ATLANTIC SPRINGS CONDOS GATES
49	VISCONTI CONDOMINIUM BULK TRASH ENCLOSURE
50	ST. MARY'S BELL TOWER
51	FOUNDRY TRAILER STORAGE
52	WASTE TRANSFER STATION
53	CHABAD SYNAGOGUE ADDITION
54	SAWGRASS STORAGE
55	FIFTH THIRD BANK RENOVATION
56	NISSAN CUSTOMER SERVICE LOUNGE EXPANSION
57	TOLEDO TOWNHOMES
58	SENTRY SELF STORAGE EXPANSION

**City of Coral Springs
Planning and Zoning Board Meeting Agenda Item
Summary Sheet**

P & Z BOARD MEETING OF: May 8, 2023

DIVISION: Community Development

PREPARED BY/DATE: Kristi J. Bartlett Initials: 
Director of Economic Development
Date: April 26, 2023

PETITIONER/ADDRESS: City of Coral Springs
9500 W. Sample Road
Coral Springs, FL 33065

LOCATION: Specific – Downtown Community Redevelopment Area

PRIOR ACTION:

- 01/1999: City's Comprehensive Plan was amended to include GOP's for the Town Center and to establish a geographical boundary.
- 3/6/01: The City Commission adopted a resolution to request Broward County delegate statutory powers to the City for the purposes of establishing a Community Redevelopment Agency and authorize preparation of a redevelopment plan.
- 6/19/01: Broward County adopted a resolution delegating to the City Commission the authority to create a Community Redevelopment Agency, and to prepare the redevelopment plan.
- 10/11/01: The City Commission adopted Ordinance No. 2001-018 creating the CRA.
- 10/13/01: A Letter of Understanding was executed between Amera Urban Developers and the City pertaining to development of the Downtown.
- 2/19/02: City Commission approved Ordinance No. 2002-100 appointing the seven-member Board for the Community Redevelopment Agency.
- 6/4/02: City Commission approved the Downtown Coral Springs Community Redevelopment Plan.
- 5/12/14: Planning and Zoning Board finds that the Modified Community Redevelopment Plan is consistent with the Coral Springs Comprehensive Plan.
- 5/19/14: Community Redevelopment Agency Board approved the Modified Community Redevelopment Plan.
- 6/18/14: City Commission approved the Modified Community Redevelopment Plan.

STAFF RECOMMENDATION: THAT THE PLANNING AND ZONING BOARD, ACTING AS THE LOCAL PLANNING AGENCY:

1. FIND THE 2023 MODIFIED COMMUNITY REDEVELOPMENT PLAN CONSISTENT WITH THE CORAL SPRINGS COMPREHENSIVE PLAN; AND
2. FORWARD THE MODIFIED COMMUNITY REDEVELOPMENT PLAN TO THE MAY 22, 2023 COMMUNITY REDEVELOPMENT AGENCY MEETING.

ATTACHMENT:

Exhibit A – 2023 Modified Community Redevelopment Plan

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PUBLIC HEARING: REQUEST OF THE COMMUNITY REDEVELOPMENT AGENCY TO FIND THE MODIFIED COMMUNITY REDEVELOPMENT PLAN CONSISTENT WITH THE CORAL SPRINGS COMPREHENSIVE PLAN.

BACKGROUND

The Goals, Objective, and Policies (GOPs) of the Coral Springs Comprehensive Plan are intended to provide general guidelines for the establishment of more specific standards, ordinances, regulations, procedures and programs. In accordance with Florida Statutes, the Community Redevelopment Agency Plan must be consistent with the Comprehensive Plan's established Goals, Objectives and Policies.

The modified Community Redevelopment Agency (CRA) Plan contains a history of the CRA initiative, existing conditions in the Downtown Coral Springs area, CRA Plan objectives as well as elements for design, land use, financing and implementation (see Exhibit A).

Since the most recent adoption of the CRA Plan in 2014, there have been many changes to the Downtown. There are multiple redevelopment projects underway and the CRA is scheduled to sunset in 2032. This prompted the need to update the plan to provide the CRA with the necessary tools to invest in the area and make significant improvements.

