DOWNTOWN CORAL SPRINGS

CORAL SPRINGS
COMMUNITY REDEVELOPMENT AGENCY
9500 West Sample Road • Coral Springs, Florida 33065
Phone 954-344-1121 • Fax 954-344-1043 • CoralSpringsCRA.com

BOARD OF DIRECTORS MEETING
Reschedule: Monday, November 2, 2026 at 5:30 p.m.
Sawgrass Room at City Hall

AGENDA

I. Roll Call
II. Moment of Silence
III. Pledge of Allegiance
IV. Citizen Comments
V. Special Announcements and Comments
VI. Approval of Meeting Summary Minutes of September 28, 2026
VII. Coral Springs Museum of Art: Juliana Forero
VIII. Commercial Enhancement Matching Grant for VivaBlue Medical & Wellness LLC: Request to Approve
IX. Discussion of November and December CRA Board Meeting Dates
X. Other Business
XI. Adjourn

Note: Next CRA Board Meeting Date TBD

Attachment(s) to [Reschedule] November 2, 2026, Agenda:

Meeting Summary:
September 28, 2026 Meeting Summary Minutes
VivaBlue Medical & Wellness LLC Grant Application

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.

BOARD OF DIRECTORS | Bernie Moyle Chair | Lorna E. Brown-Burton Vice Chair | Diana Noble | Germain Bebe | Mark Mendel | Mike Del Pozo | Scott Gilman

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The Commission hold regular office hours monthly. If you would like to schedule an appointment with any of your City Officials, please call 954-344-5911.

Mayor Scott Brook: Connect on Facebook, Instagram and Twitter using: @CSCommissioner1. To contact Mayor Brook by phone call 954-494-9872(mobile) or by email at sbrook@coralsprings.gov.

Vice Mayor Nancy Metayer

Commissioner Joshua Simmons: Connect on Facebook, Instagram and Twitter using: @CSCommissioner4. To contact Vice Mayor Simmons by phone, call 954-871-1314 (mobile) or by email at jsimmons@coralsprings.gov.

Commissioner Shawn Cerra: Connect on Facebook, Instagram and Twitter using: @CSCommissioner2. To contact Commissioner Cerra by phone, call 954-612-7114 (mobile) or by email at scerra@coralsprings.gov.

Commissioner Joe McHugh: Connect on Facebook, Instagram and Twitter using @CSCommissioner5. To contact Commissioner McHugh by phone, call 954-740-1165 or by email at jmchugh@coralsprings.gov.

CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING
Monday, September 28, 2026

Vice-Chair Lorna Brown-Burton called the meeting to order at 5:30 p.m. The meeting was held in the Sawgrass Room at City Hall 9500 W. Sample Road, Coral Springs, FL 33065.

Germain Bebe	Present
Lorna Brown-Burton, Vice-Chair	Present
Mike Del Pozo	Present
Scott Gilman	Present
Mark Mendel	Present
Bernie Moyle	Absent
Diana Noble	Present

A Quorum was present.

Also in attendance:
Kristi Bartlett, Director of Economic Dev.
Kaitlyn Collier, Economic Dev. Officer
Laylah Cortijo, Project Support Specialist
Catherine Givens, City Manager
Julie Krolak, Deputy City Manager
Joshua Simmons, City Commissioner
Ginger Wald, CRA Attorney
Gisele Rahael, Amera
Lauren Cortina, Pilar Coffee Bar
Eugene Nesterov, Pilar Coffee Bar
Mrs. Cortina, Pilar Coffee Bar
Robert Fogel, Resident
Mrs. Fogel, Resident

I. Roll Call by Director Kristi Bartlett.

II. All persons rose for a moment of silence.

III. All persons rose for the Pledge of Allegiance.

IV. Citizens' Comments

- No comments.

V. Special Announcements and Comments

- Director Kristi Bartlett informed the Board of the upcoming October 1st Business Summit hosted by the Economic Development Office.

VI. Approval of Meeting Summary Minutes of August 24, 2026.

ACTION: Board Member Mike Del Pozo made a motion to approve, seconded by Board Member Diana Noble. The motion carried unanimously (6-0).

VII. Presentation: Property Tax and Homestead Exemptions: City Manager Catherine Givens

- City Manager Catherine Givens gave a presentation on the Property Tax & Homestead Exemption Amendment.

VIII. RSM Annual Audit Engagement Letter: Request to Approve

ACTION: Board Member Mark Mendel made a motion to approve, seconded by Board Member Diana Noble. The motion was unanimous (6-0).

IX. Request to Approve Commercial Enhancement Matching Grant for Pilar Coffee and Frozen Treats

- Economic Development Officer Kaitlyn Collier presented the CRA grant application and project summary for Pilar Coffee and Frozen Treats.

ACTION: Board Member Mike Del Pozo made a motion to approve, seconded by Board Member Scott Gilman. The motion carried unanimously (6-0).

X. Other Business

- None.

XI. Adjourn: 6:14 p.m.

ACTION: Board Member Mike Del Pozo made a motion to adjourn, seconded by Board Member Mark Mendel. The motion was unanimous (6-0).

_____
DATE APPROVED/ACCEPTED

_____
BERNIE MOYLE, BOARD CHAIR
CRA BOARD OF DIRECTORS

_____
KRISTI BARTLETT, CEcD
DIRECTOR, ECONOMIC DEVELOPMENT
CITY OF CORAL SPRINGS

DOWNTOWN CORAL SPRINGS

PROJECT SUMMARY

CRA GRANT PROJECT PROPOSAL DESCRIPTION

The project is for medical office and includes demolition of four walls, placement of five new walls, enlargement of bathroom for ADA compliance/clearance standards, addition of OSHA compliant sinks to two rooms, AC duct extensions to new rooms, electrical modifications, addition of exit lighting, replace drop ceiling panels, replace flooring, addition of cabinetry to each exam room and lab, intercom/speaker system, security upgrade, upgrade to current fire safety standards and remediation of nonpermitted changes made by prior owner.

CRA GRANT APPLICANT PROJECT OVERVIEW

APPLICANT	Laura Ziton
BUSINESS OWNER	VivaBlue Medical & Wellness, LLC - Laura Ziton
ESTIMATED TIMELINE	6 months
LEASE TERM	n/a
PROPERTY ADDRESS	3000 N University Drive, Suite E, Coral Springs, FL 33065
PROPERTY OWNER	Ziton Properties, LLC
BUILDING SQ. FT.	1,729

CONTRACTOR PROPOSALS

COMPANY	COST	TYPE OF WORK
First Call 24/7	$134,000	Demo, Floor Removal, Installation of Doors and Thresholds, Drywall, Ceiling Modifications, Flooring, Bathroom Addition, Plumbing, Life Safety, HVAC, Electrical Modifications, etc.
Total Project Cost	$220,000	With Soft Costs.
Total Eligible Cost	$134,000	Hard Costs.
Tenant Improvement Allowance	$-	
CRA Grant Request	$67,000	Not to Exceed

**Applicant is responsible for all permit fees.* **Subject to change.*

VISUALS & RENDERINGS



Existing property.



Existing property.