Section 163.360, Florida Statutes states "prior to its consideration of a community redevelopment plan, the community redevelopment agency shall submit such plan to the local planning agency of the county or municipality for review and recommendations as to its conformity with the comprehensive plan for the development of the county or municipality as a whole. The local planning agency shall submit its written recommendations with respect to the conformity of the proposed redevelopment plan to the community redevelopment agency..." In accordance with Florida Statutes, the CRA has forwarded the proposed Plan modifications to the Planning and Zoning Board, who serves as the Local Planning Agency (LPA), for review with the City's Comprehensive Plan.

ANALYSIS:

There are no inconsistencies between the existing Local Activity Center Goals, Objectives and Policies and the modified CRA Plan. More specifically, the modified CRA 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 modified CRA Plan encourages pedestrian, bicycle, and mass transit facilities to further strengthen future growth, while encouraging the use of shared parking facilities throughout the CRA.

Additionally, the modified CRA Plan is in accordance with the following GOPs of the Elements of the Coral Springs Comprehensive Plan:

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LAND USE ELEMENT

Goal 1.0.0. To strengthen the City of Coral Springs' regulatory ability to ensure that the location, character and intensity of residential, commercial, employment and public areas is consistent with public policy considerations regarding the appropriate intensity and location(s) for each type of use area.

Objective 1.1.0. Maintain land development regulations that are sufficiently specific, detailed and consistent so as to implement the Comprehensive Plan.

Policy 1.1.8. The City shall modify land development regulations to include redevelopment and mixed-use standards in order to update, to the extent feasible, urban design techniques and to upgrade existing buildings and sites.

Policy 1.1.10. The City shall develop land development regulations for Phase II of the Downtown Mixed-Use Zoning District that conform to the requirements of the Local Activity Center.

Policy 1.1.11. Incorporate and promote Complete Streets principles where appropriate in a context sensitive manner.

Policy 1.1.13. The City will promote "Smart Growth" type initiatives providing for energy efficient development and land use patterns which:

1. Create desirable and sustainable communities.
2. Promote and encourage increased water and energy efficiency.
3. Reduce the consumption of water and fossil fuel energy.
4. Create common open space and recreational opportunities.
5. Create distinctive buildings and neighborhoods with a strong sense of place.

Policy 1.1.15. The City shall provide a range of housing opportunities and choices, including those in the "medium" to "high" densities where compatible with the physical location and services needs of residents in all age and income groups.

Goal 2.0.0. To provide locations for accommodating housing that features a range of styles, types, intensities and amenities and that is variably priced and accessible to community facilities and services.

Objective 2.2.0. The City shall continue to ensure that current residential development densities and dwelling unit totals do not exceed the limits established in the Broward County Land Use Plan.

Policy 2.2.1. The City shall monitor dwelling unit counts when a Comprehensive Plan Amendment is processed.

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Objective 2.3.0. The City shall maintain and implement land development regulations that promote redevelopment and revitalization of residential properties and neighborhoods that are attractive, well-maintained and contribute to the health, safety and welfare of their residents.

Goal 6.0.0. To promote within the area known as Downtown Coral Springs as a Local Activity Center (LAC) as a zone of pedestrian activity, social life and civic activities with a sense of place unique to Coral Springs. The LAC will be a quality environment that sparks the pride of local residents and the continued investment in and growth of community businesses and commercial services in accordance with the Broward County Land Use Plan.

Objective 6.1.0. The City will monitor all new revitalization efforts via their effects on increased economic and pedestrian activity in the Local Activity Center.

Policy 6.1.1. The Local Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter mile) walk. The City will ensure a mix of uses within the Downtown that:

1. Promotes a daytime and night time activity center,
2. Shares parking facilities,
3. Expands the number of pedestrian trips between uses internal to the Downtown,
4. Facilitates alternative modes of transportation including bicycle, pedestrian, and public transportation linkages such as shuttle buses, and
5. Enhances the proximity of living and working environments.

Policy 6.1.2. Housing opportunities must be included as a functional component within the Local Activity Center and shall contribute to the affordability of housing for residents within the City.

Policy 6.1.3. The Local Activity Center will include park land and/or open space that is accessible to the public. The City will work with the private sector to encourage programming for public spaces.

Policy 6.1.4. The City will encourage private/public partnerships through the City's Community Redevelopment Agency (CRA).

Policy 6.1.5. The City shall coordinate with the City's Economic Development Director and Community Redevelopment Agency to establish the Local Activity Center as a targeted economic development site.

Policy 6.1.6. The City will encourage restaurants in the Downtown area which provide pedestrian-related uses such as outdoor cafes.

Policy 6.1.7. All Downtown developments of commercial or office space in excess of a floor area ratio of 2.0 (excluding interior parking square feet

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and including existing square feet for redevelopment) shall include a mix of uses wherein not less than 20% of the total leasable floor area shall be for residential or support retail, entertainment/dining services.

Policy 6.1.8. The City will explore incentives to remove blight within the Community Redevelopment Area and similar areas. The City will seek opportunities through the Broward Redevelopment Program (BRP) which offers resources to CRA's or similar blighted areas.

Objective 6.2.0. The City shall maintain and utilize Downtown Design Guidelines for the Downtown area to ensure that desired architectural and aesthetic standards are consistent with new urbanism techniques and sustainable development principles such as Smart Growth and Complete Streets.

Policy 6.2.1. Innovative and creative building designs in the Downtown will be encouraged to help make this area architecturally unique and sustainable.

Policy 6.2.2. The City shall require all new construction, or revitalization efforts to adhere to and comply with Downtown Design Guidelines and the Land Development Code.

Policy 6.2.3. The buildings and site planning shall be designed in a manner that reduces the impact on adjacent low and moderate density residential land uses.

Objective 6.3.0. The City shall coordinate transportation improvements for Downtown Coral Springs with the Comprehensive Plan and the plans and programs of the Broward County Metropolitan Planning Organization (MPO), the Broward County Technical Coordinating Committee (TCC), the Broward County Mass Transit Division, the Florida Department of Transportation (including their 5-year Transportation Plan) and any other appropriate agencies or plans.

Policy 6.3.1. Within the Local Activity Center, the City will maintain a maximum development floor/area ratio intensity (excluding interior parking square feet) of 2.00 as a cumulative average development intensity of all properties. No individual property within the Local Activity Center may exceed a floor/area ratio intensity of 4.00 after excluding interior parking square feet.

Policy 6.3.2. The City will research all applicable financing or grant options for transportation improvements within the Downtown area and apply for grants as financially viable.

Policy 6.3.3. The City shall encourage innovative and practical traffic calming techniques within the Downtown area.

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Policy 6.3.4. The City shall encourage pedestrian, bicycle and mass transit facilities to provide for a fully multi-modal transportation system.

Policy 6.3.5. Pedestrian walkways, and movements between uses, shall include methods to protect pedestrians from sun and rain as feasible, and shall be designed and constructed so as to be a pleasant and enticing place to sit, socialize and walk.

Policy 6.3.6. The City shall coordinate the provision of continuous pedestrian sidewalks throughout the Downtown sidewalk network with connections to Mullins Park, the Coral Springs Medical Center, public and private schools, libraries, and future development or within a quarter (¼) mile of Downtown.

Policy 6.3.7. The City shall encourage and promote the use of shared parking facilities or other parking strategies in the Downtown area to achieve a more urban parking system.

Policy 6.3.8. Consistent with the desired pedestrian-oriented environment in the Downtown, the City shall encourage additional bicycle facilities to accommodate the use of bicycles as an important means of transportation in the Downtown area.

Policy 6.3.9. The City shall develop specific strategies to improve transit use and amenities within the Downtown area.

Policy 6.3.10. The City shall develop specific strategies to provide a continuous bicycle circulation system with convenient and secure bicycle parking areas within the Downtown area.

Policy 6.3.11. The City shall develop specific strategies to improve interconnections between parking areas within the Downtown area.

Policy 6.3.12. Consistent with the desired pedestrian-oriented environment in the Downtown, drive-through auto uses shall only be permitted as an accessory use and shall not impact pedestrian uses. When included as part of mixed-use developments, the drive-through auto use must be fully incorporated within the building.

Objective 6.4.0. The City will maintain and establish zoning districts for the Downtown Area, including Phase II of the Downtown Mixed-Use (DT-MU) Zoning District.

Policy 6.4.1. The DT-MU regulations for the Downtown Local Activity Center will continue to support a unique, pedestrian-oriented area benefiting pedestrian, bicycle and vehicular movements.

Policy 6.4.2. The City will ensure that the list of permitted, conditional and prohibited uses for the Local Activity Center encourages a pedestrian-oriented environment.

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Policy 6.4.3. The DT-MU Sub-Areas shall ensure developments incorporate recommendations of currently adopted Community Redevelopment Agency Plans.

Objective 6.5.0. The City will promote and encourage urban redevelopment as vibrant, pedestrian-friendly and bicycle-friendly places with mixed-uses.

Policy 6.5.1. The City will encourage business owners to take advantage of public financial assistance available for public infrastructure improvements, providing that the redevelopment effort is consistent with the Local Activity Center goals, objectives and policies and design standards.

Policy 6.5.2. The City will support and encourage reduced parking requirements and exactions providing that the property owner/developer indicates shared parking and other multi-modal parking provisions to reduce parking demands.

Policy 6.5.3. The City will investigate applying for County grants, State grants, Federal grants and other grants that are financially viable.

Policy 6.5.4. The City will assist in the successful marketing of the Downtown area.

Policy 6.5.5. The City will utilize an urban design strategy that focuses on methods to make the streets and plazas successful pedestrian places using Smart Growth and Complete Streets principles.

Goal 11.0.0. To provide for the development of a transportation system which safely, conveniently, and effectively serves the multi-modal travel needs of Coral Springs while protecting established neighborhoods.

Objective 11.2.0. The City shall examine existing transportation facilities and adjacent property for modification to provide for pedestrian, bicycle and transit systems.

Policy 11.2.1. In order to minimize impact on transportation facilities for automobiles, the City's Comprehensive Plan amendment, rezoning, and redevelopment review procedures will ensure that land uses which generate high traffic volumes be located adjacent to pedestrian walkway systems, greenways, bicycle lanes and transit routes.

Policy 16.1.2. The City will modify existing land development regulations based on urban design plans for the Downtown to ensure transportation facilities and amenities that promote the Local Activity Center Downtown through alternative modes of public transportation such as shuttle buses and transit demand strategies.

- Once the modified CRA Plan has been adopted by the CRA Board and City Commission, City staff will continue to work to develop new Zoning District(s) for the

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remaining portion of CRA in accordance with recommendations outlined in the modified CRA Plan. New regulations will include development standards such as floor area ratio, parking requirements, streetscape design, architectural requirements, etc., that will ultimately help shape redevelopment throughout the CRA.

TRANSPORTATION ELEMENT

Policy 1.1.19. The City shall continue its current practice of recognizing the interaction with mixed-use developments and the resulting internal satisfaction of trips when analyzing the traffic impact of proposed mixed-use developments, which promote revitalization and redevelopment. Mixed-use developments are characterized by three (3) or more significant, mutually supporting, land uses with significant physical and functional integration of project components, including uninterrupted pedestrian connections, and that is developed in conformance with a coherent plan.

Policy 1.1.21. The City shall coordinate land uses with the transportation system through implementation of, but not limited to, the following programs, activities, or actions:

1. Residential densities in the Low (0-1.99 du/ac) to Moderate (2-7.99 du/ac) ranges should be located with access to existing minor arterial and collector streets.
2. Residential densities in the Medium (8-20.00 du/ac) and High (20.01-40.00 du/ac) ranges should be located with adequate access to major and minor arterial roadways, expressways, and public transit routes.
3. Through the designation of sufficient acreage on the Future Land Use Element Plan Map Series, the City shall continue to provide a range of housing opportunities and a mix of land uses so that housing opportunities are within a 30-minute commute to employment.
4. Industrial uses shall be located with access to major transportation facilities, including roads and intermodal facilities.
5. Regional or community facilities and other public facilities shall be in areas of concentrated activity, such as the Coral Springs Corporate Park and Downtown Coral Springs, in order to provide easy access by public transit and to economize on parking areas.
6. Demonstrate the coordination necessary to implement the transportation, land use, parking, and other provisions of this Element through participation in, or membership on, the South Florida Regional Transportation Authority, the South Florida Regional Planning Council, the Broward County Planning Council, the Florida League of Cities, and the Broward MPO.

Policy 3.2.9. Bikeways/walkways within the DDRI shall adhere to the design standards established for Downtown Pathways within the Coral Springs Land Development Code.

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Objective 3.6.0. The City, working with developers in the downtown, will implement roadway/transit improvements and transportation demand strategies concurrent with the appropriate levels of development within the DDRI.

Policy 3.6.1. Transportation improvements associated with DDRI will be contingent upon specific levels of development and will include those improvements identified in the Conditions of Approval of the Development Order of the Areawide DDRI.

Policy 6.5.4. The City will review and modify, as appropriate, existing land use, land development regulations including the Downtown design guidelines to promote the use of bicycles and walking in order to continue to enhance those strategies.

Policy 6.5.5. Consistent with the Future Land Use Element, the City shall encourage mixed-use developments at appropriate locations to facilitate transit access and enhance the livability of the City through fostering an attractive and functional mix of living, working, shopping and recreational activities which will feature walking and bicycle use, internal trip capture and design elements which facilitate transit access.

Policy 6.5.6. Consistent with Future Land Use Element, the City will review and modify, as appropriate, existing strategies to encourage higher residential densities and mixed-use properties along major thoroughfares to support mass transit and provide a buffer between major roadways and low-density neighborhoods.

- Transportation recommendations outlined in the modified CRA Plan not only include standards for new development, but also streetscape designs for rights-of-way. The Plan encourages incorporation of various transportation tools, such as complete streets designs, a gateway hub, community trolley, etc.

HOUSING ELEMENT

Goal 1.0.0. Maintain a balanced mix of all housing types that will allow for residential needs for the existing and future population.

Objective 1.1.0. The City shall maintain its mixed-use regulations to provide additional new housing to meet the present and future housing needs.

Policy 1.1.1. The City shall maintain current mixed-use regulations within the Land Development Code.

- The modified CRA Plan identifies several housing types that will help with redevelopment of the downtown throughout the next several years. One example is

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mixed-use, multi-level residential buildings with structured parking which will be an integral part of the Downtown. Another example would be constructing low-scale townhomes facing existing single-family homes along the perimeter of the CRA. Providing various types of housing will help attract a diverse population within the Downtown, which, in turn, will help support the various non-residential uses expected as redevelopment occurs.

RECREATION AND OPEN SPACE ELEMENT

Policy 1.1.9. During the site plan review process, the City's staff shall ensure provision of adequate open space and buffers are created to protect the adjacent natural resources or outdoor recreational activities and facilities from impacts that may result from uses or activities occurring on adjacent lands. Protection techniques shall include but not be limited to dense landscaping, walls, setbacks, shading, berms or restricting the proximity of incompatible uses [as defined in Chapter 163, Florida Statutes].

Policy 2.2.5. The City shall coordinate the provision of continuous pedestrian sidewalks throughout the Downtown sidewalk network including the Downtown Pathway.

Policy 2.2.6. Consistent with the desired pedestrian-oriented environment in the Downtown, the City shall encourage additional bicycle facilities to accommodate the use of bicycles as an important means of transportation in the Downtown area.

Policy 2.4.1. The City shall preserve and maintain three acres of open space within the designated Community Redevelopment Area.

Policy 3.4.2. For office, commercial and mixed-use development which have 10 residential units or greater, park dedication requirements shall be addressed by the City at the time of the platting review process as provided for in the Municipal or Land Development Code.

- The City recognizes the need for dedicated public space within the Downtown. Recommendations for pedestrian connectivity are included throughout the modified CRA Plan and will be further incorporated in zoning recommendations.

CONCLUSION:

The modified Community Redevelopment Plan is consistent with the Comprehensive Plan as articulated above. Staff is recommending the Planning and Zoning Board, acting as the Local Planning Agency, find the plan consistent with the Comprehensive Plan, and forward a recommendation of approval to the May 22, 2023 Community Redevelopment Agency meeting. Subsequent to the CRA meeting, the City Commission will consider the CRA's recommendation at their June 7th meeting.